



**MINUTES NO. 2025-03-RG
REGULAR CITY COUNCIL MEETING
OF MADISON, ALABAMA
February 10, 2025**

The Madison City Council met in regular session on Monday February 10, 2025, 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 J.C. Hopkins of Cornerstone Word of Life Church provided the invocation followed by the Pledge of Allegiance led by Council President 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	Late, 6:14
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, Executive Assistant to the City Clerk-Treasurer Myranda Staples, Attorney Megan Zingarelli, Information Technology Director Chris White, ERP Support Specialist Michelle Parker, Police Chief Johnny Gandy, City Engineer Michael Johnson, Director of Development Services Mary Beth Broeren, Director of Facilities & Grounds Gerald Smith, Human Resources Director Kelli Bracci, Parks & Recreation Director Kory Alfred, Deputy Revenue Officer Ivon Williams.

Public Attendance registered: Daniel Feld, Paul Duskin, Jeff Burgreen, Tammy Burgreen, Jonathan Arnold, Jamie Koshufer, Boyd Reed, Margi Daly, Mickey Donahue, Billie Goodson, Jocelyn Broer, Jennifer Coe, Richard Dodson, Alice Lessmaener, Jennifer Suckow, Matt Spencer, Alecia Spencer, Mark Anderson, Chad Anderson, David Bier, Garrett Fehrmann, Kenneth Jackson, Daniel Kerabuz, Robert Barlow Blake, John Aer, Don Spencer.

AMENDMENTS TO AGENDA

No Amendments to the Agenda. City Attorney, Megan Zingarelli noted that Resolution No. 2025-48-R had been updated to reflect the correct department, Parks & Recreation.

APPROVAL OF MINUTES

MINUTES NO. 2025-02-RG DATED JANUARY 27, 2025

Council Member Shaw moved to approve Minutes No. 2025-02-RG. Council Member Spears seconded. The roll call vote taken was recorded as follows:

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

Motion carried.

PRESENTATIONS AND AWARDS

BEBE OETJEN - PRESENTATION TO CITY COUNCIL

Bebe Oetjen along with the President of the Republican Women of Madison, Sheila Bannister, presented an American flag to City Council. Congressman Dale Strong donated the flag. Bebe Oetjen is requesting that the flag be reserved for the Community Center. She asked if the flag could be present in the room when the Republican Women of Madison have their meetings. The Republican Women of Madison offered their assistance in acquiring a stand for the flag if needed.

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.*

JOHN BURKE (DISTRICT 5)

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

- Code enforcements for easements and drainage

JEFF BURGREN

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

- Red light at Huntsville Browns Ferry Road and Burgreen Road
- Roadside mowing in area of Huntsville Browns Ferry Road and Burgreen Road

MATT SPENCER (DISTRICT 2)

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

- Road conditions on Morris Drive
- Multiple hidden views
- No existing shoulder
- No stripes on road
- Speed limit not abided by

BEBE OETJEN (DISTRICT 7)

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

- New equipment in Ceramics at Community Center
- Restrooms at Community Center
- Trains coming through during school release

MARGI DALY (DISTRICT 6)

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

- Corruption in government
- Space Force
- Misuse of funds
- Pool contract at Dublin

CONSENT AGENDA AND FINANCE COMMITTEE REPORT

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

General Operating account	\$1,258,678.76
Special General Operating Accounts	\$2,411.39
ADEM Storm Drainage	\$5,789.00
½ Cent Capital Replacement	\$25,194.73
Gasoline Tax & Petroleum Inspection fees	\$17,915.05
Library Building Fund	\$20,989.75
Water Distribution & Storage	\$1,276,084.15
Venue Maintenance	\$172,446.60

Regular and periodic bills to be paid

Resolution No. 2025-013-R: Approving an annual Appropriation Agreement with the United Way of Madison County for FY 25 (\$12,500 to be paid from General Operating account)

Resolution No. 2025-014-R: Approving an annual Appropriation Agreement with the Chamber of Commerce of Huntsville Madison County for FY 25 (\$50,000 to be paid from General Operating account)

Resolution No. 2025-025-R: Authorizing the disposal of certain Municipal Court Department records in accordance with the Alabama Unified Judicial Record Retention Schedule

Resolution No. 2025-062-R: Authorizing the purchase of software licensing from SHI International Corp. through NASPO (\$1,752.60 to be paid from IT Department budget)

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

Authorization of second payment to GPR-South Madison LLC pursuant to Resolution No. 2024-162-R approved on July 8, 2024 (\$300,000 to be paid from General Services Special Projects)

Acceptance of a donation from PropertyRoom.com (\$217.06 to be deposited into Police Department Donation account)

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

PRESENTATION OF REPORTS

MAYOR PAUL FINLEY:

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

- Attended the School Board Meeting on Thursday, February 6, 2025. Dr. Nichols gave an overview of the capital requirements. Dr. Nichols has requested a meeting with Mayor Finley & Council President Seifert.

