



**MINUTES NO. 2024-23-RG  
REGULAR CITY COUNCIL MEETING  
OF MADISON, ALABAMA  
DECEMBER 09, 2024**

The Madison City Council met in regular session on Monday, December 09, 2024, at 6:00 p.m. in the Council Chambers of the Madison Municipal Complex, Madison, Alabama. Noting that a quorum was present, the meeting was called to order at 6:00 p.m. by Council President John Seifert.

Pastor Huey Hudson from The Restoration Church provided the invocation followed by the Pledge of Allegiance led by President John Seifert.

**ELECTED GOVERNING OFFICIALS IN ATTENDANCE**

|   |         |
|---|---------|
| Mayor Paul Finley                       | Present |
| Council District No. 1 Maura Wroblewski | Present |
| Council District No. 2 Connie Spears    | Absent  |
| Council District No. 3 Teddy Powell     | Absent  |
| Council District No. 4 Greg Shaw        | Present |
| Council District No. 5 Ranae Bartlett   | Present |
| Council District No. 6 Karen Denzine    | Present |
| Council District No. 7 John Seifert     | Present |

City Officials in attendance were: City Clerk-Treasurer Lisa D. Thomas, Deputy City Clerk-Treasurer Kerri Sulyma, Municipal Records Coordinator Lori Spaulding, City Attorney Megan Zingarelli, Information Technology Director Chris White, Information Technology Support Technician Garrett Gillott, Police Chief Johnny Gandy, Deputy Fire Chief Brandy Williams, Economic External Affairs Officer Traci Gillespie, City Engineer Michael Johnson, Director of Parks & Recreation Kory Alfred, and Director of Development Services Mary Beth Broeren.

Public Attendance registered: Jonathan Pierce, Christina Hearne, David Bier, John Cole, Margi Daily, Jean Ann Benefield, Kenneth Jackson, Jennifer Coe, John Howard, Ellen Litle, Jeff Little, Clarise Johnson, Brian Allbec, Benjamin Wander

**AMENDMENTS TO AGENDA**

None

**APPROVAL OF MINUTES**

**MINUTES NO. 2024-11-WS DATED NOVEMBER 20, 2024**

Council Member Shaw moved to approve Minutes No. 2024-11-WS. Council Member Bartlett seconded. The roll call vote taken was recorded as follows:

|                                 |        |
|---------------------------------|--------|
| Council Member Greg Shaw        | Aye    |
| Council Member Ranae Bartlett   | Aye    |
| Council Member John Seifert     | Aye    |
| Council Member Maura Wroblewski | Aye    |
| Council Member Connie Spears    | Absent |
| Council Member Teddy Powell     | Absent |
| Council Member Karen Denzine    | Aye    |

Motion carried.

**MINUTES NO. 2024-22-RG DATED NOVEMBER 25, 2024**

Council Member Shaw moved to approve Minutes No. 2024-22-RG. Council Member Bartlett seconded. The roll call vote taken was recorded as follows:

|                                 |        |
|---------------------------------|--------|
| Council Member Greg Shaw        | Aye    |
| Council Member Ranae Bartlett   | Aye    |
| Council Member John Seifert     | Aye    |
| Council Member Maura Wroblewski | Aye    |
| Council Member Connie Spears    | Absent |
| Council Member Teddy Powell     | Absent |
| Council Member Karen Denzine    | Aye    |

Motion carried.

**PRESENTATIONS AND AWARDS**

**FALL 2024 CIVIC AWARENESS ACADEMY GRADUATION**

Economic and External Affairs Officer Traci Gillespie presented the second graduating inaugural class with their certificates of completion  
The Fall 2024 Civic Awareness Academy Graduates were:

**Fall 2024:**

|                 |                      |
|-----------------|----------------------|
| Sandy Allbee    | Ellen Little         |
| Brandon Allen   | Jeff Little          |
| David Bier      | Sue Mahdi            |
| Brandon Bishop  | Alfred Modrall       |
| Cheryl Boles    | Katie Moore          |
| Michael Byrnes  | Megan Nivens-Tannett |
| Cesar Castillo  | Bebe Oetjen          |
| Erin Coggins    | Jonathan Pierce      |
| John Cole       | Dave Pscheid         |
| Melanie Cole    | Kristy Poole         |
| Emily Davis     | Debbie Sippel        |
| Robert Houseman | Yvette Torbert       |
| John Howard     | Mike Van Rassen      |

|                 |                 |
|-----------------|-----------------|
| Kenneth Jackson | Benjamin Wander |
| Ryan Leonard    | Sharon Weaver   |

**MADISON VISIONARY PARTNERS UPDATE BY EXECUTIVE DIRECTOR CHRISTINA HEARNE**

Christina Hearne, the new executive director, reported on the projects of Madison Visionary Partners and their future plans.

