



MINUTES NO. 2018-03-SP
OF A
SPECIAL CALLED MEETING
OF THE CITY COUNCIL OF THE
CITY OF MADISON, ALABAMA
JANUARY 29, 2018

The Madison City Council met for a special called meeting on Monday, January 29, 2018 at 6:00 p.m. in Council Chambers of the Madison Municipal Complex, Madison, Alabama. The purpose of the meeting was consideration of Proposed Ordinance No. 2018-30 authorizing a lease, license and management agreement with BallCorps, LLC.

Prior to the meeting being called to order, the waiver of notice was signed by those Council Members in attendance.

Following the waiver being signed and it being noted that a quorum was present the meeting was called to order at 6:00 p.m. by Council President Overcash.

Roll call of Elected Governing Officials was conducted by City Clerk-Treasurer Melanie A. Williard and was recorded as follows:

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: IT Director Jason Colee, Human Resource Director Terri Towry, City Attorney Megan Zingeralli, Finance Director Roger Bellomy, Deputy City Clerk-Treasurer Lisa Thomas, Planning Director Mary Beth Broener, David Hergenroeder, Madison Board of Education, Tim

Holtcamp, Madison Board of Education, Fire Chief David Bailey, Police Chief David Jernigan, City Administrator Marc Jacobson, Revenue Director Cameron Grounds and City Clerk-Treasurer Melanie A. Williard.

Public Attendance registered: Tim Holcombe, BeBe Oetjen, Clark Cook, Mike Stallcup, Harold Lenz, Dorothy Lenz, Gary A. Jones, Brenda W. Stilson, Brian Goodwin, Napoleon Perry, Queen Perril, Cheryl Emich, John Emich, Johnny Busby, Opie Balch, Emo Furfori, III, DJ Klein, Stephen Brooks, Angela Gary, Russ & Cindy Leaphart, Mike Potter, Terri Krings, Mike Callahan, Alison Callahan, Katherine Payne, Chuck Yancura, Gregory Williams, Allison Wheeler and several illegible signatures.

Council President Overcash announced that the purpose of this special called meeting was for the consideration of Proposed Ordinance No. 2018-30 which would authorize a lease, license and management agreement with BallCorps, LLC.

CONSIDERATION OF PROPOSED ORDINANCE NO. 2018-30 AUTHORIZING A LEASE, LICENSE, AND MANAGEMENT AGREEMENT WITH BALLCORPS, LLC. (FIRST READING 01-22-2018)

Mayor Finley presented an information overview of the proposed project.

Following Mayor Finley's presentation, the following individuals addressed Council regarding this project:

- John Emich, 213 Gooch Lane, expressed his support for this project.
- Michael Callihan, 120 Corrine Drive, advised that he sees good potential with this project but he feels that Council should wait until more data is available.
- Terri Krings, 350 Old Overton Road, advised that she is originally from Columbus, Georgia and that the baseball teams there did not make it. Doesn't feel that a city this small cannot support this project and the only winner would be the builder.
- Seth Chandler, 103 Highland Circle, advised Council that he is in favor of the project and feels that this is a risk that the City needs to take.
- Heather McCrelle, 112 St. Ann Road, doesn't feel that Council should rush a decision on this as it has only been out since November.
- Betty Allen Jones, 106 Nolen Jones Drive, asked about the estimated debit for the City and if the City has agreed to pay the developer for the installation of the infrastructure. She also asked if the owner of Town Madison is a part owner of the baseball team. She was advised that the Southern League requires some local ownership of the team.
- Grimes, 103 Sugar Loaf Court, advised that he has researched the attendance at the other stadiums in the Southern League and questions the attendance numbers used in the preliminary report. He stated that he would like to see a baseball team but is not sure the numbers are correct.
- William Clemons, 210 Pennsylvania Avenue, stated that rooftops do not support the income needed by the City and that this proposed project is a good strategic opportunity for the City. Mr. Clemons also advised that he is concern with the numbers used by the consultants and wants to see the economic numbers.

- Tim Holcombe, 215 Walden Glen Road, applauded Council for taking a bold step, suggested moving forward cautiously. Mr. Holcombe stated that this project will not take funding away from the school system but that the City will need to have an ad valorem referendum in the near future to fund the needs of the schools.
- Gary Jones, 106 Nolen Jones Drive, questioned why team was leaving it's current city, stated that the city is in need of infrastructure repairs including the installation of sidewalks along Wall Triana and that Council needs to take citizen input.
- James Samuelson, 126 Lewis Lane, advised that he is in favor of this project and that this is an opportunity to step out and bring funding into the City.
- Emo Furfori, 205 Church Street, stated that as a sophomore at James Clemens, he is in favor of this project as it will bring activities for the kids in the community.
- Mike Potter, 106 Beerli Drive, stated that this project is the first step to the City becoming a destination point for the area. Mr. Potter also pointed out that the school taxes are exempted from the taxes being waived in this project.
- Katherine Payne, Director of Sales for Hampton Inn, expressed that she is in favor of this project.
- Chuck Bashore, 320 Martin Street, asked who will pay for this if this project is not successful.
- DJ Klein, 152 Bridle Trace, asked what is that alternative if the City would happen if the City were to decide not to this project?
- Brenda Buschman, 107 Lenore Trail, General Manager of Insanity Skate Park, stated that she is favor of this project and that anything that can bring business to this side of town will be successful.
- Mike Good, 119 Compass Pointe Drive, questioned the encroachment on the neighboring subdivisions.
- Kyle Brickhouse, 104 Hurst Haven Court, stated that he does not feel that the City can support the team and questioned what buffering there would be for the neighbors and why the proposed site is not further west on the property.
- BeBe Oetjen, 109 Radisson Lane, voiced her concern for the increased debt that the city would incur to do this project.
- Kevin Messer, 151 Brockton Drive, stated that he is in favor of this project.
- Cheryl Emich, 213 Gooch Lane, stated that the key is that this is a multi-use facility not just a ballfield. Mrs. Emich stated that she and her husband attend Council meetings and Planning Commission meetings and the discussion of this project has been out there for a while.
- Phil Schmidt, 116 Bridgehouse Drive, stated that anything big in the City has taken some guts from city representatives and advised that he thinks this will be a success and asked who would be booking the venue. He was advised that that is included in the lease/management agreement.
- Cindy _____, 122 Downing Ridge, asked about other uses other than baseball and encouraged Council to look at working with the schools and non-profit organizations in the area.
- K_____, 201 _____ advised Council that the Miami Mayor was ousted because of stadium debt and encouraged them to look closely at the numbers to make sure that they make sense.