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

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

- Industrial Development Board annual report
- Industrial Development Board works with new industries and current industries on expanding their footprint in Madison
- New FedEx building
- Over 750 Industrial jobs in over 10 years
- Over 850,000 square feet of Industrial space supported

COUNCIL DISTRICT NO. 2 CONNIE SPEARS

No new business

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:

- Johnson Pool bid, an open bid
- Bid was less than half of the price of the nearest two bids
- Bid was at cost to save the city money

COUNCIL DISTRICT NO. 5 RANAE BARTLETT

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

- Thanked State Senator Arthur Orr for sponsoring the All Girls State Chess Championship
- Congratulated Madison City Schools on their success in the Championship

COUNCIL DISTRICT NO. 6 KAREN DENZINE

No new business

COUNCIL DISTRICT NO. 7 JOHN SEIFERT

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

- The School Board Meeting held on Thursday, February 6, 2025, was informative with a lot of good data

BOARD/COMMITTEE APPOINTMENTS

APPOINTMENT OF RYAN BROWN TO PLACE 1 OF THE ZONING BOARD OF APPEALS WITH A TERM EXPIRATION OF DECEMBER 31, 2027

Council Member Powell nominated Ryan Brown for appointment to the zoning board of appeals. There being no further nominations, Mr. Brown was appointed by acclamation.

APPOINTMENT OF ERICA DESPAIN TO THE LAND TRUST OF NORTH ALABAMA WITH A TERM EXPIRATION OF DECEMBER 31, 2026

There being no further nominations, Mrs. DeSpain 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.

RESOLUTION NO. 2025-053-R: REQUEST FOR A RESTAURANT RETAIL LIQUOR LICENSE FROM LC TM, INC., DOING BUSINESS AS LOLA'S COCINA FOR THEIR LOCATION AT 114 MOON SHOT DRIVE, MADISON, AL 35758

Deputy Revenue Officer Ivon Williams informed the Council that this is a new location and added that everything is in order for Council action. Council President Seifert opened the floor for public comments regarding this request. Margi Daly asked if the location had formerly been a gas station? Council assured her that this is a new business with a new building. There being no other comments, Council President Seifert closed the floor and entertained a motion from Council. Council Member Powell moved to approve Resolution No. 2025-053-R. Council Member Shaw seconded. The roll call vote was taken and 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.

RESOLUTION NO. 2025-054-R: REQUEST FOR A RESTAURANT RETAIL LIQUOR LICENSE FROM LA PLACITA GRILL, LLC, DOING BUSINESS AS LA PLACITA GRILL FOR ITS LOCATION AT 401 HUGHES ROAD, SUITE 4, MADISON, AL 35758

Deputy Revenue Officer Ivon Williams informed the Council that this location had been sold and is under new ownership. Council President Seifert opened the floor for public comments regarding this request. Margi Daly stated that La Placita is the best Mexican restaurant in town. There being no other comments, Council President Seifert closed the floor and entertained a motion from Council. Council Member Wroblewski moved to approve Resolution No. 2025-054-R. Council Member Spears seconded. The roll call 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	Recused
Council Member Greg Shaw	Aye
Council Member Ranae Bartlett	Aye
Council Member Karen Denzine	Aye

Motion carried.

PROPOSED ORDINANCE NO. 2024-424: ZONING CERTAIN PROPERTY OWNED BY BERNICE WOODS CONSISTING OF 0.46 ACRES LOCATED AT 131 FORREST DRIVE, NORTH OF FORREST DRIVE AND WEST OF NANCE ROAD, TO R-1A (LOW DENSITY RESIDENTIAL) UPON ANNEXATION (FIRST READING 12/30/2024)

Director of Development Services Mary Beth Broeren informed the Council that this is a request to zone property upon Annexation. Council President Seifert opened the floor for public comments. There being none, Council President Seifert closed the floor and entertained a motion from Council. Council Member Shaw moved to approve Proposed Ordinance No. 2024-424. 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.

