



**MINUTES NO. 2025-11-RG
REGULAR CITY COUNCIL MEETING
OF MADISON, ALABAMA
June 9, 2025**

The Madison City Council met in regular session on Monday, June 9, 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.

The City of Madison Police Chaplin, Robin Cramer 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	Absent
Council District No. 4 Greg Shaw	Absent
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, Information Technology Director Chris White, Information Technology Support Technician Toby Jenkins, Police Chief Johnny Gandy, Fire Chief Brandy Williams, City Engineer Michael Johnson, Finance Director Roger Bellomy, Director of Parks & Recreation Kory Alfred, and Director of Development Services Mary Beth Broeren.

Public Attendance registered: Margi Daly, Shannon Fisher, Billie Goodson, Alice Lessmann, Jason Tidwell, Kenneth Jackson, Daniel Feld, Erica White, Paul Duskin, Cesar Castillo, Tammy Burgreen, Jeff Burgreen, Mark Anderson, David Bier, Jocelyn Broer

AMENDMENTS TO AGENDA

None

APPROVAL OF MINUTES

MINUTES NO. 2025-01-SP DATED MAY 16, 2025

Council Member Spears moved to approve Minutes No. 2025-01-SP. Council Member Seifert seconded. The roll call vote taken was recorded as follows:

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

Motion carried.

MINUTES NO. 2025-10-RG DATED MAY 27, 2025

Council Member Wroblewski moved to approve Minutes No. 2025-10-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 John Seifert	Aye
Council Member Teddy Powell	Absent
Council Member Greg Shaw	Absent
Council Member Ranae Bartlett	Aye
Council Member Karen Denzine	Abstain

Motion carried.

PRESENTATIONS AND AWARDS

MADISON FIRE & RESCUE PROMOTION CEREMONY

Fire Chief Brandy Williams promoted twelve members of the fire department. There were six Drivers, four Captains, 1 Battalion Chief, and 1 Deputy Chief promoted. Fire Chief Brandy Williams shared that each candidate participated in an assessment for each rank and consisted of several dimensions. The following members received badge pinning from a selected individual.

- Driver Jeremiah Johnson
- Driver Peter Pucciarelli
- Driver Curtis Roesner
- Captain Steven Chop
- Captain Ryan Ledford
- Captain Stephen Long
- Captain Gage Tolton
- Battalion Chief Jason Tidwell
- Deputy Chief Chad Menard

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.

JEFF BURGREN

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

- Concerned Bowers Road roadside is not being mowed

MARGI DALY (DISTRICT 6)

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

- Objections to Proposed Ordinance No. 2025-129

CONSENT AGENDA AND FINANCE COMMITTEE REPORT

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

General Operating Account	\$1,805,123.72
Special General Operating Accounts	\$8,691.40
ADEM Storm Drainage	\$11,682.12
½ Cent Capital Replacement	\$145,057.18
½ Cent Infrastructure	\$991.18
Gasoline Tax & Petroleum Inspection fees	\$47,519.47
CIP Bond Accounts	\$13,490.28
Library Building Fund	\$168,156.58
Water Distribution and Storage	\$3,964.75
Venue Maintenance	\$88,500.00
Fire CPR	\$2,436.39

Regular and periodic bills to be paid

Resolution No. 2025-181-R: Authorizing the disposal or destruction of certain departmental records as reviewed and approved by the State of Alabama Department of Archives and History for 2025

Resolution No. 2025-189-R: Authorizing one-year network and cybersecurity support services with White Rhino Security for both new and existing City facilities (\$15,000 to be paid from Information Technology Department budget)

Resolution No. 2025-190-R: Authorizing a one-year agreement with Stericycle Shred Services (\$162.50 monthly to be paid from the City Clerk Department budget)

Resolution No. 2025-193-R: Acceptance of insurance settlement from Alabama Municipal Insurance Corporation for Claim No. 063820 on an incident which occurred April 14, 2025, to Police Unit 282 in the amount of \$9,282.17 [less \$1,000 deductible] to be deposited into the General Operating account)

Resolution No. 2025-194-R: Providing for the disposal of personal property of negligible value (1 lot of 55 laptop computers) via online auction through GovDeals website pursuant to Section 16-108 of the Code of Ordinances of the City of Madison

Acceptance of donation from PropertyRoom.com (\$236.94 to be deposited into Madison Police Department Donation account)

Acceptance of a donation from Walk-Ons Town Madison to the Fire Department (\$500.00 to be deposited in the Fire Dept Donation account)

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

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

Motion carried

PRESENTATION OF REPORTS

MAYOR PAUL FINLEY:

No new business to report

COUNCIL DISTRICT NO. 1 MAURA WROBLEWSKI

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

- Attended the Armed Services Celebration along with Mayor Finley
- Announced vacancy to the Cemetery Committee

COUNCIL DISTRICT NO. 2 CONNIE SPEARS

RESOLUTION NO. 2025-192-R: AUTHORIZING FUNDING FROM THE COUNCIL SPECIAL PROJECTS BUDGET FOR THE PURCHASE OF LAPTOPS FOR MPD PATROL VEHICLES IN AN AMOUNT NOT TO EXCEED \$12,000 AND AUTHORIZING PURCHASE FROM PROLOGIC ITS, LLC (PURCHASE TOTAL OF \$81,577.65 FOR 15 LAPTOPS AND ASSOCIATED EQUIPMENT TO BE PAID USING COUNCIL SPECIAL PROJECTS AND MADISON COUNTY FUNDING FROM COMMISSIONER HARAWAY)

Council Member Spears moved to approve Resolution No. 2025-192-R. Council Member Denzine seconded. The roll call vote taken was recorded as follows:

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

Motion carried.

