THE CITY OF
MADISON ALABAMA
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MINUTES NO. 2022-19-RG
REGULAR CITY COUNCIL MEETING
OF MADISON, ALABAMA
October 10, 2022

To protect the public health during the COVID-19 pandemic, and according to State and Federal Guidelines, the Madison City Council observed social distancing procedures at the Council meeting. 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, October 10, 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.

Jeff Smith with Madison Baptist Church provided the invocation followed by the Pledge of Allegiance led by 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	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, City Clerk Administrative Assistant Mari Bretz, City Attorney Brian Kilgore, Information Technology Director Jason Colee, Information Technology Systems Analyst Chris White, Information Technology Coordinator Toby Jenkins, Police Chief Johnny Gandy, Fire Chief David Bailey, Revenue Director Cameron Grounds, City Engineer Michael Johnson, Director of Development Services Mary Beth Broeren, and Human Resources Director Terri Towry

Public Attendance registered: Henry W. Massie, Katie Beasley, Margi Daly, EJ Yankouski, Tiffany Knox, and Aaron Clingerman

AMENDMENTS TO AGENDA

City Attorney Brian Kilgore requested that Resolution No. 2022-276-R; authorizing a Memorandum of Agreement with Madison County Commission for Roadway Striping be added to the Legal department reports. Council voiced no objections.

APPROVAL OF MINUTES

MINUTES NO. 2022-18-RG DATED SEPTEMBER 26, 2022

Council Member Powell moved to approve Minutes No. 2022-18-RG. Council Member Spears seconded. The roll call vote taken was 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	Aye
Council Member Karen Denzine	Aye
Council Member John Seifert	Aye

Motion carried.

PRESENTATIONS AND AWARDS

PRESENTATION OF FUNDS FROM SENATOR TOM BUTLER FOR THE NEW SENIOR CENTER

Mayor Paul Finley received a check from State Senator Tom Butler for the revitalization of the Senior Center. Unfortunately, State Senator Tom Butler who was unable to attend tonight's meeting due to a prior engagement, but State Senator Tom Butler said that while he has been out on the campaign trail, he has been hearing that helping senior centers is important.

Mayor Paul Finley asked Council for approval of the appropriation in the amount of $25,000 from State Senator Tom Butler for the Senior Center.

Council Member Powell moved to approve the appropriation. Council Member Wroblewski 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	Aye
Council Member Greg Shaw	Aye
Council Member Ranae Bartlett	Aye
Council Member Karen Denzine	Aye
Council Member John Seifert	Aye

Motion carried.

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.*

MS. MARGI DALY:

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

- Transparency of the Council
- Time allowed for public comments
- The amount of committee meetings
- Council management, city management, and the laws

MS. JENNIFER COE:

Ms. Coe appeared before Council and Mayor Finley to get clarification on the new Council Meeting Agenda format and the titles of Organizational and Regular Meeting.

Mayor Paul Finley deferred to City Clerk-Treasurer Lisa D. Thomas, whom he thanked for the release and the training of city employees on the new agenda software, to explain to Ms. Coe the difference.

City Clerk-Treasurer Lisa D. Thomas explained to Ms. Coe that the Organizational Meeting heading is for when Council elects a new President of the Council and a President Pro Tempore of the Council which is held between October and November meetings. It was initially planned for the October 10th meeting, but Council has chosen to move it to November 14th meeting. The change came about after the agenda was published which resulted in the title of the meeting as Organizational Meeting instead of Regular Meeting. City Clerk-Treasurer Lisa D. Thomas also explained the new software is progressive, easier for city employees to use, and looks clean and sleek for the public viewing.

Council Member Wroblewski asked about archiving past agendas. City Clerk-Treasurer Lisa D. Thomas replied that past agendas will be archived on our website as before with help from Communication Specialist Samantha Magnuson.

CONSENT AGENDA AND FINANCE COMMITTEE REPORT

Council Member Bartlett announced the Finance Committee is going to meet on Tuesday, October 18th at 10:30am. Revised notice will be sent out.

