



**MINUTES NO. 2023-02-WS  
PUBLIC WORK SESSION OF THE CITY COUNCIL  
OF THE CITY OF MADISON, ALABAMA  
February 15, 2022**

The Madison City Council met for a public work session on Wednesday, February 15, 2023, 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 5:30 p.m. by Council President 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	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 City Clerk Administrative Assistant Mari Bretz, Director of Finance Roger Bellomy, Information Technology Director Chris White, Information Technology Support Technician Garrett Gillott, City Engineer Michael Johnson, Police Chief Johnny Gandy, Police Sergeant Jon Stout, City Administrator Steve Smith, Director of Development Services Mary Beth Broeren, and Director of Parks & Recreation Kory Alfred

**CURRENT PROJECT UPDATES**

**FLYOVER-AECOM**

AECOM Senior Project Manager Eddie Lobdell provided an update on the I-565 Interchange. He shared visualizations of the off-ramp and on-ramp headed westbound I-565.

Mr. Lobdell shared the uniqueness's of the project which include the following:

- Partnership between City of Madison & ALDOT on a project this size
- Tight curvatures of bridges (Auburn University to conduct research during construction with city's permission)
- Mechanically stabilized earth walls
- Existing geotechnical conditions in the area
- Foundation types
- Impacts to traffic along I-565/traffic control

- Production and fabrication

Mr. Lobdell shared the following items that will make this project successful:

- Communication and coordination between all parties
- Managing quantities and supplements
- Learning from lessons from Phase I
- Good recordkeeping, management, and closeout

Mr. Lobdell answered council members questions regarding lighting on the existing ramp, traffic impacts and timeframe during blasting times, communication with ALDOT and their involvement in the project, product testing, communication with the city engineer, city council, and other city personnel.

Mr. Lobdell shared the sequence of construction which tells the contractor what side of the roadway and what he can build. The contractor can vary from it but it would need to be approved as it is very much regulated. Mr. Lobdell showed the detours that would be used during the construction and how communication through press releases would be completed to notify the public.

Lastly Mr. Lobdell answered additional council member questions regarding big field work, rate of status updates, who defines the critical path of the project, calendar day agreement, digital signage for the public, and the distance of the bridges on I-565 after the on-ramp westbound.

### **Lee Builders-Community Center Update**

City Administrator Steve Smith shared that representative from Lee Builders had a conflict tonight and would not be available, but that he would share the update regarding the community center. He advised that on January 31<sup>st</sup> Madison had their first ever "wall-breaking" at the community center. Construction fencing has been placed with gates on each driveway, all necessary permits have been acquired, and the fencing that was connected to the buildings has come down. Plumbing fixtures in the building have been removed, HVAC generators and other electrical units have been disconnected. There were a few HVAC units that are in good shape and can be repurposed. Director for Parks & Recreation Kory Alfred is having the generator moved over to Dublin Park. The kitchen is currently being demolished and once that is completed along with another room that is being demolished, they will start working on the wings. Each wing is going to take 20 to 25 days to demolish and they will continue that until they complete all four wings. After that they will move on to the outside building. All this work will be going on for the next 3-4 months and then they will start working on steel structures and widening of the windows. Once that is completed, work inside the building will begin.

City Administrator Steve Smith explained that they meet every 2 weeks for updated and that they will continue doing so every 2 weeks.

Mayor Finley added that once they move into the next phase that they will get Lee Builders back in to provide another update.

## **CIP LIST**

Mayor Finley shared that at the end of last year he worked with department heads, City Council, and the Mayor's office to get a list of projects to put on a short-term list. Mayor Finley added that many of the projects that were discussed have funding in the FY2023 budget to move the projects forward and in some cases complete the projects. Mayor Finley discussed that many projects that have a priority have an estimated cost but that they need to have a more realistic cost to move forward. Mayor Finley discussed some of the following projects on the CIP list:

- Hughes Road/Old Madison Pike Intersection
- Balch/Brown Ferry Roundabout
- Royal Drive Phase I (if-then, economic development related)
- Bradley Street Improvement (if-then, economic development related)
- Mill Road Ditch Improvements
- Portal Lane Ditch Improvements
- Mill Road Sidewalk (County Line to Trailhead)
- Fire/Police Training Facility
- Hexagon Building 23 Upgrade
- Hexagon Complex Phase I and II
- Sunshine Oaks Phase I

Mayor Finley shared that in the current budget there is \$2.1 million dollars for CIP projects, but that Director of Finance Roger Bellomy has identified an additional \$7-\$9 million dollars that can come from the General Fund and around \$12 million in bond money for CIP projects. Before they decide what to use it they need to know what the projects are actually going to cost and then bring to council the same list with actual or close to actual numbers so that they could prioritize what they want to do. Mayor Finley concluded by asking for any questions or discussion from City Council.