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

- Thanked Commissioner Haraway for the donation towards the laptops
- Asked for update on the mowing situation

COUNCIL DISTRICT NO. 3 TEDDY POWELL

Absent

COUNCIL DISTRICT NO. 4 GREG SHAW

Absent

COUNCIL DISTRICT NO. 5 RANAE BARTLETT

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

- Attended Walk-Ons ribbon cutting
- Thanked Walk-Ons for the donations
- Announced the library started the summer kick off reading program on May 31st

COUNCIL DISTRICT NO. 6 KAREN DENZINE

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

- Thanked Public Works for all their hard work cleaning up after the storm
- Congratulated all the Firemen that received promotions

COUNCIL DISTRICT NO. 7 JOHN SEIFERT

RESOLUTION NO. 2025-191-R: AUTHORIZE FUNDING FROM THE COUNCIL SPECIAL PROJECTS BUDGET FOR FIRE DEPARTMENT COMMAND STAFF LEADERSHIP TRAINING WITH THE EAGLE CENTER FOR LEADERSHIP IN AN AMOUNT NOT TO EXCEED \$18,072

Council Member Spears moved to approve Resolution No. 2025-191-R. Council Member Wroblewski seconded. The roll call vote taken was recorded as follows:

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

Motion carried.

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

- Shared the Special Project account balance left of \$51,000
- Attended the Armed Forces luncheon

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.

PROPOSED ORDINANCE NO. 2025-129: REZONING 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 AG (AGRICULTURE) TO RC-2 (RESIDENTIAL CLUSTER DISTRICT NO. 2) (FIRST READING 4/28/2025)

Director of Development Service Mary Beth Broeren stated to council that the proposal should be familiar due to property being considered for the third time. Director of Development Services Mary Beth Broeren shared slides to pinpoint the exact location being considered. She shared that the property is currently zoned agriculture and Lily Landholdings, Inc. is requesting cluster zoning. Director of Development Services Mary Beth Broeren stated to council that cluster zoning requires the middle of a development plan with it. She stated that the development plan that has been submitted by the applicant is proposed of 190 units with an open space component. Director of Development Services Mary Beth Broeren explained that 20% is required to set aside open space with their detention pond. She shared that the development plan included a walking path around the pond and about 31.6% accounted for other open space areas. Director of Development Services Mary Beth Broeren shared a map to help identify the breakout of the pond walking trail and she shared that the pond was the bulk of it at 23 acres. She shared that cluster zoning requires a 50-foot landscape buffer for residential property adjacent to active agricultural production. She stated that this proposal is the first in the City of Madison where this had been initiated. Director of Development Services Mary Beth Broeren revealed that the buffers provided were along the North, South, and West property lines. She shared that the buffer on the South property line would be where the detention pond area would be. She explained that the Westside master plan had been surpassed by the comprehensive plan which recommended a possible road along the West side of the property. She goes on to say that there is a provision that half of the buffer could go towards the future right-of-way; however, if the street went in the buffer would no longer be needed but was provided in the plan. Director of Services Mary Beth Broeren affirmed that there were two access points provided to the subdivision on Bower's Road, there's an access point midway along the East property line and one further North which would comply with city requirements. She shared that the fire department required multiple access points if there were more than 50 units. She shared that there were 3 phases proposed equal in size and is the city's growth policy requirement. Director of Development Services Mary Beth Broeren explained that a project coming forward for rezoning included a phase approach to the development. She stated that

the last time the mentioned project was considered by the Planning Commission at the meeting in April, it was recommended to approve it on a 5 to 3 vote, however one of the members was absent. She shared a little brief history explaining that in August and October of last year the original concept plan considered by the Planning Commission but denied by Council resulted in the Planning Commission not supporting it. The project consisted of 198 units with a little over 21% of open space. Director of Development services pointed out that the applicant changed their development plan and Council considered the request in February 2025 but decided not to support the rezoning request. She stated that the applicant decided to go back to the Planning Commission with the current development plan because the Planning Commission had not seen the current one. Director of Services Mary Beth Broeren explained that the previous Westside master plan called for the property to be Community facilities. She asked Council if they recalled at that time the school district was thinking there could possibly be a future school facility there. She shared that secondary land was within the Westside master plan for single family homes and was allowed by the plan at that time. She shared that the comprehensive plan was adopted by the Planning Commission in February 2025 and acknowledged by the City Council in March. Director of Development Services Mary Beth Broeren specified that the comprehensive plan showed it as a mixed residential conservation and the single-family product would be consistent with the plan. Director of Services Mary Beth Broeren confirmed to Council that the applicant was present and would answer any questions. Council President Seifert opened the floor for public comments regarding this request. Mark Anderson requested approval for the 89 acres on Bowers Road to rezone from AG to R2 Cluster. Mark Anderson specified he currently had a contract to purchase the property from the current landowner Jason Burgreen. He stated to Council that they should have had prior correspondence with the landowner as well as updated information. Mark Anderson pointed out that through the process, comments were heard as well as changes made to their development proposal. He reiterated what Director of Development Service Mary Beth Broeren shared regarding the 198 lots vs. the revised decreased plan of 190 lots with 31% set aside. Mark Anderson explained that the increase was due to the size of the detention pond for storm water detention. Mark Anderson shared