PROPOSED ORDINANCE NO. 2024-427: ZONING CERTAIN PROPERTY OWNED BY ENGLISH RE, LLC, CONSISTING OF 1.4 ACRES LOCATED AT 7301 HWY 72, SOUTH OF HWY 72 AND EAST OF RAINBOW DRIVE, TO B3 (GENERAL BUSINESS) UPON ANNEXATION (FIRST READING 12/30/2024)

Director of Development Services Mary Beth Broeren informed the Council that this is a request to zone property upon Annexation. Council President Seifert opened the floor for public comments. Margi Daly expressed her concerns about the developers. She feels uncertain what the developers will do with the property. There being no other comments, Council President Seifert closed the floor and entertained a motion from Council. Council Member Spears moved to approve Proposed Ordinance No. 2024-427. Council Member Shaw seconded. The roll call 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.

PROPOSED ORDINANCE NO. 2024-429: REZONING CERTAIN PROPERTY OWNED BY JOHN W. BURGEE ESTATE CONSISTING OF 37.72 ACRES LOCATED NORTH OF HUNTSVILLE-BROWNS FERRY ROAD, EAST OF OAKLAND CHURCH FROM AGRICULTURE TO RESIDENTIAL CLUSTER DISTRICT NO. 2 (FIRST READING 12/30/2024)

Director of Development Services Mary Beth Broeren informed the Council that this is a request to rezone property within City limits from Ag to cluster.

Council President Seifert opened the floor for public comments.

The following citizens spoke during the opened Public Hearing:

- Jocelyn Broer inquired what percentage of the older trees will be kept? She also inquired if this was on track with the Madison on Track 2045 plan? She asked for an updated number of students living in apartments in Madison.
- Sheila Bannister expressed her concerns over traffic and road work. Especially concerning Huntsville Browns Ferry Road, Burgreen Road, and Holladay Boulevard.
- Margi Daly stated her concerns over the Burgreen estate. She expressed that she feels proper infrastructure is not in place. Multiple motor vehicle accidents in this area.
- Matt Spencer expressed his concerns about road conditions and infrastructure. He would like to see more patrolling of the area as many citizens do not abide by the speed limit.
- Donald Spencer commented on his concerns on Morris Road. He feels the road is too narrow and needs improvement.

Director of Development Services Mary Beth Broeren addressed that mature trees have been considered and as many as possible are being kept. If a tree must be removed, two will be planted in its place. Staff does not recommend additional commercial zoning in this area. Staff feels the Village at Oakland Springs is a more effective use of commercial development.

Mayor Finley addressed Ballpark apartments have a total of 1848 units. As of January 25, 2025, 147 of these units house students. With a student per unit average of .08.

There being no other comments, Council President Seifert closed the floor and entertained a motion from Council. Council Member Wroblewski moved to approve Proposed Ordinance No. 2024-429. Council Member Spears seconded. The roll call vote was taken and recorded as follows:

Council Member Maura Wroblewski	Nay
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	Nay

Motion carried.

PROPOSED ORDINANCE NO. 2024-431: ZONING CERTAIN PROPERTY OWNED BY LILY LANDHOLDINGS, INC. CONSISTING OF 89.27 ACRES LOCATED SOUTH OF HUNTSVILLE-BROWNS FERRY ROAD AND WEST OF BOWERS ROAD FROM AGRICULTURE TO RESIDENTIAL DISTRICT 2 (FIRST READING 12/30/2024)

Director of Development Services Mary Beth Broeren informed the Council that this is a request to rezone property within City limits from Agricultural to Cluster zoning. Council previously denied a zoning request for the property in October of 2024. The applicant has reapplied with the same request. They went back to the Planning Commission in December of 2024. The Planning Commission changed its original recommendation and is now recommending denial of the request. Since the Planning Commission meeting, the developers have revised the original plan to reduce the number of units by eight and increase the storm water detention pond.

Council President Seifert opened the floor for public comments.

