



**MINUTES NO. 2023-18-RG
REGULAR CITY COUNCIL MEETING
OF MADISON, ALABAMA
September 25, 2023**

The Madison City Council met in regular session on Monday, September 25, 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 Cody Edger, Cornerstone Word of Life 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	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 Director Chris White, Information Technology Support Technician Garrett Gillott, Police Chief Johnny Gandy, Fire Chief David Bailey, City Engineer Michael Johnson, Finance Director Roger Bellomy, Director of Public Works Kent Smith, Director of Parks & Recreation Kory Alfred, and Director of Development Services Mary Beth Broeren.

Public Attendance registered: Jeff Birdwell, Joseph Santor, Cesar Castillo, Jean Ann Benefield, Margi Daly, Stephen Monks, Jeanne Monks, Jennifer Coe, Walt Anderson, Cody Edger, Ron Wroblewski, Bernadette Mayer, Rosalie Holcombe, Sheila Peoples, Jocelyn Broer, Cindy Sensenberger

AMENDMENTS TO AGENDA

City Attorney Brian Kilgore had the following updates and/or changes listed below:

Resolution No. 2023-308-R: City Attorney Brian Kilgore asked to remove due to canine Bruno working one more month. This item will then be brought back before Council.

Council Member Seifert added to Board and Committees an addition of an appointment to the Recreation Advisory Board. With no more amendments to the agenda, Council President Bartlett approved the agenda.

APPROVAL OF MINUTES

MINUTES NO. 2023-17-RG DATED SEPTEMBER 11, 2023

Council Member Wroblewski moved to approve Minutes No. 2023-17-RG. Council Member Spears seconded. The roll call vote taken was recorded as follows:

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

Motion carried.

PRESENTATIONS AND AWARDS

None

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 was 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.*

BERNADETTE MAYER (DISTRICT 5) HEATHERWOOD SUBDIVISION

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

- Objection of time limit on public comments
- Request that all Council Members speak into microphone.
- City communication issues
- City budget concerns

STEPHEN MONKS (DISTRICT 5)

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

- Commended the Council
- Drainage issue concerns from neighbor's pool

- Airbnb concern in neighborhood

WALT ANDERSON

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

- Christmas Parade location request in downtown Madison.

ANGELA GARY

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

- Council confidentiality concerns
- Just FOIA request complaint

BRANDY BOOTH

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

- Expressed thanks to Council for successful downtown events.
- Downtown Madison "the heart of the city"
- Christmas parade location request

JENNIFER COE (DISTRICT 5) ASHLEY ESTATES

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

- Toyota locker expansion objection
- Street lighting concerns
- Reflectors on pavement for public safety
- Infrastructure for Toyota field
- Building codes

MARGI DALY (DISTRICT 6)

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

- Fire Safety
- Stadium upgrade objections
- Budget concerns
- Hexagon concerns

JEFF JOHNSON

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

- Timeline for repaving and construction project on Wall Triana

CONSENT AGENDA AND FINANCE COMMITTEE REPORT

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

General Operating account	\$1,739,230.73
ADEM Storm Drainage	\$760.00
1/2 Cent Capital Replacement	\$133,361.88
Gasoline Tax & Petroleum Inspection fees	\$8,371.68
Street Repair and Maintenance	\$4,535.70
CIP Bond Accounts	\$309,338.27
Library Building Fund	\$570.36
Venue Maintenance	\$4,749.00
Fire CPR	\$1,148.80

Regular and periodic bills to be paid:

Resolution No. 2023-307-R:

Declaring certain property formerly used by the Police Department as surplus and of negligible value and authorizing the disposal of said property.

