THE CITY OF
MADISON ALABAMA
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MINUTES NO. 2023-10-WS
PUBLIC WORK SESSION OF THE CITY COUNCIL
OF THE CITY OF MADISON, ALABAMA
September 19, 2023

The Madison City Council met for a public work session on Tuesday, 2023, September 19th at 4:00 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 4:00 p.m. by Council President Ranae Bartlett.

The following elected governing officials were 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, Municipal Records Coordinator Lisa Ritz, City Attorney Brian Kilgore, City Administrator Steve Smith, Information Technology Director Chris White, Information Technology Support Technician Garrett Gillot, ERP Support Specialist Michelle Parker, Police Chief Johnny Gandy, Fire Chief David Bailey, City Engineer Michael Johnson, Director of Human Resources Megan Zingarelli, Director of Facilities and Grounds Gerald Smith, Building Director Dustin Riddle, Director of Parks & Recreation Kory Alfred, Finance Director Roger Bellomy, Municipal Court Clerk Amanda Garlen, Deputy Court Clerk Beth Bellomy, and Director of Development Services Mary Beth Broeren

CITY OF MADISON FY2024 ANNUAL OPERATING BUDGET REVIEW:

Mayor Finley provided a slide presentation containing the following components:

- Fund Balance proposed at $13,652,948 at 26.68%
  - Monthly payroll within this budget
- Employee Investment
  - Step Increase (7th straight year)
  - No increase to Employee Insurance Payments (7th Straight Year)
  - 3% Cola
  - 506 Employees with the addition of 10
    - 2 Police

        - 1 IT (New World Support)
        - 2 Facility Management
        - 1 Mayor's Office (Economic/Community Development)
        - 1 Public Works (Assistant Director-Operations)
- Community Investment
    - $3,303,129 for Capital Replacement Purchases
        - 34 Pieces of Equipment
    - $650,000+ support for School SRO's and Crossing Guards
    - $650,000 Subsidy to our Madison Library
    - $250,000 added to Neighborhood Paving ($1,538,750 total)
    - $591,410 for Outside Agencies
        - 17% Increase to Madison Chamber of Commerce
        - 50% Increase to National Children's Advocacy Center
        - 33% Increase to Partnership for a Drug Free Community
        - 50% Increase to Crises Center of North Alabama
        - 22% Increase to Huntsville Madison County Chamber
- Additional Projects in FY24 Budget
    - Hexagon Building 23-A Buildout
    - Hexagon Pickleball/Softball Complex Buildout
    - County Line/Royal Drive Signal Build
    - Temporary Fire Station 4 @ Celtic Improvements
    - Hardiman/Madison Branch Blvd Roundabout Build
    - Burgreen/Hardiman Signal Build
    - Mill Road Ditch Rebuild
    - Huntsville Browns Ferry/Burgreen Roundabout Build
    - Gillespie/Wall Triana Intersection and Signal Improvement Build
    - City Hall Safety Improvements and "Space" conversions
        - Metal Detectors at both entrances of City Hall
        - Utilizing Building 23A for additional space for some Departments
    - Pumphouse Road – Drainage Improvements
    - Zoning Ordinance Update
    - Planning/Engineering/Building/Revenue Software Purchase
    - Segers and Machille Widening Design
    - Browns Ferry Culvert Build
    - Slaughter Road/Eastview & Other Turn Lane Project Engineering
    - Palmer Park Parking Improvements
    - Neighborhood Parks Improvements
    - Palmer Park Field 7 & 8 Imp
- Sources of Revenue
    - $70 Million Revenue Budget
    - Breakdown chart & Graph of Funds 10,12,13 and 38 and Revenue Sources consisting of Taxes, Franchise Fees, Licenses & Permits, Intergovernmental, Services, Fines, Investment Earnings, Other Revenues & Financing Sources
- Expenditures by Function

Public Safety	$ 21,081,047	Parks & Recreation	$ 6,710,472
Engineering & Roads	$ 23,449,677	Building & Planning	$ 4,569,058
General Services	$ 11,357,926	Human Resources	$ 8,157,534
Judicial	$ 1,944,186	Capital Acquisition	$ 14,166,129
Toyota Field	$ 6,000,000		

- Expenditures by Accounting Category
  - Operating Expenditures $ 24,651,816
  - Personnel $ 38,651,370
  - Debt $ 683,350
  - Capital $ 95,000
  - Library $ 650,000

CAPITAL IMPROVEMENT/ENGINEERING PROJECT UPDATE

City Engineer Michael Johnson provided the Council with a three-year plan on Capital Improvements listing construction and design projects prioritized by usability and safety for each fiscal year. Council Members were concerned about certain projects and discussed the following with City Engineer Michael Johnson:

- Mill Road Ditch – Drainage Improvements
- Browns Ferry Culvert – Safety Improvement
- Balch/Browns Ferry Roundabout listed in FY2026 would like it moved up to FY2025 due to safety concerns

HUMAN RESOURCES – NEW FACILITIES DEPARTMENT

Director of Human Resources Megan Zingarelli presented a staffing plan for the new Facilities Department adding four new positions consisting of an Assistant Director of Facilities & Grounds, an Administrative Assistant, and two Maintenance Technicians. Director of Facilities & Grounds Gerald Smith was hired this past summer along with three Complex Maintenance Worker II, one more Complex Maintenance Worker II is in the hiring process. Council Members raised questions and discussed the following aspects of the New Department with Director of Facilities & Grounds Gerald Smith.

