



**MINUTES NO. 2025-12-RG
REGULAR CITY COUNCIL MEETING
OF MADISON, ALABAMA
JUNE 23, 2025**

The Madison City Council met in regular session on Monday, June 23, 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 Troy Garner from Fellowship of Faith 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	Absent
Council District No. 4 Greg Shaw	Present
Council District No. 5 Ranae Bartlett	Present
Council District No. 6 Karen Denzine	Present
Council District No. 7 John Seifert	Present

City Officials in attendance were: City Clerk-Treasurer Lisa D. Thomas, Deputy City Clerk-Treasurer Kerri Sulyma, City Attorney Megan Zingarelli, Information Technology Director Chris White, Information Technology Support Technician Toby Jenkins, Police Chief Johnny Gandy, Fire Chief Brandy Williams, City Engineer Michael Johnson, Human Resources Director Kelly Bracci, Communications and External Affairs Officer Samantha Magnuson, and Principal Planner of Development Services Matt Davidson.

Public Attendance registered: Margi Daly, Debbie Overcash, David Bier, Kenny Hagewood, Maggie Minsk, Erica White

AMENDMENTS TO AGENDA

None

APPROVAL OF MINUTES

MINUTES NO. 2025-11-RG DATED JUNE 9, 2025

Council Member Spears moved to approve Minutes No. 2025-11-RG. Council Member Shaw seconded. Council Member Wroblewski thanked the City Clerk Department for their

assistance with the Bowers Road Project verbatim minutes. City Clerk-Treasurer Lisa Thomas thanked Council Member Wroblewski and thanked Deputy City Clerk- Treasurer Kerri Sulyma for her assistance in preparing the minutes.

The roll call vote taken was 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	Absent
Council Member Ranae Bartlett	Aye
Council Member Karen Denzine	Aye

Motion carried.

MINUTES NO. 2025-04-WS, DATED JUNE 9, 2025

Council Member Shaw moved to approve Minutes No. 2025-04-WS. 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 John Seifert	Aye
Council Member Maura Wroblewski	Aye
Council Member Teddy Powell	Absent
Council Member Ranae Bartlett	Aye
Council Member Karen Denzine	Aye

Motion carried.

PRESENTATIONS AND AWARDS

MADISON POLICE DEPARTMENT PROMOTION CEREMONY FOR NEWLY PROMOTED ASSISTANT CHIEF MIKE ALLEN, CAPTAIN JON STOUT, LIEUTENANT CHRIS COONS, AND SERGEANTS LOGAN GRANT AND JOSH HENSLEY

Police Chief Johnny Gandy presented the awards.

- Sergeant Josh Hensley has served with the department for five years. A round of applause was given.
- Sergeant Logan Grant has served the department for five years. A round of applause was given.
- Lieutenant Chris Coons has served with the department for seven years and was promoted to Sergeant in 2022. A round of applause was given.
- Captain Jon Stout has served with the department for 24 years and was promoted to Lieutenant in 2020. A round of applause was given.
- Assistant Chief Mike Allen has served with the department for 33 years and was promoted to Captain in 2019. A round of applause was given.

PUBLIC COMMENTS

*Public Comments were limited to three minutes per speaker. Anyone who wanted to sign up prior to the Council meeting were able to contact the City Clerk at cityclerk@madisonal.gov 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.*

DEBBIE OVERCASH (DISTRICT 5)

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

- The goal of the Historic Preservation Society is to preserve history, restore artifacts, and to bring the community together for the common good
- The Historic Preservation Society's focus is the downtown historic area
- Funds raised are for the improvements and enhancement of the downtown area
- The society's current project is the restoration of the gazebo on Front Street
- The gazebo will continue to be managed by the Building Department and scheduled by the City Clerk's Office

MAGGIE MINSK (DISTRICT 4)

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

- Thanked Council for their time and support
- Traffic concerns
- Affordable housing concerns
- Flooding concerns
- Concerns about infrastructure

JACQUELIN PETERS (DISTRICT 6)

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

- Concerns about Main Street America

CONSENT AGENDA AND FINANCE COMMITTEE REPORT

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

General Operating account	\$1,709,007.55
ADEM Storm Drainage	\$1,292.20
½ Cent Capital Replacement	\$175,432.00

Gasoline Tax & Petroleum Inspection fees	\$9,891.72
Subdivision Cash Bonds	\$65,191.47
Library Building Fund	\$5,213.38

Regular and periodic bills to be paid

Resolution No. 2025-211-R: Authorizing a three-year Equipment Service Plan with Stryker for preventative maintenance of cardiac monitors (\$15,305.60 per year to be paid from Fire Department budget)

Acceptance of donation from K Tran for programming at the Madison Senior Center (\$50 to be deposited into Senior Center 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	Absent
Council Member Ranae Bartlett	Aye
Council Member Karen Denzine	Aye

Motion carried.