**PUBLIC COMMENTS**

*Public Comments were limited to three minutes per speaker. Anyone who wanted to sign up prior to the Council meeting were able to contact the City Clerk at or text the word “**Comment**” to 938-200-8560. Anyone who wanted to submit a presentation to the City Council were able to email it to the City Clerk by noon last Friday. Those who could not attend the meeting in person and wanted to email their written comments were advised to do so no later than noon this date via email to [citycouncil@madisonal.gov](mailto:citycouncil@madisonal.gov).*

**BEBE OETJEN (DISTRICT 5) HEATHERWOOD SUBDIVISION**

Ms. Oetjen appeared before Council and Mayor Finley to voice her concerns on the following items:

- Ceramic class heating issues and concerns
- New Community Center facility concerns

**JONATHAN PIERCE (DISTRICT 3)**

Mr. Pierce appeared before Council and Mayor Finley to voice his concerns on the following item:

- Civic Awareness Training appreciation
- Shared personal experience with Public Works on remarkable completion of project
- Also expressed his appreciation with City Council and City Employees

**JACQUELINE PETERS (DISTRICT 6)**

Ms. Peters appeared before Council and Mayor Finley to voice her concern on the following item:

- Main Street America objections

**MARGI DALY (DISTRICT 6)**

Ms. Daly appeared before Council and Mayor Finley to voice her concerns on the following items:

- Wellstone appropriation objection
- MVP appropriation objection
- Resolution No. 2024-415-R-objection

**CONSENT AGENDA AND FINANCE COMMITTEE REPORT**

Council Member Shaw moved to approve the Consent Agenda and Finance Committee report as follows:

|  |                |
|--|----------------|
| General Operating account                | \$2,085,841.28 |
| ADEM Storm Drainage                      | \$875.00       |
| ½ Cent Capital Replacement               | \$23,336.20    |
| Gasoline Tax & Petroleum Inspection fees | \$13,071.29    |
| Library Building Fund                    | \$17,790.11    |
| Water Distribution and Storage           | \$343,118.75   |

Regular and periodic bills to be paid

Resolution No. 2024-376-R: Approving an annual appropriation agreement with the Convention and Visitors Bureau for FY 25 (\$55,000 to be paid from General Operating account)

Resolution No. 2024-377-R: Approving an annual appropriation agreement with Wellstone, Inc. for FY 25 (\$45,000 to be paid from General Operating account)

Resolution No. 2024-378-R: Approving an annual appropriation agreement with the Land Trust of North Alabama for FY 25 (\$12,000 to be paid from General Operating account)

Resolution No. 2024-379-R: Approving an annual appropriation agreement with KTECH for FY 25 (\$5,000 to be paid from General Operating account)

Resolution No. 2024-380-R: Approving an annual appropriation agreement with the Madison Visionary Partners for FY 25 (\$55,000 to be paid from General Operating account)

Resolution No. 2024-388-R: Declaring duty weapon and badge issued to Officer Charles Spence as surplus and authorizing they be given to him upon retirement

Resolution No. 2024-416-R: Authorizing the execution and submission of a grant application with FEMA for the purchase of radios (Federal share \$361,870.74, with a 10% cost share to be paid from Fire Department budget)

Resolution No. 2024-417-R: Authorizing the termination of agreement for promotional process consulting services with PAS Consulting Group for the Madison Fire & Rescue Department

Resolution No. 2024-418-R: Ratification of contractor agreement with Commercial Landscape Service, Inc., for irrigation system installation at the Monarch Butterfly Garden at Dublin Park (\$5,800 to be paid from Council Special Projects Budget via Resolution No. 2024-386-R)

Authorization for the Engineering Department to solicit bids for the construction of Segers Road and Macelle Road extension project

Authorization for the Engineering Department to solicit bids for the construction of Mill Road sidewalk extension from Withers Junction to Bradford Creek Trailhead (Project No. 23-014)

