



MINUTES NO. 2020-02-WS

PUBLIC WORK SESSION

CITY COUNCIL OF

THE CITY OF MADISON, ALABAMA

FEBRUARY 26, 2020

The Madison City Council met for a public work session on Wednesday, February 26, 2020 at 5:30 pm in Council Chambers of the Madison Municipal Complex, Madison, Alabama. The work session was called to order at 5:30 pm.

Elected Governing Officials in attendance:

Mayor Paul Finley	Present
Council District No. 1 Maura Wroblewski	Present
Council District No. 2 Steve Smith	Present
Council District No. 3 Teddy Powell	Present
Council District No. 4 Greg Shaw	Present
Council District No. 5 Tommy Overcash	Present
Council District No. 6 Gerald Clark	Present
Council District No. 7 John Seifert	Present

Also in attendance were: Finance Director Roger Bellomy, Building Director Dustin Riddle, City Engineering Director Gary Chynoweth, Public Works Director Kent Smith, Director of Development Services Mary Beth Broeren, City Attorney Megan Zingarelli, Fire Chief David Bailey, Deputy Recreation Director Kelly Johnson, City Administrator Marc Jacobson, Deputy City Clerk-Treasurer Lisa Thomas and City Clerk-Treasurer Melanie Williard.

Public Attendance: Russ Roberts, Scottie McClaskey, Sean Magers, Shannon Hoff, BeBe Oetjen, Sha Jarboe, Lisa Hilton, Donnie Spencer, Michael Callahan, Debra Lester, Frankie Carbin, Opie Balch, James Chamberlain, Jan Wells, Russ Russell, Portia Harris, Mark Harris, Troy Woodis, Bobby DeNeefe, Connie Spears, Garrick Merrill, Mike Sheehi and other citizens who did not sign the attendance register.

Discussion on Impact Fees

Council President Smith explained the format for the meeting regarding public comments on this issue.

Prior to discussion beginning on the impact fee item, Mayor Finley update Council on several items that were brought to their attention at the regular meeting. Mayor Finley advised that he has spoken with the Chic-Fil-A manager and the situation with their alarm system has been addressed and corrected. Also, Mayor Finley has spoken with Waste Management regarding the early pick up of dumpsters along Highway 72. This issue has also been addressed and the route modified to correct the problem.

Mayor Finley thanked those that have emailed or called with comments regarding the impact fee issue.

Mayor Finley and City Attorney Zingarelli outlined the impact fee process, the study that was completed and the timeline of events to this point.

Director of Development Services Mary Beth Broeren outlined the pros and cons of adopting and charging impact fees.

Comments from public

- Barry Oxley of Huntsville-Madison County Homebuilders Association, opposes the adoption of impact fees stating that it will have a negative effect on both homes & retail, that rooftops bring retail and this will cost consumers more and Madison already has the highest building permit fees.
- Sha Jarboe, Madison County Realtors Association, opposes the adoption of the fees as they will negatively impact the lower & middle class who are trying to purchase homes.
- Mariana Scott, voiced her support for adoption of the fees because current residents are paying for the growth, not the new residents creating the growth. Ms. Scott suggested looking at possible fees per bedroom versus square footage.
- Mike Sheehi, voiced his support for the adoption of the fees as growth has surpassed the infrastructure of the city. He suggested that Council look at alternatives such as a percentage rather than a fixed cost.
- Mike Callahan, advised that this has been discussed before and noted that Council is being more careful this time around. He stated that the improvements to infrastructure are needed and that Council should look for something that is workable.
- Jeff North, stated that Madison is the most congested city in the area. He suggested that those who are against the implementation of the fees should bring alternative suggestions. He also suggested the possibly giving rebates on the fees to commercial properties. Also, if the fees don't work, Council could remove them.
- Matt McCutcheon, Homebuilders Association, advised that the fees can prove to be regressive. He will forward information to Mayor Finley regarding study that was done by the Association.

- Donnie Spencer, stated that there could be a deficit in affordable housing and would affect commercial development also. It could also hinder the development of the Town Madison project.
- James Chamberlain, advised that he has lived here for over 20 years and loves the city, but we have lousy infrastructure. He stated that there needs to be compromise on this issue and he is concerned about the effect on commercial development but this is a quality of life issue and we need to take care of the infrastructure.
- Sandy Kirkindall, stated that current residents are subsidizing expenses for the new residents and that the people causing the infrastructure issues should also be paying the costs. He advised that property taxes do not pay for the city services that residents receive. He thinks that the impact fees are a good idea and would like to see them implemented.
- Bobby DeNeefe advised that he is unsure of what the fees will be so he is also unsure what the impact will be on new residents.

Having no other public comments, Council discussed the issue of impact fees. Following this discussion, Mayor Finley presented the suggestion that Council continue to study this issue and City staff will continue to explore options and will bring those back to Council.

Update on Current CIP projects

Director of Development Services Broeren updated Council on the following projects:

- Sullivan Street road project
- Hughes Road project
- Bradford Farms project
- Short Street project
- Balch Road project
- Toyota Field

Adjournment:

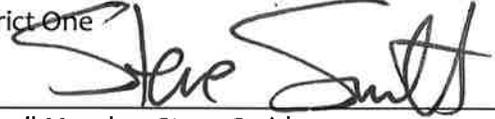
Having no further business, the work session adjourned at 7:30pm.

Signatures on following page.

Minutes No. 2020-02-WS, February 26, 2020, read, approved and adopted this 9th day of March, 2020.



Council Member Maura Wroblewski
District One



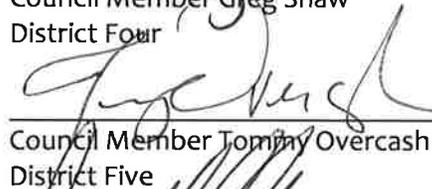
Council Member Steve Smith
District Two



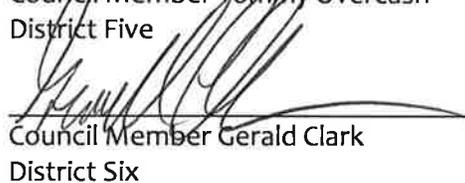
Council Member Teddy Powell
District Three



Council Member Greg Shaw
District Four



Council Member Tommy Overcash
District Five



Council Member Gerald Clark
District Six



Council Member John Seifert
District Seven

Concur:



Paul Finley
Mayor

Attest:



Melanie A. Williard
City Clerk-Treasurer