



**MINUTES NO. 2023-20-RG  
REGULAR CITY COUNCIL MEETING  
OF MADISON, ALABAMA  
October 23, 2023**

The Madison City Council met in regular session on Monday, October 23, 2023, 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 Ranae Bartlett.

Pastor Deborah Timmons from Asbury Church provided the invocation followed by the Pledge of Allegiance led by Ranae Bartlett.

**ELECTED GOVERNING OFFICIALS IN ATTENDANCE**

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

City Officials in attendance were: City Clerk-Treasurer Lisa D. Thomas, Deputy City Clerk-Treasurer Kerri Sulyma, City Attorney Brian Kilgore, Information Technology Director Chris White, Information Technology Support Technician Toby Jenkins, Police Chief Johnny Gandy, Director of Parks & Recreation Kory Alfred, Police Captain Mike Allen, and Director of Development Services Mary Beth Broeren.

Public Attendance registered: Margi Daly, John Merrill, M. Vantassel Trident Security, Roderick Perry Trident Security, Bernadette Mayer, Larry Vannoy

**REORGANIZATION OF COUNCIL**

City Clerk Lisa Thomas opened the floor for nominations for Council President. Council Member Shaw nominated Council Member Bartlett. With no other nominations, the nominations were closed, and Council Member Bartlett was appointed President by acclamation.

Council President Bartlett opened the floor for nominations for President Pro Temp. Council Member Powell nominated Council Member Seifert. With no other nominations, the nominations were closed, and Council Member Seifert was appointed President Pro Temp by acclamation.

Council President Bartlett opened the floor for appointment for the finance chair. Council President Bartlett appointed and nominated Council Member Spears. With no other nominations, the nominations were closed, and Council Member Spears was appointed by acclamation as the chair of the finance committee.

In addition, Council President Bartlett appointed Council Member Powell and Council Member Shaw to the finance committee. With no other nominations, the nominations were closed, and Council Member Powell and Council Member Shaw along with Council Member Spears were appointed to the finance committee.

**AMENDMENTS TO AGENDA**

None

**APPROVAL OF MINUTES**

**MINUTES NO. 2023-19-RG DATED OCTOBER 9, 2023**

Council Member Shaw moved to approve Minutes No. 2023-19-RG. Council Member Seifert seconded. The roll call vote taken was recorded as follows:

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

Motion carried.

**PRESENTATIONS AND AWARDS**

**PRESENTATION BY AMERICAN LEGION POST 229-INTRODUCTION OF 2023 GIRLS AND BOYS STATE ATTENDEES**

Commander Larry Vannoy and Vice Commander Jean Downs with American Legion Post 229 gave a brief background of the American Legion Boys State and Boys Nation Programs. The Boys State attendees recognized this evening were:

- Drew Crocker-Bob Jones High School
- Landen Waider-James Clemens High School

The American Legion also sponsors a program for young women called Girls State. The Girls State attendees recognized this evening were:

- Finley Koswoski-James Clemens High School
- Ashlyn Diehl- James Clemens High School
- Lynndie Kirby- Bob Jones High School

A round of applause was given. Mayor Finley thanked Commander Larry Vannoy for the presentation and congratulated the students on their achievements.

## **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 [cityclerk@madisonal.gov](mailto:cityclerk@madisonal.gov) 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).*

### **BERNADETTE MAYER (DISTRICT 5) HEATHERWOOD SUBDIVISION**

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

- Time limit on public comments
- Trident Security discussions
- Objection to Madison Visionary Partners
- Request for sidewalk extension on Eastview.
- Traffic light request on Slaughter Road at Heather wood and Maple Valley Drive intersection

### **JENNIFER COE (DISTRICT 5)**

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

- Trident Security contract concerns
- Fire station in Town Madison land concerns
- Madison Visionary Partners and their partnership with the city

### **MARGI DALY (DISTRICT 6)**

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

- The Animal Shelter proposal should include grass for the canines
- Trident security contract concerns
- MARF donations
- Unsafe streetlights in neighborhoods
- Streets that need to be repaved concerns

## **CONSENT AGENDA AND FINANCE COMMITTEE REPORT**

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

General Operating account	\$1,279,397.56
---------------------------	----------------