The following citizens spoke during the opened Public Hearing:

- Developer Mark Anderson reviewed changes that have been made to the original plan:
 - increased the set aside from 20% to 31%
 - decreased the total lot count from 198 to 190
 - significantly increased the size of the retention pond
 - decreased density
 - completed a traffic study showing no road improvements were needed
- Daniel Feld, Civil Engineer with 2 The Point Incorporated, spoke regarding the drainage.
 - west side drains into a depression
 - water then drains back to the southeast
 - the depression will be increased to hold more water
 - property to the south partially drains onto the subject property
- Jeff & Tammy Burgreen, property owners to the South, East, and West of the proposed development explained that the area is all farmlands. They are concerned about

drainage. They do not feel that the infrastructure is in place for this development. They feel it will create dangerous traffic situations. They also feel the area is not monitored like it should be by Police or Public Works.

- Mayor Finley commented that the area does have a Police and Public Works presence. He commented that you could say the area doesn't have enough presence, but it doesn't feel it is right to say that the area has no presence. Mayor Finley feels they do a good job in the area.
- Jocelyn Broer stated her concern over farmers livelihood's being affected. She mentioned the low water table. She expressed her concern over sustainability. Jocelyn read a quote that said, "This property can be zoned in a way that does both. It could be residential property with acreage. Those types of properties are highly desirable in Florida or an area for landscape shrub tree business. There is nothing like this in this area and would be highly desirable in high growth areas such as we are experiencing. It could even be an Equestrian-type property. With a loss of Sunshine Oaks, this would be a way to incorporate some of old Madison in a new way. Keeping more of the green and also not impacting the income of a working farm and the neighbor next door."
- Council President Seifert explained that the quote read by Jocelyn Broer was not his quote.
- Margi Daly stated she is against this project. She feels the farms will be flooded and that the current roads are dangerous. She asked if a soil study has been done? She mentioned the National Department of Education has been abolished. Will we have funds for schools?
- Council President Seifert asked Margi to please stay on topic.
- Council Member Powell stated that the National Department of Education has nothing to do with the topic at hand.
- Margi Daly stated we need to remove the penny tax from the food. Not ask for an extension. We have to do this for all the developers. It was only supposed to be for James Clemens.
- Mayor Finley stated that this has nothing to do with the topic at hand.
- Council President Seifert told Margi she was off topic and if done again she would be finished speaking.
- Donald Spencer stated that he feels the Developer has met all required standards. He stated that taxes will not be generated by the 30% of the property that will remain open. He feels this is not a good stewardship of available resources.
- Peter Tremco stated he is pleased to see large-lot houses being developed. He feels the developers should be responsible for improving roads. He inquired about the City's standards for development.

- John Cole stated his concerns over weather patterns, particularly tornadoes. What is the plan for storm shelters?

There being no other comments, Council President Seifert closed the floor and entertained a motion from Council. Council Member Wroblewski moved to approve Proposed Ordinance No. 2024-431. Council Member Shaw seconded.

Council Member Wroblewski stated that she continues to have concerns with the impact this would have on the schools. An additional 190 homes, infrastructure, narrow roads, and chemicals that are present in the area. She stated that she does not see enough change in this revised plan to make it advantageous for the city.

Council Member Spears asked Director of Development Services Mary Beth Broeren what the Planning Commission comments were when this was presented the second time. Director of Development Services Mary Beth Broeren replied that The Planning Commission inquired about the agricultural uses in the proximity. Council President Seifert stated that he had the email available from the City Attorney summarizing concerns from the Commission's meeting. The email stated that some of the questions/concerns were: potential negative impacts of the proposed development on drainage to neighboring farmland, neighboring farmers' livelihood and ability to farm being affected, increased traffic, traffic study, chemicals, pollutants, construction development draining into farmland, and vice versa.

Council Member Wroblewski asked if this passed the first time it went before Planning Commission? Director of Development Services Mary Beth Broeren replied that it did pass the first time going before Planning Commission. It did not pass the second time going before Planning Commission.

Director of Development Services Mary Beth Broeren addressed that this property is not in the flood plain and there is no flood plain near the property. This is an agricultural field and there is no stream in this area. There are no water resources that are at risk.