that the plan still consists of landscape buffers around the perimeter of the property which is required under the R2 cluster zoning. He shared PowerPoint slides to display predevelopment (left slide) and post development (right side) drainage plans. He explained that both charts pre and post adjoin and track to the South approximately 17 acres. Mark Anderson illustrates that the areas shaded in purple drain to the North onto the site. He shared that in previous meetings, comments were made that the post development site would drain the adjoining site to the South. Mark Anderson shared that the actual data showed the opposite of that. He stated that the Southern track that adjoins will continue to drain to their site. He included their engineers that were present designed the Detention Facility to capture and manage the runoff storm water from the development as well as capture the 17 acres to the South. Mr. Anderson clarified that the post development plan would be an improvement. He also shared a copy of the Madison utility sewer agreement stating that it would furnish sanitary sewer to the property at their expense. Mr. Anderson also shared copies of the traffic study that had been done, dated December 12th, 2024. He asked Council to observe the right-hand side of the copy that showed it had been updated May 19, 2025. He stated in conclusion that no turn lanes or improvements were warranted at either entrance at Bowers Road because of the updated proposed development. Mr. Anderson clarified the May memo stated there wasn't any reason to amend the initial memo. He shared that a thorough study had been completed. Mr. Anderson shared slides of considered landscaping ideas, including Green Giant trees that would act as a buffer and would be submitted to the Planning Commission. He stated different species of trees would be mixed in once the trees are fully grown. Mr. Anderson shared that he requested and proposed the development plan, and it falls in line with the newly adopted Madison on Track 2045 comprehensive plan that supports R2 cluster zoning. He clarified the designated site was a mixed residential conservation. He stated that the development plan proposed a density of approximately 2 units per acre which was well below the 20 units per acre cap. Mr. Anderson stated that the plan was adopted under the new comprehensive plan and unanimously adopted by the Planning Commission and city council and the rezoning request was approved last month by the Planning Commission after the changes. Mr. Anderson

stated that he respectfully asked for council approval. Jeff and Tammy Burgreen spoke and shared that they lived on Burgreen Road in District 2. The Burgreen's shared that they own the property to the South and to the East and the West and if the item is approved there will be a farm field actively on every side of the development. Ms. Burgreen shared that the entire road is farmland and being actively farmed by 5 farmers. Ms. Burgreen shared her concerns with the drainage due to the issue of drainage that drains off on the farmland now. She also shared her concerns with the number of vehicles that would be added to Bower's Road. She stated she did not believe the road could handle an estimated 400 vehicles. Ms. Burgreen reminded the council that farmers were vital to the community and critical to North Alabama. She acknowledged that she knew growth was coming, however she didn't think it was the right time. Mr. Burgreen shared that he didn't believe Bower's Road infrastructure was designed for a single-family conservation. Tammy Burgreen asked the council if the drainage did become an issue after the engineer stated it would be a civil problem between the landowners and the homeowners would the City of Madison take care of the problem. Jocelyn Broer shared her opinions and concerns and urged the council to vote no. Rachel Homolak informed council she supported the Burgreen's and did not believe it was a good idea for homes to be built in that area. Mr. Taylor, a current farmer, spoke and shared that he currently farmed land by subdivisions and it had never caused a problem with overspray due to GPS preciseness. Margi Daly shared her concerns with the matter. He then closed the floor and entertained a motion from the Council. Council Member Seifert moved to approve Proposed No. 2025-129. Council President Seifert shared he didn't remember the rules if there wasn't a second move to approve. City attorney Megan Zingarelli shared that a motion may fail for a lack of second; however, she stated that she requested a second motion be made and a discussion was put on record regarding the questions and concerns brought up. Council President Seifert restated he moved to approve, and Council Member Bartlett seconded. Council President Seifert shared that he had a few questions pertaining to the Ordinance. He shared that before the item was discussed he jotted down some questions. Council President Seifert expressed he had four main questions. One was the drainage and how it was mitigated, the traffic on Bowers Road and the current state of infrastructure

design, any issues that occurred after the plan and the effect such as how it was getting fixed and who's paying for it and lastly if Madison on Track considered use currently. Council Member Wroblewski asked Mr. Burgreen if all five farms were crop dusted. She explained that from her understanding you crop dust not GPS dust. Council Member Wroblewski shared that you throw your dust from a plane or from a tractor. Council Member Wroblewski asked Mr. Burgreen if he could come and explain. Mr. Burgreen shared that they use self-propelled sprayers not tractors. Mr. Burgreen explained it's a sprayer with booms 80 to 120 foot. He explained that crop dusting is used only when it's too wet. Council Member Wroblewski asked Mr. Green if there were times that he did have to crop dust when windy and if he could say that it didn't always land on his property and could be landing in the retention pond or the swimming pool in the subdivision. Mr. Burgreen reiterated that it was a possibility due to it being up in the air. He explained that there were rules when it included spraying off target and he reassured that that wasn't supposed to be done. Council Member Wroblewski asked Mr. Burgreen to state that despite concentrating on his own land it isn't a guarantee. Mr. Burgreen explained it's a spray with water and isn't dusting as they say but spraying on the ground but it's coming from an airplane but still has the same chemical. Council Member Wroblewski asked Mr. Burgreen if he was standing outside or if his kids were playing in the water would he want to be hit with the chemical. Mr. Burgreen shared that when the chemical is mixed a mask and gloves are used if you don't want to die. He explained that some of the chemicals are fungicides, and some are herbicides. Mr. Burgreen stressed it's just part of what they do and explained you just must be careful. Mayor Finley asked Director of Development Services Mary Beth Broeren when it came to the growth plan and policy with the schools it looked upon to eventually be residential and if so, what factored into the numbers collectively put together as a city. Mayor Finley asked during the growth policy back in 2018 if they knew the property would possibly go to residential. Director of Services Mary Beth Broeren affirmed that since she had been there a lot of properties wanted to be residential when the Westside master plan was done in 2016. She explained that a lot of the property was contemplated as becoming industrial. She acknowledged she couldn't remember if it included the particular parcel or to the west of it. She stated that she wouldn't say when

