



MINUTES NO. 2022-16-RG
OF A
REGULAR MEETING
OF THE CITY COUNCIL OF
THE CITY OF MADISON, ALABAMA
AUGUST 22, 2022

To protect the public health during the COVID-19 pandemic, and according to State and Federal Guidelines, anyone who was sick, or was living with a quarantined family member was recommended against attending the meeting. The meeting was broadcast live on Wow! Channel 42 and online streaming at www.madisonal.gov/viewmeetings. Anyone who did not want to attend the meeting in person due to the COVID pandemic, but wanted to participate in Public Comments or Hearings were encouraged to contact the City Clerk or Mayor's Office via telephone or email to submit comments or questions, or text the word "Comment" to 938-200-8560

The Madison City Council met in regular session on Monday, August 22, 2022, 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 Greg Shaw.

Pastor Rasalind Richardson with Restoration Church provided the invocation followed by the Pledge of Allegiance led by Council President Greg Shaw.

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 Ivon Williams, Human Resources Director Terri Towy, Fire Chief David Bailey, Building Director Dustin Riddle, Information Technology Director Jason Colee, Systems Analyst

Garrett Gillott, Police Chief Johnny Gandy, Director of Development Services Mary Beth Broeren, Engineering Director Michael Johnson, and City Attorney Brian Kilgore

Public Attendance registered: James R. Howison, Rasaland Richardson, Dee Voelkel, Aaron Clingerman, Terri Johnson, Charity Stratton, Leah Wiggins, Martie Robison, Jennifer Coe, Margi Daly, and Grant Carodine

AMENDMENTS TO AGENDA

Council President Shaw announced that the following changes have been made to this evening's agenda:

PRESENTATIONS & REPORTS

Under Council President Shaw's line of business it should state "**Resolution** No. 2022-225-R" instead of "**Proposed Ordinance** No. 2022-225-R".

DEPARTMENT REPORTS – ENGINEERING

Instead of "**Proposed** Resolution No. 2022-225-R" it should state "Resolution No. 2022-226-R".

APPROVAL OF MINUTES

MINUTES NO. 2022-15-RG DATED AUGUST 8, 2022

Council President Shaw asked that the Minutes be amended, under Public Comments – Angela Gary. He asked that the word "claims" be replaced with "states". Council Member Spears moved to approve Minutes No. 2022-15-RG, as amended. Council Member Bartlett seconded. The roll call vote taken was 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.

PRESENTATIONS AND AWARDS

PRESENTATION OF SERVICE AWARD PIN TO POLICE CAPTAIN MIKE ALLEN

Police Chief Johnny Gandy presented a 30-year service award pin to Captain Mike Allen. A standing ovation was given to Captain Allen.

PUBLIC COMMENTS

*Public Comments were limited to three minutes per speaker. Anyone who wanted to sign up prior to the Council meeting were asked 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.*

MADISON FORWARD: DR. TERRI JOHNSON

Dr. Johnson stated that Madison Forward is a citizens group that is leading the effort to educate the residents of Madison about the Council – Manager form of government. At the last council meeting, a resident criticized the Council for actions they did not take and Dr. Johnson wanted to set the record straight. The resident stated that the City distributed fliers at Discovery Middle School and further stated that they believed the City was encroaching on school business. Dr. Johnson stated that on August 6th, there was a barbecue festival held in the parking lot of Discovery Middle School. The sponsors of that event were all given tables where they could promote their business, political candidates, craft vendors and the like. One of the sponsors was a Madison Forward member and they had a table set up to distribute fliers to individuals who visited their table and to learn more about the initiative. She said that they did not go around the festival passing out fliers, nor did they go inside the school. She wanted to dispel the impression that the City had dropped off a large volume of fliers at Discovery Middle School and asked that they be handed out.

MRS. ANGELA GARY

Mrs. Gary congratulated Police Captain Mike Allen for his service award pin and thanked him for his service to the residents of Madison. She also thanked Council for the amendment to the Minutes.

