



**MINUTES NO. 2025-18-RG
REGULAR CITY COUNCIL MEETING
OF MADISON, ALABAMA
SEPTEMBER 22, 2025**

The Madison City Council met in regular session on Monday, September 22, 2025, 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.

Lori Spaulding provided the invocation followed by the Pledge of Allegiance led by Council 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	Present
Council District No. 3 Teddy Powell	Present
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 Clerk-Treasurer Lisa D. Thomas, Records Coordinator Lori Spaulding, City Attorney Megan Zingarelli, Information Technology Director Chris White, Information Technology Tech Coordinator Toby Jenkins, Police Chief Johnny Gandy, Fire Chief Brandy Williams, City Engineer Michael Johnson, Director of Development Services Mary Beth Broeren, Economic & External Affairs Officer Traci Gillespie, Communications & External Affairs Samantha Magnuson, Director of Parks & Recreation Kory Alfred, Director of Finance Roger Bellomy, Director of Human Resources Kelli Bracci, Deputy Director of Human Resources Mia Powers.

Public Attendance registered: Lori Latham, Jack Meyer, Daniel Yobs, Jon Yobs, Jeff Meyer, Magnus Vaughn, Erin Scanland, Cooper Meyer, Luke Morgan, Shane Scanland, Heather Morgan, Ethan Scanland, Susan Pierce, Keneth Jackson, Michael Howell, Reese Colomarde, Rich Ayres, Shannon Fisher, Jen DeLessio, Erica White, Alistair Parker, Luke Coenen, David Coenen, Charles Derrick

AMENDMENTS TO AGENDA

None

APPROVAL OF MINUTES

MINUTES NO. 2025-17-RG DATED SEPTEMBER 8, 2025

Council Member Powell moved to approve Minutes No. 2025-17-RG. Council Member Spears seconded. The roll call vote taken was recorded as follows:

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

Motion carried.

MINUTES NO. 2025-05-WS DATED SEPTEMBER 3, 2025

Council Member Powell moved to approve Minutes No. 2025-05-WS. Council Member Spears seconded. The roll call vote taken was recorded as follows:

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

Motion carried.

MINUTES NO. 2025-02-SP DATED SEPTEMBER 2, 2025

Council Member Powell moved to approve Minutes No. 2025-02-SP. Council Member Bartlett seconded. The roll call vote taken was recorded as follows:

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

Motion carried.

PRESENTATIONS AND AWARDS

PRESENTATION OF CERTIFICATES TO ALABAMA AMERICAN LEGION BOYS STATE AND ALABAMA AMERICAN LEGION AUXILIARY GIRLS STATE

American Legion Post 229 Post Commander Larry Vannoy introduced the outstanding male students from Bob Jones and James Clemens High School who attended Boys State. At State

level leaders are selected to attend an event at a university, this year's event was held at the University of Alabama. Leaders learn about State and local government, hold positions, hold elections, pass bills, and participate in sporting events. Post Commander Larry Vannoy recognized Council Member Karen Denzine who is a member of the Auxiliary helped present the awards to the leaders.

The Boys State Participants are as follows:

- Michael Howell
- Karstan Wallace
- Christian Wester
- David Tettey

A round of applause was given.

Lori Latham, American Legion Post 229 Auxiliary President introduced the outstanding female students from Bob Jones and James Clemens High School who attended Girls State. Council Member Karen Denzine helped present the awards to the leaders.

The Girls State Participants are as follows:

- Autumn Glover
- Reese Calomarde
- Disha Patel
- Anna Kate O'Donnel

A round of applause was given.

**PRESENTATION OF A PROCLAMATION BY MAYOR FINLEY DESIGNATING
SEPTEMBER 2025 AS GYN CANCER AWARENESS MONTH IN THE CITY OF
MADISON, ALABAMA, TO BETSY FETNER, PROGRAM DIRECTOR OF THE LAURA
CRANDALL BROWN FOUNDATION**

Mayor Finley declared September 2025 as GYN Cancer Awareness Month in the City of Madison. A round of applause was given.

**PRESENTATION OF RESOLUTION NO. 2025-297-R TO SCOUTING AMERICA
TROOP 350 IN RECOGNITION OF THEIR 30-YEAR ANNIVERSARY**

Mayor Finley presented Resolution No. 2025-297-R to Scouting America Troop 350. Troop 350 has produced 162 Eagle Scouts and counting in 30 years. A round of applause was given.