looking at growth numbers a number was assigned specifically to each parcel. Director of Development Services Mary Beth Broeren stated that she wouldn't say it was definitive that this was going to become residential in that general area. Council Member Spears shared that from what she remembered about that general area in the west master plan was between 200 and 300 residencies the entire area. Director of Development Services Mary Beth Broeren shared that she didn't remember the number but again it was thought the area would become a school facility. She replied that there was going to be industrial but certainly residential nearby. She explained that from a high-level planning perspective there would be land use shifts. Mayor Finley explained that he didn't understand the drainage, he stated that what he saw on the board the drainage is going from South to North. Mayor Finley clarified that it would mean it is going from Mr. Burgreen's property to his brother's. Director of Development Services Mary Beth Broeren explained that about 17 acres of Mr. Burgreen's property drains to the north of the subject property. Mayor Finley replied that he didn't understand why drainage was being discussed if his water was going onto his brother's property. Council Member Wroblewski explained what would happen once there were houses there. She said she believed the ground would not be able to seep in the overflow of drainage. Council President Seifert asked Director of Development Mary Beth Broeren what the requirements were from a standpoint of development and drainage. City Engineer Michael Johnson came forward and clarified that they're required to either meet or reduce runoff from the total site. He also stated that they'll choose a study point east or southeast of the pond. City Engineer Michael Johnson shared they'll use that as their study point and decide what the pre-development conditions are for runoff are in that area. He includes that they'll then apply their design to the density of houses, roads, sidewalks, driveways and rooftops. City Engineer Michael Johnson assured council at that point they'll design their Pond in such a matter that it will receive all the water from the water from the same area at a same or reduced rate. Council Member Seifert asked the City Engineer Michael Johnson about the size of the detention pond such as what kind of a wet period it is, whether it is designed for a 3x May period or is it designed for a hundred-year flood or such. City Engineer Michael Johnson explained to Council President Seifert that when they do

hydrology and modeling it's done at a 24-hour rate. He explained that typically it isn't done by the 30-day rainfall rate. He affirmed they usually see that it's a 24-hour 100-year event that is going to be more volume than a 30-day rain event. Council President Seifert asked City Engineer Michael Johnson if he could help address the infrastructure, traffic capacity and its current state on Bowers Road. City Engineer Michael Johnson shared that Andy Somers is a local guy and is used a lot by the city, he consults a lot on Madison traffic studies, and he believes that it doesn't require any upgrades to the infrastructure on Bowers Road immediately, however Mr. Somers believes some upgrades may be needed such as turn lanes at the intersection with Huntsville Browns Ferry Road. City Engineer Michael Johnson expressed that Andy Somers attributes that typical growth would require the city to do that. City Engineer Michael Johnson mentioned that Mr. Somers did come back and make an amendment and the amendment talked about verifying some of the traffic count numbers in the report and the report came back with less numbers. Council President Seifert asked City Engineer Michael Johnson his expert opinion if this item was approved with the current utilization of the road based on what its designed for would it be a negligible increase. City Engineer Michael Johnson shared that there currently is temporary closure in that area, but it is going to be rectified this summer. He shared that the 400 cars mentioned on top of lane closure could make it a different story; however, he pointed out that according to Andy's report it wouldn't be a problem. Council President Seifert asked City Engineer Michael Johnson to walk through the process at the standpoint of fixing issues after the fact as a city engineer after reviewing the analysis, and everything with his stamp of approval. City Engineer Michael Johnson stated he would let Daniel talk about his stamp on his engineering design, being that City Engineer Michael Johnson doesn't provide an engineering review. City Engineer shared that he does reviews on Methodology and City Ordinances. He reiterated to the council that if it met the ordinances, and the proper paperwork is brought forth and they've done a methodology that he considered to be consistent with what's typical, then he would approve it for that. City Engineer Michael Johnson expressed that as far as after the fact is issued a lot of times they work and do the best they can with the city. He shared that if there's things that they can do within easements that can help drainage issues sometimes

years after the fact. He pointed out that Mayor Finley shared that 20% of this area to the South drains toward his pond unless they are trying to build the houses well above grade, they are going to receive water. City Engineer Michael Johnson shared that we typically want people to work within the lay of the land and that it would be inconsistent for them to fill this and cause backflow. Council President Seifert asked Daniel Feld about his stamp on the drawing. Daniel Feld introduced himself as a registered licensed engineer in the State of Alabama. Daniel Feld stated that his stamp meant he did the drawings to the best of his ability and his stamp follows the drawings and is required to care, carry errors and omissions to cover any issue that could happen. He shared that as the process goes on it is the contractor's responsibility to make sure the erosion control, they put in is as designed are suitable and maintained. He shared that after a final inspection with the city and the whole thing is reviewed, he signs off on it saying it's up to design and he's responsible for it. He stated that when it's all said and done there will be a homeowner's association that will be required to maintain all the things mentioned. Mr. Feld said that if they don't do their job ultimately that's what's going to cause the failure. He indicated if there was just a gross miss on the design, he ultimately would be responsible. Mr. Feld stated that he didn't see that being an issue due to the size of the pond. He reassured the council that it's not a minimized pond for just drainage protection and it's there for both. He shared that because of the set aside that they need, they are required to have a large set aside which is almost a fifth or 23 % of the property. Mr. Feld mentioned they're choosing to create a huge amenity lake for that. He said it's not the bare minimum it's going to have a wet pond and there's going to be a 3 foot of fluctuation over 21 acres. He stated that they have the capacity to take care of that 100-year storm and more. Mr. Feld said if they were designing to minimize the pond or the size of this pond to create as many homes as possible and not use the whole area, he'd be a little more nervous. He shared that having such a huge area the 1 hilltop drains into, or 1 basin drains into he isn't concerned. Council President John Seifert asked Mr. Feld as a licensed engineer if he's signing his professional engineer license that he took a test and if he messed up, he would ruin his professional license. Mr. Feld said if he messed up, he'd be responsible. Council President Seifert reminded Mr. Feld that even if he was responsible after

