



**MINUTES NO. 2025-17-RG
REGULAR CITY COUNCIL MEETING
OF MADISON, ALABAMA
September 08, 2025**

The Madison City Council met in regular session on Monday, September 08, 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 Andrew Itson from Madison Church of Christ provided the invocation followed by the Pledge of Allegiance led by the Brownie Troop # 21226.

ELECTED GOVERNING OFFICIALS IN ATTENDANCE

Mayor Paul Finley	Present
Council District No. 1 Maura Wroblewski	Present
Council District No. 2 Connie Spears	Present
Council District No. 3 Teddy Powell	Present
Council District No. 4 Greg Shaw	Arrived at 6:16
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, Deputy Revenue Officer Ivon Williams, and Director of Development Services Mary Beth Broeren.

Public Attendance registered: Kerry Dahlberg, Billie Goodson, David Bier, Rachel Finch, Brandon Davenport, Kenneth Jackson, Cesar Castillo

AMENDMENTS TO AGENDA

City Attorney Megan Zinarelli requested the following amendments to be added to the agenda:

Resolution No. 2025-288-R: Under Police department reports, the item was added to the republished agenda.

With no more amendments to the agenda, Council President Seifert approved the agenda.

APPROVAL OF MINUTES

MINUTES NO. 2025-16-RG DATED AUGUST 18, 2025

Council Member Spears moved to approve Minutes No. 2025-16-RG. Council Member Powell seconded. The roll call vote taken was recorded as follows:

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

Motion carried.

PRESENTATIONS AND AWARDS

ACCEPTANCE OF \$20,000 DONATION FROM THE MADISON CITY DISABILITY ADVOCACY BOARD TO THE PARKS AND RECREATION DEPARTMENT (TO BE DEPOSITED INTO RECREATION DONATION ACCOUNT)

The chairperson of the Madison City Disability Advocacy Board, Janessa Crosswy shared some of the highlights of the board and announced her retirement and introduced Marissa, the new program coordinator, and presented the Parks and Recreation Department a \$20,000.00 check to help continue the events free or at a low cost. Council Member Wroblewski shared words of admiration for the dedication and leadership Janessa brought to the city. Council Member Wroblewski, with the permission of the Mayor and Council, presented Janessa Crosswy the City Coin for her nine years of wonderful service to the community.

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

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

- Resolution 2025-268-R- concerns with the assumption of responsibility from the city with the drainage and easement with the subdevelopments

JOHN BRUCE (DISTRICT 6)

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

- Shared insight on holding power and/or position of private property without the right
- Asked council to not raise the city property millage or property fees
- Asked council to enact protections by a supermajority for any condemnation action and bar eminent domain for private development even when state allows
- Asked council to adopt a resolution urging the legislature to reform or phase out property taxes on primary residences

KERRY DAHLBERG (DISTRICT 1)

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

- Advocated to council the importance of the continuation of the green spaces for children and families.

CONSENT AGENDA AND FINANCE COMMITTEE REPORT

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

General Operating account	\$2,325,964.55
Special General Operating account	\$671.05
Gasoline Tax & Petroleum Inspection fees	\$36,509.68
CIP Bond Accounts	\$9,852.51
Library Building Fund	\$83,828.39
Venue Maintenance	\$6,751.15
Fire CPR	\$590.00

Regular and periodic bills to be paid:

Resolution No. 2025-269-R: Authorizing the acceptance of renewal of Quote No. 26291931 from ESRI, Inc., for software maintenance services from October 1, 2025, through September 30, 2026, in the amount of \$4,070 (to be paid from Fire Department budget)

Resolution No. 2025-270-R: Authorizing renewal of supplemental insurance (\$17,304.50 to be paid from General Operating budget)

Resolution No. 2025-283-R: Acceptance of insurance settlement from Alabama Municipal Insurance Corporation for Claim No. 064473AK on an incident which

occurred August 1, 2025, to a Fire Department vehicle (\$11,049.58 [less \$1,000 deductible] to be deposited into General Operating account)

Resolution No. 2025-284-R: Acceptance of insurance settlement from Alabama Municipal Insurance Corporation for Claim No. 064104 caused by an EF2 tornado which occurred on May 20, 2025, to Rollingwood Pavilion (\$9163.60 [less \$1,000 deductible] to be deposited into General Operating account)

Acceptance of \$34.74 donation from PropertyRoom.com (to be deposited into Madison Police Department Donation account)

