



**MINUTES NO. 2024-13-RG  
REGULAR CITY COUNCIL MEETING  
OF MADISON, ALABAMA  
July 08, 2024**

The Madison City Council met in regular session on Tuesday, May 28, 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	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 Clerk-Treasurer Lisa D. Thomas, Deputy City Clerk-Treasurer Kerri Sulyma, Administrative Assistant to the City Clerk Myranda Staples, City Attorney Brian Kilgore, Information Technology Director Chris White, Information Technology Support Technician Garrett Gillott, Police Chief Johnny Gandy, Fire Chief David Bailey, City Engineer Michael Johnson, Director of Parks & Recreation Kory Alfred, Economic and External Affairs Officer Traci Gillespie, and Director of Development Services Mary Beth Broeren.

Public Attendance registered: Margi Daly, Tom Borchner, Mike & Tonia Stulting, Ashley Stout, Evan Stout, Jocelyn Broer, Les Lewis, Walt Anderson

**AMENDMENTS TO AGENDA**

Council President Ranae Bartlett requested the following amendments to the agenda:

- Under Presentations and Awards, item C is going to be added to the agenda, a presentation from the library to be given by Connie Chow, Interim Executive Director.

**APPROVAL OF MINUTES**

**MINUTES NO. 2024-12-RG DATED JUNE 24, 2024**

Council Member Seifert moved to approve Minutes No. 2024-12-RG. Council Member Spears seconded. The roll call vote taken was recorded as follows:

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

Motion carried.

**MINUTES NO. 2024-07-WS DATED JUNE 26, 2024**

Council Member Seifert moved to approve Minutes No. 2024-07-WS. Council Member Wroblewski seconded. The roll call vote taken was recorded as follows:

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

Motion carried.

**PRESENTATIONS AND AWARDS**

**PRESENTATION OF SCHOLARSHIP TO EVAN STOUT, SON OF LIEUTENANT JON STOUT, BY COPS' KIDS REPRESENTATIVE, TOM BORCHER. EVAN WAS SELECTED AFTER SUBMITTING AN ESSAY FOR "WHAT IT IS LIKE GROWING UP AS A CHILD OF A LAW ENFORCEMENT OFFICER."**

Evan received a scholarship in the amount of \$2,000 to use towards college. Scholarship is awarded based on the written essay. Evan received the scholarship with his father by his side. Evan also received a \$100 gift card. A round of applause was given.

**PRESENTATION OF PROCLAMATION BY MAYOR TO SUPPORT THE 40TH ANNIVERSARY OF THE MADISON STATION HISTORICAL PRESERVATION SOCIETY**

Mayor Finley presented the proclamation to the Madison Station Historical Preservation Society. Award was accepted by President, Debbie Overcash and several committee members. A round of applause was given.

**PRESENTATION OF STATEMENT OF CONCERN FROM MADISON PUBLIC LIBRARY INTERIM EXECUTIVE DIRECTOR, CONNIE CHOW**

Ms. Chow presented a formalized process to issue concerns to the public library. Residents must live in Madison County or live within Madison City limits and must have a library card. The website to reach the statement of concern form is: <https://hmcpl.org/concerns>

### **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).*

### **TONIA STULTING**

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

- Process to report an inappropriate library book
- Concern over inappropriate library books

### **RACHEL HOMOLAK (DISTRICT 4)**

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

- Inappropriate books in the library

### **SUSAN STEWART (HUNTSVILLE)**

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

- Backlash against the library

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

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

- City debt
- Taxes
- Increase in cost of City facility rentals for citizens
- LED lights
- AYSO
- Breeland

### **STATE REPRESENTATIVE PHILLIP RIGSBY**

State Representative Rigsby appeared before Council and Mayor Finley to voice his concerns on the following items:

- Proposed Ordinance 2024-206 Amending the City's Code of Ordinances to exempt hearing aids from Sales and Use Tax
- Representing House Representative Margie Wilcox who is the Author of the bill in the House
- House Representative Margie Wilcox is asking local municipalities to consider removing the hearing aid tax

