



Huntsville, Alabama

305 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 4/9/2026

File ID: TMP-6667

Department: Huntsville Utilities

Subject:

Type of Action: Approval/Action

Resolution authorizing the Mayor to approve the sale of surplus property on Gillespie Road in Madison, Alabama, to The Water and Wastewater Board of the City of Madison, d/b/a Madison Utilities, at a sales price of \$1,000,000. (Utilities: Electric)

Resolution No.

Finance Information:

Account Number: N/A

City Cost Amount: \$ N/A

Total Cost: \$ N/A

Special Circumstances:

Grant Funded: \$ N/A

Grant Title - CFDA or granting Agency: N/A

Resolution #: N/A

Location: (list below)

Address: N/A

District: District 1 District 2 District 3 District 4 District 5

Additional Comments: The City of Huntsville Electric Utility Board declared the property surplus on October 29, 2025.

RESOLUTION NO. 26-308

WHEREAS, pursuant to Ordinance No. 26-247, the City Council of the City of Huntsville, Alabama declared certain property surplus and authorized Huntsville Utilities its sale and conveyance to The Water and Wastewater Board of the City of Madison, d/b/a Madison Utilities; and

WHEREAS, on October 29, 2025, the City of Huntsville Electric Utility Board declared property on Gillespie Road in Madison, Alabama as surplus and approved the sale of such property to The Water and Wastewater Board of the City of Madison, d/b/a Madison Utilities at a sales price of \$1,000,000.00; and

WHEREAS, The Water and Wastewater Board of the City of Madison, d/b/a Madison Utilities has agreed to purchase the property for \$1,000,000.00; and

WHEREAS, the deed attached to this Resolution as Exhibit A, requires the consent and approval of the City Council of the City of Huntsville, Alabama; and

WHEREAS, in the judgment and opinion of the Mayor and the City Council of Huntsville, Alabama, that said amount is fair and reasonable compensation for the Subject Property; and

WHEREAS, the Mayor of the City of Huntsville is authorized to execute a deed, and all other documents necessary to transfer and convey any interest the City may have in the Subject Property to The Water and Wastewater Board of the City of Madison, d/b/a Madison Utilities;

NOW, THEREFORE, BE IT RESOLVED, that the written consent of approval of the City Council of the City of Huntsville is hereby granted to the City of Huntsville Electric Utility Board for the sale of the portion of the property described on the deed attached as Exhibit A on Gillespie Road in Madison, Alabama, to The Water and Wastewater Board of the City of Madison, d/b/a Madison Utilities.

ADOPTED this the 9th day of April, 2026.

President of the City Council of
the City of Huntsville, Alabama

APPROVED this the 9th day of April, 2026.

Mayor of the City of Huntsville,
Alabama



Huntsville Utilities

ELECTRICITY • NATURAL GAS • WATER

MEMORANDUM

To: Huntsville City Council

From: Wes Kelley, President & CEO

Date: February 12, 2026

Subject: Huntsville Utilities Item for City Council Agenda February 26, 2026

Resolution authorizing the Mayor to approve the sale of surplus property on Gillespie Road in Madison, Alabama, to The Water and Wastewater Board of the City of Madison d/b/a Madison Utilities at a sales price of \$1,000,000. The City of Huntsville Electric Utility Board declared the property surplus on October 29, 2025. (Utilities: Electric)

Approval of the resolution authorizing the Mayor to approve the sale of surplus property on Gillespie Road in Madison, Alabama, to The Water and Wastewater Board of the City of Madison d/b/a Madison Utilities at a sales price of \$1,000,000. The City of Huntsville Electric Utility Board declared the property surplus on October 29, 2025. (Utilities: Electric)

STATE OF ALABAMA)

COUNTY OF MADISON)

THIS INDENTURE made and entered into on this the ____ day of _____, 2026 by and between City of Huntsville, a municipal corporation within the state of Alabama, d/b/a Huntsville Utilities, as Grantor, and The Water and Wastewater Board of the City of Madison, a public utility corporation in the State of Alabama, doing business as Madison Utilities, as Grantee

WITNESSETH: That the Grantor for and in consideration of the sum of Ten and no/100 Dollars to it cash in hand paid this day by the Grantee, and other good and valuable consideration, receipt of which is hereby acknowledged, has this day given, granted, bargained, sold and conveyed and does by these presents give, grant, bargain, sell and convey unto the Grantee in fee simple, together with every contingent remainder and right of reversion, the following described real estate lying and being situated in the County of Madison, State of Alabama, to-wit:

Lot 1 according to the plat of Huntsville Utilities 264 Gillespie Road Subdivision, as recorded in Plat Book 2026, Page _____, in the Office of the Judge of Probate of Madison County, Alabama.

TO HAVE AND TO HOLD the real estate above-described, together with all and singular the rights, privileges, tenements, appurtenances, hereditaments and improvements thereunto belonging or in anywise appertaining unto the Grantee and unto its successors and/or assigns forever. And the Grantor does hereby covenant with and represent unto the Grantee, its successors and/or assigns, that it is lawfully seized in fee of the lands above described; that the same is free of all liens and encumbrances; that it has a good and lawful right to sell and convey the same and that it will warrant and defend the title to the same unto the Grantee and unto its successors and/or assigns, against the lawful claims and demands of all persons whomsoever.

There is hereby excepted from the foregoing warranties and covenants, the following:

1. Taxes and assessments for the year 2026 and subsequent years, which are not yet due and payable.
2. All matters established by, and shown on, the Plat of Huntsville Utilities 264 Gillespie Road Subdivision, according to the Map or Plat of said subdivision on file in the Probate Office of Madison County, Alabama, in Plat Book 2026, Page _____.
3. Any and all recorded restrictions, easements of record, applicable zoning restrictions, any liens or encumbrances assumed or incurred in this transaction and such state of facts as would be disclosed by an accurate survey of the property.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed on the day and year first above written.

City of Huntsville, a municipal corporation within the state of Alabama, d/b/a Huntsville Utilities.

By: _____

Its: _____

STATE OF ALABAMA §
 §
COUNTY OF MADISON §

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that _____, whose name as _____ for the City of Huntsville, a municipal corporation within the state of Alabama, d/b/a Huntsville Utilities, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this ____ day of _____, 2026

NOTARY PUBLIC -
My Commission Expires:

SEND TAX NOTICES TO: The Water and Wastewater Board of the City of Madison, a public utility corporation in the State of Alabama, doing business as Madison Utilities, 101 Ray Sanderson Rd, Madison, AL 35758

THIS INSTRUMENT PREPARED BY: W. TY STAFFORD, LANIER FORD SHAVER & PAYNE, P. C., 2101 CLINTON AVENUE WEST, SUITE 102, HUNTSVILLE, AL 35805. (256) 535-1100
LFSP NO. 25-684-WTS