



**MINUTES NO. 2024-07-RG  
REGULAR CITY COUNCIL MEETING  
OF MADISON, ALABAMA  
April 8, 2024**

The Madison City Council met in regular session on Monday, April 08, 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 Ranae Bartlett.

Minister Andrew Itson from Madison Church of Christ provided the invocation followed by the Pledge of Allegiance led by Ranae Bartlett.

**ELECTED GOVERNING OFFICIALS IN ATTENDANCE**

Mayor Paul Finley	Absent
Council District No. 1 Maura Wroblewski	Present
Council District No. 2 Connie Spears	Absent
Council District No. 3 Teddy Powell	Present
Council District No. 4 Greg Shaw	Present
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, Deputy Revenue Officer Ivon Williams, City Attorney Brian Kilgore, Information Technology Director Chris White, Information Technology Support Technician Michelle Parker, Police Chief Johnny Gandy, Fire Chief David Bailey, City Engineer Michael Johnson, Director of Public Works Kent Smith,

Public Attendance registered: Sean Magers, Rachel Homolak, Andrew Itson, Carissa Callan, Nargi Daly, Alice Lessman, Cristie Clark, Jocelyn Broer, Jennifer Coe, John Rankin, Travis Cummings

**AMENDMENTS TO AGENDA**

None

**APPROVAL OF MINUTES**

**MINUTES NO. 2024-06-RG DATED MARCH 25, 2024**

Council Member Shaw moved to approve Minutes No. 2024-06-RG. Council Member Powell seconded. The roll call vote taken was recorded as follows:

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

Motion carried.

### **APPROVAL OF MINUTES**

#### **MINUTES NO. 2024-03-WS DATED MARCH 27, 2024**

Council Member Powell moved to approve Minutes No. 2024-03-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	Aye
Council Member Connie Spears	Absent
Council Member Maura Wroblewski	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 APRIL 2024 AS FAIR HOUSING MONTH IN THE CITY OF MADISON, AL. PROCLAMATION TO BE PRESENTED TO HAAR (HUNTSVILLE AREA ASSOCIATION OF REALTORS)**

Members of HAAR appeared before Council and Council President Bartlett on behalf of Mayor Finley to accept the Proclamation designating the month of April 2024 as "Fair Housing Month in the City of Madison.

#### **PROCLAMATION BY MAYOR FINLEY DESIGNATING THE MONTH OF APRIL 2024 AS NATIONAL VOLUNTEER MONTH IN THE CITY OF MADISON, AL. PROCLAMATION TO BE PRESENTED TO MADISON VISIONARY PARTNERS.**

Members of MVP appeared before Council and Council President Bartlett on behalf of Mayor Finley to accept the Proclamation designating the month of April 2024 as "National Volunteer Month" in the City of Madison.

**MADISON VISIONARY AWARDS FINALISTS AND WINNERS RECOGNIZED BY  
MADISON VISIONARY PARTNERS EXECUTIVE DIRECTOR MELANIE THORNTON**

Madison Visionary Awards Finalists and winners were recognized by Madison Visionary Partners Executive Director Melanie Thornton.

- Volunteer of the Year -Sandy Weisner
- Philanthropic Businessperson of the Year- Alice Lessman
- Philanthropic Businessperson of the Year Finalist -Christie Clark
- Madison Visionary of the Year- John Rankin

**LIBRARY OPERATIONS UPDATE BY MADISON FRIENDS OF THE LIBRARY**

Rescheduled for April 22, 2024

**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).*

**RACHEL HOMOLAK (DISTRICT 4)**

Ms. Homolak appeared before Council to voice her concerns on the following items:

- Objections to the children's book "Let's Talk about It" found at the Huntsville, Madison County Library.
- Book bans

**CARISSA CALLAN**

Ms. Callan appeared before Council to voice her concerns on the following item:

- Concerned about the change in library books over the years
- Requesting a library section by age for children to have access to