1/2 Cent Capital Replacement	\$147,639.58
Gasoline Tax & Petroleum Inspection fees	\$68,006.22
TVA Tax	\$2,888.91
CIP Bond Accounts	\$190,187.39
Library Building Fund	\$88,736.31
Water Distribution and Storage	\$1,100.00
Fire CPR	\$338.30

Regular and periodic bills to be paid:

Authorization of payment to CDG Engineers & Associates Inc. in the amount of \$7,827.50 for Professional Services through September 26, 2023, performed on Project No 23-008 County Line Road and Royal Drive Extension (to be paid from Fund 38)

Authorization of payment (Draw #3) to Enfinger Development, Inc. in the amount of \$224,634.62 for work performed on Project No. 22-034 | Madison Branch Boulevard roundabout (to be paid from Fund 38)

Resolution No. 2023-312-R: Approving an annual appropriation agreement with Madison Animal Rescue Foundation for FY 2024 in the amount of \$15,000 (to be paid from General Operating account)

Resolution No. 2023-331-R: Declaring duty weapon issued to Animal Control Officer Don Koch as surplus and authorizing it be given to him upon his retirement.

Resolution No. 2023-333-R: Approving an annual appropriation agreement with the Huntsville-Madison County Emergency Management Agency for FY 2024 in the amount of \$76,910 (to be paid from General Operating account)

Resolution No. 2023-335-R: Approving an annual appropriation agreement with the Madison Chamber of Commerce for FY 2024 in the amount of \$90,000 (to be paid from General Operating account)

Resolution No. 2023-336-R: Approving an annual appropriation agreement with Crisis Services of North Alabama for FY 2024 in the amount of \$15,000 (to be paid from General Operating account)

Resolution No. 2023-337-R: Approving an annual appropriation agreement with Wellstone, Inc for FY 2024 in the amount of \$45,000 (to be paid from General Operating account)

Resolution No. 2023-349-R: Acceptance of Alabama Municipal Insurance Corporation Settlement Claim No. 059436 for supplement on collision damage to a Police vehicle

which occurred on March 3, 2023, in the amount of \$306.41 (This is final payment for claim.) Res No. 2023-213-R approved deposit on 06/27/23.

Resolution No. 2023-369-R: Declaring certain property formerly used by the Finance Department (office furniture and equipment) as surplus and of negligible value. Authorizing the disposal of said property via online auction through Gov deals website, pursuant to Section 16-108 of the Code of Ordinances.

Approval to accept donation from L. Tucker in the amount of \$30.00 (to be deposited into Senior Center Donation account)

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

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

Motion carried.

## **PRESENTATION OF REPORTS**

### **MAYOR PAUL FINLEY**

#### **RESOLUTION NO. 2023-328-R: AUTHORIZING AN AGREEMENT WITH TRIDENT SECURITY SOLUTIONS, LLC. FOR CITY HALL SECURITY GUARD SERVICES IN AN AMOUNT NOT TO EXCEED \$200,000 FOR A ONE-YEAR TERM (TO BE PAID FROM FACILITIES & GROUNDS DEPARTMENT BUDGET)**

Council Member Wroblewski moved to approve Resolution No. 2023-328-R. Council Member Spears seconded. Mayor Finley explained the reasoning for the lack of the available contract within the Trident Security agreement package. He reiterated that the justification was for the safety of City Hall. The vote was taken and recorded as follows:

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

Motion carried.

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

- Reminded everyone that the Bob Jones parade is Thursday at 5:30

- Thanked Public Works, Police and Fire for assisting with the upcoming parade

**COUNCIL DISTRICT NO. 1 MAURA WROBLEWSKI**

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

- Wearing Madison Fire and Rescue Shirt for Breast Cancer Awareness in October
- Breast Cancer Awareness shirts pink or blue (short sleeve \$10, long sleeve \$15, money goes to Breast Cancer Awareness in Madison County)
- Attended Hudson Alpha "Tie the Ribbon" celebration, commended Dr. Mary Claire King and the many lives she's saved.