CONSENT AGENDA AND FINANCE COMMITTEE REPORT

Council Member Bartlett moved to approve the Consent Agenda regular and periodic bills and the Finance Committee report as follows:

General Operating account	\$1,202,716.05
Special General Operating account	\$12,687.90
TVA tax	\$6,487.56
½ Cent Capital Replacement	\$33,322.22
½ Cent Infrastructure	\$575,430.84
Gasoline Tax & Petroleum Inspection fees	\$46,265.24
Street Repair and Maintenance	\$4,966.78

CIP Bond accounts	\$850.00
Library Building Fund	\$75,733.20
Water Distribution & Storage	\$1,000.00

- Authorization of payment to 5R Design in the amount of \$3,300.00 for Palmer Park trailhead bathroom (Bradford Creek Trail Head – Invoice No. 2212 – final drawings) (to be paid from 2015-A Bond account)
- Authorization of payment to S&ME, Inc. in the amount of \$1,671.52 for civil engineering design services completed to date on Balch Road Improvements project (CIP No. 15-021, Invoice No. 1134909, Payment No. 12, per Resolution No. 2017-217-R, Resolution No. 2018-307-R, Resolution 2019-345-R, and Resolution No. 2020-302-R) (to be paid from 2015-A Bond account)
- Authorization of payment to Croy Engineering, LLC in the amount of \$3,680.00 for Sullivan Street Widening project (Invoice No. 25638, CIP No. 18-023, Payment No. 28, on P.O. No. 2020-0643) (to be paid from 2018-C Bond account)
- Resolution No. 2022-223-R; authorization to dispose of a file cabinet formerly used by the Police Department

ACCEPTANCE OF DONATIONS

Acceptance of donation from Patsy and Vernon Starling in the amount of \$500.00 to be deposited into the Police Department Donation account

Council Member Spears seconded. The roll call vote to approve the Consent Agenda 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.

PRESENTATION OF REPORTS

MAYOR PAUL FINLEY:

Mayor Finley reported on the following activities, events, and newsworthy items:

- The next meeting of the Governance Transition Team will be Monday, September 12, 2022 from 12:00 pm – 2:00 pm at the Madison Public Library located on Plaza Boulevard.
- The Madison Chamber of Commerce will host the annual “Celebrate Madison” State of The City address Friday, November 4th, 2022 at Toyota Field. Further details will be announced in the near future.

COUNCIL DISTRICT NO. 1 MAURA WROBLEWSKI

RESOLUTION NO. 2022-227-R; APPROVAL OF AN INCREASE IN JOB CLASSIFICATION STEPS FROM 21 TO 25 FOR ALL PAY PLANS IN THE CITY

Council Member Wroblewski moved to approve Resolution No. 2022-227-R. Council Member Bartlett seconded. The roll call vote to approve the Consent Agenda 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.

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

- Recycling has been delayed throughout most of the City with the hopes that they will be caught up by the middle of this week
- Attended a Newcomer’s Fair on August 13th in which eighteen vendors participated

COUNCIL DISTRICT NO. 2 CONNIE SPEARS

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

- Recognized Mr. and Mrs. Starling for their generous donation to the Madison Police Department which was accepted under the Consent Agenda this evening
- At a recent Water & Wastewater Board meeting, the Board learned that there are some developers who are proposing development in areas of Limestone County, just outside the city limits, where Madison Utilities has stated that they are not going to provide service. Those developers are now seeking private utility companies to serve those

areas. This creates a new wrinkle in the growth plan of the City and how to keep up with demand.

COUNCIL DISTRICT NO. 3 TEDDY POWELL

Council Member Powell was not in attendance.

COUNCIL DISTRICT NO. 4 GREG SHAW

RESOLUTION NO. 2022-225-R; APPROVAL OF \$360 EXPENDITURE FROM COUNCIL SPECIAL PROJECTS BUDGET LINE ITEM TO PROVIDE THE MADISON POLICE CITIZENS ADVISORY COMMITTEE WITH BANNERS AT THE MADISON STREET FESTIVAL

Council Member Spears moved to approve Resolution No. 2022-225-R. Council Member Denzine seconded. 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.