PRESENTATION OF REPORTS

MAYOR PAUL FINLEY:

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

- The Star-Spangled Celebration is on July 3rd from 5:00-9:00 at Dublin Park. The shuttle at Bob Jones High School will begin at 4:30. The fireworks will start at 9:00.
- Building 23A is slated to open on July 11th
- The Training Facility on Celtic is progressing
- The Animal Control building will be out for bid on July 2nd
- The last day for Qualification for anyone running for Mayor or for City Council is June 24th
- The list will be released Wednesday, June 25th

COUNCIL DISTRICT NO. 1 MAURA WROBLEWSKI

No new business

COUNCIL DISTRICT NO. 2 CONNIE SPEARS

No new business

COUNCIL DISTRICT NO. 3 TEDDY POWELL

Absent

COUNCIL DISTRICT NO. 4 GREG SHAW

No new business

COUNCIL DISTRICT NO. 5 RANAE BARTLETT

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

- Thursday, June 26th will be the third Concerts in the Park

COUNCIL DISTRICT NO. 6 KAREN DENZINE

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

- Friday June 27th & Saturday June 28th Madison Visionary Partners will be hosting their Big Weekend of Service, kicking off their volunteer initiative, SERVE Madison
- Expressed concerns over drag racing in Community
- Wished a Happy Fourth of July to Everyone

COUNCIL DISTRICT NO. 7 JOHN SEIFERT

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

RESOLUTION NO. 2025-215-R: AUTHORIZING COUNCIL SPECIAL PROJECTS FUNDING FOR REPAIRS TO HISTORIC DOWNTOWN CLOCK (NOT TO EXCEED \$1,500) REMINDED EVERYONE THAT SCHOOL BOARD APPLICATIONS ARE CURRENTLY BEING ACCEPTED FOR NOMINATIONS

Council Member Wroblewski moved to approve Resolution No. 2025-215-R. Council Member Spears seconded. The roll call vote to approve the Consent Agenda 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	Aye
Council Member Ranae Bartlett	Aye
Council Member Karen Denzine	Aye

Motion carried.

- Council President Seifert expressed he felt honored to present City of Madison coins to the family of Wally Olson, former Sheriff in Dale County Alabama. Council President Seifert presented the coins on behalf of the City of Madison, Mayor Finley, City Council, and all Madison residents.

BOARD/COMMITTEE APPOINTMENTS

APPOINTMENT OF KIMBERLY JOHNSON TO THE MADISON MUNICIPAL CEMETERIES COMMITTEE WITH A TERM DATE OF MAY 29, 2029

Council Member Wroblewski nominated Kimberly Johnson for an appointment to the Madison Municipal Cemeteries Committee. There being no further nominations, Ms. Johnson was appointed by acclamation.

APPOINTMENT OF CINDI SANDERSON TO THE MADISON MUNICIPAL CEMETERIES COMMITTEE WITH A TERM DATE OF MAY 29, 2029

Council Member Wroblewski nominated Cindi Sanderson for reappointment to the Madison Municipal Cemeteries Committee. There being no further nominations, Ms. Sanderson 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.

DEPARTMENTAL REPORTS

ENGINEERING

RESOLUTION NO. 2025-186-R: AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH OHM ADVISORS FOR SURVEY AND DESIGN SERVICES ON PROJECT 25-017 | GARNER STREET EXTENSION FROM LIFE WAY TO MADISON BOULEVARD (\$240,000 TO BE PAID FROM ENGINEERING DEPARTMENT BUDGET)

Council Member Spears moved to approve Resolution No. 2025-186-R. Council Member Shaw seconded. Council Member Denzine inquired why Garner Street now? Director of Engineering Michael Johnson replied there was always a plan to continue Garner Street to Madison Boulevard. This project will help with congestion. 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	Absent
Council Member Ranae Bartlett	Aye

Council Member Karen Denzine
Motion carried.

Aye

RESOLUTION NO 2025-196-R: AUTHORIZE A PROFESSIONAL SERVICE AGREEMENT WITH URETEK USA, INC. FOR VOID-FILL AND STABILIZATION ON KELVINGROVE DRIVE FOR PROJECT 25-025 KELVINGROVE FOAM INJECTION (\$246,187.50 TO BE PAID FROM ENGINEERING DEPARTMENT BUDGET)

Council Member Shaw moved to approve Resolution No. 2025-196-R. Council Member Spears seconded. The vote was taken and recorded as follows:

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

Motion carried.

RESOLUTION NO. 2025-200-R: ACCEPTANCE OF WINDERMERE PHASE 3 INTO THE CITY OF MADISON MAINTENANCE PROGRAM

Council Member Shaw moved to approve Resolution No. 2025-200-R. Council Member Seifert seconded. The vote was taken and recorded as follows:

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

Motion carried.