Acceptance of donation from St. John The Baptist Catholic Church to be used for operating costs of the Safe Haven Baby Box (\$8,651 to be deposited into Fire Department Donation account)

Acceptance of a donation from PropertyRoom.com (\$1,580.59 to be deposited into Madison Police Department Donation account)

Acceptance of donation from S. Erhard (\$50 to be deposited into Senior Center Donation account)

Council Member Bartlett seconded. The roll call vote to approve the Consent Agenda was taken and recorded as follows:

|                                 |        |
|---------------------------------|--------|
| Council Member Greg Shaw        | Aye    |
| Council Member Ranae Bartlett   | Aye    |
| Council Member John Seifert     | Aye    |
| Council Member Maura Wroblewski | Aye    |
| Council Member Connie Spears    | Absent |
| Council Member Teddy Powell     | Absent |
| Council Member Karen Denzine    | Aye    |

Motion carried.

## **PRESENTATION OF REPORTS**

### **MAYOR PAUL FINLEY:**

Mayor Finley reported on the following activities, events, and newsworthy items:

- Shared the date of the upcoming Christmas parade on December 14<sup>th</sup> at 7 p.m.

### **COUNCIL DISTRICT NO. 1 MAURA WROBLEWSKI**

Council Member Wroblewski reported on the following activities, events, and newsworthy items:

- Shared the date of the upcoming Council meeting scheduled for December 30<sup>th</sup>
- Wished everyone a Merry Christmas and Happy Holidays

**COUNCIL DISTRICT NO. 2 CONNIE SPEARS**

Council Member Spears reported on the following activities, events, and newsworthy items:

Absent

**COUNCIL DISTRICT NO. 3 TEDDY POWELL**

Council Member Powell reported on the following activities, events, and newsworthy items:

Absent

**COUNCIL DISTRICT NO. 4 GREG SHAW**

Council Member Shaw reported on the following activities, events, and newsworthy items:

No new business

**COUNCIL DISTRICT NO. 5 RANAE BARTLETT**

Council Member Bartlett reported on the following activities, events, and newsworthy items:

No new business

**COUNCIL DISTRICT NO. 6 KAREN DENZINE**

Council Member Denzine reported on the following activities, events, and newsworthy items:

- Shout-out to everyone that worked on the Christmas tree lighting event
- Chicken Capers event scheduled for Saturday Dec. 14<sup>th</sup>
- Shared updated information for Madison Visionary Partners
- Shared with concerned citizens the information on putting together a petition for street lighting
- Wished everyone a Merry Christmas

**COUNCIL DISTRICT NO. 7 JOHN SEIFERT**

**RESOLUTION NO. 2024-412-R: AUTHORIZING THE PUBLISHING OF THE DECEMBER 4, 2024, CITY COUNCIL WORK SESSION**

Council Member Wroblewski moved to approve Resolution No. 2024-412-R. Council Member Shaw seconded. The vote was taken and recorded as follows:

|                                 |     |
|---------------------------------|-----|
| Council Member Maura Wroblewski | Aye |
| Council Member Greg Shaw        | Aye |

|                               |        |
|-------------------------------|--------|
| Council Member John Seifert   | Aye    |
| Council Member Connie Spears  | Absent |
| Council Member Teddy Powell   | Absent |
| Council Member Ranae Bartlett | Aye    |
| Council Member Karen Denzine  | Aye    |

Motion carried.

Council Member Seifert reported on the following activities, events, and newsworthy items:

- Shout-out to Debbie Overcash for the Christmas tree lighting event
- Thanked citizens for volunteering for the Civic Awareness Training
- Wished everyone a Merry Christmas

**BOARD/COMMITTEE APPOINTMENTS**

**REAPPOINTMENT OF MR. DENNIS VAUGHN TO MADISON STATION HISTORIC PRESERVATION COMMISSION, PLACE NO. 2 FOR TERM OCTOBER 28, 2024 TO OCTOBER 27, 2027**

Council Member Wroblewski moved to re-appoint Dennis Vaughn to Place 2. There being no further nominations, Mr. Dennis was appointed by acclamation.