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

General Operating account	$4,818,597.65
Special General Operating account	$365.82
ADEM Storm Drainage	$10,355.15

1/2 Cent Capital Replacement	$33,803.52
1/2 Cent Infrastructure	$335,978.61
Gasoline Tax & Petroleum Inspection fees	$13,007.84
TVA Tax	$3,243.78
Town Madison Incentive Fund	$285,465.54
CIP Bond Accounts	$996,058.64
Library Building Fund	$5,917.53
Water Distribution and Storage	$1,182,081.25
Multi-Use Venue Collection Fund	$1,570,395.00

Approval of payment to Carcel & G construction, LLC. in the amount of $683,980.74 for work completed through 8/23/2022 on CIP No.18-022 Hughes Road widening project (to be paid from 2018- C Bond account)

Approval of payment to Morell Engineering, Inc. in the amount of $200.00 for ADEM Inspections performed on CIP Project No. 20-028: Middle School Roadway Extension Project (Invoice No. 20180) (to be Paid From 2020-A Bond Account)

Resolution No. 2022-272-R; providing for the disposition of personal property of negligible value via online auction through GovDeals website pursuant to SEC. 16-108 of the Code of Ordinances (City Clerk)

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	Aye
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:

- Thanked City Clerk-Treasurer Lisa D. Thomas for the new agenda and advised that it does look different, but it has more functionality.
- Thanked Council Member Denzine and the entire Madison Street Festival Team for their planning of the Madison Street Festival.
- Thanked Public Works, Police, and other City employees for making it safe for the public.
- 35,000-40,000 attended the Madison Street Festival.
- Madison City Schools were named the number one school system in the state of Alabama.
- Jacksonville State University versus University of North Alabama football game at Toyota Field on Saturday, October 15th, 2022.
- The State of the City Address will be held at Toyota Field on Friday, November 4th, 2022. It will be called Celebrate Madison and will be open to everyone. Vendors and food will be available.

COUNCIL DISTRICT NO. 1 MAURA WROBLEWSKI

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

- Attended Public Works Field Crew Chief Mike Gentle's retirement party. He had over 25 years with the city.
- Attended the Madison Fire and Rescue retirement party which included 14 firemen and paramedics that retired within the last two years.
- Fire Station 1 is offering a cancer awareness shirt which can be purchased from Kara at the front desk. They have long sleeve and long sleeve along with many sizes. The cost of the shirts support cancer research for two organizations.
- Thanked Teresa Crane from WoodmenLife who along with her family, planted 20 mums on the roundabout on Balch and Gillespie.

COUNCIL DISTRICT NO. 2 CONNIE SPEARS

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

- Thanked everyone that was involved in the Madison Street Festival. Has heard from numerous people about how fabulous it was.
- Thanked the City Clerk and Information Technology departments for their work on the new agenda software.
- Attended Madison Utilities meeting on Monday, October 3rd, 2022 where Madison Utilities is concerned with private utilities doing private wastewater treatment plant with developers. Madison Utilities is concerned about the financial impact they face after the developer gets out of the wastewater treatment business and plant needs to be revamped to work with Madison Utilities.

COUNCIL DISTRICT NO. 3 TEDDY POWELL

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

- Thanked everyone involved with the Madison Street Festival.

COUNCIL DISTRICT NO. 4 GREG SHAW

No new business to report

COUNCIL DISTRICT NO. 5 RANAE BARTLETT

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

- Thanked the Police and Public Works for their fantastic job with the Madison Street Festival.
- Thanked all the volunteers and Council Member Denzine for all their hard work with the Madison Street Festival.
- Attended the NASA SpaceX Crew 5 launch at the Kennedy Space Center at Cape Canaveral, Florida. This was Council Member Bartlett's first rocket launch she has ever attended.
- Reminded the public that the month of October has two events happening in Madison. The Railyard Barbecue Brawl, which is being held in downtown Madison. Free parking will be available at the stadium. At the same time there will be a Halloween Chess Tournament being held on the turf at the football stadium. Kids can wear Halloween costumes, there will be a dance-off, costume contest, and chess awards.

COUNCIL DISTRICT NO. 6 KAREN DENZINE

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

- On the behalf of everyone who worked the Madison Street Festival, Council Member Denzine accepted everyone's "Thank You".
- Thanked the Police, Public Works, and other departments for working together for the good of the community.
- Amazed by the 35,000-40,000 people that came to the festival to celebrate the community with marching bands, high school robotics, petting zoo, and so much more.
- Attended the Fire Department retirement party.
- Senior Center has had great success by having Coffee with the Cops, donuts donated by the Rotary Club, and Inside Out Mission Ministries sponsored the catering done by Little Baby Diner for the seniors.

COUNCIL DISTRICT NO. 7 JOHN SEIFERT

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

- Commented on how great the Madison Steet Festival turned out.

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.

RESOLUTION NO. 2022-271-R; APPROVING A REQUEST FOR A RESTAURANT RETAIL LIQUOR LICENSE FROM PHOENIX SENIOR LIVING, LLC, DBA MADISON CROSSINGS FOR THEIR LOCATION AT 11260 COUNTY LINE ROAD

Revenue Officer Cameron Grounds informed Council that everything is in order for Council to vote on this item tonight. Council President Shaw opened the floor for public comments regarding this request.