a few mishaps, it would be reviewed by the board. Director of Development Services Mary Beth Broeren shared with the Council in regard to the traffic. She stated that a comp plan update had been done, and a traffic model indicated a buildout in 2045. She expressed that an exhibit in the comp plan showed the level of service on the collector roads and arterial roads in the city would be. She said that Bowers Road showed that it would still be an acceptable level of service, which is a b or c. But it would be acceptable once the entire Western area was built. Director of Development Services Mary Beth Broeren revealed that that's assuming certain road improvements go in. Council Member Wroblewski asked Director of Development Services Mary Beth Broeren if she could give a brief update on the Planning Commission update and what their vote was and if the Planning Commission had all the information including the traffic study to make their decision. Director of Development Services Mary Beth Broeren shared that the vote was 5 to 3 and the Planning Commission didn't have the last update to the traffic study. She stated that Mr. Anderson had it commissioned, and the city just received it about a week and a half ago. She shared that Mr. Anderson talked about the initial traffic analysis that was done that showed there wouldn't be a traffic issue from an engineering perspective. Council Member Wroblewski asked if there was additional development going on in that area. Director of Development Services Mary Beth Broeren shared an aerial that showed the Village of Oakland Springs to the east that isn't completed. She stated that the total area was expected to be about 500 single family homes that are still being built. Director of Development Services Mary Beth Broeren shared that East of The Village at Oakwood Springs, there is Madison Farms, and Madison Farms has only pulled a couple of building permits. She shared they're just at the very beginning stages on north of that you have Bellawoods. Director of Development Services Mary Beth Broeren stated that going south from the project site there is Powell Road, further east there is Heritage Hills. Director of Development Services Mary Beth Broeren stated that the On Track Plan Madison is on track. She reiterated that the current land use and its surrounding areas were considered. She shared that the plan contemplated residential for this subject site and residential to the north of it which keeps the area nearby as place type RTA which is the rural transitional place type. Rural transitional place type

would be the same as agricultural zoning which allows for homes, but it requires currently 3 acres per lot. Director of Development Services Mary Beth Broeren clarified that a change in the ordinance is being requested to only require 1 acre for a residential lot. She shared the property to the South is shown as RTA in the plan, the property to the West is shown as RTA. She pointed out that the property was a transitional property from the RTA to residential, with open space, to a more intense residential, as you get closer to Huntsville Browns Ferry. Council President Seifert asked Director of Development Services Mary Beth Broeren if homes could still be built under the current AG zone. Director of Development Services Mary Beth Broeren shared there's a variety of uses that are allowed under AG zoning. She stated that AG zoning required 3 acres per unit. She shared that almost 30 homes could fit if it gets approved, then they would be able to if the zoning State AG they'd be able to get 89 units on the property. Mr. Taylor, a current farmer, shared that there are many subdivisions already backed up to other farms and there aren't any issues. Mr. Taylor clarified that the sprayers that all the farmers use now have air inductive nozzles that push air inside the liquid to push it down to prevent drift. Mr. Taylor elaborated on crop dusting and replied that it had not happened in the area since the Toyota Mazda. Mr. Taylor shared that he didn't foresee any issues with chemicals due to new development. He stressed to council that the technologies that the farmers use were amazing and it did not affect GMO crops. He shared that a lot of the chemicals used were the same ones used by true lawn on personal properties spraying up to the door. He shared that some people say they don't want growth. He stated after pointing out slide that if he farmed that area, he wouldn't have any issues affecting what he was currently doing. Council President Seifert asked Mr. Taylor a question towards the PPE side. He shared a scenario of a lawn guy spraying his yard and while putting the chemicals in to spray, the lawn guy puts on a mask and gloves. He goes on to say he has a dog, and the lawn guy puts a note on the door saying don't let your dog out and lick the grass for the next 12 hours. Council President Seifert asked Mr. Taylor if the chemicals were any different than that. Mr. Taylor replied, stating that all the herbicides seen on the market were basically the same thing. Mr. Taylor explained that all the other subdivisions were being sprayed without any harm. Council President Seifert asked Director of Development Services Mary Beth

Broeren after looking at the current map if the plans for development were 4- or five-year build outs. He stated that it seemed longer than four or five years to him and he pointed out the economy did control that kind of market. He asked if they were in the Master study. He stated that with the school system homes were anticipated. He added with that the understanding of where and what the impact could be on the schools. Director of Development Services Mary Beth Broeren explained that those projects were not contemplated at the time, the growth committee was enacted and for example, Bellawoods, Madison farms, the Heritage Hills project and 1 other project that's further, south were kind of in the wings waiting for the growth committee to commit their work, conclude their work. But what was anticipated was that there were a certain number of residential units in that area. She shared that might not be a particular project because that project hadn't been conceived yet but there was a certain amount of growth. And so, the amount of growth that the growth committee contemplated is certainly accounted for. Director of Development Services Mary Beth Broeren clarified that the projects that have been approved with the comp plan have been put together on a development tracking multiple spreadsheets and counting the number of units that have been completed since 2021. She shared that they've put that together and we're tracking that many more units could get approved. She shared that it'll be a number of years before that number gets succeeded. Director of Development Services Mary Beth Broeren clarified something said in the public comments referring to this as being an annexation project and she clarified it's not an annexation project; it is a rezoning project only. Council Member Wroblewski shared her concerns stating there were different ways to spray the farm. You can spray it with the crop duster. You can walk through the farm wearing a kind of hazmat suit with a mask and gloves. She stated that she was concerned about overlay with chemicals in the yards that were sprayed, she shared that she didn't go out there and stand with the lawn service and talk with them she avoided the chemicals. Council Member Wroblewski shared she was concerned about how it was going to impact the neighborhood. She shared that she was concerned about the chemicals getting into the pond and getting into people's swimming pools. Council Member Wroblewski shared that there were 190 homes and not every home will have 2 adults in it.