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 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.*

JOEY CECI

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

- Dunlop Boulevard name-change to Town Madison Boulevard
- All addressees are in favor of the name-change

SUSAN PIERCE

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

- Change in lease with BallCorp

CONSENT AGENDA AND FINANCE COMMITTEE REPORT

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

General Operating account	\$2,230,123.88
Special General Operating accounts	\$60,560.23
ADEM Storm Drainage	\$9,462.00
Infrastructure	\$58,904.47
Gasoline Tax & Petroleum Inspection fees	\$41,932.24
Street Repair & Maintenance	\$4,937.67
CIP Bond Accounts	\$10,147.18
Library Building Fund	\$9,583.63
Venue Maintenance	\$174, 465.96
State Forfeiture	\$11,596.65
Fire CPR	\$2, 377.50

Regular and periodic bills to be paid

Acceptance of \$1,500 donation from Joann Knedler (to be deposited into the Fire Department Donations account)

Acceptance of donations from the following individuals for the Madison Senior Center Stained-Glass Program: S. Williams, E. Ladnier, and J. Ray, \$40 each (\$120.00 to be deposited into Senior Center Donations 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 John Seifert	Aye
Council Member Maura Wroblewski	Aye
Council Member Greg Shaw	Absent
Council Member Ranae Bartlett	Aye
Council Member Karen Denzine	Aye

Motion carried.

PRESENTATION OF REPORTS

MAYOR PAUL FINLEY:

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

- Additional parking at the Community Center is now available thanks to Public Works
- Parking lot across the street from the Community Center is now connected to the Bradford Creek Greenway thanks to Public Works
- Parking lot improvements have been made at Palmer Park
- Run-off Election is on September 23, 2025, for District 6
- Thank you to City Clerk-Treasurer Lisa Thomas and her team for all their hard work

COUNCIL DISTRICT NO. 1 MAURA WROBLEWSKI

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

- Thanked Mayor Finley for the State of the City
- Shoutout to Samantha Magnuson & Deidre Brisco
- James Clemens Parade was a success
- Bob Jones Parade will be on October 16, 2025
- Thanked Engineering Department for ADEM training

COUNCIL DISTRICT NO. 2 CONNIE SPEARS

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

- Madison Chamber of Commerce ribbon cutting will be on September 23, 2025

RESOLUTION NO. 2025-252-R: ADOPTING THE ANNUAL OPERATING BUDGET FOR THE CITY OF MADISON FOR FY 2026

Council Member Spears moved to approve Resolution No. 2025-252-R. Council Member Powell seconded. The vote was taken and recorded as follows:

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

Council Member Greg Shaw	Absent
Council Member Ranae Bartlett	Aye
Council Member Karen Denzine	Aye

Motion carried.

RESOLUTION NO. 2025-296-R: APPROVING AMENDMENT TO THE CITY OF MADISON'S GENERAL CAPITAL IMPROVEMENT FUND AND LIST OF CAPITAL IMPROVEMENT PROJECTS (FUND 38)

Council Member Spears moved to approve Resolution No. 2025-296-R. Council Member Powell seconded. The vote was taken and recorded as follows:

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

Motion carried.

COUNCIL DISTRICT NO. 3 TEDDY POWELL

No new business

COUNCIL DISTRICT NO. 4 GREG SHAW

Absent

COUNCIL DISTRICT NO. 5 RANAE BARTLETT

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

- Thank you to Bebe Oetjen for the turtle spoon rest
- Board of Education applications are due by the end of the month
- Interviews will be held in October

RESOLUTION NO. 2025-295-R: AUTHORIZING FUNDING FROM COUNCIL SPECIAL PROJECTS BUDGET FOR CHRISTMAS DECORATIONS (NOT TO EXCEED \$20,000)

Council Member Wroblewski moved to approve Resolution No. 2025-295-R. Council Member Denzine seconded. The vote was taken and recorded as follows:

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

Motion carried.

