



**MINUTES NO. 2025-15-RG
REGULAR CITY COUNCIL MEETING
OF MADISON, ALABAMA
AUGUST 11, 2025**

The Madison City Council met in regular session on Monday, August 11, 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.

Pastor Cody Edger of Cornerstone Word of Life Church 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	Late 6:11 pm
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, City Attorney Megan Zingarelli, Information Technology Director Chris White, Information Technology Support Technician Garrett Gillott, Police Chief Johnny Gandy, Fire Chief Brandy Williams, City Engineer Michael Johnson, Director of Development Services Mary Beth Broeren

Public Attendance registered: John Bruce, Mimi Georganos, Chris Ashcraft, John Georganos, Chris Kramer, Erin Kramer, Maggie Minsk, Garrett Fahrman, Alice Lessmann, Opie Balch, Amy Balch, Cesar Castillo, Kenneth Jackson, Erica White, Cody Edger, Allison Wheeler, Michael McKay, Emily McKay, Michael Goodman, Tonia Stulting, Rachel Homolak, Lloyd La Cross, John Cole, Christina Hemeyer, Austin Hemeyer, David Bier, Jocelyn Broer, Susan Mathias

AMENDMENTS TO AGENDA

City Attorney Megan Zingarelli had the following addition listed below:

Appointment to the Library Board under Section 11.

APPROVAL OF MINUTES

MINUTES NO. 2025-14-RG DATED JULY 28, 2025

Council Member Powell moved to approve Minutes No. 2025-14-RG. Council President Seifert seconded. The roll call vote taken was recorded as follows:

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

Motion carried.

PRESENTATIONS AND AWARDS

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.*

JOHN BRUCE (DISTRICT 6)

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

- Responses from candidates regarding the purpose of government and its limits

MIMI GEORGANOS (DISTRICT 1)

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

- Property damage in Walden and Heritage Plantation Communities due to vandalism
- Greenways in HOA communities controlled by the City
- Lighting from the Community Center into the backyards of homes in the Walden Community

CHRIS KRAMER (DISTRICT 7)

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

- Mental health issues within the City

MAGGIE MINSK (DISTRICT 4)

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

- Prayer at the start of Council Meetings

TONIA STULTING (DISTRICT 4)

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

- Library Board Meeting incident

RACHEL HOMOLAK (DISTRICT 4)

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

- Library Board Meeting incident

JOHN COLE (DISTRICT 4)

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

- Traffic due to timing of road construction

JENNIFER COE (DISTRICT 5)

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

- Conflicts of interest
- Implementing programs with no value
- Misuse of official position for personal gain
- Rules of order published

CONSENT AGENDA AND FINANCE COMMITTEE REPORT

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

General Operating account	\$1,701,356.21
Special General Operating Accounts	\$59,296.00
ADEM Storm Drainage	\$2,313.16
Gasoline Tax & Petroleum Inspection fees	\$37,472.39
TVA Tax	\$11,140.76

Street Repair & Maintenance	\$73,393.98
CIP Bond Accounts	\$60,921.93
Library Building Fund	\$6,580.79
Venue Maintenance	\$77,470.04
Fire CPR	\$1,063.50

Regular and periodic bills to be paid

Resolution No. 2025-256-R: Ratifying modification to Third Party Billing agreement with the Huntsville Electric Utility Board d/b/a Huntsville Utilities (no cost to City, amendment to section regarding billing network access)

Acceptance of \$76.34 donation from PropertyRoom.com (to be deposited into Madison Police Department Donation account)

Acceptance of \$3,250 donation from the Madison Dolphins Swim Team from the ARPA District Swim Meet (to be deposited into Recreation 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 John Seifert	Aye
Council Member Maura Wroblewski	Aye
Council Member Greg Shaw	Aye
Council Member Ranae Bartlett	Aye
Council Member Karen Denzine	Aye

Motion carried.

PRESENTATION OF REPORTS

MAYOR PAUL FINLEY:

- Next City Council meeting has been moved up to Monday, August 18th at 5:00 pm.
- Last day to register to vote is tonight, August 11, 2025
- If you will not be here for to vote in person on the 26th, you can submit an absentee vote in the City Clerk's office until the 19th
- Signs cannot be placed in the right of ways
- The City will focus on adding more funds into mental health
- The City is working with Heritage Plantation HOA on the connectivity through the subdivision

COUNCIL DISTRICT NO. 1 MAURA WROBLEWSKI

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

- Civic Awareness Academy application process is open
- Attended ribbon cutting for Vine and Oak and Zanotta's located in Downtown Madison
- Working hard on the Mill Creek greenway and would like a townhall at the end of the year for greenways

COUNCIL DISTRICT NO. 2 CONNIE SPEARS

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

- Wednesday, August 13th at 7 am the Chamber of Commerce will be hosting a Back to School breakfast

COUNCIL DISTRICT NO. 3 TEDDY POWELL

No new business

COUNCIL DISTRICT NO. 4 GREG SHAW

No new business

COUNCIL DISTRICT NO. 5 RANAE BARTLETT

No new business

COUNCIL DISTRICT NO. 6 KAREN DENZINE

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

- Next year the City will be participating in the National Night Out events for the police to go into the city parks to build community between police and citizens

COUNCIL DISTRICT NO. 7 JOHN SEIFERT

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

- **Resolution No. 2025-257-R:** Ratifying Appropriation Agreement for Madison Greenway and Trails, Inc., to perform natural trail development and maintenance at Mill Creek Preserve (\$10,000 to be paid from Council Special Projects budget)

Council Member Wroblewski moved to approve Resolution No. 2025-257-R. Council Member Shaw seconded. The roll call vote taken was recorded as follows:

