



**MINUTES NO. 2025-16-RG
REGULAR CITY COUNCIL MEETING
OF MADISON, ALABAMA
AUGUST 18, 2025**

The Madison City Council met in regular session on Monday, August 18, 2025, at 5:00 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 5:00 p.m. by Council President John Seifert.

Pastor Holly Woodall of United Methodist 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	Absent
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, Records Coordinator Lori Spaulding, City Attorney Megan Zingarelli, Information Technology Director Chris White, Information Technology Coordinator Garrett Gillott, 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

Public Attendance registered: Robert Blake, Richard Travers, Carolyn Ashcroft, Bert Ashcroft, Mark Llewellyn, John Fellows, Julia Fellows, Ross Penrod, Matthew Christensen, Tim Huggard, James Chamberlain, Billie Goodson, Derek Tucker, Alice Lessman, Charity Stratton, Judy McMurry, Margi Daly, Kenneth Jackson, Brandon Davenport, Cesar Castillo, Janie Petersen, Sabiha Runa, Jazmine Johnson, Allison Wheeler, Erica White, David Bier

AMENDMENTS TO AGENDA

City Attorney Megan Zingarelli had the following update and/or change listed below:

Acceptance of \$20,000 donation from the Madison City Disability Advocacy Board to the Parks and Recreation Department will be postponed to a later date

APPROVAL OF MINUTES

MINUTES NO. 2025-15-RG DATED AUGUST 11, 2025

Council Member Powell moved to approve Minutes No. 2025-15-RG. Council Member Spears seconded. The roll call vote taken was recorded as follows:

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

JAMES CHAMBERLAIN (DISTRICT 7)

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

- Madison Greenways & Trails
- Madison Quarry Park Site Survey

PAT FREEL (DISTRICT 1)

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

- North bound Wall-Triana Highway train sign

JOHN BRUCE (DISTRICT 6)

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

- Business Privilege Act
- Exempting remote workers

JEFFERY JOHNSON (DISTRICT 4)

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

- South bound Wall-Triana Highway train sign

CONSENT AGENDA AND FINANCE COMMITTEE REPORT

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

General Operating account	\$1,979,081.19
Special General Operating accounts	\$6,103.92
ADEM Storm Drainage	\$16,258.35
Gasoline Tax & Petroleum Inspection fees	\$16,244.70
Street Repair & Maintenance	\$798.49
CIP Bond Accounts	\$10,147.18
Library Building Fund	\$83,978.46
Venue Maintenance	\$3,300.00

Regular and periodic bills to be paid

Acceptance of a donation from Madison County Commissioner Steve Haraway in the amount of \$75,000. The money is to be used towards 4 – Lucas Devices and 1 – TNT 18V Rescue Tool package

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

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

- Madison City is working with Madison Utilities on trail plans in the area near Madison Quarry
- Election Day is August 26, 2025, from 7:00am – 7:00pm
- Thank you to City Clerk-Treasurer, Lisa Thomas & her team
- Thank you to Communications & External Affairs Officer Deidre Brisco
- August 21, 2025, is the last day for Absentee ballot
- Civic Awareness Academy is accepting applications through August 29, 2025
- Budgets are in process

COUNCIL DISTRICT NO. 1 MAURA WROBLEWSKI

Absent

COUNCIL DISTRICT NO. 2 CONNIE SPEARS

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

- As of July 31, 2025, Revenues actuals are 89.42% of our budget
- This is above where they were last year at this time
- Expenses are less for this year than they were last year

COUNCIL DISTRICT NO. 3 TEDDY POWELL

Absent

COUNCIL DISTRICT NO. 4 GREG SHAW

Absent

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:

- Madison Street Festival is happening Saturday October 4, 2025

COUNCIL DISTRICT NO. 7 JOHN SEIFERT

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

- The city is paying cash for Animal Control building
- The city is paying cash for Stadium improvements

BOARD/COMMITTEE APPOINTMENTS

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. 2025-204: REZONING CERTAIN PROPERTY OWNED BY GRANT STREET, LLC, CONSISTING OF 2.84 ACRES, LOCATED ON THE NORTH SIDE OF MADISON BOULEVARD AND EAST OF RESEARCH BOULEVARD, FROM M-1 (RESTRICTED INDUSTRIAL) TO B3 (GENERAL BUSINESS) (FIRST READING 7/14/2025)

Director of Development Services Mary Beth Broeren informed the Council that this is a request to rezone property. Council President Seifert opened the floor for public comments. Council Member Spears inquired if this property was adjacent to the cemetery. Director of Development Services Mary Beth Broeren replied yes, the property is adjacent to the cemetery. There being no other comments, Council President Seifert closed the floor and entertained a motion from Council. Council Member Bartlett moved to approve Proposed Ordinance No. 2025-204. Council Member Denzine seconded. The roll call vote was taken and recorded as follows:

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

Motion carried.

