



**MINUTES NO. 2024-01-WS
PUBLIC WORK SESSION OF THE CITY COUNCIL
OF THE CITY OF MADISON, ALABAMA
January 24, 2024**

The Madison City Council met for a public work session on Wednesday, January 24, 2024, at 5:30 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 5:34 p.m. by Council President Ranae Bartlett.

The following Council Members were in attendance:

Council District No. 1 Maura Wroblewski	Present
Council District No. 2 Connie Spears	Present
Council District No. 3 Teddy Powell	Arrived at 6:26 pm
Council District No. 4 Greg Shaw	Absent
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, City Attorney Brian Kilgore, Fire Chief David Bailey, Police Chief Johnny Gandy, Director of Development Services Mary Beth Broeren, Information Technology Director Chris White, Information Technology Coordinator Toby Jenkins, Facilities Director Gerlad Smith, Economic Development and External Affairs Officer Traci Gillespie, City Engineer Michael Johnson and Parks & Recreation Director Kory Alfred

CIP FUND 38 PROJECT UPDATES

Eddie Lobdell, PE Associate Vice President of AECOM presented a slide show presentation of the City of Madison Interchange on I-565

Phase 2 of the Interchange to access the Town Madison development on I-565

- Let to construction – August 17, 2022
- Successful contractor – McInnis Construction LLC/Miller & Miller Inc. JV
- Contract amount - \$37,299,751
- Duration – 724 calendar days
- NTP – January 12, 2023
- Anticipated completion – January 2025 – Project is running on time
- Liquidated damages (3k/day)
- Approximately 50% complete (time – 12 months and 18.7M amount paid to date)
 - Several photos were shown of the different ramps that are both completed and under construction

- The steel structure of the bridge was explained how it will be constructed and the different phases it will be done in

Critical Path Items – Next Six Months

- Traffic shifts – next weeks to 10days
- Median work
- Lighting installation
- Ramp C & D steel bridge construction and detour (Spring)
- Bridge decks
- Signage
- Finish paving

Council Member Seifert questioned the margin of safety on the steel beam. Mr. Lobdell explained that in design, his company always has a margin of safety from 1.5 to 2.

Mayor Finley presented a slideshow of the Capital Improvement Project updates. He started by thanking Communication and External Affairs Officer Samantha Magnuson for her hard work in putting the slideshow presentation together with such little time due to the ice storm. He also thanked everyone else who provided the data necessary to assist with the presentation.

Celtic Drive Fire Station

- Budget - \$250k
- Spent to date - \$0
- Project balance - \$252,941 (due to interest accruing)
- Cash in bank - \$252,941

Celtic Drive Complex

- Installation of storage racks (racks will be going in this week)
 - Christmas inventory
 - Toyota Field inventory
 - Library inventory
 - Archived files
- Determine Animal Control Building next steps
 - Estimated cost of complete facility - \$100k-\$175k
 - Sullivan St Old Fire Station complex appraised at \$350k
 - Request Council approval to sell Sullivan property and to engage architect to design Animal Control building

Mayor Finley explained Facilities Director Gerlad Smith with head the Animal Control project and at this point they can only estimate the costs without the help of an architect until one is hired.

Community Center

- Budget - \$11,205,460
- Spent to date - \$6,639,117
- Project balance - \$4,566,343
- Appropriated cash still in the bank - \$747,300
- MVP Fundraised to date (including pledges) - \$1,100,000

- Madison County Donation (pending Commission vote) - \$1,000,000
- Cash needed to complete - \$1,719,043
- HWY 72 cash available if needed - \$3,280,000 currently in bank

Mayor Finley explained that the Community Center is about 55% complete and has an estimated completion date of August 2024. The City has made solid progress on owner supplied equipment and furniture. The City was able to move the pool table and kitchen equipment from the Senior Center over. There was a surplus of furniture from the Hexagon facility that was moved over to use as well as gym equipment. Additional parking will be available on the Bradford Creek Greenway connection in late Spring of 2024.

Fire Station 4 Town Madison and Hexagon – Building Only

- Budget - \$4,738,000
- Spent to date - \$0
- Project balance - \$4,738,000
- Cash in bank - \$4,865,692

Mayor Finley showed a map of the layout of the project. Facilities Director Gerald Smith would like to bid this project in March of 2024 and estimates 8-10 months to complete the office side of the project, and 14-18 months to complete the Fire Station.

Hexagon – Adult Sports Complex (including pickleball, baseball and softball fields)

- Budget - \$1,000,000
- Spent to date - \$519,360
- Project balance - \$480,640
- Cash in bank - \$501,250

Mayor Finley further explained that the field lights, which have been approved, will be completed in March of 2024, the softball fencing replacement will be completed in March as well. The solar lights on the pathway from the Public Safety annex to the courts will be completed in the Summer of 2024.

Mayor Finley provided an update on the Hardiman roundabout. The project has been budgeted and is about 65% complete. The Developer is responsible for the construction of it and the City is paying monthly reimbursements to the developer.