She stated that some of those homes will have teenagers. She pointed out that 400 cars is the minimum due to most everybody having 2 cars plus having a teenager or 2. Council Member Wroblewski shared that she drove Bowers Road and her main concern is the infrastructure and pouring 400 cars out onto Bowers Road. She shared she had suggested putting a roundabout at Powell to the South and at Huntsville Brown Ferry road to the north. She said that there hadn't been an opportunity to do that. Council Member Wroblewski stated that the traffic study, as Michael shared, said we are okay now, but she pointed out something needed to be done in the future, and she shared that it may be good for a period of time that we can provide infrastructure services safely to the community. Council Member Wroblewski revealed that police need to be able to get to those homes safely. She shared the concerns that remain the same and included that it's not even including the impact 190 homes will have on the schools. Council Member Wroblewski reiterated for her it's the infrastructure. It's being able to get our First Responders there on safe roads where there's plenty of traffic moving, North and South that they're able to negotiate in that area. She added that she had driven on Bowers Road and if a fire engine was coming, she would have to pull off the road. Council Member Bartlett had a few questions and stated that she knew they were not quite at the development agreement yet, but she wanted to make sure she understood. She asked if there were only 2 exits out of the subdivision and she asked if both were going to be on Bowers Road. Director of Development Mary Beth Broeren disclosed that both exits would be on Bowers Road. Council Member Bartlett shared that she looked at the development agreement pacing and she recalled that the conversation was with a previous extension of another development agreement. Council Member Bartlett shared that she had noticed that the pacing wasn't there, and phasing wasn't a requirement. She stated that she remembered the argument was that it wasn't needed because they couldn't really bring in more than 30 homes, at a time because of the cost and the economy. Director of Development Services Mary Beth Broeren shared that most developers do not exceed 30 units and a lot of them only do 15 or 20 a year, depending on the price point. Council Member Bartlett asked if the current development agreement, based on a real quick

calculation with the detention pond because the first phase is of course, the 1 with the detention Pond, you've got to get that set up and you've spread it out about 60, 70, 60, to get to 190. Director of Development Services Mary Beth Broeren shared its about 63, 63, 64. Director of Development Mary Beth Broeren pointed out on the aerial map phase 1 (blue line). She shared that she was unsure which would be phase 2 or phase 3. Council Member Bartlett said that in that particular agreement, when it's phased it's mapped out not by year but by 18 months. She pointed out that if the same calculation that's been discussed before, where it was 30 homes a year. Council Member Bartlett stressed that the phasing is faster while doing 45 homes, Director of Development Services Mary Beth Broeren shared that in all the projects that they have been tracking the development agreements none of them have gotten anywhere close to even 40 units a year. She stated that what they've seen has been developers that asked for as high a number as they think they can get in a development agreement and that may be for investment purposes or what have you, they're trying to sell lots to builders. That doesn't mean that the lots are actually going to get developed in that time frame. And so, that's what's been happening. She stated she mentioned Heritage Hills, for example, also, 3 park preserve, they that they've done 15 units a year. She shared that of all the different projects they just do not go that high now. It's possible that a developer they'll sell to multiple builders and so multiple builders going concurrently they can go a little bit faster. However, this project has got very similar lots so there's going to be 1 builder. She reiterated that she wouldn't expect them to reach 63 units and finish that in 18 months. Council Member Bartlett expressed that the thought that pacing was too fast for her to agree to. She stated that the development agreement was a definite no for her because the pacing is off out of anything else that they've ever done. She pointed out that they've hadn't happened in an agreement, including last time when there wasn't any pacing, she voted no. Council Member Bartlett stated that she's never going to vote for something that goes faster than what they've found reasonable in the past. Council Member Bartlett asked to go back to the previous chart. She stated that there had been an internal discussion since she became a council member about Huntsville Browns Ferry when Bellawoods first came in, they had talked about that was a potential commercial corridor and

the need to widen that to improve that area at some point. Council Member Bartlett asked if there have been any discussions about future improvements in timelines, in terms of Bowers. Director of Services Mary Beth Broeren Bowers Road shared that Bowers Road has not been identified as a road that needs to be widened. She stated that when Skinner was the consultant, traffic subconsultant for the comp plan, they were the ones who did the traffic modeling, and they're the ones who based upon that traffic modeling recommended improvements to the roadway system. Director of Development Services pointed out that Bowers was not one that rose to that level, based upon anticipated growth, that's not to say that it wouldn't change at some point as discussed. She shared that they were working on the comp plan, the traffic analysis typically gets done every 5 to 10 years, depending on how much growth is occurring because conditions change. She stressed that the traffic needs reevaluated often due to what's happening around Madison and in Huntsville, north of Highway 72 and so forth. Director of development Services Mary Beth Broeren shared that because they don't control all the development it still impacts the city's roadway systems, the conclusions of a traffic modeling study could vastly change given the amount of growth in the county and in the City of Huntsville. She shared that based upon all the information that is given now a change to Bowers isn't recommended but could change in 5 years. She shared that Huntsville Browns Ferry Road has long been talked about needing to be widened to 5 Lanes, right 2 Lane travel, 2 travel Lanes in each Direction and a center turn lane. She shared that it's a difficult project because it is multi-jurisdictional involving the city of Madison, the City of Huntsville and Limestone County. She said that it is on the books to widen, and the traffic modeling does show that even with some improvements, it's still going to suffer from a level of service perspective. Council Member Bartlett shared that there are 2 property owners here, who we want to respect their desired use of their property. There's no one here that doesn't want to allow someone to improve their property that's already in the city. Council Member Bartlett shared that it's about timing. First and foremost, she said, when she looked at what they have out there in infrastructure, what they've planned for Road improvements she's concerned that the development is too fast. Council Member Bartlett shared that what they're proposing was in an area that is just not well suited if anyone that