**CONSENT AGENDA AND FINANCE COMMITTEE REPORT**

Council Member Spears reviewed the consent agenda and gave the finance committee report. Council Member Spears moved to approve the Consent Agenda and Finance Committee report as follows:

General Operating Account	\$2,278,936.69
Special General Operating Account	\$1,034.58
ADEM Storm Drainage	\$2,545.00
Gasoline Tax & Petroleum Inspection fees	\$17,037.14
Library Building Fund	\$7,219.88
Water Distribution and Storage	\$1,100.00

Regular and periodic bills to be paid

**Resolution No. 2024-178-R:** Authorizing an amendment to agreement with Republic Services to add twice weekly dumpster services for the Community Center located at 1329 Browns Ferry Road (one time delivery fee of \$100, \$256.69 monthly, to be paid from General Services account)

**Resolution No. 2024-194-R:** Authorizing the renewal of a uniform rental agreement with CINTAS (to be paid for by Public Works Department budget)

**Resolution No. 2024-210-R:** providing for the disposition of personal property of negligible value formerly used by the Fire Department (Vehicle extended bed slide out) via online auction through Govdeals pursuant to Section 16-108 of the City of Madison Code of Ordinances

**Resolution No. 2024-211-R:** Declaring personal property formerly used by the Fire Department (2008 Chevrolet Tahoe, VIN 1GNFK03078R153389) as surplus and authorizing its sale via online auction through Govdeals pursuant to Section 16-108 of the City of Madison Code of Ordinances

Acceptance of donation from Ellajo Thompson (\$200.00 to be deposited in the Fire Donation account)

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

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

Motion carried.

## **PRESENTATION OF REPORTS**

### **MAYOR PAUL FINLEY:**

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

- Commended Parks & Recreation Director, Kory Alfred, and his team for a wonderful July 3<sup>rd</sup> Celebration at Dublin Park
- Commended Police Department & Fire Department for their support with the Celebration
- Commended Public Works for their help with the event
- Commended School system for use of school buses to shuttle citizens back and forth to the event

### **COUNCIL DISTRICT NO. 1 MAURA WROBLEWSKI**

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

- Great job to Parks & Recreation for a fabulous job with the City's July 3<sup>rd</sup> Celebration
- Thanked Commissioner Violet Edwards for the invitation to the Women in Government Seminar
- Addressed Mrs. Homolak & Mrs. Stulting with their library issues and encouraged them to use the library's process to report a concerning book

### **COUNCIL DISTRICT NO. 2 CONNIE SPEARS**

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

- Thanked all involved with the July 3<sup>rd</sup> Celebration
- Thanked Steve Smith for the tour of the Community Center
- Thanked everyone who attended and supported the Town Hall on the City Budget- all comments and concerns have been taken into consideration

### **COUNCIL DISTRICT NO. 3 TEDDY POWELL**

Council Member Powell was absent

**COUNCIL DISTRICT NO. 4 GREG SHAW**

Council Member Shaw was absent

**COUNCIL DISTRICT NO. 5 RANAE BARTLETT**

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

- **Resolution No. 2024-209-R: AUTHORIZING THE ARCHIVING OF THE JUNE 26TH, 2024 CITY COUNCIL WORK SESSION**
- Council Member Spears moved to approve. Council Member Wroblewski seconded. The roll call vote to approve the archiving of the Council Work Session was taken and recorded as follows:

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

Motion carried.

**COUNCIL DISTRICT NO. 6 KAREN DENZINE**

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

- Excited for the Beautification Board’s Annual Award Ceremony happening Thursday July 11, 2024.
- Commended the Beautification Board for all they do to help make the city beautiful
- Brought findings from her recent research regarding recent library concerns
- According to Library Establishment Policy & Service Requirements Alabama Admin Code 520 -2-2 -.03 Rule No. 11:
- In order for the library to receive funds, “Physical location and relocation of sexually explicit or other material deemed inappropriate for children or youth.”
- Stated, “This will be falling under their purview to remove to a different location so those that are young cannot have easy access in the library”
- Challenged the library staff that it is their responsibility to remove sexually explicit material outside of the children’s section