**REAPPOINTMENT OF MRS. OPIE BALCH TO MADISON STATION HISTORIC PRESERVATION COMMISSION, PLACE NO. 1 FOR TERM OCTOBER 28, 2024 TO OCTOBER 27, 2027**

Council Member Wroblewski moved to re-appoint Opie Balch to Place 1. There being no further nominations, Mr. Balch was appointed by acclamation.

**PUBLIC HEARINGS**

*Speakers and public hearing applicants who wanted to address agenda items listed under this section of the agenda were instructed to reserve their comments for the public hearing. Before or during the Council Meeting they were asked to sign up for the public hearing at which they wanted to address Council by texting the word "COMMENT" to the City's automated SMS system at 938-200-8560 or by filling out a card available in the vestibule or from the City Clerk. The project initiator, applicant, owner or agent of the business or property that is the subject of the hearing was allowed to speak for 15 minutes. Residents within the noticed area of the subject property, as well as all other members of the public, were allowed to speak for 5 minutes.*

None

**DEPARTMENTAL REPORTS**

**ENGINEERING**

**RESOLUTION NO. 2024-411-R: AUTHORIZING A COMMERCIAL AID TO CONSTRUCTION AGREEMENT WITH HUNTSVILLE UTILITIES FOR THE RELOCATION OF POWER LINES ON PROJECT 23-011 | BALCH & GOOCH**

**INTERSECTION ROUNDABOUT (NOT TO EXCEED \$7,749 TO BE PAID FROM ENGINEERING DEPARTMENT BUDGET)**

Council Member Shaw moved to approve Resolution No. 2024-411-R. Council Member Wroblewski seconded. Council President Seifert asked for clarification. City Engineer Michael Johnson reiterated that this resolution is for power relocation. The vote was taken and recorded as follows:

|                                 |        |
|---------------------------------|--------|
| Council Member Greg Shaw        | Aye    |
| Council Member Maura Wroblewski | Aye    |
| Council Member John Seifert     | Aye    |
| Council Member Connie Spears    | Absent |
| Council Member Teddy Powell     | Absent |
| Council Member Ranae Bartlett   | Aye    |
| Council Member Karen Denzine    | Aye    |

Motion carried.

**RESOLUTION NO. 2024-419-R: AUTHORIZING ACQUISITION OF RIGHTS OF WAY FOR GOOCH ROAD INTERSECTION IMPROVEMENTS PROJECTS (\$80,000 TO BE PAID FROM ENGINEERING DEPARTMENT BUDGET)**

Council Member Shaw moved to approve Resolution No. 2024-419-R. Council Member Wroblewski seconded. Council Member Denzine asked for clarification on the number of parcels being discussed to move the right of way. City Engineer Michael Johnson shared that there are four parcels. He clarified that two are residential, one is a business, and one is an acquirement of easement. Council Member Denzine asked if appraisals were done for the total cost that is being stated or an estimation. City Engineer Michael Johnson stated that the appraisals have been done and the amount exceeds the appraisal. The vote was taken and recorded as follows:

|                                 |        |
|---------------------------------|--------|
| Council Member Greg Shaw        | Aye    |
| Council Member Maura Wroblewski | Aye    |
| Council Member John Seifert     | Aye    |
| Council Member Connie Spears    | Absent |
| Council Member Teddy Powell     | Absent |
| Council Member Ranae Bartlett   | Aye    |
| Council Member Karen Denzine    | Aye    |

Motion carried.

**PLANNING**

**RESOLUTION NO. 2024-391-R: SETTING A PUBLIC HEARING ON PROPOSED ORDINANCE NO. 2024-392; ZONING CERTAIN PROPERTY OWNED BY CLINT AND BRITTANY COGGIN CONSISTING OF 0.73 ACRES LOCATED AT 145 FIRESTONE DRIVE, SOUTH OF U.S. HIGHWAY 72 W AND EAST OF RAINBOW DRIVE, TO R-1A (LOW DENSITY RESIDENTIAL) UPON ANNEXATION (FIRST PUBLICATION 12/18/2024, SYNOPSIS 12/25/2024, PUBLIC HEARING 1/13/2025)**



Council Member Shaw moved to approve Resolution No. 2024-391-R. Council Member Wroblewski seconded. The vote was taken and recorded as follows:

|                                 |        |
|---------------------------------|--------|
| Council Member Greg Shaw        | Aye    |
| Council Member Maura Wroblewski | Aye    |
| Council Member John Seifert     | Aye    |
| Council Member Connie Spears    | Absent |
| Council Member Teddy Powell     | Absent |
| Council Member Ranae Bartlett   | Aye    |
| Council Member Karen Denzine    | Aye    |

Motion carried.

