



**MINUTES NO. 2024-18-RG
REGULAR CITY COUNCIL MEETING
OF MADISON, ALABAMA
September 23, 2024**

The Madison City Council met in regular session on Tuesday, September 23, 2024, 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 Pro Tem John Seifert.

Pastor Troy Garner from The Fellowship of Faith Church provided the invocation followed by the Pledge of Allegiance led by Girl Scout Kate Bagwell.

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	Present
Council District No. 5 Ranae Bartlett	Absent
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 Megan Zingarelli, 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 Development Services Mary Beth Broeren, Economic and External Affairs Officer Traci Gillespie, and Senior Human Resources Coordinator Mia Powers.

Public Attendance registered: Kenneth Jackson, Kaye Goldthorpe, Eric Walker, Jocelyn Broer, Miranda Cassell, Lori Bond, Patricia Sams and Girl Scouts from Troop 404.

AMENDMENTS TO AGENDA

None

APPROVAL OF MINUTES

MINUTES NO. 2024-17-RG DATED SEPTEMBER 9, 2024

Council Member Powell moved to approve Minutes No. 2024-17-RG. Council Member Spears seconded. The roll call vote taken was recorded as follows:

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

Motion carried.

MINUTES NO. 2024-09-WS DATED SEPTEMBER 9, 2024

Council Member Powell moved to approve Minutes No. 2024-09-WS. Council Member Shaw seconded. The roll call vote taken was recorded as follows:

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

Motion carried.

PRESENTATIONS AND AWARDS

PRESENTATION OF PROCLAMATION BY MAYOR DESIGNATING THE MONTH OF SEPTEMBER 2024 AS NATIONAL SUICIDE PREVENTION MONTH. PROCLAMATION TO BE PRESENTED TO MR. ERIC WALKER, BOARD MEMBER OF AMERICAN FOUNDATION FOR SUICIDE PREVENTION ALABAMA

Mayor Finley presented the Proclamation for September 2024 as National Suicide Prevention Month to Mr. Eric Walker, Board Member of The American Foundation for Suicide Prevention Alabama. Mr. Eric Walker commented that suicide is preventable. There will be a walk in October recognizing those who struggle with suicide at Big Spring Park. A round of applause was given.

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.*

Jocelyn Broer (DISTRICT 4)

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

- Infrastructure concerns with recent housing developments
- Resolution No. 2024-314-R

CONSENT AGENDA AND FINANCE COMMITTEE REPORT

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

General Operating account	\$1,579,914.38
½ Cent Infrastructure	\$11,443.70
Gasoline Tax & Petroleum Inspection fees	\$7,235.24
CIP Bond Accounts	\$98,398.56
Library Building Fund	\$83,826.49
Venue Maintenance	\$12,800.00
Fire CPR	\$1,155.50

Regular and periodic bills to be paid

Resolution No. 2024-316-R: Acceptance of settlement from Alabama Municipal Insurance Corporation on Claim No. 062455 for damage to 2014 Dodge Charger. A loss occurred on the 14th day of August 2024. The loss upon the best knowledge and belief of insured was caused by a collision. The actual loss and damage to the described automobile was \$2,263.50. The deductible for this loss is \$500.00 resulting in the accepted and full settlement of \$1,763.50.

Resolution No. 2024-317-R: Authorizing an agreement with TransUnion Risk and Alternative Data Solutions, Inc. (\$100 monthly to be paid from Court Department budget)

Resolution No. 2024-319-R: Authorizing renewal of supplemental insurance (to be paid from General Operating budget)

Resolution No. 2024-322-R: Authorizing Amended MARS Agreement with the City of Huntsville (\$2,550.11/month to be paid from the Parks and Recreation Department's budget)

Resolution No. 2024-325-R: Authorizing a Subscription Services Agreement with Contruent, LLC, for ProcureWare bid management software in the amount of \$9,915.75 (to be paid from General Services Special Projects)

Authorization of payment to GPR-South Madison LLC pursuant to Resolution No. 2024-162-R approved on July 8, 2024 (\$300,000 to be paid from General Services Special Projects)