has ever driven on Bowers Road would agree that the lanes are not what someone wants to have for their kids or yourself to drive safely on. Council Member Bartlett expressed that it's not a never, but it's not a great time to be trying to put that many homes in that place at this time. Council Member Spears shared that the phasing of the plan is concerning. She shared that she would also like to see something in the development agreement after the first phase should it come in, an assessment to make sure that the runoff is doing what they're told. She stated that if there's an issue that next phase cannot start until that is corrected. She shared that it would protect Mr. Burgreen's farm. Mayor Finley reminded Council Member Spears that Mr. Burgreen's water is going from south to north. Council Member Spears stated that she understood but as a fail safe she would like to see that written in the agreement. She shared that after the first phase; it will be assessed if there is a need for improvement. She shared that if what the developers have said is 100% correct, and there's no runoff, there's not going to be a reason to do anything. Council Member Spears said she would like to see the phases have a smaller number of homes in them and more phases than 3. Council President Seifert asked City Attorney Megan Zingarelli that if the topic that's up for a vote right now was just a rezoning and later have the actual development agreement. He asked if the rezoning passed could they make an amendment in the development agreement portion to accommodate what Council Member Spears mentioned. City Attorney Megan Zingarelli added that if the developer was open to it, the council could take a recess and work something out or continue it to the next council meeting to work on it a little bit more. Council President Seifert asked City Attorney Megan Zingarelli to continue both or just continue. City Attorney Megan Zingarelli expressed to Council President Seifert the decision was up to him. City Attorney Megan Zingarelli clarified that if the rezoning was really that of a land use issue and it was the health safety and welfare, the development agreement is about the deal. City Attorney Megan Zingarelli expressed that it was a pair that should go together, and she recommended to continue both of them. She shared that they could be separated, and the vote taken and work on the rest later. Council President Bartlett asked City Attorney Megan Zingarelli if there was a need to vote if the development agreement vote fails. Council President Bartlett shared that she was certain they should go together. She

shared that she doesn't mind continuing them both. However, she shared if she were to vote tonight because of health safety welfare with the current conditions of the roads and the 2 exits onto Bowers she would have to vote no tonight. Council President Seifert asked Council Member Denzine if she had any comments. Council Member Denzine shared that right now she thought it looked best suited as agriculture given all the parameters around it. She expressed that she believed to change it to from agriculture, at this point she would not do. Council President Seifert shared he was leaning the same way given the conditions and what he's hearing. He shared that at the same time he's torn from the standpoint of the data that he saw that showed drainage that went the other way. He shared that he had seen kids outside playing when True Green was out spraying, and he stated he hadn't seen a kid drop dead yet. Council President Seifert shared that he's not trying to play light of that and that it's just a reality. Council President Seifert shared that after taking a look at development from the standpoint of schools. He shared that they didn't want to overburden anyone, but he also stated he looked at what they had planned for this area, and it had not developed at the same pace in which they expected or anticipated. He stated that it was gone from what he understood and maybe he was mistaken but it was going less than they even allowed for it to do and what they thought it would do. Council President Seifert shared that he saw what Council Member Spears said from a gating mechanism such as adjusting the lots and the standpoint of the water. He shared that a lot of times reality versus what we see from data are two separate things. He added that it's how the data is gathered that creates accuracy. Council President Seifert shared that they could either vote on it tonight or they could continue it. Council Member Wroblewski stated that she wasn't sure continuing would help because she couldn't see anything changing in the next little bit with regard to infrastructure. She added that it's not like they're putting the roundabout at Powell and Huntsville Brownsferry and widening the road. Council Member Wroblewski shared that she would prefer them to go ahead and vote on it. Council President Seifert shared that he didn't discourage that idea, and he didn't see dollars going towards those roads in the future. The roll call vote was taken and recorded as follows:

Council Member John Seifert

Nay

Council Member Ranae Bartlett	Nay
Council Member Maura Wroblewski	Nay
Council Member Connie Spears	Nay
Council Member Teddy Powell	Absent
Council Member Greg Shaw	Absent
Council Member Karen Denzine	Nay

Motion failed.

DEPARTMENTAL REPORTS

ENGINEERING

RESOLUTION NO 2025-175-R: AUTHORIZING A COMMERCIAL AID TO CONSTRUCTION AGREEMENT WITH HUNTSVILLE UTILITIES FOR THE RELOCATION OF POWER LINES ON PROJECT 23-010 | HUGHES AND OLD MADISON PIKE INTERSECTION (NOT TO EXCEED \$80,653.00 TO BE PAID FROM FUND 38)

Council Member Denzine moved to approve Resolution No. 2025-175-R. Council Member Spears seconded. The vote was taken and recorded as follows:

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

Motion carried.

RESOLUTION NO 2025-176-R: AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH HALLIBURTON SURVEYING & MAPPING, INC. FOR THE TOPOGRAPHIC AND RIGHT OF WAY SURVEY OF THE EAST SIDE OF HUGHES ROAD FROM EASTVIEW DRIVE TO CONGER ROAD FOR PROJECT 25-021 | HUGHES ROAD SIDEWALK (AMOUNT NOT TO EXCEED \$10,600.00 TO BE PAID FROM ENGINEERING DEPARTMENT BUDGET)

Council Member Denzine moved to approve Resolution No. 2025-176-R. Council Member Seifert seconded. The vote was taken and recorded as follows:

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

Motion carried.