Council Member Bartlett stated that in the previous vote we would get the Right-of-Way of Henderson. Member Bartlett asked Director of Development Services Mary Beth Broeren what would we get with the revised plan? Director of Development Services Mary Beth Broeren replied that there isn't a need for any additional right-of-way on Bowers Road with the revised plan. There is discussion of the possibility of a road on the West side. The developer has agreed to comply with the zoning ordinance and create a 50-foot buffer. There is a provision on the plan that we would be able to get half of the right-of-way if we wanted to go forward with that and there would still be remaining buffer along the West edge. The developers have agreed to put in a 10-foot sidewalk along Bowers Road.

Director of Development Services Mary Beth Broeren addressed that there is no plan for a Greenway to go through this property.

Council Member Powell asked where potential roads would be. Director of Development Services Mary Beth Broeren replied there is potential for a road to the West. If a road were to go forward, half of that area would be a road and half would be a landscape buffer.

Council Member Powell asked who owns the property to the West. Director of Development Services Mary Beth Broeren replied she did not recall.

Council President Seifert asked where the output of the detention pond was at Bowers Road? Director of Development Services Mary Beth Broeren replied there is a ditch on Bowers Road. Council Member Seifert stated that he understood that the ditch was not the developer's responsibility. Director of Development Services Mary Beth Broeren replied that that was correct. Council Member Seifert asked if that ditch was suited for that kind of flow? Director of Development Services Mary Beth Broeren replied that the issue was discussed at the Planning Commission meeting, and it was determined that the ditch is not suited for a heavy storm event. At the meeting, the project engineer stated that by creating a large detention area, it

would regulate the amount of flow of water to the ditch during a storm, which would improve current conditions.

Director of Engineering Michael Johnson explained that any time development is considered, there is a pre-development condition. They must figure out where the water is going and where it will go to. In post-development they meet the Storm Water Management's requirements to ensure that is not exceeded. The function of the retention pond is to hold water and release it slowly. The retention pond will reduce the flow rate.

Council Member Powell asked how the water currently drains. Daniel Feld, Civil Engineer with 2 The Point Incorporated addressed that there are several drain basins that flow into a larger basin.

Council Member Powell asked Mr. Burgreen what property he owns in the area. Mr. Burgreen answered that he owns the property to the South. Council Member Powell stated that this new development could potentially soak up some of the water that Mr. Burgreen would need for his farmland. Mr. Burgreen confirmed that this was correct.

Council Member Denzine asked how much agricultural land is in Madison? She asked if we develop this land, will we lose some of our potential farmers? Director of Development Services Mary Beth Broeren replied that not all agricultural zoned land in Madison is used for farming. She estimated around 300 acres of land in Madison is zoned for agricultural zoning. Council Member Denzine asked if we are taking away from our agricultural ability by developing this land? Council Member Denzine stated that it has been the desire of the people to not fill up the city with just housing.

Council Member Powell stated that he understood the concern to maintain agriculture, but that people still need a place to live. Either we stop growing or we grow.

Council Member Wroblewski stated that she agrees that we need to grow but grow intentionally. There is an ebb and flow with people, they will come and go. Council Member Powell stated that one of the largest tax incomes comes from Construction. There must be money to fund improving infrastructure and roads. Council Member Wroblewski stated that she feels there are better choices.

The roll call vote was taken and recorded as follows:

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

Motion did not pass.

DEPARTMENTAL REPORTS

CITY CLERK

**PROPOSED ORDINANCE NO. 2025-027: AMENDING ORDINANCE NO. 2011-299
"ESTABLISHING POLLING LOCATIONS FOR MUNICIPAL ELECTIONS IN THE CITY
OF MADISON" BY CHANGING POLLING LOCATION FOR COUNCIL DISTRICTS 1,
2, AND 4 IN LIMESTONE COUNTY TO JAMES CLEMENS HIGH SCHOOL (FIRST
READING 01/27/2025)**

Council Member Spears moved to approve Ordinance No. 2025-027. 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.

ENGINEERING

RESOLUTION NO 2025-042-R: AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH BUILDING AND EARTH SCIENCES, INC., FOR SOIL AND MATERIAL TESTING DURING CONSTRUCTION ON PROJECT 22-006 | PALMER PARK PEDESTRIAN BRIDGES (AMOUNT NOT TO EXCEED \$10,320, TO BE PAID FROM ENGINEERING DEPARTMENT BUDGET)

Council Member Powell moved to approve Resolution No. 2025-042-R. Council Member Shaw seconded. The vote was taken and recorded as follows:

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

Motion carried.