**COUNCIL DISTRICT NO. 2 CONNIE SPEARS**

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

- Applauded the "Tie the Ribbon" luncheon.
- Reminded everyone that the screenings for cancer are free for 28- to 30-year-olds in Madison, Limestone and Marshall County.
- Explained the process for cancer screening for ages outside of the 28- 30-year-old mark

**COUNCIL DISTRICT NO. 3 TEDDY POWELL**

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

- Shared that Halloween is being held in Downtown Madison on October 31<sup>st</sup> at 5:30

**COUNCIL DISTRICT NO. 4 GREG SHAW**

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

No business to report

**COUNCIL DISTRICT NO. 5 RANAE BARTLETT**

**RESOLUTION NO. 2023-371-R: AUTHORIZING THE VIDEO RECORDING AND ARCHIVING OF THE OCTOBER 18, 2023, CITY COUNCIL WORK SESSION**

Council Member Wroblewski moved to approve Resolution No. 2023-371-R. Council Member Spears seconded. The vote was taken and recorded as follows:

Council Member Maura Wroblewski	Aye
Council Member Connie Spears	Aye
Council Member Ranae Bartlett	Aye
Council Member Teddy Powell	Aye
Council Member Greg Shaw	Aye

Council Member Karen Denzine  
Council Member John Seifert

Absent  
Aye

Motion carried.

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

- Reminded everyone that the Police Citizens Advisory Committee meets tomorrow at 6 p.m. at Madison Library, presentation by AshaKiran
- Shared that Lemon and Lavender opened up in Downtown, Madison, and is fantastic

#### **COUNCIL DISTRICT NO. 6 KAREN DENZINE**

Absent

#### **COUNCIL DISTRICT NO. 7 JOHN SEIFERT**

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

- Thanked Parks and Rec for their hard work on making sure there is available court space for the upcoming basketball season

#### **BOARD/COMMITTEE APPOINTMENTS**

None

#### **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.*

#### **RESOLUTION NO. 2023-277-R: VACATING A PORTION OF GRIGGS ROAD AND CONCORD DRIVE UNIMPROVED RIGHT-OF WAY**

Director of Development Services Mary Beth Broeren shared that the resolution is to vacate approximately 1.51 acres of unimproved right of way extension on Griggs Road and Concord Drive. She stated that the acreage is located east of Hughes Road near Thomas Drive. Director of Development Mary Beth Broeren shared that the city has possessed the right of way since the 60's. She shared that the city had no use for it or needed it.

Director of Development Mary Beth Broeren stated that the portion is rocky and steep. She expressed that the family requesting the right-of-way expressed interest in plans of building a family home. Ms. Margi Daily appeared before the Council and shared her concerns regarding the resolution.

Director of Development Services Mary Beth Broeren clarified that the right-of-way was donated for the extension of a street not draining purposes. She stated that the three properties that are owned by the same entity total 12.3 acres. The property at the Northwest corner is 2.2 acres.

The Director of Development Services Mary Beth Broeren enlightened Council that the family had come in prior and met with the city and indicated the intent was to build a family home and Director of Services Mary Beth Broeren stated there isn't any reason to doubt their word due to their consistency. There being no further comments from the public, Council President Bartlett closed the floor and entertained a motion from Council.

Council Member Shaw moved to approve Resolution No. 2023-277-R. Council Member Powell seconded. The roll call vote was taken and recorded as follows:

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

Motion carried.

## **DEPARTMENTAL REPORTS**

### **ENGINEERING**

#### **RESOLUTION NO. 2023-344-R: AUTHORIZING THE RENEWAL OF AN AGREEMENT FOR STREET SWEEPING SERVICES WITH SWEEP AMERICA (\$67,424.04 TO BE PAID FROM STORMWATER FUND)**

Council Member Powell moved to approve Resolution No. 2023-344-R. Council Member Spears seconded. The vote was taken and recorded as follows:

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

Motion carried.



**RESOLUTION NO. 2023-352-R: AUTHORIZING AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH BARGE DESIGN SOLUTIONS, FOR CONSTRUCTION, ENGINEERING, AND INSPECTION SERVICES ON PROJECT 19-047 | WALL TRIANA HIGHWAY FROM GRAPHICS DRIVE TO I-565 (ATRIP ATRIP2-45-2020-327) IN AN AMOUNT NOT TO EXCEED \$35,288.00 (TO BE PAID FROM ENGINEERING DEPARTMENT BUDGET)**

Council Member Powell moved to approve Resolution No. 2023-352-R. Council Member Spears seconded. The vote was taken and recorded as follows:

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

Motion carried.