Madison resident Margi Daly questioned why a liquor license for an assisted living location. Council Member Spears responded that it was not an assisted living but rather an independent apartment living for seniors. Ms. Daly began addressing Revenue Officer Cameron Grounds and Council Member Seifert stepped in to advise that this is a Public Hearing and that Ms. Daly along with any public needs to be addressing Council President Shaw or the Council. No further comments were made from Ms. Daly

Council President Shaw then closed the floor after no more comments and entertained a motion from Council. Council Member Wroblewski moved to approve Resolution No. 2022-271-R. Council Member Powell seconded. The vote was taken and recorded as follows:

Council Member Maura Wroblewski	Aye
Council Member Connie Spears	Abstain
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

DEPARTMENTAL REPORTS

ENGINEERING DEPARTMENT

RESOLUTION NO. 2022-255-R; AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH OHM ADVISORS FOR ENGINEERING DESIGN SERVICES FOR PROJECT NO. 22-039, SEGERS AND MAECILLE INTERSECTION IMPROVEMENTS, IN AN AMOUNT NOT TO EXCEED $125,500.00 (TO BE PAID FROM FY 2023 DEPARTMENTAL BUDGET)

Council Member Seifert moved to approve Resolution No. 2022-255-R. Council Member Spears seconded. The 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	Aye
Council Member Karen Denzine	Aye
Council Member John Seifert	Aye

Motion carried.

RESOLUTION NO. 2022-256-R; AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH KIMLEY-HORN & ASSOCIATES, INC. FOR ENGINEERING DESIGN SERVICES FOR TRAFFIC SIGNAL AND SIDEWALK MODIFICATIONS AT THE INTERSECTION OF WALL TRIANA AND GOOCH LANE (PROJECT NO. 2022-023) IN THE AMOUNT OF $78,031.81 (TO BE PAID FROM ENGINEERING DEPARTMENT BUDGET)

Council Member Powell moved to approve Resolution No. 2022-256-R. Council Member Wroblewski seconded. Council President Shaw asked for any discussion. Council Member Wroblewski asked if this would fix the timing on that traffic signal since she receives complaints regarding it. City Engineer Michael Johnson replied that it would along with some sidewalk extensions. The 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	Aye
Council Member Karen Denzine	Aye
Council Member John Seifert	Aye

Motion carried.

RESOLUTION NO. 2022-257-R; AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH KIMLEY-HORN & ASSOCIATES, INC. FOR ENGINEERING DESIGN SERVICES FOR TRAFFIC SIGNAL DESIGN AT THE INTERSECTION OF BURGREEN AND HARDIMAN LANE (PROJECT NO. 22-038) IN THE AMOUNT OF $39,231.81 (TO BE PAID FROM DEPARTMENTAL

Council Member Spears moved to approve Resolution No. 2022-257-R. Council Member Powell seconded. Council President Shaw asked for any discussion. Council Member Spears asked if the roundabout and the traffic signal were going to work together and if they had studied it. City Engineer replied that both will be coinciding with each other. The 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	Aye
Council Member Karen Denzine	Aye
Council Member John Seifert	Aye

Motion carried.

RESOLUTION NO. 2022-258-R; AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH GARVER, LLC FOR PALMER ROAD BRIDGES (PROJECT NO. 22-006, BIN 2495 AND 2496) TO INCLUDE HYDROLOGIC AND HYDRAULIC ANALYSIS, SURVEYING, AND CONCEPTUAL DESIGN FOR TWO (2) IN AN AMOUNT NOT TO EXCEED $199,925 (TO BE PAID FROM DEPARTMENTAL BUDGET)

Council Member Powell moved to approve Resolution No. 2022-258-R. Council Member Spears seconded. The 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	Aye
Council Member Karen Denzine	Aye
Council Member John Seifert	Aye

Motion carried.

RESOLUTION NO. 2022-266-R: ACCEPTANCE OF BRADFORD STATION, PHASE 1 INTO THE CITY'S MAINTENANCE PROGRAM

Council Member Powell moved to approve Resolution No. 2022-266-R. Council Member Spears seconded. The 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	Aye
Council Member Karen Denzine	Aye
Council Member John Seifert	Aye

Council Member Powell and Mayor Paul Finley confirmed with City Engineer Michael Johnson that everything was completed prior to accepting it into the city's maintenance program.

Motion carried.