Council Members asked several questions related to projects and their timelines. Mayor Finley and City Engineer Michael Johnson responded to several of these questions. Mayor Finley requested from Council a verbal council approval to have Director of Finance Roger Bellomy to move money over before mid-year budget.

Council Member Powell asked if the approval would need to be something that would need to be done on Monday night's council meeting. Mayor Finley asked Director of Finance Roger Bellomy if he needs a formal motion. Director of Finance Roger Bellomy responded that the verbal is fine and that they can ratify at mid-year budget. City Engineer Michael Johnson added that it would just help with the design process instead of waiting for two weeks. Council Member Denzine also added that she does not want to be put up to the deadline to decide on FY24 budget, which is why she would like the numbers well in advance. Council Member Spears clarified that the approval from council is just agreeing that the money needs to be shifted and that they will ratify in a future council meeting. Council Member Powell added that it is just to get the engineering design to allow them to move forward.

Council Member Denzine asked about the items on the list did not have anything mid-year or FY23 such as Fire Station 5 and Police Substation. Mayor Finley responded that it is a ways down the road as they need to get Fire Station 4 going, but it was something that they

wanted to have it on the list especially when the school being built. Mayor Finley also added that is a placeholder and that there is nothing for them to do or design right now on it.

Council Member Spears asked about the \$4 million dollar under restore our roads. Mayor Finley explained that Huntsville Mayor Tommy Battle brought 7 major projects forward to restore roads and 3 of those projects directly correspond with Madison. He also added that it is a placeholder and if we were to be partners in these projects the amounts listed are a starting point. Council Member Spears asked about TVA money and Mayor Finley responded that it was not going to happen as he has asked and has educated Chairman McCutcheon on what money is out there.

Mayor Finley asked for a nod of heads on the moving forward and council members were all in agreement.

Council President Bartlett clarified that as a council they have not prioritize any of the CIP projects until they have better estimate on the projects and then at that time they can prioritize.

Mayor Finley closed his presentation with letting know that if they want to they can do a matrix to score each one of the project, similar to what was done back in 2017. Mayor Finley passed along his thanks to all the department heads and City Administrator Steve Smith.

### **ECONOMIC DEVELOPMENT UPDATE**

Director of Development Services Mary Beth Broeren presented the following projects that are on the horizon as well as projects that were completed in 2021, 2022, and 2023 in the following areas of Madison:

#### **Town Madison**

aVid	Slim Chickens (2022/23)
Hilton Garden Inn	Super Chix (2022/23)
Home2Suites	Taco Mama (2022/23)
Chipotle (2022/23)	Twice Daily/White Bison
Duluth Trading Company	The Yard Milkshake Bar
Five Guys (2022/23)	BJ's (Coming Jan 2024)
I Love Sushi Express (2022/23)	Marriot (Coming Summer 2024)
Luxury Nails (2022/23)	Edgar's (Coming Fall 2023)
J. Alexander's (2022/23)	Cava Grill (Coming Spring 2023)
Moe's BBQ	Starbucks (Coming March 24 <sup>th</sup> )
Outback Steakhouse	The Dempsey Commercial and Live/Work Units (Coming Soon)
Panda Express (2022/23)	Homewood Suites (on the horizon)
Panera (2022/23)	Walk-Ons (on the horizon)
Premiere Dental (2022/23)	Regions Bank (on the horizon)
Prohibition (2022/23)	The Big Chill (on the horizon)
Saza (2022/23)	

Council Member Denzine asked if all the details have been worked out on the Arts & Entertainment District. Director of Development Services Mary Beth Broeren responded that

all the details have been worked out and that they should have a ribbon cutting at the beginning of March after signage is completed.

### **Downtown Madison**

Holtz Leather	Martin St 3 Tenant Building ( <i>Fall 2023</i> )
Honest Coffee	
Lanier House	The Avenue ( <i>on the horizon</i> )
Belle House ( <i>June/July 2023</i> )	Bradley Street ( <i>on the horizon</i> )
Humphrey Brothers ( <i>Summer 2023</i> )	
Lemon and Lavender Expansion ( <i>Spring 2023</i> )	

### **Highway 72**

Luigi's Italian Grill	Whataburger
Phil Sandoval's	Wood & Cloth Interiors
Stone Age Korean BBQ	Floor & Décor (May 2023)
Urban Market	

### **Hughes Plaza /Plaza Blvd-Publix**

Downtown Rescue Mission	Just Love Coffee Café
Easy Vet	Up a Creek
Eggs Up Grill	Big Blue Marble Daycare ( <i>Fall 2023</i> )
Pita	Rocket City Armory ( <i>Spring 2023</i> )
PJs Coffee of New Orleans	Cowboys Convenience & Fuel ( <i>on the horizon</i> )
Fleet Feet	Dogtopia ( <i>on the horizon</i> )
Forged by Hex	
Jeremiah's Italian Ice	

Mayor Finley shared that when Publix rebuilt the city made an agreement that not only did it give them an incentive but is also helped with the roads. Mayor Finley also added that we should be completely paid off by the end of the year and it would add in the range of \$400,000-\$450,000 to the General Fund yearly.

