



**MINUTES NO. 2025-20-RG  
REGULAR CITY COUNCIL MEETING  
OF MADISON, ALABAMA  
OCTOBER 27, 2025**

The Madison City Council met in regular session on Monday, October 27, 2025, 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 John Seifert.

Pastor Holly Woodall of Fellowship 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	Present
Council District No. 2 Connie Spears	Present
Council District No. 3 Teddy Powell	Absent
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 Attorney Megan Zingarelli, Information Technology Director Chris White, Information Technology Tech Coordinator Wes Baugh, Director of Human Resources Kelli Bracci, Police Captain Mike Allen, Fire Chief Brandy Williams, City Engineer Michael Johnson, Director of Development Services Mary Beth Broeren.

Public Attendance registered: Eric J. Bright, Marisa Estrada, Jeremy Gaertner, Kenneth Jackson, Alice Lessmann, Steve Lessmann, Cara Welsh, Esther Ramirez, Michael McKay, James Denzine, Jennifer DeLessio, Erica White, Michelle Epling, Curtis Veretta, David Bier, Charity Stratton, Kathy Mann, Selano Thomas, Walt Anderson, Davis Copley, Kim Copley.

**AMENDMENTS TO AGENDA**

City Attorney Megan Zingarelli informed City Council members that Item I on the Consent Agenda will be postponed until the next City Council Meeting held on November 10, 2025

**Resolution No. 2025-358-R:** Authorizing a Joint Purchase Agreement with the City of Huntsville for the purchase of light duty vehicles from Woody Anderson Ford, Inc.

**APPROVAL OF MINUTES**

### **MINUTES NO. 2025-19-RG DATED OCTOBER 13, 2025**

Council Member Shaw moved to approve Minutes No. 2025-19-RG. Council Member Spears seconded. The roll call vote taken was recorded as follows:

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

Motion carried.

### **MINUTES NO. 2025-06-WS DATED OCTOBER 15, 2025**

Council Member Bartlett moved to approve Minutes No. 2025-06-WS. Council Member Shaw seconded. The roll call vote taken was recorded as follows:

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

Motion carried.

### **PRESENTATIONS AND AWARDS**

#### **"GREEN APPLE" YOUNG PROFESSIONAL OF THE YEAR WINNER AT THE 2025 PEAK AWARDS: CURTIS VENETTA - MADISON CHAMBER OF COMMERCE MARKETING & EVENTS SPECIALIST**

Council Member Spears presented the award to Marketing & Events Specialist, Curtis Venetta. Council Member Spears read the Chamber of Commerce's press release regarding the "Green Apple" winner. 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](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).*

No public comments.

### **CONSENT AGENDA AND FINANCE COMMITTEE REPORT**

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

General Operating account	\$3,398,616.87
ADEM Storm Drainage	\$475.00
Gasoline Tax & Petroleum Inspection fees	\$32,670.15
Library Building Fund	\$92,799.75
Venue Maintenance	\$246,149.06

Regular and periodic bills to be paid

**Resolution No. 2025-342-R:** Approval of services with Alabama Municipal Insurance Corporation for City Property and Liability Insurance coverage (payable from the General Services Account)

**Resolution No. 2025-343-R:** Authorizing the renewal of Catastrophic Inmate Medical Insurance coverage from King Risk Partners, LLC (annual premium of \$10,034.04 to be paid from General Services account)

**Resolution No. 2025-351-R:** Approving travel advances in the amount of \$387.00 each for Tarah Smith, Sherry Vaughn and Brynleigh Wester to attend SERSUN/SERFUN 2025 Fall Conference (to be paid from Police Department budget)

**Resolution No. 2025-353-R:** Declaring surplus and providing for the disposition of four LUCAS automated CPR devices via trade-in to Stryker Sales, LLC

Acceptance of a check from Madison Street Festival in the amount of \$1,105.64 for the usage of MARS buses (to be deposited into the Recreation Department Salary account)