Acceptance of \$1,180 from Lynx Buyback for the sale of old cell phones with said funds to be used towards the purchase of iPads for administrative needs (to be deposited into Recreation Department Donation account)

Authorization of payment of Invoice No. 26355-1 to Morell Engineering for work on resurfacing and striping of Madison Blvd. from Wall Triana to Flagstone on Project No 22-002 (\$29,512.82 to be paid from Fund 38)

Authorization of payment (Draw #7) to Enfinger Development, Inc. for work performed on Project No. 22-034 | Madison Branch Boulevard roundabout (\$264,354.80 to be paid from Fund 38)

Authorizing the Engineering Department to solicit quotes to rewire the traffic signal at Hughes Road and Highway 72

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

Acceptance of donation from Huntsville Gymnastics Center (\$200 to be deposited into Recreation Donation Account)

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

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

Motion carried.

PRESENTATION OF REPORTS

MAYOR PAUL FINLEY:

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

RESOLUTION NO. 2025-264-R: AUTHORIZING AND RATIFYING THE PURCHASE OF TWO FIRE TRUCKS FROM SUNBELT FIRE, INC., A PARTICIPATING E-ONE, INC., VENDOR THROUGH THE SOURCEWELL PURCHASING COOPERATIVE (\$2,874,801 TO BE PAID FROM CAPITAL OUTLAY ACCOUNT 12-060-000-2951-00)

Council Member Powell moved to approve Resolution No. 2025-264-R. Council Member Denzine seconded. Mayor Finley provided explanation of the timing of the ratification of the fire trucks. He explained that going back the fire trucks have a thirty-eight-month lead time. Mayor Finley shared that after the Economic/External Affairs Office Traci Gillespie spoke with state, federal offices, it was decided to get the purchase order going and then be able to ask for funding from Congressman Strong, Katie Britt, and Senator Tuberville. Mayor Finley explained that generally they'll offer a 50/50 match. Mayor Finley expressed his apologies for not previously sharing the appropriation. The vote was taken and recorded as follows:

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

Motion carried.

- Shared that Space Command is coming to the area
- Shared that the Space Command Commander visited City Hall
- Announced that the budget was turned in to the finance committee

COUNCIL DISTRICT NO. 1 MAURA WROBLEWSKI

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

- Shared her and Council Member Spears attended their first collaborative meeting with Huntsville Utilities to discuss the new Providence Trail Greenway
- Thanked Council Member Spears for her advocacy and support as the liaison for the Huntsville Utilities

COUNCIL DISTRICT NO. 2 CONNIE SPEARS

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

- Shared that the finance committee met to go over the budget that was received from the mayor.
- Explained the budget process

COUNCIL DISTRICT NO. 3 TEDDY POWELL

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

- Thanked city employees for their hard work and dedication
- Shared the importance of government transition

COUNCIL DISTRICT NO. 4 GREG SHAW

No new business to report

COUNCIL DISTRICT NO. 5 RANAE BARTLETT

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

- Announced that there is a vacancy on the board of education beginning November 3rd
- Shared that council will accept applications for the Board of Education vacancy through the close of business on September 30th for the remainder of that term ending on May 31, 2026
- Announced that interviews will be in October for the board of education vacancy date undecided
- Shout out to the Alabama Arts Alliance for hosting the first "Battle of the Bands" on Saturday

COUNCIL DISTRICT NO. 6 KAREN DENZINE

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

- Thanked Janessa for her dedication to the city
- Madison Street Festival's final organization meeting this week
- Volunteers are needed for the Madison Street Festival

COUNCIL DISTRICT NO. 7 JOHN SEIFERT

RESOLUTION NO. 2025-265-R: AUTHORIZING PROFESSIONAL SERVICES AGREEMENT WITH SPORTS FACILITIES ADVISORY, LLC, FOR PHASE ONE OF AN EVALUATION OF ACTIVITY PARTICIPATION RATES AND TRENDS IN SPORTS, RECREATION, AND SPORTS TOURISM (NOT TO EXCEED \$20,000 FROM THE COUNCIL SPECIAL PROJECTS BUDGET)

Council Member Seifert moved to approve Resolution No. 2025-265-R. Council Member Spears seconded. The vote was taken and recorded as follows:

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

Motion carried.