RESOLUTION NO. 2022-267-R: ACCEPTANCE OF BELLAWOODS, PHASE 1 INTO THE CITY'S MAINTENANCE PROGRAM

Council Member Powell moved to approve Resolution No. 2022-267-R. Council Member Seifert seconded. Mayor Paul Finley confirmed with City Engineer Michael Johnson that that everything was completed prior to accepting it into the city's maintenance program. The 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	Aye
Council Member Karen Denzine	Aye
Council Member John Seifert	Aye

Motion carried.

Council Member Denzine thanked City Engineer Michael Johnson and the Engineering department for their tremendous job done on Hughes Road.

FIRE

RESOLUTION NO. 2022-273-R: APPROVAL OF AGREEMENT FOR SUBSCRIPTION TO REPORTING SOFTWARE FOR FIRE DEPARTMENT (INITIAL YEARLY SUBSCRIPTION PAYMENT OF $29,800 TO BE PAID FROM FIRE DEPARTMENT BUDGET)

Council Member Wroblewski moved to approve Resolution No. 2022-273-R. Council Member Spears seconded. Council Member Wroblewski asked what the cost would be for the second year, Fire Chief David Bailey responded it is not known yet. The 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	Aye
Council Member Karen Denzine	Aye
Council Member John Seifert	Aye

Motion carried.

LEGAL

RESOLUTION NO. 2022-268-R: AMENDING RESOLUTION NO. 2022-198-R PREVIOUSLY ADOPTED BY THE COUNCIL FOR THE TERMINATION OF AN AGREEMENT BETWEEN THE CITY OF MADISON AND TURNER CONSTRUCTION

City Attorney Brian Kilgore explained that it is to make it clear that the grounds for termination was for convenience as opposed to for cause.

Council Member Wroblewski moved to approve Resolution No. 2022-268-R. Council Member Powell seconded. The 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	Aye
Council Member Karen Denzine	Aye
Council Member John Seifert	Aye

Motion carried.

RESOLUTION NO. 2022-269-R; AUTHORIZING AN AGREEMENT OF PROPOSAL FOR CATASTROPHIC INMATE MEDICAL INSURANCE FROM HUNT INSURANCE GROUP, LLC FOR AN ANNUAL PREMIUM OF $8,415.36 (TO BE PAID FROM GENERAL SERVICES ACCOUNT)

Council Member Wroblewski moved to approve Resolution No. 2022-269-R. Council Member Spears seconded. The 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	Aye
Council Member Karen Denzine	Aye
Council Member John Seifert	Aye

Motion carried.

RESOLUTION NO. 2022-276-R; AUTHORIZING MEMORANDUM OF AGREEMENT WITH THE MADISON COUNTY COMMISSION FOR ROADWAY STRIPING

Council Member Wroblewski moved to approve Resolution No. 2022-276-R. Council Member Powell seconded. The 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	Aye
Council Member Karen Denzine	Aye
Council Member John Seifert	Aye

Motion carried.

PLANNING DEPARTMENT

PROPOSED ORDINANCE NO. 2022-260: VACATION OF A PORTION OF A UTILITY AND DRAINAGE EASEMENT LOCATED AT 223 COACH LAMP DRIVE WITHIN WILLOW CREEK SUBDIVISION

This was a first reading only of Proposed Ordinance No. 2022-260.

RESOLUTION NO. 2022-264-R: APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MADISON, ALABAMA AND MCKINLEY HOMES US, LLC, ET AL. FOR PROPERTY LOCATED ON THE SOUTH SIDE OF HUNTSVILLEBROWNS FERRY ROAD, WEST OF MORRIS DRIVE

Director of Development Services Mary Beth Broeren informed Council of the specifics of the Development Agreement between the City of Madison and Alabama and McKinley Homes US, LLC, ET AL. Director of Development Services Mary Beth Broeren presented a concept plan provided and asked Council for their action on the Development Agreement. Director of Development Services Mary Beth Broeren informed Council that a representative from the developer as well as a landowner were there to answer questions if needed.

Council Member Wroblewski asked if they could share the price point of the homes. Director of Development Services Mary Beth Broeren responded that she had reached out to the developer who estimated the prices to be in the $400,000 to $600,000.

Council Member Bartlett asked about the phasing of the housing units and when the flats would come online. Director of Development Services Mary Beth Broeren responded that the flats would start after the townhomes and the single-family homes sometime in 2024 or 2025 as they are unsure. Council Member Bartlett asked if there would be a possibility the home could be built in 2023 and Director of Development Services Mary Beth Broeren responded that there is no issuance of Certificate for Occupancy allowed before March of 2024.