Acceptance of donation of one (1) ViewSonic 65" Smartboard Display valued at \$1,000 to the Fire Department from Ryan Ledford

Acceptance of donations from: E. Ferge and F. Myers for Arts & Crafts and Painting programs at the Madison Senior Center (\$30 to be deposited into the Senior Center Donations account)

Council Member Shaw seconded. 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 John Seifert	Aye
Council Member Maura Wroblewski	Aye
Council Member Teddy Powell	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:

- Thanked the Police Department, Fire Department, Public Works Department, Parks & Recreation Department for keeping everyone safe at the Bob Jones Homecoming Parade
- Celebrate Madison on Thursday October 23<sup>rd</sup> was a success. Madison Chamber of Commerce did a great job getting the message out
- Thanked existing Council for their service and time
- Thanked incoming Council for their willingness to step into the role
- Honored to have been the Mayor of the City of Madison for 13 years
- Looking forward to Mayor Elect Bartlett's transition

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

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

- Madison Fire Department is selling T-shirts benefiting Madison Hospital Breast Cancer Assistance fund
- Trunk or Treat Festival will be held at Dublin Park parking lot on Tuesday, October 28<sup>th</sup> from 6:00–8:00pm
- Madison Visionary Partners is hosting the first ever Gather Madison Event on Sunday November 9th from 12:30-2:30 at Homeplace Park
- Thanked Mayor Finley for his years of service as Mayor of the City of Madison
- Congratulated Mayor Elect Bartlett
- Thanked existing Council for their service

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

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

- Thanked the Chamber of Commerce for a great job with Celebrate Madison
- Thanked Department Heads, employees, current Council, and Mayor Finley for the opportunity to work alongside
- Congratulated Mayor Elect Bartlett and incoming City Council
- Thanked the citizens who gave her the opportunity to serve

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

Absent

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

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

- After holding interviews, the Madison City Board of Education would like to appoint Tess Halbrooks to Place 3
- With no other nominations, Tess Halbrooks was appointed to Place 3 on the Madison City Board of Education by acclamation
- Thanked Department Heads for all the hard work and effort given
- Thanked citizens for the opportunity to serve
- Congratulated the incoming Council

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

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

- Thanked all the applicants for the Board of Education
- Congratulated Tess Halbrooks for being appointed to Place 3
- Thanked Director of Human Resources Kelli Bracci and City Clerk-Treasurer Lisa D. Thomas for leading a success orientation
- Thanked Department Heads for helping orient new Council members
- Thanked Director of Planning Mary Beth Broeren for her orientation on Planning
- Thanked the Chamber of Commerce for their orientation on the Chamber
- Congratulated Mayor Finley for his 13 years of service and for being inducted into the Bob Jones Hall of Fame

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

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

- Thanked the Beautification Board for all they do to improve the city
- Thanked the Madison Police Citizens Advisory Committee
- Thanked Bonnie Ayers for all she has done to make the Senior Center so wonderful
- The Community Center is currently taking donations of food and clothing
- Thanked Madison Visionary Partners for all they do
- Gather Madison, an event being hosted by the Madison Visionary Partners, is a free event being held on Sunday November 9th from 12:30-2:30 at Homeplace Park
- Proud of the success of Madison Street Festival
- Proud of the strength and kindness of the City of Madison
- Thanked citizens for the opportunity to serve

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

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

- Thanked citizens for the opportunity to serve
- Thanked existing Council for their service
- Thanked 2016 Council for their service
- Congratulated the incoming Council

## **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.*

None

## **DEPARTMENTAL REPORTS**

### **ENGINEERING**

#### **RESOLUTION 2025-344-R: ACCEPTANCE OF MADISON FARMS, PHASE ONE INTO THE CITY OF MADISON MAINTENANCE PROGRAM**

Council Member Shaw moved to approve Resolution No. 2025-344-R. Council Member Spears seconded. The vote was taken and recorded as follows:

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

Motion carried.