### **Sullivan/Madison Blvd**

Circle K ( <i>Spring 2023</i> )	Staybridge Suites ( <i>Winter 2024</i> )
Mapco ( <i>1<sup>st</sup> Qtr. of 2024</i> )	

### **Southside of Madison Blvd**

Lux Bru	Extended Stay Hotel ( <i>Summer 2023</i> )
Madison Pediatric Dentist	Fairfield Inn ( <i>Summer 2024</i> )
R City Eye Care	N. AL Psychiatry & Counseling
Refuge Home Interiors	Another hotel ( <i>former Radisson</i> )
Southeastern Skin Care	
Terrame	

**Huntsville Browns Ferry Road**

- Village at Oakland Springs (18,000 sf)
  - o 7-10 tenants (Summer/Fall 2023)
  - o 6 Live/Work

- Madison Farms
  - o Commercial – 30,000 sf
  - o Capstone Commercial – 8,000 sf

**County Line Road**

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|-----------------------|---|
| Alabama Credit Union  | Super Wings & Burger                      |
| Asbury Place          | West Madison Urgent Care                  |
| Frida’s Cantina       | Bank Independent <i>(Coming Soon)</i>     |
| Jon Smith Subs        | Circle K <i>(Coming Soon)</i>             |
| Madison Crossing      | County Line Day Care <i>(Coming Soon)</i> |
| Pho Nam               | Primrose Day Care <i>(Coming Soon)</i>    |
| Shoot 360             | Safe Splash <i>(Coming Soon)</i>          |
| Strickland Oil Change |   |

**Industrial Area Growth**

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|---|---|
| Discount Divas  | Palmer Road Warehouses <i>(4 x 11,000 sf – Coming Soon)</i> |
| Kenco   | Royal Drive Warehouses <i>(6-Coming Soon)</i>               |
| Ram Tools   | Sunbelt Rentals   |
| Westchester Warehouses                                  | Research Blvd Investment                                    |
| FedEx Distribution <i>(337,000 sf - Coming Soon)</i>    |   |
| Jetplex Warehouses <i>(2 x 25,000 sf – Coming Soon)</i> |   |

**Other Areas in Madison**

- |   |   |
|---|---|
| Crème Brew Lait                                   | Learning Zone <i>(Coming Soon- Balch/Gillespie)</i> |
| Black Dog Grounds & Sounds                        | Carillion Oaks Memory Care                          |
| Madison Ballroom Dance Studio                     | <i>(Coming Soon-Slaughter Rd)</i>                   |
| Creekstone Academy <i>(Coming Soon-Palmer Rd)</i> | Medical Office <i>(Coming Soon- Arlington)</i>      |

Director of Development Services Mary Beth Broeren ended her presentation with the following comparisons of new businesses approved:

	<b>2021</b>	<b>2022</b>
New Tenants in Existing & New Construction	84	114
Home Occupations	120	123
Total New Business Requests Approved	204	237

### **Square Feet & Hotel Rooms**

- 275,000 sf new commercial constructed (half, 139,000 sf, in Town Madison)
- 269,000 sf new commercial approved/under construction (104,000 sf – BJ's) (excludes existing space being renovated)
  
- 166,000 sf new industrial constructed
- 490,000 sf new industrial under construction (337,000 sf – FedEx)
  
- 296 hotel rooms constructed
- 592 hotel rooms approved/under construction

Council President Bartlett thanked Director of Development Services Mary Beth Broeren for her presentation. Council President Bartlett reminded council that the work session was being live-steamed and that if they wanted to archive the work session, they would need to add a resolution to the next council meeting authorizing it. Council Member Spears and Denzine agreed that they should archive it. Council Member Powell asked if we were going to be doing it for all of them and Council President Bartlett responded that it is a discussion point on whether they want to amend the current streaming archiving resolution to encompass all work sessions. Council Member Shaw would like it to be taken as a case-by-case instead of all work sessions. Council Member Denzine would like to see them all archived for accessibility to the public who are not able to view when live-steamed. Based on the comments from other council members and Mayor Finley, it was agreed that they would archive on a case-by-case basis. Council President Bartlett added that she will have City Attorney Brian Kilgore draft up a resolution for approval for the next council meeting to have the work session archived.

### **ADJOURNMENT**

Having no further business to discuss, the work session adjourned at 7:04 p.m.

Minutes No. 2023-02-WS, dated February 15<sup>th</sup>, 2023, read, approved and adopted this 27<sup>th</sup> day of February 2023.

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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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Mari Bretz  
Recording Secretary