Huntsville Brownsferry & Burgreen Roundabout

- Budget - \$1,840,000
- Spent to date - \$0
- Project balance - \$1,840,000
- Cash in bank - \$1,861,647

Mayor Finley detailed that the project is currently in the design phase, at 85% complete. The goal is to bid by March 2024 and to begin construction by Summer 2024.

Hughes & Portal/Mill Signal Upgrade

- Budget - \$500,000
- Spent to date - \$0
- Project balance - \$500,000
- Cash in bank - \$505,882

Mayor Finley explained that this project is currently 60% complete and will add a lot of pedestrian safety functions that will make that intersection safe.

Mill Road Erosion Mitigation

- Budget - \$3,000,000
- Spent to date - \$48,500
- Project balance - \$2,951,500
- Cash in bank - \$3,035,295

Pumphouse Road – Storm Pipe/Transmission Main Project

- Budget - \$680,000
- Spent to date - \$0
- Project balance - \$680,000
- Cash in bank - \$688,000

Mayor Finley explained Pumphouse Road is East of Wall Triana and Gillespie and is a joint Madison Utilities/City of Madison project that helps Madison Utilities with their transmission of drinking water and helps us with areas in the city that are being flooded. The original bid came in too high, so Madison Utilities will make some adjustments and it will be re-bid.

Royal Drive Construction Project

- Budget - \$1,500,000
- Spent to date - \$0
- Project balance - \$1,500,000
- Cash in bank - \$1,543,623

Mayor Finley detailed that they do anticipate the cost to be higher, but they wanted to get that money in to start. He showed an arial view of the area to give a better picture of the project. This East-West connector will help not only citizens, but the schools in an effective way. He further explained the two phases that will take place during this project. This is a partnership with the Developer on Economic Development, they will construct it and we will reimburse. Construction has not yet started, but we continue to have discussions with Madison City Schools for complete connection to Westchester.

Royal Drive Signal

- Budget - \$560,000
- Spent to date - \$26,875
- Project balance - \$533,125
- Cash in bank - \$535,000

Sunshine Oaks – Phase 1

- Budget - \$550,000
- Spent to date - \$34,560
- Project balance - \$515,440
- Cash in bank - \$529,856

Mayor Finley presented a slide of the plans for this project and went over each area of the plans in detail. He explained that Public Works is in the process of widening the entrance and building the parking lot. The barn conversion, addition of pavilions, bathrooms and playground are to be completed by April 2024. Disc Golf is 95% complete. Council Member

Wroblewski questioned if the barn will be used for storage and Mayor Finley said that part of the barn will be used to bring equipment in and out.

Wall Triana & Gillespie Signal

- Budget - \$550,000
- Spent to date - \$0
- Project balance - \$550,000
- Cash in bank - \$556,471

Wayfinding

- Budget - \$300,000
- Spent to date - \$0
- Project balance - \$300,000
- Cash in bank - \$314,587
 - Due to increased costs, we will need to phase project
 - Phase 1 – bids opened January 23; low bid - \$292,123
 - Award bid for Phase 1 at February 12th meeting
 - First phase promotes downtown with 27 sign distributed throughout the city
 - Estimated completion within six months
 - Phase 2 – Requests for FY 25 budget – \$400,000
 - Phase 3 – Request for FY 26 budget - \$400,000

Mayor Finley closed his presentation with a graph of the Toyota Field Revenue for 2023. The total for the calendar year was \$3,437,691.01 and the Bond payment was \$3,138,302.00. He also clarified that Ball Corp. is up to date on all bills.

Council Member Seifert asked the question if the funds from selling the Fire Station will be used to build the Celtic Drive Complex and the surplus who go somewhere else. Mayor Finley responded by saying that is his suggestion. Mr. Seifert asked how confident we are in knowing exactly what our inventory is and where it is. Mayor Finley answered saying he is comfortable in knowing where the files are.

WANN HOUSE

Director of Development Services Mary Beth Broeren gave an update on the 1.4 acres Farley-Wann House property. She stated the biggest interest in this home is that it's one of the oldest homes in Madison. The City has had the house cleaned out and while doing so, they found some historical documents. Architects have walked through the home and have drawn up some potential plans. Ms. Broeren believes it should be simple from a floorplan standpoint to convert the home into a museum. Ms. Broeren shared a slide of the Master Site Plan for the home, which has been reviewed by City Staff and the Historic Preservation Commission. She asked Council if they would like to move forward with this project. Council Member Powell questioned if the Structural Engineers physically walked through the home, and Ms. Broeren assured him that they did. Mr. Powell expressed his concerns over the potential problems that may be uncovered because of the age and complexity of the project. Council Member Wroblewski mentioned possibly using the Council Special Project funds for some of the smaller areas of the project.

ADJOURNMENT

Having no further business to discuss, the work session adjourned at 7:05 p.m.

Minutes No. 2024-01-WS, dated January 24th, 2024, read, approved and adopted this 12th day of February 2024.

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