**COUNCIL DISTRICT NO. 7 JOHN SEIFERT**

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

- Commended Lieutenant Stout and A Cop’s Kids Organization for their great work
- Thankful for a donation of \$1,000 for Palmer Park last week from Brayden Booth, Gatorade Alabama Player of the Year in support of Miracle League of Madison

**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.*

**PROPOSED ORDINANCE NO. 2024-124: ZONING CERTAIN PROPERTY OWNED BY CANETA HALL HUNNICUTT AND DAVID A. HUNNICUTT LOCATED AT 100 ROEMA DRIVE TO R-2 (MEDIUM DENSITY RESIDENTIAL DISTRICT) UPON ANNEXATION (FIRST READING 5/28/2024)**

Planning Director, Mary Beth Broeren, explained to Council 100 Roema Drive is an existing single-family home that would be zoned R-2 upon annexation. The property owner was not in attendance.

Council President Bartlett opened the floor for public comments regarding this request.

The following citizens spoke during the opened Public Hearing:

- Margi Daly expressed her concern over R-2 Zoning
- Jocelyn Broer expressed her concern for citizens and their homes in this area

Council Member Seifert moved to approve Proposed Ordinance No. 2024-124. Council Member Spears seconded. The roll call vote was taken and recorded as follows:

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

Motion carried.

**RESOLUTION NO. 2024-162-R: AUTHORIZING A DEVELOPMENT AGREEMENT WITH GPR-SOUTH MADISON LLC**

Planning Director, Mary Beth Broeren, explained to Council the details of the GPR-SOUTH MADISON LLC development agreement. The property is a 5.35-acre site with 22,199 sf approved for the site. Site improvements are estimated to start August 2024. The site has been approved for commercial usage.

Council President Bartlett opened the floor for public comments regarding this request.

The following citizens spoke during the opened Public Hearing:

- Ms. Margi Daly expressed her concern over the project

Council Member Wroblewski moved to approve Resolution No. 2024-162-R. Council Member Seifert seconded. The roll call 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
Council Member Greg Shaw	Absent
Council Member Karen Denzine	Aye

Motion carried.

**DEPARTMENTAL REPORTS**

**ENGINEERING**

**RESOLUTION NO 2024-198-R: AUTHORIZING AMENDMENT NO. 3 WITH GOODWYN MILLS AND CAWOOD ON PROJECT 22-036 HUNTSVILLE-BROWNSFERRY BURGREN ROUNDABOUT FOR RIGHT-OF-WAY ACQUISITION PREPARATION (\$900 TO BE PAID FROM ENGINEERING DEPARTMENT BUDGET)**

Council Member Spears moved to approve Resolution No. 2024-198-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 Ranae Bartlett	Aye
Council Member Maura Wroblewski	Aye
Council Member Teddy Powell	Absent
Council Member Greg Shaw	Absent
Council Member Karen Denzine	Aye

Motion carried.



**RESOLUTION NO. 2024-212-R: AUTHORIZING THE MAYOR TO SIGN A LETTER OF CONCURRENCE WITH ALDOT FOR AWARD OF THE MADISON BOULEVARD PAVING PROJECT TO ROGERS GROUP, INC. (\$651,496.80 TO BE PAID FROM FUND 38)**

Council Member Seifert moved to approve Resolution No. 2024-212-R. Council Member Spears seconded. Mayor Finley asked for a snapshot of what this project would do for the city. The city is partnering with ALDOT funding to repave Madison Boulevard. The total cost of the project is estimated to be around 3.1 million. The City will pay 20% of the cost. Council President Rane Bartlett asked for clarity when the project would start. It is estimated the project will start in the fall. The vote was taken and recorded as follows:

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

Motion carried.