COUNCIL DISTRICT NO. 5 RANAE BARTLETT

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

- Recently participated in the Leadership Greater Huntsville Flagship L-36 class retreat. She added that she is on the steering committee for the next three years where she will shepherd the next three classes. She congratulated Police Chief Johnny Gandy for his acceptance into the class.

COUNCIL DISTRICT NO. 6 KAREN DENZINE

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

- Stated that the Madison Police Citizens Advisory Committee will be reviewing their bylaws at their next meeting
- Reminded the public that this year's Madison Street Festival is only five weeks away and the Committee is asking for anyone interested in volunteering to get in touch with them.
- Council is still working on the Board of Education member selection

COUNCIL DISTRICT NO. 7 JOHN SEIFERT

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

- Announced that basketball registration is ongoing and reminded all that this Friday will be the last day to register
- Thanked Police Chief Gandy and his department for their handling of the recent event that occurred in his neighborhood

BOARD/COMMITTEE APPOINTMENTS

APPOINTMENT OF CITY REPRESENTATIVE TO HEMSI BOARD OF DIRECTORS

Council Member Spears nominated Council Member John Seifert to the HEMSI Board of Directors. There being no further nominates, Council Member Seifert was appointed by acclamation. His new term will run from August 24, 2022 through August 23, 2028.

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. 2022-183; AMENDING ARTICLE IV, SECTION 4-6A-1 AND ARTICLE XII, SECTION 12-2 OF THE ZONING ORDINANCE PERTAINING TO INDOOR MINI STORAGE USES IN THE B-2 (COMMUNITY BUSINESS) DISTRICT (FIRST READING JULY 11, 2022)

Mrs. Mary Beth Broeren, Director of Development Services, presented to Council for their consideration proposed Ordinance No. 2022-183 pertaining to indoor mini storage uses in the B-2 District. The first reading of this proposed Ordinance occurred at Council's July 11, 2022 regular meeting. The Planning Commission and staff does recommend allowing mini storage uses as a conditional use where a minimum of 5% of the square footage is Class A office space and that it be located on the property with frontage on a collector or arterial road.

As a part of this amendment, staff also recommends adding a proposed definition as follows "Mini Storage Facility: an establishment providing secure, climate-controlled, indoor storage of materials, vehicles or goods that are accessed from within the secured building location and not from the exterior thereof. This term does not include a self-service storage facility, a hazardous materials storage facility or an indoor wholesale and distributions facility".

Council President Shaw opened the floor for public comments. Ms. Margi Daly appeared before Council to voice her opposition to this proposed amendment by adding that the developers proposed elevation example of what their structure will look like appears to her like a three and half story jail and doesn't believe it is needed in the City. She also mentioned that she has concerns as to what the developer says they will build and what they actually will build.

An individual who did not give his name stated that he believes the artistic drawing presented this evening will be a good fit in the community and he personally knows the developer and believes they will build what they say they will build.

Council Member Siefert moved to adopt Ordinance No. 2022-183. Council Member Spears seconded.

Council Member Siefert asked Mrs. Broeren what other permissible uses are allowed in the B-2 District. The following would be allowed in a B-2 district which can be 35 ft. from a residential dwelling:

Offices	Car washes	Service businesses
Restaurants	Medical clinics	
Stores	Health Clubs	

Council Member Denzine asked if there is a saturation point for storage facilities in the City and wonders if this would be more than the market can bear. Mrs. Broeren stated that they haven't studied it from a data analytics standpoint but knows that there is a lot of interest in the market and added that the Code is very restrictive on them. The reason that the Planning Commission and staff thought that this is an interesting proposal is because they could make the architecture fit with what the City's standards are and the willingness of the developers to work with the City on the height and creation of office space in the structure.

The roll call vote to adopt Ordinance No. 2022-183 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	Nay
Council Member John Seifert	Aye

Motion carried.