COUNCIL DISTRICT NO. 6 KAREN DENZINE

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

- Madison Street Festival is happening Saturday October 4, 2025
- Looking for volunteers

COUNCIL DISTRICT NO. 7 JOHN SEIFERT

No new business

BOARD/COMMITTEE APPOINTMENTS

APPOINTMENT OF TRISTRAM EVANS TO PLACE 4 OF THE MADISON STATION HISTORIC PRESERVATION COMMISSION WITH A TERM EXPIRATION OF SEPTEMBER 3, 2028

Council Member Seifert nominated Tristram Evans for Place 4 of the Madison Station Historic Preservation Commission. There being no further nominations, Mr. Evans 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.

DEPARTMENTAL REPORTS

CITY CLERK

RESOLUTION NO. 2025-287-R: AMENDED RESOLUTION AUTHORIZING CONTINUING LEVY OF CURRENTLY EXISTING AD VALOREM TAXES IN THE CITY OF MADISON AT EXISTING RATES AND LEVYING ADDITIONAL MUNICIPAL AD VALOREM TAXES FOR PUBLIC SCHOOL PURPOSES IN THE PORTION OF THE CITY OF MADISON SITUATED IN LIMESTONE COUNTY

Woody Sanderson from the Madison City School Board shared a presentation on the continuing levy of current ad valorem taxes. Council members asked questions.

Council Member Denzine moved to approve Resolution No. 2025-287-R. Council Member Wroblewski seconded. The vote was taken and recorded as follows:

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

Motion carried.

ENGINEERING

PROPOSED ORDINANCE NO. 2025-255: CHANGING THE NAME AND DESIGNATION OF A PUBLIC STREET FROM DUNLOP BOULEVARD TO TOWN MADISON BOULEVARD (FIRST READING 09/08/2025)

Council Member Powell moved to approve Resolution No. 2025-255-R. Council Member Connie Spears seconded. The vote was taken and recorded as follows:

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

Motion carried.

FACILITIES & GROUNDS

RESOLUTION NO. 2025-292-R: APPROVING THE RENEWAL OF SERVICE AGREEMENT WITH GEN-CO INC. FOR QUARTERLY PLANNED MAINTENANCE INSPECTIONS AND ANNUAL LOAD BANK TESTS ON EIGHT GENERATORS (FY2026 AMOUNT \$20,400 TO BE PAID FROM FACILITIES & GROUNDS DEPARTMENT BUDGET)

Council Member Powell moved to approve Resolution No. 2025-292-R. Council Member Connie Spears seconded. The vote was taken and recorded as follows:

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

Motion carried.

RESOLUTION NO. 2025-299-R: RENEWAL OF SERVICE AGREEMENT WITH STATE SYSTEMS, INC. FOR FIRE SAFETY INSPECTIONS AND MONITORING SERVICES (FY 26 COST: \$24,256, PAID IN QUARTERLY INSTALLMENTS OF \$6,064 FROM THE FACILITIES & GROUNDS DEPARTMENT BUDGET)

Council Member Powell moved to approve Resolution No. 2025-299-R. Council Member Seifert seconded. The vote was taken and recorded as follows:

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

Motion carried.

HR

RESOLUTION NO. 2025-306-R: AUTHORIZING CHANGE TO THE JOB CLASSIFICATION PLAN

Council Member Powell moved to approve Resolution No. 2025-306-R. Council Member Connie Spears seconded. The vote was taken and recorded as follows:

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

Motion carried.

LEGAL

RESOLUTION NO. 2025-301-R: A RESOLUTION AUTHORIZING THIRD AMENDMENT TO THE ARTICLES OF ORGANIZATION AND APPOINTMENT OF BOARD MEMBERS TO THE HEALTH CARE AUTHORITY OF NORTH ALABAMA

Council Member Wroblewski moved to approve Resolution No. 2025-301-R. Council Member Powell seconded. The vote was taken and recorded as follows:

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

Motion carried.

ORDINANCE NO. 2025-302: AUTHORIZING FRANCHISE AGREEMENT WITH UNITI FIBER GULFCO, LLC (FIRST READING)

This is a first reading.

PROPOSED ORDINANCE NO. 2025-230: AUTHORIZING AMENDED AND RESTATED LEASE, LICENSE, AND MANAGEMENT AGREEMENT WITH BALLCORPS, LLC (FIRST READING)

Council Member Bartlett presented a chart showing the financial impact of approving the proposed amended lease and consulted with the Director of Finance, Roger Bellomy who recommended that the Council not approve the amended lease. Council Members discussed extensively the new agreement with BallCorps. The full discussion can be viewed on the City’s website using the link provided here: <https://www.madisonal.gov/709/View-Live-and-Archived-City-Meetings>

This is a first reading.