**LEGAL**

**PROPOSED ORDINANCE NO. 2024-206: AMENDING THE CITY'S CODE OF ORDINANCES TO EXEMPT HEARING AIDS FROM SALES AND USE TAX (FIRST READING)**

This is the First Reading only

**PLANNING**

**PROPOSED ORDINANCE NO. 2024-123: ASSENTING TO THE ANNEXATION OF CERTAIN PROPERTY OWNED BY CANETA HALL HUNNICUTT AND DAVID A. HUNNICUT LOCATED AT 100 ROEMA DRIVE (FIRST READING 05/28/2024)**

Council Member Spears moved to approve Proposed Ordinance No. 2024-123. 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	Absent
Council Member Greg Shaw	Absent
Council Member Karen Denzine	Aye
Council Member John Seifert	Aye

**RESOLUTION NO. 2024-204-R: SETTING A PUBLIC HEARING ON PROPOSED ORDINANCE NO. 2024-205; ZONING CERTAIN PROPERTY OWNED BY OLD TOWN INVESTMENTS LLC CONSISTING OF 0.55 ACRES LOCATED NORTH OF TOWN**

**MADISON BOULEVARD AND WEST OF THE TOWN MADISON INTERSTATE RAMPS FROM AG (AGRICULTURE) TO UC (URBAN CENTER DISTRICT) (FIRST PUBLICATION 7/17/2024, SYNOPSIS 7/24/2024, PUBLIC HEARING 8/12/2024)**

Council Member Wroblewski moved to approve Resolution No. 2024-204-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 Ranae Bartlett	Aye
Council Member Connie Spears	Aye
Council Member Teddy Powell	Absent
Council Member Greg Shaw	Absent
Council Member John Seifert	Aye

Motion carried.

**PROPOSED ORDINANCE NO. 2024-188: VACATION OF UTILITY AND DRAINAGE EASEMENT LOCATED WITHIN LOT 86 OF BELLWOODS PHASE 2 SUBDIVISION (117 OAKLAND CHURCH) (FIRST READING 06/24/24)**

Council Member Wroblewski moved to approve Proposed Ordinance No. 2024-188. 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	Absent
Council Member Greg Shaw	Absent
Council Member Karen Denzine	Aye
Council Member John Seifert	Aye

Motion carried.

**POLICE**

**PROPOSED ORDINANCE NO. 2024-195: AMENDING THE CITY'S HANDICAPPED PARKING ORDINANCE (FIRST READING)**

This is a first reading only

**RESOLUTION NO. 2024-208-R: AUTHORIZING A SERVICE AGREEMENT WITH PROPERTYROOM.COM INC. FOR THE AUCTION OF ABANDONED OR UNCLAIMED STOLEN PROPERTY OBTAINED BY THE POLICE DEPARTMENT.**

Council Member Wroblewski moved to approve Resolution No. 2024-208-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 Ranae Bartlett	Aye

Council Member Connie Spears	Aye
Council Member Teddy Powell	Absent
Council Member Greg Shaw	Absent
Council Member John Seifert	Aye

Motion carried.

**RECREATION**

**PROPOSED ORDINANCE NO. 2024-197: AMENDING THE FEE SCHEDULE FOR RENTALS AND USE OF RECREATION FACILITIES (FIRST READING 06/24/24)**

Council Member Wroblewski moved to approve Ordinance No. 2024-197. Council Member Seifert seconded. Council Member Denzine posed the question, why are non-profit organizations being charged at the same rates as others to use the Community Center? City Attorney Kilgore mentioned equal protection if a particular organization is treated differently than others. 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
Council Member Greg Shaw	Absent
Council Member Karen Denzine	Nay

Motion carried.

**MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS**

None

**ADJOURNMENT**

Having no further business to discuss Council Member Seifert 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	Absent
Council Member Ranae Bartlett	Aye
Council Member Karen Denzine	Aye
Council Member John Seifert	Aye

Motion carried.

The meeting was adjourned at 7:21 p.m.

Minutes No. 2024-13-RG, dated July 8<sup>th</sup>, 2024, read, approved and adopted this 22<sup>nd</sup> day of July 2024.

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Council Member Maura Wroblewski  
District One

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Council Member Connie Spears  
District Two

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Council Member Teddy Powell  
District Three

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Council Member Greg Shaw  
District Four

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Council Member Ranae Bartlett  
District Five

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Council Member Karen Denzine  
District Six

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Council Member John Seifert  
District Seven

Concur:

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Paul Finley, Mayor

Attest:

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Lisa D. Thomas  
City Clerk-Treasurer

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Lori Spaulding  
Recording Secretary