



**MINUTES NO. 2024-22-RG  
REGULAR CITY COUNCIL MEETING  
OF MADISON, ALABAMA  
November 25, 2024**

The Madison City Council met in regular session on Monday November 25, 2024, 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 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     | 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, City Attorney Megan Zingarelli, Director of Information Technology Chris White, Information Technology Tech Coordinator Toby Jenkins, Police Chief Johnny Gandy, Fire Deputy Chief Brandy Williams, City Administrator Steve Smith, Economic and External Affairs Officer Traci Gillespie, Director of Development Services Mary Beth Broeren, Director of Facilities & Grounds Gerald Smith, Senior Human Resources Coordinator Mia Powers, Human Resources Coordinator Dasia Alexis.

Public Attendance registered: Margi Daly, Jeremiah Haley, Patricia Haley, Candice Canan, Chris Newlin, Don Ayers, Dynetta Jones Ayers, Jocelyn Broer, Jennifer Coe, Billie Goodson, Michael Sheeay, David Bier, Allison Spratley.

**AMENDMENTS TO AGENDA**

**RESOLUTION NO. 2024-410-R:** Authorizing video recording and publishing of the November 20, 2024, city council work session

**APPROVAL OF MINUTES**

**MINUTES NO. 2024-21-RG DATED NOVEMBER 12, 2024**

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Council Member Powell moved to approve Minutes No. 2024-21-RG. Council Member Shaw seconded. The roll call vote taken was recorded as follows:

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

Motion carried.

## **PRESENTATIONS AND AWARDS**

### **PROCLAIMING DECEMBER 2024 AS "CHILDREN'S CANCER AWARENESS MONTH" IN THE CITY OF MADISON, ALABAMA. PRESENTATION OF PROCLAMATION BY MAYOR FINLEY TO PATRICIA HALEY OF THE PATRICIA HALEY CHARITY FOR CHILDHOOD CANCER.**

Mayor Finley proclaimed December 2024 as Children's Cancer Awareness Month. Mayor Finley expressed his appreciation to Patricia Haley, CEO of Patricia Haley Charity. The organization provides funds and resources to those battling cancer in the community. Ms. Haley thanked the community and extended an invitation to attend the annual Cinderella Ball on December 7, 2024. The ball helps raise funds for the cause. 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).*

### **JAMES LAKE (DISTRICT 1)**

Mr. Lake appeared before Council and Mayor Finley to voice his concerns on the following items:

- Applauded council for the 2040 traffic study
- Traffic lights at East-West Corridors of Hughes Road
- The intersection of Sullivan Street & Mill Road has a large hump in the road
- Proposed additions to Toyota Field
- Requested data to be published for the proposed additions for Toyota Field

### **JOCELYN BROER (DISTRICT 4)**

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

- Proposed additions to Toyota Field
- Longevity of baseball field
- Taxes

**JENNIFER COE (DISTRICT 5)**

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

- Proposed additions to Toyota Field
- Disposition of Lodging tax proceeds
- Amended Lease, License, and Management Agreement with BallCorps LLC

**MARGI DALY (DISTRICT 6)**

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

- Proposed additions to Toyota Field
- Feels there are more pressing needs in Madison to allocate funds towards
- Feels not all citizens in Madison will be able to afford the proposed Party Boxes at Toyota Field

**RACHEL HOMOLAK (DISTRICT 6)**

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

- Thank you to Council for helping remove explicit books from the children's section in the library

**CONSENT AGENDA AND FINANCE COMMITTEE REPORT**

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

|                                          |                |
|------------------------------------------|----------------|
| General Operating account                | \$1,058,704.87 |
| Special General Operating accounts       | \$410,209.47   |
| ADEM Storm Drainage                      | \$2,745.00     |
| Gasoline Tax & Petroleum Inspection fees | \$111,379.79   |
| Street Repair & Maintenance              | \$1,612.23     |
| CIP Bond Accounts                        | \$999,994.59   |
| Library Building Fund                    | \$1,462.84     |

Venue Maintenance

\$37,231.79

Regular and periodic bills to be paid

**Resolution No. 2024-371-R:** Approving an annual appropriation agreement with the Madison Chamber of Commerce for FY25 (\$105,000.00 to be paid from General Operating account)