RESOLUTION NO. 2022-224-R; DETERMINATION OF WEED LIEN ASSESSMENTS FOR VACANT LOT AT 4904 WALL TRIANA HIGHWAY, VACANT LOT AT 0 SHELTON ROAD, AND 323 PENSION ROW

Council President Shaw opened the floor for public comments from the property owners in question or from any other individual regarding this Resolution. There being none, he then closed the floor and entertained a motion from Council. Council Member Seifert

moved to approve Resolution No. 2022-224-R. Council Member Bartlett seconded. 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.

DEPARTMENTAL REPORTS

ENGINEERING DEPARTMENT

RESOLUTION NO. 2022-226-R; ADOPTION OF TRANSPORTATION PLAN FOR FUNDS RECEIVED DURING 2023 FISCAL YEAR PURSUANT TO THE "REBUILD ALABAMA" ACT

Council Member Seifert moved to approve Resolution No. 2022-226-R. Council Member Denzine seconded. The 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.

PLANNING DEPARTMENT

PROPOSED ORDINANCE NO. 2022-212; VACATION OF A UTILITY AND DRAINAGE EASEMENT LOCATED AT 148 RESERVE WAY WITHIN BRIDGEFIELD SUBDIVISION (FIRST READING)

This was a first reading only of proposed Ordinance No. 2022-212.

LEGAL DEPARTMENT

ORDINANCE NO. 2022-220; ACCEPTANCE OF A DRAINAGE EASEMENT FROM THE CITY OF MADISON BOARD OF EDUCATION TO FACILITATE CONSTRUCTION OF AN ELEMENTARY SCHOOL (FIRST READING)

This was a first reading only of proposed Ordinance No. 2022-220.

MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS

COUNCIL WORK SESSION DISCUSSION

Council Member Wroblewski asked if there would be a Council Work Session next month to discuss not only the appointment to the Board of Education but the issue of impact fees, and discuss budgeting for various CIP projects. Council President Shaw stated that he would like to wait until Council is in full attendance to set the next date for a Work Session.

ADJOURNMENT

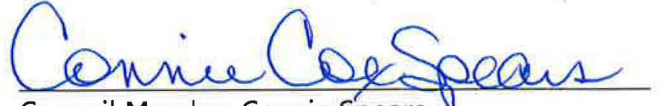
Having no further business to discuss Council Member Seifert moved to adjourn.

The meeting was adjourned at 6:45 p.m.

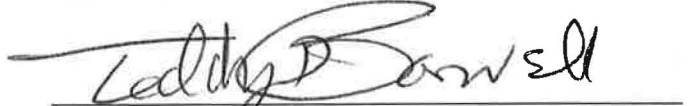
Minutes No. 2022-16-RG, dated August 22nd, 2022, read, approved and adopted this 12th day of September 2022.



Council Member Maura Wroblewski
District One



Council Member Connie Spears
District Two



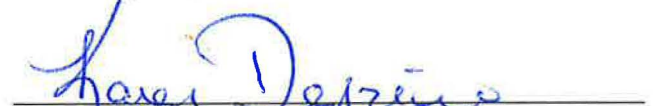
Council Member Teddy Powell
District Three



Council Member Greg Shaw
District Four



Council Member Ranae Bartlett
District Five

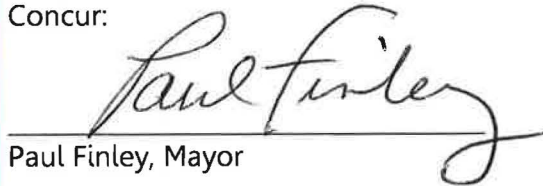


Council Member Karen Denzine
District Six



Council Member John Selfert
District Seven

Concur:

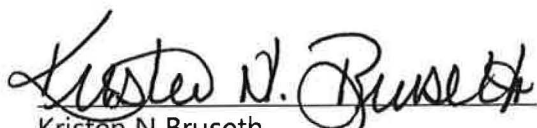


Paul Finley, Mayor

Attest:



Lisa D. Thomas
City Clerk-Treasurer



Kristen N Bruseth
Recording Secretary