### **FACILITIES & GROUNDS**

#### **RESOLUTION NO. 2025-345-R: AWARDING BID NO. 2025-018-ITB FOR THE PUBLIC SAFETY ANNEX ROOF REPLACEMENT TO ROOFING SOLUTIONS, LLC, IN THE AMOUNT OF \$249,000.00 (TO BE PAID FROM FUND 38)**

Council Member Shaw moved to approve Resolution No. 2025-345-R. Council Member Bartlett seconded. The vote was taken and recorded as follows:

Council Member Greg Shaw	Aye
Council Member Ranae Bartlett	Aye

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

Motion carried.

**RESOLUTION NO. 2025-346-R: AUTHORIZING THE PURCHASE OF ONE COMPACT UTILITY TRACTOR, WITH BACKHOE AND BUCKET, FROM DEERE & COMPANY THROUGH SOURCEWELL PURCHASING COOPERATIVE (\$71,692.58 TO BE PAID FROM FUND 12)**

Council Member Shaw moved to approve Resolution No. 2025-346-R. Council Member Bartlett seconded. The vote was taken and recorded as follows:

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

Motion carried.

**FIRE & RESCUE**

**RESOLUTION NO. 2025-352-R: AUTHORIZING A THREE-YEAR AGREEMENT WITH VECTOR SOLUTIONS FOR TRAINING SOFTWARE (\$10,048.50 TO BE PAID ANNUALLY FROM FIRE DEPARTMENT BUDGET)**

Council Member Spears moved to approve Resolution No. 2025-352-R. Council Member Shaw seconded. The vote was taken and recorded as follows:

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

Motion carried.

**HUMAN RESOURCES**

**RESOLUTION NO. 2025-298-R: APPROVAL OF FY 2026 HOLIDAY/PAYROLL CALENDAR**

Council Member Spears moved to approve Resolution No. 2025-298-R. Council Member Shaw seconded. The vote was taken and recorded as follows:

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

Motion carried.

**RESOLUTION NO. 2025-328: CREATING ADDITIONAL CLASSIFICATIONS FOR THE MADISON PARKS & RECREATION DEPARTMENT AND THE INFORMATION TECHNOLOGY DEPARTMENT**

Council Member Spears moved to approve Resolution No. 2025-328-R. Council Member Shaw seconded. The vote was taken and recorded as follows:

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

Motion carried.

**PROPOSED ORDINANCE NO. 2025-354: PROPOSED AMENDMENT TO PERSONNEL POLICY 11: ATTENDANCE AND LEAVE (FIRST READING, REQUEST TO SUSPEND THE RULES AND VOTE FOR IMMEDIATE CONSIDERATION)**

Council Member Wroblewski made a motion to suspend the rules for immediate consideration. Council Member Spears seconded. The vote was taken and recorded as follows:

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

Motion carried.

Council Member Wroblewski moved to approve Proposed Ordinance No. 2025-354. Council Member Bartlett seconded. The vote was taken and recorded as follows:

Council Member Maura Wroblewski	Aye
Council Member Ranae Bartlett	Aye
Council Member John Seifert	Aye
Council Member Connie Spears	Aye



Council Member Teddy Powell	Absent
Council Member Greg Shaw	Aye
Council Member Karen Denzine	Aye

Motion carried.

### **INFORMATION TECHNOLOGY**

#### **RESOLUTION NO. 2025-340-R: AUTHORIZING THE MAYOR TO ACCEPT A QUOTATION FROM UNICO TECHNOLOGIES FOR ONE-YEAR OF MAINTENANCE SUPPORT SERVICES FOR NUTANIX CLOUD SOFTWARE SUBSCRIPTION (\$80,485.46 TO BE PAID FROM IT DEPARTMENT BUDGET)**

Council Member Shaw moved to approve Resolution No. 2025-340-R. Council Member Spears seconded. The vote was taken and recorded as follows:

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

Motion carried.