**Resolution No. 2024-372-R:** Approving an annual appropriation agreement with the Huntsville Hospital Foundation for FY25 (\$7,500.00 to be paid from General Operating account)

**Resolution No. 2024-373-R:** Approving an annual appropriation agreement with the Emergency Management Agency for FY25 (\$68,038.00 to be paid from General Operating account)

**Resolution No. 2024-374-R:** Approving an annual appropriation agreement with The Enrichment Center for FY25 (\$25,000.00 to be paid from General Operating account)

**Resolution No. 2024-375-R:** Approving an annual appropriation agreement with the National Children's Advocacy Center for FY25 (\$30,000.00 to be paid from General Operating account)

**Resolution No. 2024-387-R:** Authorizing a Facility Use Agreement with Veterans of Foreign Wars, Post 5162 for use of meeting space at Dublin Park and the Community Center at no cost

**Resolution No. 2024-389-R:** Acceptance of Quote from Heartland Business Systems for backup services (\$17,412.38 to be paid from IT Department budget)

**Resolution No. 2024-408-R:** Authorize Amendment to Transportation Agreement with the City of Madison Board of Education (Change of date for Christmas Parade)

Authorization for the Facilities and Grounds Department to solicit bids for dumpster services for City facilities

Authorization for the Facilities and Grounds Department to solicit bids for site work for the Public Safety Training Center

Authorization to solicit bids for Toyota Field Left Field Building Project Demolition and Excavation Package

Authorization for the Parks and Recreation Department to solicit bids for the Palmer and Dublin Park Soccer Lighting Installation project.

Authorization for the Parks and Recreation Department to solicit bids for the Playground Installation Project.

Acceptance of appropriation from Madison County Commissioner Steve Haraway to be used exclusively towards the purchase of vehicles for the Public Works

Department and the Police Department (\$128,775.00 to be deposited into Capital Replacement Fund 12)

Acceptance of a donation from L. Tucker (\$30 to be deposited into Senior Center Donation account)

Council Member Powell seconded. The roll call vote to approve the Consent Agenda was taken and recorded as follows:

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

Motion carried.

### **PRESENTATION OF REPORTS**

#### **MAYOR PAUL FINLEY:**

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

- The funding structure in place for Toyota Field generated 3.6 million dollars last year
- The bond payment is 3.1 million dollars
- Lodging tax was raised in 2017 to help with the anchor in Town Madison
- BallCorps paid about \$750,000 during a COVID year
- Thanked Steve Haraway from the County Commission for his help and support
- Thank you to Kim Lindsey, Administrative Assistant, for her excellent management of outside appropriations. Kim does a great job!
- Thankful for the community we live in. The residents, the Department Heads, the employees
- We live in a wonderful community

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

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

- Attended the Annual State of the County address with Commission Chairman Mac McCutcheon. The future of Madison County is bright
- Thank you to Joey Ceci for his work to alleviate some of the traffic on Wall Triana Highway and Highway 72
- Shout Out to Economic and External Affairs Officer, Traci Gillespie, for her leadership in the Civic Awareness Academy
- Happy Thanksgiving to all

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

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

- Thanked County Commissioner, Steve Haraway, for his generous donation
- Appreciates the cooperation of our County and surrounding municipalities
- Thankful for our community
- Happy Thanksgiving

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

No new business

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

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

#### **RESOLUTION NO. 2024-386-R: AUTHORIZING FUNDING FOR THE INSTALLATION OF AN IRRIGATION SYSTEM AT DUBLIN PARK MONARCH BUTTERFLY GARDEN (AMOUNT NOT TO EXCEED \$6,000 FROM COUNCIL SPECIAL PROJECTS BUDGET)**

Council Member Shaw moved to approve Resolution No. 2024-386-R. Council Member Wroblewski seconded. The roll call vote was taken and recorded as follows:

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

Motion carried.