FIRE & RESCUE

RESOLUTION NO. 2025-188-R: APPROVAL TO PURCHASE 42' GOOSENECK TRAILER FROM LONE WOLF TRAILER CO., INC. (\$27,612.50 TO BE PAID FROM FIRE DEPARTMENT BUDGET AND REIMBURSED FROM ALEA GRANT FUNDS)

Council Member Wroblewski moved to approve Resolution No. 2025-188-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	Absent
Council Member Greg Shaw	Absent
Council Member Ranae Bartlett	Aye

Motion carried.

HUMAN RESOURCES

RESOLUTION NO. 2025-102-R: AUTHORIZING SOFTWARE AS A SERVICE AGREEMENT WITH EVERGREEN SOLUTIONS, LLC, FOR AN ONLINE PERFORMANCE EVALUATION SYSTEM (ANNUAL COST OF \$9,500 PER YEAR FOR THREE YEARS TO BE PAID FROM HR DEPARTMENT BUDGET)

Council Member Wroblewski moved to approve Resolution No. 2025-102.-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	Absent
Council Member Greg Shaw	Absent
Council Member Ranae Bartlett	Aye
Council Member Karen Denzine	Aye

Motion carried.

LEGAL

ORDINANCE NO. 2025-195: AUTHORIZING THE WATER AND WASTEWATER BOARD OF THE CITY OF MADISON, D/B/A MADISON UTILITIES, TO DISPOSE OF CERTAIN PERSONAL PROPERTY (FIRST READING)

This is a first reading only

PLANNING

PROPOSED ORDINANCE NO. 2025-164: VACATION OF A UTILITY AND DRAINAGE EASEMENT LOCATED WITHIN TRACT 2B OF A RESUBDIVISION OF TRACT 2 OF MARY MARGARET LANIER FROST LANDS (FIRST READING 05/27/2025)

Council Member Wroblewski moved to approve Proposed Ordinance No. 2025-164. 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	Absent
Council Member Greg Shaw	Absent
Council Member Ranae Bartlett	Aye
Council Member Karen Denzine	Aye

Motion carried

RESOLUTION NO. 2025-182-R: APPROVING DEVELOPMENT AGREEMENT WITH DAVIDSON HOMES, LLC (PERTAINING TO BOWERS ROAD PROJECT)

There wasn't a vote taken due to Proposed Ordinance No. 2025-129 being denied.

RESOLUTION NO. 2025-183-R: AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH MCCOMM GROUP FOR WAYFINDING PROJECT (\$15,000 TO BE PAID FROM PLANNING DEPARTMENT BUDGET)

Council Member Wroblewski moved to approve Resolution No. 2025-183-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	Absent
Council Member Greg Shaw	Absent
Council Member Ranae Bartlett	Aye
Council Member Karen Denzine	Aye

Motion carried.

PROPOSED ORDINANCE NO. 2025-184: VACATION OF UTILITY AND DRAINAGE EASEMENT LOCATED WITHIN TRACT 1 OF TOWN MADISON PHASE 14 SUBDIVISION (FIRST READING)

This is a first reading only

PROPOSED ORDINANCE NO. 2025-185: VACATION OF UTILITY AND DRAINAGE EASEMENT LOCATED WITHIN LOT 2 OF MCCURRY PHASE 3 SUBDIVISION (FIRST READING)

This is a first reading only

ORDINANCE NO. 2025-187: AN ORDINANCE AMENDING CHAPTER 8(IV)(4) OF THE MADISON CITY CODE, ENTITLED "MURALS," TO ADD THE B2 ZONING DISTRICT AS A PERMITTED MURAL LOCATION (FIRST READING)

This is a first reading only

MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS

None

ADJOURNMENT

Having no further business to discuss Council Member Seifert 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	Absent
Council Member Greg Shaw	Absent
Council Member Ranae Bartlett	Aye
Council Member Karen Denzine	Aye
Council Member John Seifert	Aye

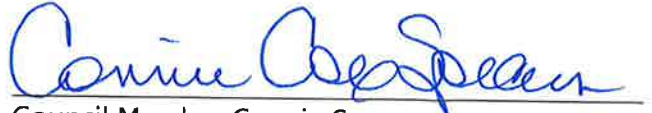
Motion carried.

The meeting was adjourned at 7:55 p.m.

Minutes No. 2025-11-RG, dated June 9th, 2025, read, approved and adopted this 23rd day of June 2025.



Council Member Maura Wroblewski
District One



Council Member Connie Spears
District Two

Absent

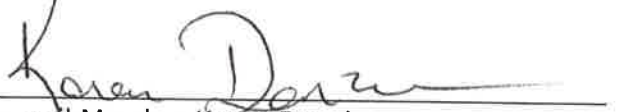
Council Member Teddy Powell
District Three



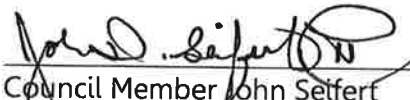
Council Member Greg Shaw
District Four



Council Member Ranae Bartlett
District Five

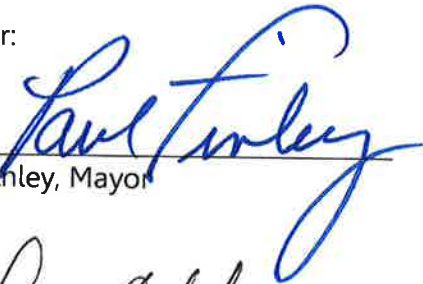


Council Member Karen Denzine
District Six



Council Member John Selfert
District Seven

Concur:

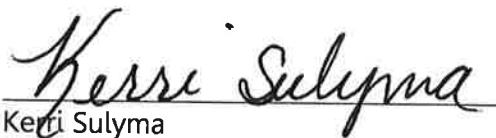


Paul Finley, Mayor

Attest:



Lisa D. Thomas
City Clerk-Treasurer



Kerri Sulyma
Recording Secretary