**JOCELYN BROER (DISTRICT 4)**

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

- Asked for clarity on the appointed school board member selection
- Shared information on the complaint process through the library

**MARGI DALY (DISTRICT 6)**

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

- Objection to MVP
- Rice Advisory annual contract
- Professional service agreement with Taylor Properties
- Payments for the Professional architect services funds
- MOU with HH Health Emergency Medical Services
- Insurance concerns
- Objection to agreement change with Motorola Solutions
- Objection to the lease-purchase agreement for the Panasonic Toughbook's
- Everstead's gate objection

**JENNIFER COE (DISTRICT 5)**

Ms. Coe appeared before Council to voice her concerns on the following items:

- Resolution No. 2024-106-R-pertaining to Rice Advisory

**CONSENT AGENDA AND FINANCE COMMITTEE REPORT**

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

General Operating account	\$1,647,271.05
Special General Operating Accounts	\$4,500.81
ADEM Storm Drainage	\$9,773.75
1/2 Cent Capital Replacement	\$66,249.38
Gasoline Tax & Petroleum Inspection fees	\$15,273.59
TVA Tax	\$2,796.68
Street Repair and Maintenance	\$1,434.51
Library Building Fund	\$4,003.14
Venue Maintenance	\$25,687.93

Regular and periodic bills to be paid

**Resolution No. 2024-104-R:** Acceptance of 1st party deductible recovered for Alabama Municipal Insurance Corporation Claim No. 059436AK for incident which occurred on March 3, 2023 (\$500.00 to be deposited into General Operating account)

**Resolution No. 2024-106-R:** Authorizing a contract with Rice Advisory, LLC for fiscal and financial advisory services.

Authorize the Engineering Department to solicit quotes for Project 24-015 | rewiring traffic signal for Wall Triana and I-565 eastbound off ramp

Authorization of final payment to S&ME for Project 18-022 | Widening Hughes Road from Plaza Boulevard to Millsford Drive - Invoice 1207608 (\$7,613.35 to be paid from Bond 2018-C GO Warrant)

Acceptance of Ambulance (VIN 1FDXE4FS2JDC23212) from Huntsville Hospital Health System Emergency Medical Services

Acceptance of a donation from M.C. Flurer in the amount of \$25.00.

Acceptance of a donation from Madison County Commissioner, District 2 - Steve Haraway in the amount of \$500,000.00 for the Community Center Renovations.

Council Member Shaw seconded. Council member Wroblewski thanked Commissioner Steve Haraway for the generous donation. The roll call vote to approve the Consent Agenda was taken and recorded as follows:

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

Motion carried.

## **PRESENTATION OF REPORTS**

### **MAYOR PAUL FINLEY:**

Absent

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

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

- Announced the opening of Place 8 on Madison City Disability Advocacy Board (MCDAB)

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

Absent

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

No business to report

### **COUNCIL DISTRICT NO. 4 GREG SHAW**

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

- Thanked the individuals for the public comments relating to the inappropriate children's library book

### **COUNCIL DISTRICT NO. 5 RANAE BARTLETT**

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

- Rescheduled work session April 17, 2024, at 5:30 p.m.

### **COUNCIL DISTRICT NO. 6 KAREN DENZINE**

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

- Commended the citizens that shared information on selected inappropriate library books
- Congratulated all the winners that won a volunteer award
- Beautification Board spring cleaning event
- Thanked Traci Gillespie for leading the Civic Awareness Academy
- Board of Education selection

### **COUNCIL DISTRICT NO. 7 JOHN SEIFERT**

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

- Thanked individuals for bringing forward the attention of Council regarding an inappropriate library book

### **BOARD/COMMITTEE APPOINTMENTS**

Council Member Shaw nominated Tommy Overcash for re-appointment to Place 1 of the Board of Education. There being no further nominations, he was reappointed by acclamation.

Council Member Denzine congratulated Tommy Overcash for being re-appointed to Place 1 with the Board of Education. Council Member Denzine shared her appreciation for Mr. Overcash coming to the council meeting to show support. Council Member Wroblewski thanked the 15 people that applied and the 5 that were interviewed.