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

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

- Congratulations to the Chamber for an outstanding Gala
- Thank you to Economic and External Affairs Officer, Traci Gillespie, for a wonderful job with the Civic Awareness Academy

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

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

- Thank you to residents for their feedback on Toyota Field
- Happy Thanksgiving to everyone
- Proud to live in such a wonderful community

- Blessed to represent District 6

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

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

### **RESOLUTION NO. 2024-410-R: AUTHORIZING VIDEO RECORDING AND PUBLISHING OF THE NOVEMBER 20, 2024, CITY COUNCIL WORK SESSION**

Council Member Seifert moved to approve Resolution No. 2024-410-R. Council Member Spears seconded. The roll call vote was taken and recorded as follows:

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

Motion carried.

- Happy Thanksgiving
- Christmas Holiday is quickly approaching
- December 4, 2024, there will be a Special Called Meeting with a Work Session following

### **BOARD/COMMITTEE APPOINTMENTS**

#### **REAPPOINTMENT OF DAVID BARRETT TO PLACE 1 OF THE INDUSTRIAL DEVELOPMENT BOARD, WITH A TERM EXPIRATION OF NOVEMBER 22, 2030.**

Council Member Wroblewski nominated David Barrett to Place 1. There being no further nominations, Mr. Barrett was appointed by acclamation

#### **REAPPOINTMENT OF MISSY MARTIN TO PLACE 2 OF THE INDUSTRIAL DEVELOPMENT BOARD, WITH A TERM EXPIRATION OF NOVEMBER 22, 2030.**

Council Member Wroblewski nominated Missy Martin to Place 2. There being no further nominations, Ms. Martin was appointed by acclamation

#### **REAPPOINTMENT OF TARON THORPE TO PLACE 3 OF THE INDUSTRIAL DEVELOPMENT BOARD, WITH A TERM EXPIRATION OF NOVEMBER 22, 2030.**

Council Member Wroblewski nominated Taron Thorpe to Place 3. There being no further nominations, Mr. Thorpe was appointed by acclamation

### **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. 2024-327: ZONING CERTAIN PROPERTY OWNED BY DONALD WILLIAM AYERS AND DYNETTA OLIVIA JONES-AYERS CONSISTING OF 0.63 ACRES LOCATED NORTH OF POWELL ROAD AND WEST OF CARDINAL DRIVE TO R-1A (LOW DENSITY RESIDENTIAL) UPON ANNEXATION (FIRST READING 10/14/2024)**

Director of Development Services Mary Beth Broeren presented the Resolution. Council President Seifert opened the floor for public comments regarding this request.

Margi Daly wanted clarification if the area would experience flooding. Director of Development Services Mary Beth Broeren explained that this is an existing subdivision. The city has annexed lots on an individual basis through the years, equaling around 140 lots. There is no knowledge of any issues with flooding in the subdivision or in the surrounding area. None of these areas are in a flood zone.

There being no more public comment, Council President Seifert closed the floor and entertained a motion from Council. Council Member Shaw moved to approve Proposed Ordinance No. 2024-327. Council Member Powell seconded. The roll call vote was taken and recorded as follows:

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

Motion carried.

**DEPARTMENTAL REPORTS**

**FACILITIES AND GROUNDS**

**RESOLUTION NO. 2024-403-R: ACCEPTANCE OF PROPOSAL J8-56170-4796-1 FROM TRANE TO PURCHASE HVAC EQUIPMENT FOR THE PUBLIC SAFETY ANNEX THROUGH THE ONMIA PURCHASING COOPERATIVE (\$373,674 TO BE PAID FROM FUND 38)**

Council Member Spears moved to approve Resolution No. 2024-403-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     | Aye |
| Council Member Ranae Bartlett   | Aye |
| Council Member Karen Denzine    | Aye |

Motion carried.

#### **FIRE & RESCUE**

#### **RESOLUTION NO. 2024-409-R: APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH VICKERS CONSULTING SERVICES, INC. FOR GRANT WRITING SERVICES IN RELATION TO AN ASSISTANCE TO FIREFIGHTERS GRANT (\$1,500 TO BE PAID FROM FIRE DEPARTMENT BUDGET)**

Council Member Wroblewski moved to approve Resolution No. 2024-409-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 John Seifert     | Aye |
| Council Member Teddy Powell     | Aye |
| Council Member Greg Shaw        | Aye |
| Council Member Ranae Bartlett   | Aye |
| Council Member Karen Denzine    | Aye |

Motion carried.