### **LEGAL**

#### **PROPOSED ORDINANCE NO. 2025-315: AUTHORIZING MADISON UTILITIES TO DISPOSE OF CERTAIN REAL PROPERTY TO THE NORTH ALABAMA GAS DISTRICT (FIRST READING 10/13/2025)**

Council Member Shaw moved to approve Proposed Ordinance No. 2025-315. Council Member Spears seconded. The vote was taken and recorded as follows:

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

Motion carried.

#### **PROPOSED ORDINANCE NO. 2025-316: AUTHORIZING MADISON UTILITIES TO DISPOSE OF CERTAIN REAL PROPERTY TO THE LIMESTONE COUNTY WATER AND SEWER AUTHORITY (FIRST READING 10/13/2025)**

Council Member Spears moved to approve Proposed Ordinance No. 2025-316. Council Member Shaw seconded. The vote was taken and recorded as follows:

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

Motion carried.

## **PLANNING**

### **PROPOSED ORDINANCE NO. 2025-267: ESTABLISHING AN ARTS & ENTERTAINMENT DISTRICT IN DOWNTOWN MADISON (FIRST READING 10/13/2025)**

Council Member Wroblewski moved to approve Proposed Ordinance No. 2025-267. Council Member Shaw seconded. The vote was taken and recorded as follows:

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

Motion carried.

### **PROPOSED ORDINANCE NO. 2025-312: VACATION OF UTILITY AND DRAINAGE EASEMENT LOCATED WITHIN 241 CONCORD DRIVE, LOT 12 BLOCK 2 OF STONERIDGE III SUBDIVISION (FIRST READING 10/13/2025)**

Council Member Spears moved to approve Proposed Ordinance No. 2025-312. Council Member Shaw seconded. The vote was taken and recorded as follows:

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

Motion carried.

## **POLICE**

**RESOLUTION NO. 2025-347-R: AUTHORIZING A MEMORANDUM OF UNDERSTANDING WITH ALEA FOR PARTICIPATION IN THE ALABAMA DRUG ENFORCEMENT TASK FORCE**

Council Member Denzine moved to approve Resolution No. 2025-347-R. 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	Aye
Council Member Teddy Powell	Absent
Council Member Greg Shaw	Aye
Council Member Ranae Bartlett	Aye

Motion carried.

**RECREATION**

**RESOLUTION NO. 2025-348-R: AUTHORIZING PURCHASE OF SKID-STEER TRACK LOADER FROM SOURCEWELL PURCHASING COOPERATIVE (\$79,191.29 TO BE PAID FROM RECREATION DEPARTMENT BUDGET)**

Council Member Shaw moved to approve Resolution No. 2025-348-R. Council Member Spears seconded. The vote was taken and recorded as follows:

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

Motion carried.

**RESOLUTION NO. 2025-349-R: AUTHORIZING THE PURCHASE OF LED LIGHTING FOR THE LOWER QUAD AT PALMER PARK FROM MUSCO SPORTS LIGHTING, LLC THROUGH SOURCEWELL NATIONAL PURCHASING COOPERATIVE (\$459,900 TO BE PAID FROM FUND 38)**

Council Member Spears moved to approve Resolution No. 2025-349-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	Aye
Council Member Teddy Powell	Absent
Council Member Greg Shaw	Aye
Council Member Karen Denzine	Aye

Motion carried.

**RESOLUTION NO. 2025-350-R: AUTHORIZING THE PURCHASE OF A RESTROOM BUILDING FOR SUNSHINE OAKS PARK FROM PUBLIC RESTROOMS COMPANY THROUGH SOURCEWELL PURCHASING COOPERATIVE (\$274,843 TO BE PAID FROM PARKS & RECREATION DEPARTMENT BUDGET)**

Council Member Shaw moved to approve Resolution No. 2025-350-R. Council Member Spears seconded. The vote was taken and recorded as follows:

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

**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	Absent
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 6:44 p.m.

Minutes No. 2025-20-RG, dated October 27<sup>th</sup>, 2025, read, approved and adopted this 10<sup>th</sup> day of November 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