- Postpone filling new positions
- Cost Savings of Internal Construction Management
- Budget costs between Building Department and New Facilities & Grounds Department
- Other departments maintenance budget moved to the New Facilities & Grounds Department budget
- Council didn't expect that a New Facilities & Grounds Department would be formed within the budget
- HR Director Megan Zingarelli attempted to introduce this a couple of months ago and HR meetings were rescheduled
- 17 buildings to maintain and repair
- City growth and workload for Director alone

FUND #38

Council President Ranae Bartlett stated Council Members had questions and requested clarification regarding the Hexagon Building and lack of a Fire Station there along with funds moved from the Hexagon Building to the Community Center Reconstruction. Mayor Finley gave explanation on the following:

- Estimation of additional six million dollars to what was already there to build the fire station and not an optimal position for 23A

- Fire station doesn't meet everything Fire Chief Bailey needs for responding to the south side of the city down Zierdt Road
- Reasonable cost for electrical repairs for Fire Station 4 as temporary at the old Public Works Facility on Celtic until a final place is located for a new Fire Station 4
- Moving some departments within the Police Department to 23A
- Large training room
- Substation for Fire Marshal and Fire Inspectors
- City Emergency Management
- Other City Departments and functions
- Storage
- Continue to look for the optimal position for the fire station whether at the end of Zierdt Road or somewhere else in Town Madison

Council Members discussed these topics of concern:

- Ambulance services
- Funds taken out of Hexagon Facility that were for the Fire Station were moved to the Community Center rather than utilizing it towards a separate fund to build a new fire station
- Frustration from Council of this major investment and changes made without consultation with the short timeline to pass the budget
- Amend Fund38 with funds moved for fire safety Town Madison and have further work sessions with Fire to make plans for the new Fire Station.
- Discrepancies of expenditures on the Community Center and funding from MVP

Fire Chief Bailey approached Council to clarify questions from discussion:

- Fire Station on Celtic has a pumper truck and a squad which includes a paramedic unit totaling a 4-person engine company for ISO purposes
- Necessary because of COVID and response times from Station 1
- Needs renovation due to 24 hr. shifts of personnel to be sleeping at facility
- Conducted run response times at Celtic, and if there was one at Toyota Field area and EMS responses from Celtic putting the data results in maps of locations
- Concerned of the residential growth in Town Madison for Fire protection
- Utilize Celtic for future training facility and logistics hub for Fire & Police if renovated safer now

Council President Ranae Bartlett continued with Fund #38 for discussion regarding allocations for Toyota Field:

- $11.5 million for additional suites on top of the $6 million for MLB requirements
- Funds provided by BallCorps from revenues to pay for the additional building that is $11.5 million
- Adding City debt
- Premature on information of their financials or an agreement
- Removed the $11.5 million line item for future discussions
- Lack of Ballcorps contributions to the city
- Concerns on the investment of the $6 million, consensus to leave in the budget

Council President Ranae Bartlett stated nothing was in the budget regarding the salary survey that is being conducted currently and if recommendations are received later for salary adjustments. Mayor Finley replied that it would probably come mid-year and with step and COLA the funds will be closer to what the number will be.

Council President Ranae Bartlett asked Council Member Wroblewski about the Animal Shelter. Council Member Wroblewski advised this would be a discussion for later but questioned the old fire station on Sullivan Street if that would be a possibility to look at. Mayor Finley stated a future decision would be made with that building along with the school building there also.

Council Member Seifert questioned the School Resource Officer costs and coverage knowing that Rainbow Elementary School is outsourcing for additional security. Mayor Finley replied when we supported the property tax increase a mil of that went for safety. Council Member Seifert also questioned Palmer Park fields 7 and 8 upgrades. Mayor Finley replied making it better with two nice fields and ability for better parking although not achieving the entire plan envisioned but making it better.

Council Member Wrobleski addressed the wayfinding project and is against it, doesn't see the benefit for the city spending funds. Development Services Mary Beth Broeren replied that this project has been low priority and sensed at mid-year budget there wasn't a consensus for support and would like council to consider funding for signage for the downtown area. Other Council Members voiced support for downtown signage that helps generate revenue for the city. Council Member Wroblewski would prefer the funds to go to more needed projects. Director of Development Services advised she will provide information to Mayor Finley if the council decides to fund portions of it.

Council Member Denzine requested the source be added regarding the transfer of funds under the General Capital Improvement in fund #38. Council Member Denzine also received clarification about the contributions and donations under Capital Replacement in fund #12. She appreciated and gave thanks for putting in the budget the (8) Ford Explorers for the Police Department that are necessary.

Mayor Finley requested the council's understanding of the events occurring in historic downtown in December. Recommendations for the Christmas parade December 9th at 5:30pm to begin at the plaza and end at the skate park for safety concerns and parking.

Council Member Spears requested to do a brief overview of changes to the budget:

- Minus $1.5 million for the Community Center
- Plus $1.5 million for the new fire station fund
- Minus $11.5 million out of other revenues
- Minus $11.5 million out of Toyota Field suites
- Mayor Finley to provide information for where funds will come from for the Community Center, Facilities and Maintenance Department and Wayfinding

ADJOURNMENT

Having no further business to discuss, the work session adjourned at 6:15 p.m.

Minutes No. 2023-10-WS, dated September 19, 2023, read, approved, and adopted this 9th day of October 2023.

Council Member Maura Wroblewski
District One

Absent

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

Lisa Ritz
Recording Secretary