RESOLUTION NO. 2025-201-R: ACCEPTANCE OF WINDERMERE PHASE 4 INTO THE CITY OF MADISON MAINTENANCE PROGRAM

Council Member Shaw moved to approve Resolution No. 2025-201-R. Council Member Spears seconded. The vote was taken and recorded as follows:

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

Motion carried.

HUMAN RESOURCES

RESOLUTION NO. 2025-197-R: APPROVING PROFESSIONAL SERVICES AND SOFTWARE SUBSCRIPTION AGREEMENT WITH DEPUTY CORPORATION LIMITED FOR ELECTRONIC TIMEKEEPING SYSTEM (\$23,000 FOR IMPLEMENTATION, PLUS ASSOCIATED SUBSCRIPTION FEES FOR THREE YEARS, TO BE PAID FROM HR DEPARTMENT BUDGET)

Council Member Wroblewski moved to approve Resolution No. 2025-197-R. Council Member Bartlett seconded. The vote was taken and recorded as follows:

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

Motion carried.

LEGAL

RESOLUTION NO. 2025-173-R: AUTHORIZING A ONE-YEAR AGREEMENT WITH SWATEK, VAUGHN & BRYAN, LLC FOR LOBBYING SERVICES. CONTINUED FROM MAY 27, 2025 REGULAR MEETING. (\$5,000 PER MONTH TO BE PAID FROM LEGAL DEPARTMENT BUDGET)

Council Member Wroblewski moved to approve Resolution No. 2025-173-R. Council Member Spears seconded. Council Member Denzine inquired when Legislature will meet next? Mayor Finley replied Legislature will not be meeting until next year. Council Member Spears responded that there will be pre-filed bills for Legislature. 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	Aye
Council Member Ranae Bartlett	Aye
Council Member Karen Denzine	Nay

Motion carried.

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 06/09/2025)

Council Member Spears moved to approve Ordinance No. 2025-195. 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 Ranae Bartlett	Aye
Council Member Teddy Powell	Absent
Council Member Karen Denzine	Aye

Motion carried.

ORDINANCE NO. 2025-214: : AUTHORIZING FRANCHISE AGREEMENT WITH FIBER UTILITY NETWORK, INC., DOING BUSINESS AS THE ALABAMA FIBER NETWORK (FIRST READING)

This is a first reading only

RESOLUTION. NO. 2025-213-R: AUTHORIZING AGREEMENT WITH THE MADISON STATION HISTORICAL PRESERVATION SOCIETY, INC., FOR MAINTENANCE OF THE VILLAGE GREEN GAZEBO

Council Member Wroblewski moved to approve Resolution No. 2025-213-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	Aye
Council Member Ranae Bartlett	Aye
Council Member Karen Denzine	Aye

Motion carried.

PLANNING

PROPOSED ORDINANCE NO. 2025-184: VACATION OF UTILITY AND DRAINAGE EASEMENT LOCATED WITHIN TRACT 1 OF TOWN MADISON PHASE 14 SUBDIVISION (FIRST READING 06/09/2025)

Council Member Spears moved to approve Proposed Ordinance No. 2025-184. 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	Absent
Council Member Ranae Bartlett	Aye

Motion carried.

PROPOSED ORDINANCE NO. 2025-185: VACATION OF UTILITY AND DRAINAGE EASEMENT LOCATED WITHIN LOT 2 OF MCCURRY PHASE 3 SUBDIVISION (FIRST READING 06/09/2023)

Council Member Wroblewski moved to approve Proposed Ordinance No. 2025-185. 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	Aye
Council Member Ranae Bartlett	Aye
Council Member Karen Denzine	Aye

Motion carried.

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 06/09/2025)

Council Member Wroblewski moved to approve Ordinance No. 2025-187. 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	Aye
Council Member Ranae Bartlett	Aye
Council Member Karen Denzine	Aye

Motion carried.

PROPOSED ORDINANCE NO. 2025-199: VACATION OF UTILITY AND DRAINAGE EASEMENT LOCATED WITHIN LOT 2 OF DUBLIN ACRES PHASE 3 SUBDIVISION (FIRST READING)

This is a first reading only

PROPOSED ORDINANCE NO. 2025-198: VACATION OF UTILITY AND DRAINAGE EASEMENT LOCATED WITHIN 126 PARKLAND HILL TRACE, LOT 27 OF 3 PARK PRESERVE SUBDIVISION (FIRST READING)

This is a first reading only

MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS

None

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	Absent
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 7:05 p.m.

Minutes No. 2025-12-RG, dated June 23rd, 2025, read, approved and adopted this 14th day of July 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