



**MINUTES NO. 2022-03-SP
SPECIAL CALLED MEETING OF THE CITY COUNCIL
OF THE CITY OF MADISON, ALABAMA
December 5, 2022**

The Madison City Council met for a special called meeting on Wednesday, December 5, 2022, at 6:30 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 6:30p.m. by Council President Ranae Bartlett.

The following elected governing officials were 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, Deputy City Clerk-Treasurer Kerri Sulyma, City Attorney Brian Kilgore, Information Technology Coordinator Toby Jenkins, Information Technology Support Technician Garrett Gillott, Fire Chief David Bailey, Police Chief Johnny Gandy, Recreation Director Kory Alfred, and City Administrator Steve Smith

Council President Bartlett asked City Attorney Brian Kilgore to explain the Waiver of Notice. City Attorney Brian Kilgore explained the reason for the Waiver of Notice is to keep a record that everyone was notified of the special session and that they agree. All Council Members signed it including absent Council Member Shaw who had signed it earlier.

Council President Bartlett opened the discussion on Resolution 2022-321-R that was postponed and continued twice. Mayor Finley advised Council President Bartlett that the architect is onsite to answer questions, or they could begin with the legal part of the discussion. Council President Bartlett chose to start with the legal aspect to make sure that everything has been satisfied and that they have met the legal requirements.

City Attorney Brian Kilgore addressed Council and Mayor Finley that he has confirmed that it met all legal requirements.

Mayor Finley gave details of a survey conducted regarding what the public would like to see at the community center.

Ron Van Peurse, from the architect firm Nola Van Peurse Architects, PC went through the exterior and interior design plans showing the proposed changes.

Council Members asked Mr. Van Peurse several questions and concerns regarding pricing, HVAC system, storage capabilities, pickleball courts, and other items that the public had recommended requested. Mr. Van Peurse responded to Councils questions and concerns.

Council Member Denzine asked when they would have a completed Capital Improvement Plan (CIP) and then be able to bond it. Mayor Finley responded that it would be a couple of months, but that they would immediately start gathering a list from each department to bring it to Council as quickly as they can.

Council Member Spears address Council Member Denzine that if they pass this tonight, they won't have to worry about the other items on the CIP list because there is not going to be any money left for those.

Council Member Powell explained to Council the different ways the city can attain funding. He also addressed Council Member Denzine about how going forward Mayor Finley would have to answer how long it is going to take to get a CIP list and, they need to identify a source to fund the CIP list.

Mayor Finley address Council Member Denzine about funding and how they cannot go to the bond market until they have a different revenue source for the CIP list.

Council Member Spears expressed her concerns about this project not being positioned out to the public to make sure that the community center is what they want. She also expressed concerns if other projects might not get done. Mayor Finley responded that you might not get all of what is proposed and that there are certain things such as a fire station which would be a priority.

City Administrator Steve Smith addressed Council Member Denzine on projects that are headed in a good direction based on this year's budget. He also discussed other funds that are available.

Council Members and Mayor Finley continued their discussion on funding and budgeting followed by Council President Bartlett announcing their motion and second that was called on November 30th, 2022 prior to the postponement.

RESOLUTION NO. 2022-321-R: AWARD OF BID FOR RENOVATION AND CONSTRUCTION OF COMMUNITY CENTER TO LEEBUILDERS, INC. (\$11,205,460)

Council Member Wroblewski moved to approve Resolution No. 2022-321-R. Council Member Seifert seconded. The vote was taken and recorded for the amendment as follows:

Council Member Maura Wroblewski	Aye
Council Member Connie Spears	Aye
Council Member Teddy Powell	Nay
Council Member Greg Shaw	Absent

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

Motion carried

Council Member Powell explained his Nay vote by stating that there was not enough information provided and that there is not enough money for it. He is concerned with the economy and how it is going to affect this project.

Council President Bartlett thanked all Council Members for being at the long work sessions and advised all that they will be holding regular work sessions in the future and asked for the Council Members to send her topics.

Council Member Spears explained her decision to vote yes was because she feels that we will have a revenue increase with things that have happened lately with the agreement with Town Madison. While it was not ideal, there was input from the public through the survey.

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	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 7:45 p.m.

Minutes No. 2022-03-SP, dated December 4th, 2022, read, approved and adopted this 12th day of December 2022.

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

Mari Bretz
Recording Secretary