Authorization for the Engineering Department to solicit bids for Project 22-038
Hardiman & Burgreen signal

Authorizing payment of invoice from NextSite, LLC for AlphaMap web-based GIS
Software in the amount of \$12,995.00 (to be paid from Planning Department budget)

Acceptance of donation from Madison Industrial Development Board to assist with
funding the design of Project No. 24-023 | Royal Drive Extension, Phase 1 (\$75,000 to
be deposited into Fund 38)

Council Member Shaw seconded. Council Member Denzine asked why the MARS
agreement is a monthly contract rather than an annual contract? City Attorney Megan
Zingarelli responded that the Parks and Rec Department has requested that the contract be
monthly. The Parks and Rec department is hoping to create a city employment position soon.
Council Member Denzine asked for clarity on the authorization of payment to GPR-South
Madison LLC. Director of Development Services Mary Beth Broeren responded that this is the
first payment for the Aldi Grocery Store project on Madison Boulevard. The roll call vote to
approve the Consent Agenda was taken and recorded as follows:

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

- Excited about the Madison Street Festival happening Saturday October 5th

COUNCIL DISTRICT NO. 1 MAURA WROBLEWSKI

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

- Thanked the Trash Pandas and the City's First Responders for the 9/11 Memorial Stair
Climb Ceremony
- Thanked the Facilities and Grounds Department for installing the water bottle filler at
the Madison Library
- Thank you to all who came out to the library book sale; proceeds go toward programs
at the library
- Thank you to Mayor Finley for the invitation to the Chamber Golf Tournament
- Inquired if a train light can be installed when coming north on Sullivan Street

COUNCIL DISTRICT NO. 2 CONNIE SPEARS

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

- Tuesday, September 24, 2024, Council is meeting to vote on the budget
- Thank you to everyone for their hard work on the budget, especially Finance Department Director Roger Bellomy

COUNCIL DISTRICT NO. 3 TEDDY POWELL

No new business

COUNCIL DISTRICT NO. 4 GREG SHAW

No new business

COUNCIL DISTRICT NO. 5 RANAE BARTLETT

Absent

COUNCIL DISTRICT NO. 6 KAREN DENZINE

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

- Excited about the Madison Street Festival happening Saturday October 5
- The festival offers music, arts and crafts, food, and youth areas
- To volunteer, visit madisonstreetfestival.org
- The Wellstone Pediatric Mental Health Center had their ribbon cutting and is now open
- Congratulated the Trash Pandas and the City’s First Responders for the wonderful 9/11 Memorial Stair Climb Ceremony
- Shout out to the Fire Fighters, they completed the climb in their full gear

COUNCIL DISTRICT NO. 7 JOHN SEIFERT

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

- Thank you to the Police Department and SROs for their response Friday night at the football game
- Expressed his appreciation for the Department’s professionalism
- Special Called Meeting on Tuesday September 24, 2024, at 5:30, to vote on budget

RESOLUTION NO. 2024-315-R: AUTHORIZING THE ARCHIVING OF THE SEPTEMBER 9, 2024, CITY COUNCIL WORK SESSION

Council President Pro Tem Seifert moved to approve Resolution No. 2024-315-R. Council Member Powell seconded. The roll call vote was taken and recorded as follows:

Council Member John Seifert Aye

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

Motion carried.

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. 2024-232: AMENDING ARTICLE IV, SECTION 4-15 OF THE ZONING ORDINANCE REGARDING THE DOWNTOWN REDEVELOPMENT INCENTIVE (DRI) OVERLAY DISTRICT (FIRST READING 8/12/2024)

Director of Development Services Mary Beth Broeren informed Council that this is a request to amend article IV, Section 4-15 of the zoning ordinance regarding the Downtown Redevelopment Incentive. The Planning Department is proposing to expand the area of the district around 5.5 acres.

Council President Pro Tem Seifert opened the floor for public comments regarding this request. There being none, he then closed the floor and entertained a motion from Council. Council Member Spears asked what was the advantage of broadening the redevelopment district? Director of Development Services Mary Beth Broeren responded that the area was formerly a part of the DRI Overlay District, and they would like to make it a part of the district again.