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

- Thanked Janessa for everything done in the community

BOARD/COMMITTEE APPOINTMENTS

APPOINTMENT OF RACHEL FINCH TO PLACE 4 OF THE INDUSTRIAL DEVELOPMENT BOARD WITH A TERM EXPIRATION OF NOVEMBER 22, 2028

Council Member Wroblewski nominated Rachel Finch for a new appointment. There being no further nominations, Ms. Finch 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. 2025-271-R: REQUEST FOR AN OFF-PREMISES BEER AND WINE LICENSE FROM ALDI, INC. (ALABAMA), DOING BUSINESS AS ALDI #106, FOR ITS LOCATION AT 8455 MADISON BOULEVARD

Deputy Revenue Officer Ivon Williams informed Council that this is a new request for this location and added that everything is in order for Council action. Council President Seifert opened the floor for public comments regarding this request. There being none, he then closed the floor and entertained a motion from Council. Council Member Wroblewski moved to approve Resolution No. 2025-271-R. Council Member Spears seconded. Council Member Wroblewski shared that Aldis' grand opening is on Thursday September 11, 2025. 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	Aye
Council Member Greg Shaw	Aye
Council Member Ranae Bartlett	Aye
Council Member Karen Denzine	Aye

Motion carried.

DEPARTMENTAL REPORTS

CITY CLERK

RESOLUTION NO. 2025-286-R: APPOINTING ELECTION OFFICIALS FOR SEPTEMBER 23, 2025, GENERAL MUNICIPAL RUN-OFF ELECTION AND SETTING COMPENSATION FOR SAID OFFICIALS

Council Member Wroblewski moved to approve Resolution No. 2025-286-R. Council Member Spears seconded. The vote was taken and recorded as follows:

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

Motion carried.

ENGINEERING

PROPOSED ORDINANCE NO. 2025-255: CHANGING THE NAME AND DESIGNATION OF A PUBLIC STREET FROM DUNLOP BOULEVARD TO TOWN MADISON BOULEVARD (FIRST READING)

This is a first reading only

RESOLUTION NO. 2025-262-R: AUTHORIZING CHANGE ORDER NO. 1 TO CONTRACT WITH MILLER & MILLER, INC., FOR PROJECT 23-014 | MILL ROAD SIDEWALKS (\$5,378.54 TO BE PAID FROM FUND 38)

Council Member Shaw moved to approve Resolution No. 2025-262-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. 2025-268-R: ACCEPTANCE OF BRADFORD STATION PHASE 4 INTO THE CITY OF MADISON MAINTENANCE PROGRAM

Council Member Powell moved to approve Resolution No. 2025-268-R. Council Member Shaw seconded. Mayor Finley asked City Engineer Michael Johnson to explain the process. City Engineer Michael Johnson explained that when a right of way or infrastructure is dedicated to the city it goes through a review process to make sure it's being designed and built properly. He explained that the process is a multi-step process that goes through a final

plat approval. Mayor Finley asked City Engineer Michael Johnson to explain the drainage process. City Engineer Michael Johnson explained that it depends on the criteria. He shared that at some point in the process Public Works steps in and makes the final call on what the city will pay for. City Engineer Michael Johnson explained that there are different codes and things that are enforced. He shared if code enforcement creates a file and opens up a case sometimes it's resolved and sometimes it goes to Municipal Court. 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	Aye
Council Member Conni Spears	Aye
Council Member Ranae Bartlett	Aye
Council Member Karen Denzine	Aye

Motion carried.

RESOLUTION NO. 2025-273-R: AUTHORIZING CHANGE ORDER NO. 1 TO CONTRACT WITH OHM ADVISORS ON PROJECT NO. 25-017 | GARNER EXTENSION PHASE 3 CONNECTION TO MADISON BOULEVARD FOR DESIGN SERVICES FOR A WATER MAIN EXTENSION (\$10,000 TO BE PAID FROM ENGINEERING DEPARTMENT BUDGET)

Council Member Powell moved to approve Resolution No. 2025-273-R. Council Member Spears seconded. The vote was taken and recorded as follows:

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

Motion carried.

RESOLUTION NO. 2025-275-R: AUTHORIZING PROPERTY ACQUISITIONS FOR HUGHES ROAD AND OLD MADISON PIKE WIDENING PROJECT (TOTAL ACQUISITION BUDGET NOT TO EXCEED \$187,170, TO BE PAID FROM FUND 38)

Council Member Denzine moved to approve Resolution No. 2025-275-R. Council Member Powell seconded. The vote was taken and recorded as follows:

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

Motion carried.