**PROPOSED ORDINANCE NO. 2025-001: ASSENTING TO THE ANNEXATION OF CERTAIN PROPERTY OWNED BY CLINT AND BRITTANY COGIN LOCATED AT 145 FIRESTONE DRIVE (FIRST READING)**

This is a first reading only

**RESOLUTION NO. 2024-393-R: SETTING A PUBLIC HEARING ON PROPOSED ORDINANCE NO. 2024-394; ZONING CERTAIN PROPERTY OWNED BY SHERRY PRICE CONSISTING OF 0.79 ACRES LOCATED AT 174 FIRESTONE DRIVE, SOUTH OF U.S. HIGHWAY 72 W AND EAST OF RAINBOW DRIVE, TO R-1A (LOW DENSITY RESIDENTIAL) UPON ANNEXATION (FIRST PUBLICATION 12/18/2024, SYNOPSIS 12/25/2024, PUBLIC HEARING 1/13/2025)**

Council Member Shaw moved to approve Resolution No. 2024-393-R. Council Member Wroblewski seconded. The vote was taken and recorded as follows:

|                                 |        |
|---------------------------------|--------|
| Council Member Greg Shaw        | Aye    |
| Council Member Maura Wroblewski | Aye    |
| Council Member John Seifert     | Aye    |
| Council Member Connie Spears    | Absent |
| Council Member Teddy Powell     | Absent |
| Council Member Ranae Bartlett   | Aye    |
| Council Member Karen Denzine    | Aye    |

Motion carried.

**PROPOSED ORDINANCE NO. 2025-002: ASSENTING TO THE ANNEXATION OF CERTAIN PROPERTY OWNED BY SHERRY PRICE LOCATED AT 174 FIRESTONE DRIVE (FIRST READING)**

This is a first reading only

**RECREATION**

**RESOLUTION NO. 2024-415-R: APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH GTEC, LLC, FOR GEOTECHNICAL ENGINEERING SERVICES FOR SOCCER FIELD LIGHTING PROJECT (NOT TO EXCEED \$15,940 TO BE PAID FOR FROM RECREATION DEPARTMENT BUDGET)**

Council Member Wroblewski moved to approve Resolution No. 2024-415-R. Council Member Shaw seconded. President Seifert asked if there is a demand for soccer field lighting after dark. Director of Parks & Recreation Kory Alfred shared that there is a large request and needed year around for various outdoor sports. The vote was taken and recorded as follows:

|                                 |        |
|---------------------------------|--------|
| Council Member Maura Wroblewski | Aye    |
| Council Member Greg Shaw        | Aye    |
| Council Member John Seifert     | Aye    |
| Council Member Connie Spears    | Absent |
| Council Member Teddy Powell     | Absent |
| Council Member Ranae Bartlett   | Aye    |
| Council Member Karen Denzine    | Aye    |

Motion carried.

### **MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS**

None

### **ADJOURNMENT**

Having no further business to discuss Council Member Wroblewski moved to adjourn. The roll call vote was taken and recorded as follows:

|                                 |        |
|---------------------------------|--------|
| Council Member Maura Wroblewski | Aye    |
| Council Member Connie Spears    | Absent |
| Council Member Teddy Powell     | Absent |
| Council Member Greg Shaw        | Aye    |
| Council Member Ranae Bartlett   | Aye    |
| Council Member Karen Denzine    | Aye    |
| Council Member John Seifert     | Aye    |

Motion carried.

The meeting was adjourned at 6:49 p.m.

Minutes No. 2024-23-RG, dated December 09<sup>th</sup>, 2024, read, approved and adopted this 30<sup>th</sup> day of December 2024.

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Council Member Maura Wroblewski  
District One

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Council Member Connie Spears  
District Two

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Council Member Teddy Powell  
District Three

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Council Member Greg Shaw  
District Four

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Council Member Ranae Bartlett  
District Five

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Council Member Karen Denzine  
District Six

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Council Member John Seifert  
District Seven

Concur:

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Paul Finley, Mayor

Attest:

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Lisa D. Thomas  
City Clerk-Treasurer

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Kerri Sulyma  
Recording Secretary