Council Member Wroblewski also stated the reason for her selection, stating it was based on Mr. Overcash's years of experience and his children and grandchildren being a part of the

school system. Council President Bartlett congratulated Mr. Overcash as well as thanking the Board of Education, Superintendent and Assistant Superintendent for their attendance.

## **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.*

### **RESOLUTION NO. 2024-102-R: REQUEST FOR AN ON-PREMISES BEER AND WINE LICENSE FROM ZHOU INC., DOING BUSINESS AS BANANA LEAVES, FOR THEIR LOCATION AT 9035 MADISON BOULEVARD, MADISON, AL 35758**

Deputy Revenue Officer Ivon Williams informed the Council that this is 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. There being none, she then closed the floor and entertained a motion from the Council. Council Member Shaw moved to approve Resolution No. 2024-102-R. Council Member Seifert seconded. The roll call vote was taken and recorded as follows:

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

Motion carried.

## **DEPARTMENTAL REPORTS**

### **FACILITIES & GROUNDS**

#### **RESOLUTION NO. 2024-095-R: AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH TAYLOR PROPERTIES FOR MARKETING SERVICES FOR THE SALE OF 4182 SULLIVAN STREET PROPERTY**

Council Member Seifert moved to approve Resolution No. 2024-095-R. Council Member Powell seconded. Council Member Shaw asked for clarification on the specifics of the sale of the property. Council Member Shaw asked if the city had investigated if the property would be sold

as residential or commercial. City Attorney Brian Kilgore stated that once the agreement is agreed upon by council the next step would be to engage with the real estate agent and work on the strategy. Council Member Wroblewski asked for clarification regarding the property and a potential buyer.

City Attorney Brian Kilgore stated that there was an interested buyer at one point, however once the appraisal was completed the buyer decided to not move forward with the level of the appraisal. Council President Bartlett asked for amplification regarding the information that will be pertained before the sale of the property. City Attorney Brian Kilgore explained that there is already an appraisal on hand, and it was appraised as a residential property, however; the purchaser or city would have to demolish the property to bring it into a current residential state. City Attorney Brian Kilgore stated the intent is to sale the property "as is".

Council Member Seifert shared that that the contract would return to the Council stating the terms before a final agreement is met. City Attorney Brian Kilgore clarified that the approval of the specific resolution only engages the real estate agents as far as terms, the amount offered, etc.

Council Member Shaw asked Director of Facilities and Grounds Gerald Smith if the residential property is rezoned as a commercial property would it be appraised differently. Director of Facilities and Grounds Gerald Smith shared that the information requested would have to be clarified with the appraiser. He stated that the property was appraised as residential not commercial. Council Member Wroblewski clarified that the firm selected would have the best zoning decision for the property.

City Attorney Brian Kilgore interjected and shared that Dustin Taylor specializes in commercial properties and he is handling the specific as a residential property, however he could go either way concerning the zoning selection. The 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	Absent
Council Member Greg Shaw	Aye
Council Member Karen Denzine	Aye

Motion carried.

## **FIRE & RESCUE**

### **RESOLUTION NO. 2024-080-R: AUTHORIZING AN MOU WITH HH HEALTH EMERGENCY MEDICAL SERVICES FOR EMS AND PARAMEDIC SERVICES**

Council Member Wroblewski moved to approve Resolution No. 2024-080-R. Council Member Denzine seconded. The Council thanked the partnership with HH Health Emergency Medical Services. The vote was taken and recorded as follows:

Council Member Maura Wroblewski	Aye
Council Member Connie Spears	Absent



Council Member Teddy Powell	Aye
Council Member Karen Denzine	Aye
Council Member Ranae Bartlett	Aye
Council Member Greg Shaw	Aye
Council Member John Seifert	Aye

Motion carried.

