



**MINUTES NO. 2023-11-WS  
PUBLIC WORK SESSION OF THE CITY COUNCIL  
OF THE CITY OF MADISON, ALABAMA  
October 18, 2023**

The Madison City Council met for a public work session on Monday, October 18, 2023, at 6:30 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 6:30 p.m. by Council President Ranae Bartlett.

**The following Council Members 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    | Absent             |
| Council District No. 7 John Seifert     | Absent – phoned in |

City Officials in attendance were: City Clerk-Treasurer Lisa D. Thomas, Deputy City Clerk-Treasurer Kerri Sulyma, City Attorney Brian Kilgore, City Administrator Steve Smith, Information Technology Director Chris White, Information Technology Support Technician Garrett Gillott, Police Chief Johnny Gandy, Fire Chief David Bailey, Facilities Director Gerald Smith.

**FIRE STATION PLAN FOR TOWN MADISON AREA**

Mayor Finley presented a slide presentation of modifications of building 23A within the Hexagon area to accommodate the requirements for Fire Station #4 and Police functions amending budget costs to obtain these needs.

- Fire Department to house extra vehicles in the bays at Celtic Drive Facility
- Adding a driveway and (2) bays with a breezeway in-between non-connecting roof lines to minimize costs.
- Interior of 23A Public Safety Annex Office
  - Fire Station #4 bays and internal living quarters have a combined square footage of 5,400 that is about the same size as Fire Station #3 meeting the criteria to build the Fire Station
  - Joint training center for Fire/Police
  - Storage areas
  - Facilities Department
  - Madison Fire and Rescue consist of:

- ✓ Sleeping quarters for 6-10 operational firefighters
- ✓ New bays
- ✓ Fire Marshal Division
- ✓ Office space
- ✓ Hydrant Maintenance
- ✓ Training and Safety Division
- ✓ EMS Division
- ✓ City Emergency Management Safety Officer Division
- Madison Police Department consist of:
  - ✓ Investigations
  - ✓ Special Operations
  - ✓ Professional Standards
  - ✓ Secure Evidence Room
- Exterior parking spaces

Council Member Powell questioned if there will be a storm shelter. Facilities Director Gerald Smith answered when building a fire station or a police precinct a storm shelter type is required according to the architect whether it will be inside the building or external. The city might qualify for funding from FEMA if located externally and the shelter is large enough to provide for the community as well. Facilities Director Gerald Smith also stated provisions were made in the budget for ADA compliance restrooms and showers in the fire station and police department.

Council President Bartlett requested clarity of response times for the location and meeting the insurance requirements. Mayor Finley and Fire Chief Bailey concurred after analysis conducted all areas have coverage other than immediate backside of Edgewater. Fire Chief Bailey stated moving from Celtic provides better coverage for all of Town Madison and same coverage heading west on Madison Boulevard. Council President Bartlett questioned about the joint training center. Fire Chief Bailey explained the 100-person classroom can also be utilized for conferences and have the flexibility for two classrooms with a folding bifold wall to separate the room for joint training.

Council President Bartlett asked time frame to build. Facilities Director Gerald Smith provided the following:

- Fire Station 18 – 24 months from current date
- Office areas replacing HVAC units 8-10 months
- Renovations of fire/police offices 10-12 months maximum
- Construction drawings from architect in 90 days from sign of contract

Mayor Finley stated this also correlates with the changes at City Hall. Facilities Director Gerald Smith explained HVAC units and the logistics of the separate quadrants within the building for heating/cooling purposes. Fire Chief Bailey added the architectural design would also be made for future expansion if needed. Mayor Finley thanked everyone involved with the process and move forward on it.