Council Member Shaw moved to approve Ordinance No. 2018-30. Council Member Seifert seconded.

- Council Member Wroblewski thanked the citizens in attendance and those that have sent emails for their input on this subject. She stated that she believes that this project is a good idea and is a fabulous opportunity for the community and that this company has been very successful in the past with similar projects.
- Council President Overcash stated that this Council is fiscally conservative and that he believes in Town Madison and that this project will stimulate economic development in the area. He also stated that he feels that this is a good deal and is comfortable with it.
- Council Member Shaw stated that he feels that this is a solid opportunity to bring people to Madison and that it has been studied for months and feels that the City should move forward in a thoughtful way.
- Council Member Seifert stated that this has not been an easy decision but feels that this is an opportunity for the City to succeed. This is an opportunity to change the path of Madison in the future.
- Council Member Clark stated that roads are important to this project and would like to see other roads repairs also and that this neighborhood is about to change but this project will bring funding to the City for other projects.
- Council Member Smith advised that with because this project was a partnership with a private company there were/are details that cannot be shared but have shared what could be shared and feels that this project will bring value and baseball will bring its revenue stream to the City. There will only be one regional development in the area and we have to decide if we want to take the chance or do we want Madison residents going to another city to the regional development. He advised that the agreement will have protection measures in it for the City and that the public's opinions have been listened to.
- Council Member Powell advised that he has probably struggled with a decision on this project more than any other since it is in his district. He has to weigh what is best for his district in addition to what is best for the City as whole. He advised that he is aware of the residents adjacent to the project and that their opinions are important to him but that he as to make the best decision he can for right now.

Following input by Council, Council President Overcash called the question, the vote on the motion to approve Ordinance No. 2018-30 was taken and recorded as follows:

Council Member Maura Wroblewski	Aye
Council Member Steve Smith	Aye
Council Member Teddy Powell	Aye
Council Member Greg Shaw	Aye
Council Member Tommy Overcash	Aye
Council Member Gerald Clark	Aye
Council Member John Seifert	Aye

Motion carried.

ADJOURNMENT

Having no further business, Council Member Seifert moved that the meeting be adjourned.
The vote was taken and recorded as follows:

Council Member Maura Wroblewski	Aye
Council Member Steve Smith	Aye
Council Member Teddy Powell	Aye
Council Member Greg Shaw	Aye
Council Member Tommy Overcash	Aye
Council Member Gerald Clark	Aye
Council Member John Seifert	Aye

Motion carried.

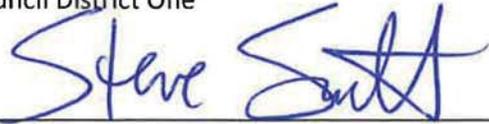
The meeting was adjourned at 8:04 p.m.

Signatures on following page.

Minutes No. 2018-03-SP, dated January 29, 2018, read, approved and adopted this 12th day of February, 2018.



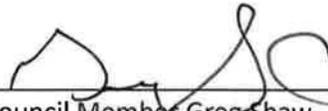
Council Member Maura Wroblewski
Council District One



Council Member Steve Smith
Council District Two



Council Member Teddy Powell
Council District Three



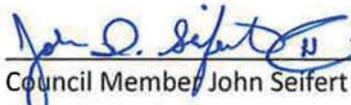
Council Member Greg Shaw
Council District Four



Council Member Tommy Overcash
Council District Five



Council Member Gerald Clark
Council District Six



Council Member John Seifert
Council District Seven

Concur:



Paul Finley
Mayor

Attest:



Melanie A. Williard
City Clerk-Treasurer



**WAIVER OF NOTICE
SPECIAL CALLED MEETING
MADISON CITY COUNCIL
CITY OF MADISON, ALABAMA**

We, the undersigned Members of the City Council of the CITY OF MADISON, ALABAMA, hereby waive notice of the calling of a Special Called Meeting of the City Council of the CITY OF MADISON, ALABAMA.

1. **Consideration of Proposed Ordinance No. 2018-30 Authorizing a Lease, License, and Management agreement with BallCorps, LLC (first reading 01/22/2018)**

And do consent that said meeting will be held on **Monday, January 29, 2018 at 6:00 pm** in **Council Chambers** of the Madison Municipal Complex in the City of Madison, Alabama.

Signed:

Maura Wroblewski
Council District No. 1

Steve Smith
Council District No. 2

Teddy Powell
Council District No. 3

Greg Shaw
Council District No. 4

Tommy Overcash
Council President
Council District No. 5

Gerald Clark
Council District No. 6

John Seifert
Council District No. 7

CONCUR:

Paul Finley
Mayor

ATTEST:

Melanie A. Williard
City Clerk-Treasurer