Resolution No. 2023-325-R:

Acceptance of settlement from Alabama Municipal Insurance Corporation, Claim No. 060114HM, for hail damage to a Police vehicle, on June 24, 2023 (\$7,985.26 to be deposited into General Operating account)

Authorization of payment to Enfinger Development, Inc. in the amount of \$56,352.06 for work performed on Project No. 22-034 | Madison Branch Boulevard roundabout (to be paid from Fund 38)

Authorizing Engineering Department to solicit requests for quotes for construction of ADA ramps in Homeplace Subdivision (to be paid from Engineering Department budget)

Authorize the Engineering Department to solicit quotes for tree clearing on Project No. 20-008 | Browns Ferry Culvert Replacement (to be paid from Engineering Department budget)

Authorization to solicit bids for the construction of Project No. 22-040 (Gillespie Rd. & Wall Triana Hwy Traffic Signal)

Approval of Purchase Order for Terrell Technical Services, Inc., for a limited asbestos containing building materials survey for the Farley-Wann House in the amount of \$1,750.00 (to be paid from Wann House Reconstruction)

Approval to accept Senior Center donation from L. Tucker for \$30.00

Authorization to solicit bids for softball field fencing at Hexagon Complex

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

Council Member Teddy Powell	Aye
Council Member Connie Spears	Aye
Council Member Ranae Bartlett	Aye
Council Member Maura Wroblewski	Aye
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:

- Christmas Parade location update
- Repaving and construction update

Mayor Finley acknowledged the idea that the community enjoyed the Christmas Parade in the past in downtown Madison, but expressed due to safety concerns the Christmas Parade will take place on Hughes Road.

COUNCIL DISTRICT NO. 1 MAURA WROBLEWSKI

RESOLUTION NO. 2023-280-R - APPROVING A STAFFING PLAN FOR THE FACILITIES & GROUNDS DEPARTMENT

Council Member Wroblewski moved to approve Resolution No. 2023-280-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 Ranae Bartlett	Aye
Council Member Teddy Powell	Aye
Council Member Greg Shaw	Absent
Council Member Karen Denzine	Nay

Council Member John Seifert

Aye

Motion carried.

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

- Congratulated Judy Ryles on her upcoming retirement and many years of service.

COUNCIL DISTRICT NO. 2 CONNIE SPEARS

RESOLUTION NO. 2023-235-R- CITY OF MADISON FY 2024 ANNUAL OPERATING BUDGET

Council Member Spears shared that after the last work session she met with Mayor Finley and went through line by line the new proposed budget. She stated that the 1.5 million dollars that was proposed for the suites at Toyota Field has been taken out of that budget. Council Member Spears also shared that 1.5 million dollars has been put back into fire and safety as well as the community center.

Mayor Finley and Council members further discussed budget items which concluded Mayor Finley pinpointing the following.

- Recommending a step increase for all employees (seventh straight year)
- No increase to employee insurance payments
- COLA increase
- Toyota Field renovations

Director of Development Mary Beth Broeren appeared before the Council and shared information pertaining to population growth and updated information on the comprehensive study.

- Timeframe of consulting firm and reason for delay
- Drafting of chapters phases
- Future build- out population
- Implementation actions

Council Member Wroblewski moved to approve Resolution No. 2023-235-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 Ranae Bartlett	Aye
Council Member Teddy Powell	Aye
Council Member Greg Shaw	Absent
Council Member Karen Denzine	Nay
Council Member John Seifert	Aye

Motion carried.

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

- Congratulated Judy Ryles for her hard work and dedication.

COUNCIL DISTRICT NO. 3 TEDDY POWELL

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

- Thanked Director of Finance Roger Bellomy and Mayor’s office for getting budget to finance
- Thanked Chief Gandy and Chief Bailey for their service in the community.
- Thanked Parks and Rec
- Thanked Director of Development Services Mary Beth Broeren
- Opposition of Christmas Parade not being Downtown

COUNCIL DISTRICT NO. 4 GREG SHAW

Absent

COUNCIL DISTRICT NO. 5 RANAE BARTLETT

RESOLUTION NO. 2023-317-R: AUTHORIZING ARCHIVING AND STREAMING OF SEPTEMBER 19TH WORK SESSION

Council Member Wroblewski moved to approve Resolution No. 2023-317-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	Aye
Council Member Greg Shaw	Absent
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:

- Reminded the public of the Madison Police Citizens Advisory Committee (MPCAC) meeting will be held at the Madison Library tomorrow night, topic is “Meet the Leaders.”
- Madison Street Festival starts at 9 a.m. on October 7th.
- Thanked community businesses that are contributing to the Madison Street Festival

COUNCIL DISTRICT NO. 7 JOHN SEIFERT

No new business to report.

