



**MINUTES NO. 2024-12-WS
PUBLIC WORK SESSION OF THE CITY COUNCIL
OF THE CITY OF MADISON, ALABAMA
December 4, 2024**

The Madison City Council met for a public work session on Wednesday, December 4, 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 6:03 p.m. by Council President John Seifert.

The following elected officials were in attendance:

Mayor Paul Finley	Absent
Council District No. 1 Maura Wroblewski	Present
Council District No. 2 Connie Spears	Present
Council District No. 3 Teddy Powell	Absent
Council District No. 4 Greg Shaw	Absent
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 Attorney Megan Zingarelli, City Clerk-Treasurer Lisa Thomas, Executive Assistant Myranda Staples, Municipal Records Coordinator Lori Spalding, Information Technology Director Chris White, Information Technology Support Specialist Garrett Gilliott, Police Chief Johnny Gandy, Parks and Recreation Director Kory Alfred, City Engineer Michael Johnson, and Director of Development Services Mary Beth Broeren.

Comprehensive Plan

Director of Development Services Mary Beth Broeren reviewed the 2025 Comprehensive Plan. Alison Monk from Orion Planning and Design was on the phone to assist with questions.

The Process

- The initial public outreach began in early 2022
- An Open House was held with an interactive mapping exercise
- Initiated an Advisory Committee consisting of 19 Members
- A report called Madison in the Moment was developed and released in July 2022

Madison on Track

- Chapter 1 – Introduction
 - Explanation of what the comprehensive plan is
 - Alabama statutes and process of adoptions
 - How to navigate the plan

- Chapter 2 – Madison’s Past
 - An overview of how Madison as a community came to be
 - Relationship to the City of Huntsville, Madison, and Limestone Counties
- Chapter 3 – Madison’s Present
 - Evolution of the Community Profile drafted in 2022
 - Existing context, character and land use within Madison
 - Environmental conditions, current demographics, housing and market conditions
- Chapter 4 – A Community’s Vision
 - Explanation and detail about the public process and outreach undertaken in the development of the plan
 - Summarizes feedback received and how it was used to inform the plan
 - Establishes vision statement and planning principles
- Chapter 5 – Our Future, Our Choice
 - An evaluation of past and current trends that have impacted growth in Madison
 - An assessment of future trends that could have an impact on the trajectory of the community
 - Introduction of growth scenarios
- Chapter 6 – Continuing Community: Madison Placetypes
 - Creation of land use classifications called “placetypes”
 - Application to existing conditions within Madison
 - Creation of future placetype map directing growth potential based on character, capacity, and demand
 - Emphasis on key development areas evolved from 2010 plan
- Chapter 7 - Expanding Potential: Fiscal Resilience
 - Assesses the fiscal implications of the preferred growth scenario
 - Current levels of service delivery, inflation, revenue structure
 - Confirms that the moderate growth scenario for Madison is fiscally positive
- Chapter 8 - Connecting Place: Madison’s Mobility Network
 - Travel demand modeling process
 - Existing and future level of service projections
 - Project recommendations
 - Connectivity priorities for all transportation modes
- Chapter 9 – Retaining Place: Madison’s Parks, Recreation, and Open Space
 - Establish park types in Madison
 - Inventory of existing recreation facilities and programs
 - Assessment of needs based on growth and demand
- Chapter 10 – Staying on Track: Madison’s Path to Success
 - Implementation priorities to execute the plan’s vision

- Goal statements relate back established community principles
- Timeframes for completion, responsibility center, measure of progress

Next Steps

- November 22, 2024, through January 24, 2025 – Public comment period on comprehensive plan draft
- December 4, 2024 – City Council Work Session
- January 6, 2025 – Public Open House
- February 20, 2025 – Planning Commission meeting to consider plan adoption
- March 2025 – City Council meeting for plan acknowledgement

A copy of the comprehensive plan can be found on the City's website under the Planning category.

ADJOURNMENT

Having no further business to discuss, the work session adjourned at 7:16 p.m.

Minutes No. 2024-12-WS, dated December 4th, 2024, read, approved and adopted this 30th day of December 2024.

Council Member Maura Wroblewski
District One

Council Member Connie Spears
District Two

Council Member Teddy Powell
District Three

Council Member Greg Shaw
District Four

Council Member Ranae Bartlett
District Five

Council Member Karen Denzine
District Six

Council Member John Seifert
District Seven

Concur:

Paul Finley, Mayor
Attest:

Lisa D. Thomas
City Clerk-Treasurer

Myranda Staples
Recording Secretary