FIRE & RESCUE

RESOLUTION NO. 2025-272-R: AUTHORIZING THE PURCHASE OF FOUR LUCAS DEVICES FROM STRYKER SALES, LLC, THROUGH SOURCEWELL NATIONAL PURCHASING COOPERATIVE AND AUTHORIZING THE TRADE IN OF FOUR LUCAS 2 DEVICES VALUED AT \$20,000 (\$57,879.80, TO BE PAID FROM A PORTION OF THE \$75,000 DONATION FROM MADISON COUNTY COMMISSIONER STEVE HARAWAY ACCEPTED ON 08/18/2025)

Council Member Powell moved to approve Resolution No. 2025-272-R. Council Member Spears seconded. Council Member Spears thanked Madison County Commissioner Steve Haraway for the donation which made the purchase possible. The vote was taken and recorded as follows:

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

Motion carried.

LEGAL

ORDINANCE NO. 2025-263: AUTHORIZING THE WATER & WASTEWATER BOARD OF THE CITY OF MADISON, D/B/A MADISON UTILITIES, TO DISPOSE OF CERTAIN REAL PROPERTY (FIRST READING 08/18/2025)

Council Member Spears moved to approve Ordinance No. 2025-263. 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.

PLANNING

PROPOSED ORDINANCE NO. 2025-253: VACATION OF UTILITY AND DRAINAGE EASEMENT LOCATED WITHIN LOTS 40-41, 44-45, 47-50, AND 85-86 OF HERITAGE HILLS PHASE 3 SUBDIVISION (FIRST READING 08/18/2025)

Council Member Shaw moved to approve Proposed Ordinance No. 2025-253. 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.

PROPOSED ORDINANCE NO. 2025-276: VACATION OF UTILITY AND DRAINAGE EASEMENT LOCATED WITHIN 143 INWOOD TRAIL, LOT 3 OF WOODLAND HILLS SUBDIVISION THIRD ADDITION (FIRST READING)

This is a first reading only

PROPOSED ORDINANCE NO. 2025-277: VACATION OF UTILITY AND DRAINAGE EASEMENT LOCATED WITHIN LOTS 8 AND 9, BLOCK 2, OF EASTVIEW MANOR SUBDIVISION (FIRST READING)

This is a first reading only

PROPOSED ORDINANCE NO. 2025-278: VACATION OF UTILITY AND DRAINAGE EASEMENT LOCATED WITHIN LOTS 178 AND 179 OF BELLAWOODS, PHASE 4 SUBDIVISION (FIRST READING)

This is a first reading only

POLICE

RESOLUTION NO. 2025-288-R: PURCHASE OF AXON BODY CAMERAS AND ASSOCIATED SOFTWARE FROM SOURCEWELL PURCHASING COOPERATIVE - CONTRACT NO. 101223-AXN (\$715,875.01 OVER FIVE YEARS TO BE PAID FROM FUND 12; FIRST INSTALLMENT OF \$135,851.81 AND FOUR ADDITIONAL ANNUAL INSTALLMENTS OF \$145,005.80)

Council Member Denzine moved to approve Resolution No. 2025-288-R. Council Member Wroblewski seconded. The vote was taken and 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	Aye
Council Member Greg Shaw	Aye
Council Member Ranae Bartlett	Aye

Motion carried

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	Aye
Council Member Greg Shaw	Aye
Council Member Ranae Bartlett	Aye
Council Member Karen Denzine	Aye
Council Member John Seifert	Aye

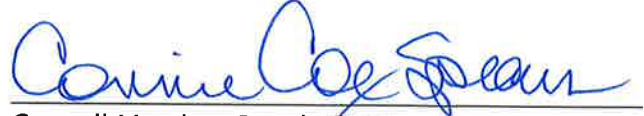
Motion carried.

The meeting was adjourned at 6:50 p.m.

Minutes No. 2025-17-RG, dated September 08th, 2025, read, approved and adopted this 22ND day of September 2025.



Council Member Maura Wroblewski
District One



Council Member Connie Spears
District Two



Council Member Teddy Powell
District Three



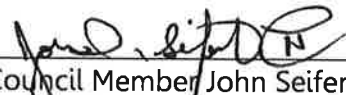
Council Member Greg Shaw
District Four



Council Member Ranae Bartlett
District Five



Council Member Karen Denzine
District Six



Council Member John Seifert
District Seven

Concur:

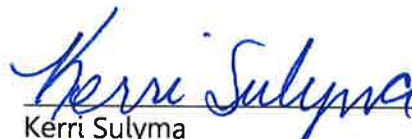


Paul Finley, Mayor

Attest:



Lisa D. Thomas
City Clerk-Treasurer



Kerri Sulyma
Recording Secretary