PROPOSED ORDINANCE NO. 2025-229: AMENDING CHAPTER 10 OF THE MADISON CITY CODE PERTAINING TO DISTRIBUTION OF LODGING TAX PROCEEDS (FIRST READING)

This is a first reading.

PLANNING

PROPOSED ORDINANCE NO. 2025-276: VACATION OF UTILITY AND DRAINAGE EASEMENT LOCATED WITHIN 143 INWOOD TRAIL, LOT 3 OF WOODLAND HILLS SUBDIVISION THIRD ADDITION (FIRST READING 09/08/2025)

Council Member Spears moved to approve Proposed Ordinance No. 2025-276. Council Member Wroblewski seconded. The vote was taken and recorded as follows:

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

Motion carried.

PROPOSED ORDINANCE NO. 2025-277: VACATION OF UTILITY AND DRAINAGE EASEMENT LOCATED WITHIN LOTS 8 AND 9, BLOCK 2, OF EASTVIEW MANOR SUBDIVISION (FIRST READING 09/08/2025)

Council Member Wroblewski moved to approve Proposed Ordinance No. 2025-277.
Council Member Bartlett seconded. The vote was taken and recorded as follows:

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

Motion carried

PROPOSED ORDINANCE NO. 2025-278: VACATION OF UTILITY AND DRAINAGE EASEMENT LOCATED WITHIN LOTS 178 AND 179 OF BELLAWOODS, PHASE 4 SUBDIVISION (FIRST READING 09/08/2025)

Council Member Spears moved to approve Proposed Ordinance No. 2025-278. Council Member Wroblewski seconded. The vote was taken and recorded as follows:

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

Motion carried

PROPOSED ORDINANCE NO. 2025-289: VACATION OF UTILITY AND DRAINAGE EASEMENT LOCATED WITHIN TRACT 1 OF TALL OAKS SUBDIVISION (FIRST READING)

This is a first reading.

PROPOSED ORDINANCE NO. 2025-290: VACATION OF UTILITY AND DRAINAGE EASEMENT LOCATED WITHIN LOTS 7A & 7B OF A RESUBDIVISION OF LOT 7 OF ARLINGTON PARK SUBDIVISION (FIRST READING)

This is a first reading.

PROPOSED ORDINANCE NO. 2025-291: VACATION OF DRAINAGE EASEMENT LOCATED WITHIN LOTS 122-124 OF BELLAWOODS PHASE 4 SUBDIVISION (FIRST READING)

This is a first reading.

POLICE

RESOLUTION NO. 2025-300-R: AUTHORIZING AN MOU FOR PARTICIPATION IN THE NATIONAL INTEGRATED BALLISTIC INFORMATION NETWORK (NIBIN) WITH

THE BUREAU OF ALCOHOL, TOBACCO, FIREARMS, AND EXPLOSIVES (ATF) (NO COST TO CITY)

Council Member Wroblewski moved to approve Resolution No. 2025-300-R. Council Member Denzine seconded. The vote was taken and recorded as follows:

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

Motion carried

RECREATION

RESOLUTION NO. 2025-294-R: AUTHORIZING AN AGREEMENT WITH THE CITY OF HUNTSVILLE FOR DISPATCH AND SCHEDULING SERVICES FOR THE MADISON ASSISTED RIDE SERVICE (\$30,387.28 TO BE PAID FROM RECREATION DEPARTMENT BUDGET)

Council Member Powell moved to approve Resolution No. 2025-294-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 John Seifert	Aye
Council Member Maura Wroblewski	Aye
Council Member Greg Shaw	Absent
Council Member Ranae Bartlett	Aye
Council Member Karen Denzine	Aye

Motion carried

MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS

Canvassing of Election Results will be on Tuesday, September 30, 2025, at 12:00.

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	Absent
Council Member Ranae Bartlett	Aye
Council Member Karen Denzine	Aye
Council Member John Seifert	Aye

Motion carried.

The meeting was adjourned at 8:05 p.m.

Minutes No. 2025-18-RG, dated September 22nd, 2025, read, approved and adopted this 13th day of October 2025.

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

Lori Spaulding
Recording Secretary