#### **PURCHASE OF HEXAGON FITNESS CENTER BUILDING AND PARKING LOT**

Mayor Finley provided a picture of the twelve pickleball courts and a ribbon cutting ceremony will be scheduled soon. Currently the purchase for the fire/police side and the

pickleball courts is approximately 13 acres, and the wellness center and front parking lot also added to a total of 17 acres. Hexagon corporate offices agreed to sell quickly to the city as their first option, appraisal was \$4.45 million. Schematic drawings provided to council shows space of 27,000 sq ft. consisting of:

- Front two rooms – Fitness equipment
- Back right room – Workout room/Jazzercise with wood floors/mirrors
- Locker rooms in the middle
- Gym
- Covered back porch

Mayor Finley stated Hexagon will ask for the appraised price, 10% down and pay interest free for 5 years. Consulting with Finance Director Roger Bellomy and Parks and Recreation Director Kory Alfred, \$450,000 would come from the Parks & Recreation budget for the initial payment this year. Finance Director Roger Bellomy to pay the remainder of the 5 years at \$800,000 a year from the 3071-bond fund. This is beneficial for the growth of the city for the gym space utilized for middle and high schools along with adult programs, eventually joint partnering with schools if needed to build a pool. Council Member Wroblewski liked the fencing around each pickleball court.

Council further discussed these topics of concern:

- Partnering and funding from schools
- Offering citizens, a fee base for facility use
- Continue progress and improvements for Dublin and Palmer Parks
- Great opportunity to build a pool for the swimming community-swim meets and events
- Facility is walk in ready
- Funds for IT to update technology systems to conform with City Hall

Council Member Powell asked about maintenance of the building, specifically the HVAC units. Facilities Director Gerald Smith replied that all the units are 20 years old but in good condition providing a cost estimate for replacement. Budget costs for annual maintenance could be provided to the council. Building 23A has 14 rooftop units, 3 were replaced two years ago and the remaining 11 are inoperable and are 40 years old. Council President Bartlett asked if the Hexagon fitness building has been inspected. Facilities Director Gerald Smith advised it has by the city building inspectors. Council Members will arrange to have a tour of the facility.

### **ANIMAL SHELTER**

Council Member Wroblewski thanked the Mayor's Office for the opportunity to see the old fire station stating conditions are unfeasible to consider an animal shelter. Picture slides were presented of the current animal shelter next to city hall and the proximity from the newly developed Everstead housing being built. Council Member Wroblewski is concerned when residents begin to move in, there will be complaints of dogs barking. Pointing out the conditions inside the current animal shelter, she believes the city could do better to provide Animal Control Officers with a much better workspace and is requesting council to consider future possibilities of various locations to plan for.

Mayor Finley agreed with certain aspects of her request providing his advice and suggestions of possible locations along with funding that could be achievable.

Further discussion on the location of city owned property specifically Sullivan Rd were asked for the possibility of road expansion. Mayor Finley stated that his office will research their suggestions and provide feedback at future meetings.

#### **MISCELLANEOUS**

Council Member Spears stated she has received noise complaints regarding construction at Publix on County Line Rd located right next to residential homes. She was unaware of the noise permit waiver because it is listed for District 4. Citizens are requesting the city review procedures and if possible, to make it better for citizens impacted. Mayor Finley stated this topic was discussed at the last department head meeting and are reviewing the process to make it better.

#### **ADJOURNMENT**

Having no further business to discuss, the work session adjourned at 5:58 p.m.

Minutes No. 2023-11-WS, dated October 18, 2023, read, approved and adopted this 13th day of November 2023.



Council Member Maura Wroblewski  
District One



Council Member Connie Spears  
District Two



Council Member Teddy Powell  
District Three



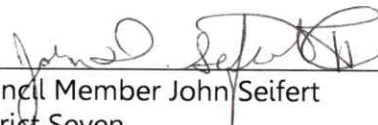
Council Member Greg Shaw  
District Four



Council Member Ranae Bartlett  
District Five

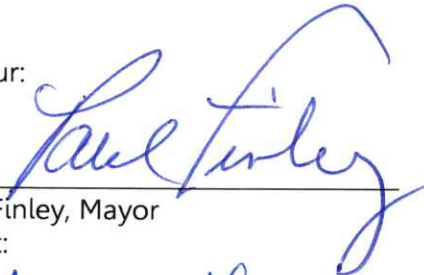


Council Member Karen Denzine  
District Six



Council Member John Seifert  
District Seven

Concur:



Paul Finley, Mayor

Attest:



Lisa D. Thomas  
City Clerk-Treasurer



Lisa Ritz  
Recording Secretary