BOARD/COMMITTEE APPOINTMENTS

ADDITION TO THE RECREATION ADVISORY BOARD APPOINTMENTS:

Council Member Seifert nominated John Campbell for a new appointment. There being no further nominations, Mr. Campbell 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.

PROPOSED ORDINANCE NO. 2023-243: ZONING CERTAIN PROPERTY OWNED BY BRIAN AND KELLY HAYES LOCATED AT 29396 TRIBBLE ROAD TO R-1A (LOW DENSITY RESIDENTIAL DISTRICT) (FIRST READING 08/14/2023)

Director of Development Mary Beth Broeren presented a visual of the property proposing annexation. She informed the Council that the property is approximately 1 to 1.07 acres and meets the growth policy. Director of Development Mary Beth Broeren stated that there were no comments against the item when it went before the Planning Commission.

Council President Bartlett opened the floor for public comments regarding this request. Ms. Mayer appeared before the Council and addressed her concerns with the rezoning. There being no further comments from the public, Council President Bartlett closed the floor and entertained a motion from Council.

Council Member Wroblewski moved to approve Proposed Ordinance No. 2023-243. Council Member Spears seconded. The roll call 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	Aye
Council Member Greg Shaw	Absent
Council Member Karen Denzine	Aye
Council Member John Seifert	Aye

Motion carried.

RESOLUTION NO 2023-259-R: ASCERTAINING, FIXING AND DETERMING THE AMOUNT OF ASSESSMENT TO BE CHARGED AS A WEED LIEN FOR 180 DUSTY TRAIL - ASSESSMENT FEE OF \$669.70 (CONTINUED FROM 08/28/2023)

Council President Bartlett informed Council that itemized reports have been presented showing the cost of removing weed instances from the property. Council President Bartlett stated that a report has previously been sent to the owner of the lot.

Council President Bartlett opened the floor for public comments regarding this request. Ms. Daly appeared before the Council in opposition to this weed lien. There being no further comments from the public, Council President Bartlett closed the floor and entertained a motion from Council.

City Attorney Brian Kilgore clarified with Council that ample time has been given as well as following the proper statutory process to allow property owner ample time to redeem.

Council Member Seifert moved to approve Resolution No. 2023-259-R. Council Member Powell seconded. The roll call vote was taken and recorded as follows:

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

Motion carried.

RESOLUTION NO. 2023-289-R: ASCERTAINING, FIXING, AND DETERMINING THE AMOUNT OF ASSESSMENT TO BE CHARGED AS A WEED LIEN FOR 8135 OLD MADISON PIKE - ASSESSMENT FEE OF \$545.25

Council President Bartlett informed Council that itemized reports have been presented showing the cost of removing weed instances from the property. Council President Bartlett stated that a report has previously been sent to the owner of the lot. Council President Bartlett opened the floor for public comments regarding this request.

Ms. Angela Gary and Ms. Margi Daly appeared before the Council in opposition to this weed lien. There being no further comments from the public, Council President Bartlett closed the floor and entertained a motion from Council.

Council Member Powell moved to approve Resolution No. 2023-289-R. Council Member Seifert seconded. The roll call vote was taken and recorded as follows:

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

Motion carried.

RESOLUTION NO. 2023-309-R: REQUEST FOR AN OFF-PREMISES BEER AND WINE LICENSE FROM BJ'S WHOLESALE CLUB INC. DOING BUSINESS AS BJ'S WHOLESALE CLUB STORE # 236, FOR THEIR LOCATION AT 165 GRAPHICS DRIVE, MADISON, ALABAMA 35758

Deputy Revenue Officer Ivon Williams informed Council that this was a new request for the location and added that everything is in order for Council action. Council President Bartlett opened the floor for public comments regarding this request. Ms. Margi Daly appeared before the Council and shared her concerns about this resolution. There being no further comments from the public, Council President Bartlett closed the floor and entertained a motion from Council.

Council Member Wroblewski moved to approve Resolution No. 2023-309-R. Council Member Powell seconded. The roll call vote was taken and recorded as follows:

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

Motion carried.