#### **HUMAN RESOURCES**

#### **RESOLUTION NO. 2024-404-R: AMENDMENT TO CLASSIFICATION PLAN (ADDITION OF TRANSPORTATION COORDINATOR AND PART-TIME RECEPTIONIST FOR PARKS AND RECREATION DEPARTMENT)**

Council Member Wroblewski moved to approve Resolution No. 2024-404-R. Council Member Denzine seconded. The vote was taken and recorded as follows:

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

Motion carried.

**RESOLUTION NO. 2024-390-R: AUTHORIZE CHANGE TO FIRE DEPARTMENT PAY SCALE (ADJUSTMENT TO SALARY RANGES FOR DRIVER AND DEPUTY CHIEF POSITIONS)**

Council Member Wroblewski moved to approve Resolution No. 2024-390-R. Council Member Denzine seconded. The vote was taken and recorded as follows:

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

Motion carried.

**LEGAL**

**PROPOSED ORDINANCE NO. 2024-405: AUTHORIZING AMENDMENT TO ARTICLE VIII, SECTION 10-230, OF THE MADISON CITY CODE REGARDING DISPOSITION OF LODGING TAX PROCEEDS (FIRST READING)**

This is a first reading only

**PROPOSED ORDINANCE NO. 2024-406: AUTHORIZING AMENDED LEASE, LICENSE, AND MANAGEMENT AGREEMENT WITH BALLCORPS, LLC (FIRST READING)**

This is a first reading only

**PLANNING**

**PROPOSED ORDINANCE NO. 2024-326: ASSENTING TO THE ANNEXATION OF CERTAIN PROPERTY OWNED BY DONALD WILLIAM AYERS AND DYNETTA OLIVIA JONES-AYERS LOCATED AT 11027 CARDINAL DRIVE (FIRST READING 10/14/2024)**

Council Member Spears moved to approve Proposed Ordinance No. 2024-326. Council Member Powell seconded. The vote was taken and recorded as follows:

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

Motion carried.

**PROPOSED ORDINANCE NO. 2024-353: VACATION OF A UTILITY AND DRAINAGE EASEMENT LOCATED WITHIN 101 MARQUISE WAY, LOT 12, BLOCK 1 OF WOODFIELD SUBDIVISION (FIRST READING 11/12/2024)**

Council Member Powell moved to approve Proposed Ordinance No. 2024-353. Council Member Spears seconded. The vote was taken and recorded as follows:

|                                 |                        |
|---------------------------------|------------------------|
| Council Member Teddy Powell     | Aye                    |
| Council Member Connie Spears    | Aye                    |
| Council Member John Seifert     | Aye                    |
| Council Member Maura Wroblewski | Aye                    |
| Council Member Greg Shaw        | Absent at time of vote |
| Council Member Ranae Bartlett   | Aye                    |
| Council Member Karen Denzine    | Aye                    |

Motion carried.

**POLICE**

**RESOLUTION NO. 2024-407-R: AUTHORIZE MEMORANDUM OF UNDERSTANDING FOR PARTICIPATION IN THE FBI TENNESSEE VALLEY REGIONAL COMPUTER FORENSICS LABORATORY PROGRAM**

Council Member Wroblewski moved to approve Resolution No. 2024-407-R. Council Member Denzine seconded. The vote was taken and recorded as follows:

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

Motion carried.

**MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS**

December 4, 2024, the Special Called Meeting will begin at 6:00. Work Session will begin following a short intermission

**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  
Council Member Karen Denzine  
Council Member John Seifert

Aye  
Aye  
Aye

Motion carried

The meeting was adjourned at 7:00 p.m.

Minutes No. 2024-22-RG, dated November 25<sup>th</sup>, 2024, read, approved and adopted this 25<sup>th</sup> day of November 2024.



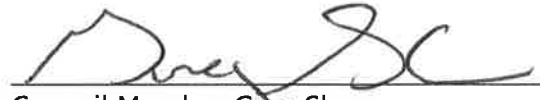
Council Member Maura Wroblewski  
District One

*Absent*

Council Member Connie Spears  
District Two

*Absent*

Council Member Teddy Powell  
District Three



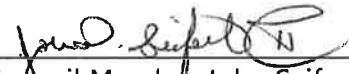
Council Member Greg Shaw  
District Four



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



Lori Spaulding  
Recording Secretary