Council Member Shaw moved to approve Proposed Ordinance No. 2024-232. Council Member Powell seconded. The roll call vote was taken and recorded as follows:

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

Motion carried.

DEPARTMENTAL REPORTS

ENGINEERING

PROPOSED ORDINANCE NO. 2024-303: VACATION OF UTILITY AND DRAINAGE EASEMENT LOCATED WITHIN LOT 2B OF MADISON TOWNE CENTRE SUBDIVISION (FIRST READING 09/09/2024)

Council Member Wroblewski moved to approve Proposed Ordinance No. 2024-303. Council Member Powell seconded. The vote was taken and recorded as follows:

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

Motion carried.

PLANNING

PROPOSED ORDINANCE NO. 2024-305: VACATION OF UTILITY AND DRAINAGE EASEMENT LOCATED WITHIN 113 BRYDON CIRCLE, LOT 56 OF BUCKINGHAM PHASE THREE SUBDIVISION (FIRST READING)

This is the First Reading only

PROPOSED ORDINANCE NO. 2024-312: VACATION OF UTILITY AND DRAINAGE EASEMENT LOCATED WITHIN 244 YANCY ROAD, LOT 4 BLOCK 5 OF CHICKASAW ESTATES SUBDIVISION (FIRST READING)

This is the First Reading only

RESOLUTION NO. 2024-314-R: APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MADISON, ALABAMA AND DAVIDSON HOMES, LLC, ET AL. FOR PROPERTY LOCATED ON THE WEST SIDE OF BOWERS ROAD, SOUTH OF HUNTSVILLE-BROWNS FERRY ROAD

Director of Development Services Mary Beth Broeren informed Council this is a development agreement between The City of Madison and Davidson Homes. The property is 89 acres on the West side of Bowers Road and South of Huntsville Browns Ferry Road. The development agreement limits the number of homes to 198 single family homes. The project is proposed in three phases, with 66 units per phase with a time frame of 18 months per phase. No certificate of occupancy until 2026. The zoning requested is a cluster zoning which requires a Concept Plan. There is a Public Hearing set for October 14. Council Member Wroblewski asked the price point for these homes? Director of Development Services Mary Beth Broeren

responded she did not know the price point. Council Member Wroblewski asked how large the homes would be? Director of Development Services Mary Beth Broeren responded the lots would be 80 foot wide. Council Member Denzine asked why we would approve the development agreement before the zoning is changed? Director of Development Services Mary Beth Broeren responded that the development agreement gives The City some assurances as to what the development may be. Council Member Spears asked if this development will be connected to a Greenway? Director of Development Services Mary Beth Broeren responded that there is no Greenway. There is a proposed Inner connectivity route.

Council Member Shaw moved to approve Resolution No. 2024-314-R. Council Member Powell seconded. The vote was taken and recorded as follows:

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

Motion carried.

RESOLUTION NO. 2024-283-R: SETTING A PUBLIC HEARING ON PROPOSED RESOLUTION NO. 2024-284-R; VACATING A PORTION OF LIME QUARRY ROAD RIGHT-OF-WAY (POST NOTICE BY 10/7/2024, PUBLIC HEARING 10/14/2024)

Director of Development Services Mary Beth Broeren asked Council to set a Public Hearing for October 14, 2014, for a Vacation of Right-of-way for Lime Quarry Road.

Council Member Shaw moved to approve Resolution No. 2024-283-R. Council Member Powell seconded. The vote was taken and recorded as follows:

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

Motion carried.

POLICE

RESOLUTION NO. 2024-313-R: AUTHORIZING A MEMORANDUM OF UNDERSTANDING WITH AEA FOR PARTICIPATION IN THE ALABAMA DRUG ENFORCEMENT TASK FORCE

Council Member Wroblewski moved to approve Resolution No. 2024-313-R. Council Member Powell seconded. The vote was taken and recorded as follows:

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

Motion carried.

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

Motion carried.

The meeting was adjourned at 6:49 p.m.

Minutes No. 2024-18-RG, dated September 23rd, 2024, read, approved and adopted this 26th day of September 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

Lori Spaulding
Recording Secretary