**PLANNING**

**RESOLUTION NO. 2023-272-R: APPROVING AN AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MADISON AND LENNAR HOMES FOR THE BRADFORD STATION DEVELOPMENT PROJECT**

Council Member Powell moved to approve Resolution No. 2023-272-R. Council Member Seifert seconded. Council Member Spears asked for clarification pertaining to the agreement. She asked if the agreement was the same just with different time constrictions. Director of Services Mary Beth Broeren stated that that one of the requirements that needs to be completed beforehand is constructing the Greenway. She shared that the plans are two comments away from being finalized.

Director of Development Mary Beth Broeren shared that the development agreement states that if the railroad states it technically infeasible to put the trail underneath the railroad, then the developer is off the hook due to the holding of something that the railroad will not allow. She shared that as of now the developers are complying, however there is a possibility Norfolk Southern will not agree with this component.

Director of Development Services Mary Beth Broeren pointed out that the city is trying to buy an additional year to effectively incorporate some type of agreement. Mayor Finley clarified that some things are going to be handled before time which will be a big help from a transportation standpoint for the buses.

Mayor Finley also added that the city will continue to find solutions to getting underneath the underpass. Council Member Wroblewski asked if it was possible for an overpass instead of underpass. Director of Services Mary Beth Broeren replied that it's more expensive and less feasible due to great differential on either side of the railroad. Director of Services Mary Beth Broeren shared that there has been preliminary talk that the crossings need to be at a different location. She shared that one possibility is to build a bridge across the creek on the project side of the creek and extend the greenway west. She also shared that both

Breland company and Lennar have met the development agreement obligations. Director of Development Mary Beth Broeren stated that it's a good solution to allow more time while getting an infrastructure piece that's very important for the project. The vote was taken and recorded as follows:

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

Motion carried.

**PROPOSED ORDINANCE NO. 2023-313: ADOPTING NEW LEGAL DESCRIPTIONS FOR THE COUNCIL DISTRICTS OF THE CITY OF MADISON, ALABAMA (FIRST READING 10/9/2023)**

Council Member Wroblewski moved to approve Proposed Ordinance No. 2023-313: Council Member Seifert seconded. The vote was taken and recorded as follows:

Council Member Maura Wroblewski	Aye
Council Member John Seifert	Aye
Council Member Ranae Bartlett	Aye
Council Member Connie Spears	Aye
Council Member Teddy Powell	Absent at time of vote
Council Member Greg Shaw	Aye
Council Member Karen Denzine	Absent

Motion carried.

Council Member Seifert asked for clarification from Mayor Finley on the date the redistricting will take place. Mayor Finley stated that all districts will remain the same until the first week in November 2025 when the new Council takes over.

**RECREATION**

**RESOLUTION NO. 2023-346-R: AUTHORIZING AN AGREEMENT FOR INSTALLATION OF CRICKET FIELD (NO COST TO CITY)**

Council Member Wroblewski moved to approve Resolution No. 2023-346-R: Council Member Seifert seconded. Council Member Wroblewski asked for clarification on field 7. Director of Parks and Recreation Kory Alfred shared that it's not field 7. It's the front area of Palmer beside field 7. The vote was taken and recorded as follows:

Council Member Maura Wroblewski	Aye
Council Member John Seifert	Aye
Council Member Ranae Bartlett	Aye
Council Member Connie Spears	Aye
Council Member Teddy Powell	Aye

Council Member Greg Shaw Aye  
Council Member Karen Denzine Absent

Motion carried.

**RESOLUTION NO. 2023-348-R: AWARD BID FOR PROJECT 2023-009-ITB, HEXAGON BALLFIELD FENCE INSTALLATION TO HOWELL FENCING, IN THE AMOUNT OF \$231,681.84 (TO BE PAID FROM CAPITAL FUND - 2951)**

Council Member Shaw moved to approve Resolution No. 2023-348-R: Council Member Spears seconded. The vote was taken and recorded as follows:

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

Motion carried.

**MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS**

Mayor Finley shared that the pickleball courts at Hexagon are done. He stated that a ribbon cutting will be set up at the end of this week or the beginning of next week.

**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 Aye  
Council Member Teddy Powell Aye  
Council Member Greg Shaw Aye  
Council Member Ranae Bartlett Aye  
Council Member Karen Denzine Absent  
Council Member John Seifert Aye

Motion carried.

The meeting was adjourned at 6:52 p.m.

Minutes No. 2023-20-RG, dated October 23, 2023, read, approved, and adopted this 13th day of November 2023.

---

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

---

Kerri Sulyma  
Recording Secretary