RESOLUTION NO 2025-043-R: AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH KIMLEY-HORN & ASSOCIATES, INC., FOR PROJECT 25-006 | MILL AND SULLIVAN INTERSECTION IMPROVEMENTS TO DESIGN THE REPLACEMENT OF THE SIGNAL AND ADD RIGHT TURN LANES (AMOUNT NOT TO EXCEED \$249,000 TO BE PAID FROM ENGINEERING DEPARTMENT BUDGET)

Council Member Shaw moved to approve Resolution No. 2025-043-R. Council Member Powell seconded. The 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.

RESOLUTION NO. 2025-055-R: AWARD OF BID NO. 2025-003-ITB | SEGERS ROAD AND MAECILLE DRIVE INTERSECTION IMPROVEMENTS TO ROGERS GROUP, INC., FOR THE BASE BID AND ADDITIVE ALTERNATE #1 (\$1,385,200 TO BE PAID FROM FUND 38: 38-150-00-2941-23)

Council Member Spears moved to approve Resolution No. 2025-055-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.

FACILITIES & GROUNDS

RESOLUTION NO. 2025-060-R: AUTHORIZING AMENDMENT TO AGREEMENT WITH GILBERT, MCLAUGHLIN, CASELLA ARCHITECTS FOR DEVELOPMENT OF ARCHITECTURAL PLANS FOR RENOVATION OF THE TOYOTA FIELD MAINTENANCE AREA, CONSTRUCTION OF A NEW MAINTENANCE BUILDING, AND RELOCATION OF THE OUTFIELD WALL (\$385,500 TO BE PAID FROM MULTI-USE VENUE MAINTENANCE FUND)

Council Member Wroblewski moved to approve Resolution No. 2025-060-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	Nay
Council Member Greg Shaw	Nay
Council Member Ranae Bartlett	Aye
Council Member Karen Denzine	Aye

Motion carried.

RESOLUTION NO. 2025-064-R: AUTHORIZING AMENDMENT TO AGREEMENT WITH GILBERT, MCLAUGHLIN, CASELLA ARCHITECTS FOR DEVELOPMENT OF ARCHITECTURAL PLANS FOR PREPARATION OF CONSTRUCTION DOCUMENTS FOR OUTFIELD BUILDING CONSISTING OF VISITOR LOCKER ROOM LEVEL AND CONCOURSE LEVEL (\$156,500 TO BE PAID FROM MULTI-USE VENUE MAINTENANCE FUND)

Council Member Spears moved to approve Resolution No. 2025-064-R. Council Member Bartlett seconded. The vote was taken and recorded as follows:

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

Motion carried.

HUMAN RESOURCES

RESOLUTION NO. 2025-044-R: AUTHORIZATION TO CREATE ADDITIONAL CLASSIFICATIONS FOR THE MADISON POLICE DEPARTMENT (POLICE OFFICER RECRUIT, POLICE OFFICER I, AND POLICE OFFICER II)

Council Member Wroblewski moved to approve Resolution No. 2025-044-R. Council Member Shaw seconded. The vote was taken and recorded as follows:

Council Member Maura Wroblewski	Aye
Council Member Greg Shaw	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.

RESOLUTION NO. 2025-047-R: AUTHORIZATION TO CREATE ADDITIONAL CLASSIFICATIONS FOR THE MADISON HUMAN RESOURCES DEPARTMENT (DEPUTY DIRECTOR, HR ANALYST, AND HR ASSOCIATE)

Council Member Wroblewski moved to approve Resolution No. 2025-047-R. Council Member Shaw seconded. The vote was taken and recorded as follows:

Council Member Maura Wroblewski	Aye
Council Member Greg Shaw	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.

RESOLUTION NO. 2025-048-R: AUTHORIZATION TO CREATE ADDITIONAL CLASSIFICATIONS FOR THE PARKS AND RECREATION DEPARTMENT (PROGRAM COORDINATOR - EXCEPTIONAL NEEDS)

Council Member Denzine moved to approve Resolution No. 2025-048-R. Council Member Shaw seconded. The vote was taken and recorded as follows:

Council Member Maura Wroblewski	Aye
Council Member Greg Shaw	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.