## **LEGAL**

### **RESOLUTION NO. 2024-101-R: AMENDING RESOLUTION NO. 2023-374-R TO CONFIRM THAT PAYMENTS FOR PROFESSIONAL ARCHITECT SERVICES ASSOCIATED WITH THE DESIGN/MANAGEMENT OF CONSTRUCTION OF THE PUBLIC SAFETY ANNEX CONTINUE TO BE ALLOCATED FROM ARPA FUNDS**

Council Member Powell moved to approve Resolution No. 2024-101-R. Council Member Shaw seconded. Council Member Denzine asked for the dollar value amount of the funds going into the project. City Attorney Brian Kilgore stated that originally it was 5 million that was asked for, 4 million was spent and \$900,000 remaining available. City Attorney Brian Kilgore stated that \$60,000 has been spent on the design pursuant to the contract with the Architects. He stated he didn't have the exact figures for Council but that's the ballpark figures. Council Member Denzine asked for clarification concerning the \$60,000. City Attorney Brian Kilgore clarified that the resolution is to reiterate and make it as clear as possible. The vote was taken and recorded as follows:

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

Motion carried.

## **POLICE**

### **RESOLUTION NO. 2024-065-R: AUTHORIZING A CHANGE ORDER TO AN AGREEMENT WITH MOTOROLA SOLUTIONS TO INCLUDE YEARLY TRAINING FOR FLEX RECORDS MANAGEMENT SOFTWARE**

Council Member Shaw moved to approve Resolution No. 2024-065-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	Aye
Council Member Maura Wroblewski	Aye
Council Member Connie Spears	Absent

Council Member Karen Denzine	Aye
Council Member John Seifert	Aye

Motion carried.

**RESOLUTION NO. 2024-096-R: AUTHORIZING THE RENEWAL OF AN AGREEMENT WITH IMPORT WRECKER FOR TOWING SERVICES**

Council Member Powell moved to approve Resolution No. 2024-096-R. Council Member Shaw seconded. The vote was taken and recorded as follows:

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

Motion carried.

**RESOLUTION NO. 2024-099-R: AUTHORIZING THE LEASE PURCHASE OF 60 PANASONIC TOUGHBOOKS THROUGH TIPS COOPERATIVE PURCHASING AGREEMENT (CONTRACT NO. 230105) (\$342,299.01 TOTAL AMOUNT TO BE LEASED. TO BE PAID FROM POLICE DEPARTMENT BUDGET)**

Council Member Wroblewski moved to approve Resolution No. 2024-099-R. Council Member Powell seconded. Council Member Wroblewski asked if the current equipment was sellable. Police Chief Gandy reassured Council Member Wroblewski that the Fire Department is considering the equipment. The vote was taken and recorded as follows:

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

Motion carried.

**PUBLIC WORKS**

**RESOLUTION NO. 2024-103-R: AWARD OF BID NO. 2024-004-ITB, ASPHALT PAVING, TO ROGERS GROUP, INC. FOR THE UNIT PRICING SET FORTH IN THE BIDDER PRICING SHEET.**

Council Member Wroblewski moved to approve Resolution No. 2024-103-R. Council Member Shaw seconded. Council President Bartlett asked if the Rogers Group was the one that had the bid before. Director of Public Works Kent Smith stated that it was not the same bidder. Council Member Denzine asked for the dollar amount of the bid. Director of Public Works Kent Smith shared that the amount won was \$3,639,427. Council Member Denzine requested information on what the money was being used for. Director of Public Works Kent Smith confirmed that the money was being used to pave roads. The vote was taken and recorded as follows:

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

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	Absent
Council Member Teddy Powell	Aye
Council Member Greg Shaw	Aye
Council Member Ranae Bartlett	Aye
Council Member Karen Denzine	Aye
Council Member John Seifert	Aye

Motion carried.

The meeting was adjourned at 6:53 p.m.

Minutes No. 2024-07-RG, dated April 08<sup>th</sup>, 2024, read, approved, and adopted this 22nd day of April 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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Kerri Sulyma  
Recording Secretary