PROPOSED ORDINANCE NO. 2025-207: ZONING CERTAIN PROPERTY OWNED BY THE CHURCH OF JESUS CHRIST LATTER-DAY SAINTS CONSISTING OF 13.98 ACRES, LOCATED ON THE SOUTH SIDE OF GILLESPIE ROAD AND EAST OF BROWNS FERRY ROAD, TO AG (AGRICULTURE) UPON ANNEXATION (FIRST READING 7/14/2025)

Director of Development Services Mary Beth Broeren informed the Council that this is a request to rezone property upon annexation. Council President Seifert opened the floor for public comments. There being no comments, Council President Seifert closed the floor and entertained a motion from Council. Council Member Denzine moved to approve Proposed Ordinance No. 2025-207. Council Member Spears seconded. The roll call vote was taken and recorded as follows:

Council Member Karen Denzine	Aye
Council Member Connie Spears	Aye

Council Member John Seifert	Aye
Council Member Maura Wroblewski	Absent
Council Member Teddy Powell	Absent
Council Member Greg Shaw	Absent
Council Member Ranae Bartlett	Aye

Motion carried.

PROPOSED ORDINANCE NO. 2025-210: ZONING CERTAIN PROPERTY OWNED BY TIMOTHY & CARLY HOGGARD AND ETHAN & KENDI COLLINS CONSISTING OF 1.43 ACRES, LOCATED ON THE NORTH SIDE OF CEDAR ACRES DRIVE AND WEST OF BURGREN ROAD, TO R-1A (LOW DENSITY RESIDENTIAL) UPON ANNEXATION (FIRST READING 7/14/2025)

Director of Development Services Mary Beth Broeren informed the Council that this is a request to rezone property upon annexation. Council President Seifert opened the floor for public comments. There being no comments, Council President Seifert closed the floor and entertained a motion from Council. Council Member Spears moved to approve Proposed Ordinance No. 2025-210. Council Member Denzine seconded. The roll call vote was taken and recorded as follows:

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

Motion carried.

DEPARTMENTAL REPORTS

COURT

RESOLUTION NO. 2025-258-R: REAPPOINTING PRESIDING MUNICIPAL JUDGE AND ASSOCIATE MUNICIPAL JUDGE

Council Member Spears moved to approve Resolution No. 2025-258-R. Council Member Bartlett seconded. The vote was taken and recorded as follows:

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

Motion carried.

ENGINEERING

RESOLUTION NO. 2025-248-R: AWARDING A CONTRACT TO GRAYSON CARTER & SON CONTRACTING, INC., IN THE AMOUNT OF \$810,173.30 FOR THE BALCH ROAD AND GOOCH LANE ROUNDABOUT PROJECT (TO BE PAID FROM FUND 38-150-000-2941-25)

Council Member Spears moved to approve Resolution No. 2025-248-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	Absent
Council Member Teddy Powell	Absent
Council Member Greg Shaw	Absent
Council Member Ranae Bartlett	Aye
Council Member Karen Denzine	Aye

Motion carried.

LEGAL

ORDINANCE NO. 2025-263: AUTHORIZING THE WATER & WASTEWATER BOARD OF THE CITY OF MADISON, D/B/A MADISON UTILITIES, TO DISPOSE OF CERTAIN REAL PROPERTY (FIRST READING)

This is a first reading only

PLANNING

PROPOSED ORDINANCE NO. 2025-205: ASSENTING TO THE ANNEXATION OF CERTAIN PROPERTY OWNED BY THE CHURCH OF JESUS CHRIST LATTER-DAY SAINTS LOCATED ON THE SOUTH SIDE OF GILLESPIE ROAD, EAST OF BROWNS FERRY ROAD (FIRST READING 7/14/2025)

Council Member Denzine moved to approve Proposed Ordinance No. 2025-205. Council Member Spears seconded. The vote was taken and recorded as follows:

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

Motion carried.

PROPOSED ORDINANCE NO. 2025-208: ASSENTING TO THE ANNEXATION OF CERTAIN PROPERTY OWNED BY TIMOTHY & CARLY HOGGARD AND ETHAN & KENDI COLLINS LOCATED ON THE NORTH SIDE OF CEDAR ACRES DRIVE, WEST OF BURGEE ROAD (FIRST READING 07/14/2025)

Council Member Spears moved to approve Proposed Ordinance No. 2025-208. Council Member Denzine seconded. The vote was taken and recorded as follows:

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

Motion carried.

PROPOSED ORDINANCE NO. 2025-253: VACATION OF UTILITY AND DRAINAGE EASEMENT LOCATED WITHIN LOTS 40-41, 44-45, 47-50, AND 85-86 OF HERITAGE HILLS PHASE 3 SUBDIVISION (FIRST READING)

This is a first reading only

RESOLUTION NO. 2025-259-R: AUTHORIZING AN AGREEMENT WITH CORE DISTINCTION GROUP, LLC, FOR A HOTEL MARKET FEASIBILITY STUDY FOR A DOWNTOWN PROPERTY WITH COST TO BE SPLIT 50-50 WITH PROPERTY OWNER (CITY PORTION OF COST \$8,750, TO BE PAID FROM PLANNING DEPARTMENT BUDGET)

Council Member Spears moved to approve Resolution No. 2025-259-R. Council Member Bartlett seconded. The vote was taken and recorded as follows:

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

Motion carried.

MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS

Election Day is Tuesday, August 26, 2025, from 7:00am – 7:00pm

ADJOURNMENT

Having no further business to discuss Council Member Spears moved to adjourn. The roll call vote was taken and recorded as follows:

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

Council Member Karen Denzine
Council Member John Seifert

Aye
Aye

Motion carried.

The meeting was adjourned at 5:35 p.m.

Minutes No. 2025-16-RG, dated August 18th, 2025, read, approved and adopted this 8th day of September 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