**RESOLUTION NO. 2025-052-R: AUTHORIZATION TO CREATE AN
ADDITIONAL CLASSIFICATION FOR THE MADISON POLICE DEPARTMENT ON THE
GENERAL CLASSIFICATION PLAN (PROPERTY AND EVIDENCE TECHNICIAN)**

Council Member Denzine moved to approve Resolution No. 2025-052-R. Council Member Shaw seconded. The vote was taken and recorded as follows:

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

Motion carried.

**PROPOSED ORDINANCE NO. 2025-059: ESTABLISHING SALARIES FOR MAYOR
AND COUNCIL FOR TERM BEGINNING NOVEMBER 2025 AND ENDING IN 2029
(FIRST READING)**

This is a first reading only

PLANNING

**PROPOSED ORDINANCE NO. 2024-422: ASSENTING TO THE ANNEXATION OF
CERTAIN PROPERTY OWNED BY BERNICE WOODS LOCATED AT 131 FORREST
DRIVE (FIRST READING 12/30/2024)**

Council Member Spears moved to approve Proposed Ordinance No. 2024-422. 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.

PROPOSED ORDINANCE NO. 2024-425: ASSENTING TO THE ANNEXATION OF CERTAIN PROPERTY OWNED BY ENGLISH RE, LLC, LOCATED AT 7301 HWY 72 (FIRST READING 12/30/2024)

Council Member Spears moved to approve Proposed Ordinance No. 2024-425. 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.

RESOLUTION NO. 2025-045-R: APPROVING SECOND AMENDMENT TO DEVELOPMENT AGREEMENT WITH DILTINA DEVELOPMENT CORPORATION AND SOUTHERN LATITUDE INVESTMENTS, LLC (PERTAINING TO BELLAWOODS SUBDIVISION)

Council Member Spears moved to approve Resolution No. 2025-045-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	Nay
Council Member Teddy Powell	Aye
Council Member Ranae Bartlett	Nay
Council Member Karen Denzine	Nay

Motion carried.

RESOLUTION NO. 2025-046-R: APPROVING FIRST AMENDMENT TO DEVELOPMENT AGREEMENT WITH DAVIDSON HOMES, LLC AND SECOND WIND LAND COMPANY, LLC (PERTAINING TO MADISON HEIGHTS SUBDIVISION)

Council Member Wroblewski moved to approve Resolution No. 2025-046-R. Council Member Shaw seconded. The vote was taken and recorded as follows:

Council Member Maura Wroblewski	Nay
Council Member Greg Shaw	Nay

Council Member Connie Spears	Nay
Council Member John Seifert	Nay
Council Member Teddy Powell	Nay
Council Member Ranae Bartlett	Nay
Council Member Karen Denzine	Nay

Motion did not pass.

RECREATION

RESOLUTION NO. 2025-033-R: AWARD OF BID NO. 2025-001-ITB, DUBLIN PARK POOL REPAIRS TO JOHNSON POOLS AND CONSTRUCTION (\$19,385.00 TO BE PAID FROM RECREATION DEPARTMENT BUDGET)

Council Member Wroblewski moved to approve Resolution No. 2025-033-R. Council Member Powell seconded. The vote was taken and recorded as follows:

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

Motion carried.

MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS

A Work Session will be held Wednesday, February 19, 2025, at 5:30.

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 9:04 p.m.

Minutes No. 2025-03-RG, dated February 10th, 2025, read, approved and adopted this 18th day of February 2025.



Council Member Maura Wroblewski
District One



Council Member Connie Spears
District Two



Council Member Teddy Powell
District Three



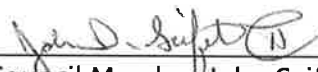
Council Member Greg Shaw
District Four



Council Member Ranae Bartlett
District Five

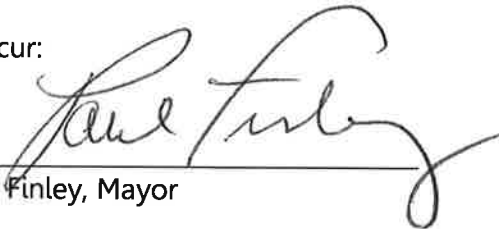


Council Member Karen Denzine
District Six



Council Member John Seifert
District Seven

Concur:

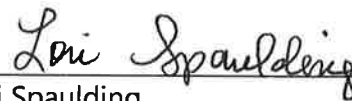


Paul Finley, Mayor

Attest:



Lisa D. Thomas
City Clerk-Treasurer



Lori Spaulding
Recording Secretary