Council Member Bartlett asked if there is a reason why the development agreement did not include the phasing of the stack flats. Director of Development Services Mary Beth Broeren responded that the stack flats would be built in one phase, but due to the product type they were not put in a phase as they are counting on the limitations of the Certificate for Occupancy.

Council Member Denzine asked what size and how many bedrooms are in the flats. Director of Development Services Mary Beth Broeren referred the question to the developer Henry Massey from McKinley Homes US, LLC, ET, AL. Henry Massey from McKinley Homes US, LLC, ET, AL, responded that they are going to be one, two, and three bedrooms, but they won't know the unit mix until 2025 or 2026, depending on market conditions. Council Member Denzine explained that the reason for wanting to know the timeline and size of the units is to project how it is going to affect the City of Madison schools. Henry Massey from McKinley

Homes US, LLC, ET, AL, explained that the three-bedroom units are going to be less than 3 to 4 percent.

Council Member Denzine asked about the size of the townhomes. Henry Massey from McKinley Homes US, LLC, ET, AL, responded that they are going to range from 1,800 to 2,200 square feet and that they will be two and three bedrooms. Henry Massey from McKinley Homes US, LLC, ET, AL, also provided that the single-family homes will be 1,800 to 2,800 square feet in size.

Council Member Denzine asked for clarification on the commercial and neighborhood community space. Director of Development Services Mary Beth Broeren explained that the commercial space is 33,000 square feet separate from the community space.

Council Member Denzine asked about the timing for when the commercial space would come forward since they must wait until they have a minimum of one hundred Certificate for Occupancy before it moved forward. Director of Development Services Mary Beth Broeren responded it would be late 2024 for the commercial site plan to come forward. Director of Development Services Mary Beth Broeren explained that she talked with the developer because the expectation is that the commercial site plan would follow the home, but the developer needs to get their tenants before they move with the commercial site plan. Director of Development Services Mary Beth Broeren also explained that it is unpredictable to give a time frame for the commercial given how far out it is. Director of Development Services Mary Beth explained that given the amount of park acreage that the city is being given, they exercised a bit of flexibility with respect to the commercial site plan and that the conceptual plan requires the commercial as well as the development agreement, but she felt that it did not make sense to say that it had to be built by a certain date due to how far out it is.

Council Member Powell agreed with Director of Development Services Mary Beth regarding the time frame for commercial as it is going to be hard due to the market and inflation causing an unknown on the time frame.

Council Member Denzine responded that she was not looking for a specific date, but that the commercial is a high priority and she appreciated that it was included in the Development Agreement.

Director of Development Services Mary Beth explained that it was negotiated into the agreement because residential developers normally don't offer commercial development and that she understands how important it is for commercial development for Council along the road frontage. Director of Development Services Mary Beth explained that the housing has to be there before retailers and commercial businesses are interested in that area.

Council Member Spears said she appreciated the developer working with the city and Director of Development Services Mary Beth for getting the commercial development addition to the agreement along with the park land and road frontage.

Council Member Bartlett advised that with Madison City Schools being number one they should have no problem selling the three-bedroom units. Council Member Bartlett also thanked McKinley Homes US, LLC, ET, AL for working with Director of Development Services Mary Beth on the donation of parks and recreation space for the westside of town.

Council Member Wroblewski moved to approve Resolution No. 2022-264-R. Council Member Powell seconded. Council President Shaw asked for any discussion, Council Member Denzine asked for a confirmation regarding the T and D zoning and that the contract is solid regarding the commercial. Director of Development Services Mary Beth explained that with this location there is a development agreement versus The Village at Oakland Spring and Town Madison where there is no development agreement. The development agreement allows the city to lock it in and if an amendment needs to be made, it will require the action of the City Council. The 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	Aye
Council Member Karen Denzine	Aye
Council Member John Seifert	Aye

Motion carried.

Mayor Paul Finley thanked Director of Development Services Mary Beth for taking the lead on the development agreement and McKinley Homes US, LLC, ET, AL for working with the City.

Henry Massey from McKinley Homes US, LLC, ET, AL. thanked City Council and Mayor Paul Finley and commended Director of Development Services Mary Beth for the hard work she has put into this development agreement.

MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS

CITY COUNCIL WORK SESSION

Council President Shaw advised that they are working on dates for a future work session.

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	Aye
Council Member Karen Denzine	Aye
Council Member John Seifert	Aye

Motion carried.

The meeting was adjourned at 6:54 p.m.

Minutes No. 2022-19-RG, dated October 10th, 2022, read, approved and adopted this 24th day of October 2022.

Council Member Maura Wroblewski
District One

Absent

Council Member Connie Spears
District Two

Absent

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

Mari Bretz
Recording Secretary