RESOLUTION NO. 2023-310-R: REQUEST BY BJ'S WHOLESALE CLUB INC. DOING BUSINESS AS BJ'S WHOLESALE CLUB STORE #236, FOR A LOUNGE RETAIL LIQUOR-CLASS II (PACKAGE) LICENSE AT THEIR LOCATION AT 165 GRAPHICS DRIVE SUITE A, MADISON, ALABAMA 35758

Deputy Revenue Officer Ivon Williams informed the Council that this was a new request for this location and added that everything is in order for Council action. Council President Bartlett opened the floor for public comments regarding this request. Ms. Margi Daly appeared before Council and shared her concerns. There being no further comments from the public, Council Bartlett closed the floor and entertained a motion from Council.

Council Member Wroblewski moved to approve Resolution No. 2023-310-R. Council Member Powell seconded. The roll call vote was taken and recorded as follows:

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

Motion carried.

DEPARTMENTAL REPORTS

LEGAL

RESOLUTION NO. 2023-249-R: AUTHORIZING AN AGREEMENT WITH MADISON UTILITIES FOR THE PLACEMENT OF METER READERS ON CITY UTILITY POLES

Council Member Powell moved to approve Resolution No. 2023-249-R. Council Member Spears seconded. Council Member Denzine asked for clarification on the meter for the poles. Council Member Spears stated that it's a meter reader, a radio receptor on the pole that reads the meters within so many feet in an area. City Attorney Brian Kilgore specified to the Council that the city has approval over where the meter reader is placed and how it is placed. Council Member Denzine asked about the cost and City Attorney Brian Kilgore shared that it's \$25.00 per permit for each of the meters. The vote was taken and recorded as follows:

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

Motion carried.

PLANNING

PROPOSED ORDINANCE NO. 2023-241: ASSENTING TO THE ANNEXATION OF CERTAIN PROPERTY OWNED BY BRIAN AND KELLEY HAYES LOCATED AT 29396 TRIBBLE ROAD (FIRST READING 08/14/2023)

Council Member Spears moved to approve Proposed Ordinance No. 2023-241. Council Member Powell seconded. Council Member Seifert asked if this proposed ordinance fit into the growth plan. Director of Development Mary Beth Broeren stated that it does. The vote was taken and recorded as follows:

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

Motion carried.

RESOLUTION NO. 2023-311-R: AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH GILBERT, MCLAUGHLIN, CASELLA ARCHITECTS FOR TOYOTA FIELD IN THE AMOUNT OF \$193,000 (TO BE PAID FROM MULTI-USE VENUE MAINTENANCE FUND CHECKING)

Council Member Powell moved to approve Resolution No. 2023-311-R. Council Member Spears seconded. Council Member Seifert asked Director of Development Services

Mary Beth Broeren what the benefit of building above and beyond what Major League Baseball required. Council Member Seifert wanted an idea on the cost return of the investment. He verified with the Council that the return on the investment would be identified before a vote was placed.

Mayor Finley reassured Council Seifert that was correct. Council Member Denzine expressed a few concerns. She shared that she believed the role of the City Government was for basic services of the citizens such as safety. Council Member Denzine pointed out her concern with the stadium and the citizens opposed paying for the stadium itself. Council Member Denzine asked for clarification on willing investors to help with the renovation bill. Council Member Seifert stated that the cost analysis still must be done for a potential cost benefit.

Council Member Seifert stressed to the Council that the discussion cannot move forward until the drawings are completed. Director of Services Mary Beth Broeren shared that the new visitor clubhouse is supposed to be open and operational for the start of the 2025 season. The vote was taken and recorded as follows:

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

Motion carried.

PROPOSED ORDINANCE NO. 2023-314: AMENDING CHAPTER 8 OF THE CITY CODE TO INCLUDE REGULATIONS AND AN APPEAL PROCESS FOR MURAL APPLICATIONS.

This was a first reading.

PROPOSED ORDINANCE NO. 2023-315: AMENDING CHAPTER 28 OF THE CITY CODE TO ESTABLISH A MURAL ADVISORY BOARD

This was a first reading.

MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS

None

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	Absent

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

Aye
Aye
Aye

Motion carried.

The meeting was adjourned at 7:54 p.m.

Minutes No. 2023-18-RG, dated September 25th, 2023, read, approved, and adopted this 9th day of October 2023.

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

Kerri Sulyma
Recording Secretary