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

BOARD/COMMITTEE APPOINTMENTS**APPOINTMENT OF MAURA WROBLEWSKI TO THE LIBRARY BOARD FOR THE CITY OF MADISON SEAT**

Council Member Ranae Bartlett nominated Council Member Wroblewski for the Madison seat of the Library Board. There being no further nominations, Ms. Wroblewski 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**FACILITIES & GROUNDS****RESOLUTION NO. 2025-233-R: AWARDING BID NO. 2025-013-ITB FOR TOYOTA FIELD OUTFIELD BUILDING CONSTRUCTION TO CALIBER (\$7,575,283 TO BE PAID FROM FUND 38, FUND 71, AND OTHER APPLICABLE FUNDING SOURCES)**

Council Member Denzine stated that there was a clause in the contract when the contract was initially created regarding the maintenance schedule of construction being finished, but after looking through it, there is no longer one there. Ms. Denzine asked how a clause could be added to the contract. Director of Facilities and Grounds, Gerald Smith replied stating that if Council chooses to do that, the clause can be added to the contract.

Council Member Spears moved to approve Resolution No. 2025-233-R. Council Member Seifert seconded. The vote was taken and recorded as follows:

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

Motion carried.

RESOLUTION NO. 2025-249-R: AUTHORIZING AN AMENDED PROFESSIONAL SERVICES AGREEMENT WITH GILBERT, MCLAUGHLIN, CASELLA ARCHITECTS FOR THE TOYOTA FIELD ONE-STORY OUTFIELD BUILDING: AMENDMENT NO.4A FOR CONSTRUCTION ADMINISTRATION AND PROJECT CLOSEOUT PHASES (\$123,500, PLUS REIMBURSABLE EXPENSES OF \$50,000 TO BE PAID FROM THE MULTI USE VENUE MAINTENANCE FUND)

Council Member Powell moved to approve Resolution No. 2025-249-R. Council Member Shaw seconded. The vote was taken and recorded as follows:

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

Motion carried.

2025-250-R: AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH AMIRI ENGINEERING CORPORATION TO PROVIDE SPECIAL INSPECTIONS AND CONSTRUCTION MATERIALS TESTING SERVICES FOR THE TOYOTA FIELD ONE-STORY OUTFIELD BUILDING CONSTRUCTION PROJECT (\$48,000 TO BE PAID FROM MULTI-USE VENUE MAINTENANCE FUND)

Council Member Powell moved to approve Resolution No. 2025-250-R. Council Member Spears seconded. The vote was taken and recorded as follows:

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

Motion carried.

RESOLUTION NO. 2025-251-R: AWARDING BID NO. 2025-014-ITB TO SW COMMERCIAL CONTRACTING, LLC, IN THE AMOUNT OF \$609,000 FOR THE CONSTRUCTION OF A NEW ANIMAL CONTROL BUILDING (TO BE PAID FROM FUND 38)

Council Member Wroblewski thanked the Council stating this is something they have been working hard for, and the Animal Services Officers and Madison Police are excited. The building will be located on Celtic Road at the current fire station with an approximate opening at the end of the year.

Council Member Denzine commented that she felt the cost of the building seems to be too high for a building that is 1080 square feet. Ms. Denzine states she reached out to Mr. Smith regarding the cost per square foot, and it works out to \$583 per square foot. Ms. Denzine

asked what would happen if the City waited longer for the construction of the building and Mr. Smith stated that the cost would increase if we waited. Ms. Denzine asked how much the City is currently spending to have others take care of these animals and Ms. Wroblewski explained the Animal Services department is part of the Police Department and is built into the budget. Ms. Denzine added that the cost of a fully equipped police vehicle is \$92,000 and \$609,000 could buy 6 police vehicles. Ms. Denzine went on to explain she is not against the project; she is against the cost of it.

Council Member Wroblewski moved to approve Resolution No. 2025-251-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 John Seifert	Aye
Council Member Teddy Powell	Aye
Council Member Greg Shaw	Aye
Council Member Ranae Bartlett	Aye
Council Member Karen Denzine	Nay

Motion carried.

PLANNING

PROPOSED ORDINANCE NO. 2025-235: VACATION OF UTILITY AND DRAINAGE EASEMENT LOCATED WITHIN LOTS 4 & 5 OF BLOCK 2 OF CHESTNUT ACRES SUBDIVISION (FIRST READING 07/28/2025)

Council Member Shaw moved to approve Resolution No. 2025-235-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 John Seifert	Aye
Council Member Maura Wroblewski	Aye
Council Member Teddy Powell	Aye
Council Member Ranae Bartlett	Aye
Council Member Karen Denzine	Aye

Motion carried.

PROPOSED ORDINANCE NO. 2025-236: VACATION OF DRAINAGE EASEMENT LOCATED WITHIN TRACT 3C OF BELLAWOODS, PHASE 2B SUBDIVISION (FIRST READING 07/28/2025)

Council Member Shaw moved to approve Resolution No. 2025-236-R. Council Member Powell seconded. The vote was taken and recorded as follows:

Council Member Greg Shaw	Aye
Council Member Teddy Powell	Aye
Council Member John Seifert	Aye
Council Member Maura Wroblewski	Aye

Council Member Connie Spears	Aye
Council Member Ranae Bartlett	Aye
Council Member Karen Denzine	Aye

Motion carried.

MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS

- Next Council Meeting is August 18th at 5:00 pm

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	Aye
Council Member John Seifert	Aye

Motion carried.

The meeting was adjourned at 6:57 p.m.

Minutes No. 2025-14-RG, dated July 28th, 2025, read, approved and adopted this 11th day of August 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

Myranda Staples
Recording Secretary