



**MINUTES NO. 2025-22-RG
REGULAR CITY COUNCIL MEETING
OF MADISON, ALABAMA
NOVEMBER 24, 2025**

The Madison City Council met in regular session on Monday, November 24, 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 Maura Wroblewski.

Pastor Lewis Martin of Madison Church of the Nazarene provided the invocation followed by the Pledge of Allegiance led by Council President Maura Wroblewski.

ELECTED GOVERNING OFFICIALS IN ATTENDANCE

Mayor Ranae Bartlett	Present
Council District No. 1 Maura Wroblewski	Present
Council District No. 2 David Bier	Present
Council District No. 3 Billie Goodson	Present
Council District No. 4 Michael McKay	Present
Council District No. 5 Alice Lessmann	Present
Council District No. 6 Erica White	Present
Council District No. 7 Kenneth Jackson	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, Technology Coordinator Michelle Parker, Police Chief Johnny Gandy, Fire Chief Brandy Williams, City Engineer Michael Johnson, Director of Parks & Recreation Kory Alfred, Finance Director David Lawing, Economic and External Affairs Officer Traci Gillespie, Communications Officer Deidra Brisco, Director of Development Services Mary Beth Broeren

Public Attendance registered: Bob Wilson, Beverly Wilson, Marla Davidson, Margi Daly, Cesar Castillo, Janet Marino, Randall Hampson, Kristen Dickerson, Caleb Sartor, Luke Crocker, Jamal Cummins

AMENDMENTS TO AGENDA

City Attorney Megan Zingarelli stated had a point of clarification to make. Ms. Zingarelli stated there are no amendments, however there is a point of clarification needed regarding the appointments for the Zoning Board of Adjustments. Council President Maura Wroblewski stated that item 11 a. for the Zoning Board of Adjustments on the agenda can be removed, and we would continue with Huntsville/Madison EMA. Ms. Wroblewski also stated there will be a presentation regarding community calendar under item number seven added.

APPROVAL OF MINUTES

MINUTES NO. 2025-20-RG DATED NOVEMBER 10, 2025

Council Member Goodson moved to approve Minutes No. 2025-20-RG. Council Member Bier seconded. The roll call vote taken was recorded as follows:

Council Member Billie Goodson	Aye
Council Member David Bier	Aye
Council Member Maura Wroblewski	Aye
Council Member Michael McKay	Aye
Council Member Alice Lessmann	Aye
Council Member Erica White	Aye
Council Member Kenneth Jackson	Aye

Motion carried.

MINUTES NO. 2025-21-OG DATED NOVEMBER 3, 2025

Council Member Jackson moved to approve Minutes No. 2025-21-OG. Council Member White seconded. The roll call vote taken was recorded as follows:

Council Member Kenneth Jackson	Aye
Council Member Erica White	Aye
Council Member Maura Wroblewski	Aye
Council Member David Bier	Aye
Council Member Billie Goodson	Aye
Council Member Michael McKay	Aye
Council Member Alice Lessmann	Aye

Motion carried.

PRESENTATIONS AND AWARDS

Communications Officer Deidra Brisco gave a presentation on the community calendar that has been added to the City website.

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.*

MARGI DALY DISTRICT 6

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

- Executive Sessions being held
- Sales tax increase

CONSENT AGENDA AND FINANCE COMMITTEE REPORT

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

General Operating account	\$1,642,683.94
½ Cent Capital Replacement	\$135,851.81
Gasoline Tax & Petroleum Inspection fees	\$8,297.27
CIP Bond Accounts	\$10,147.92
Library Building Fund	\$87,015.49
Water Distribution & Storage	\$2,052,965.40
Venue Maintenance	\$166,544.16
Multi-Use Venue Collection Fund	\$3,135,860.00

Regular and periodic bills to be paid

Resolution No. 2025-382-R: Authorizing the execution of agreements with Canon Financial Services, Inc. and The Lioce Group, through the North Alabama Cooperative Purchasing Association Bid 23-01, for the rental and maintenance of multi-function network devices within City departments (\$4,973.95/month for 36 months allocated among department budgets according to equipment assigned)

Resolution No. 2025-383-R: Authorizing the execution of agreements with Canon Financial Services, Inc. and The Lioce Group, through the North Alabama Cooperative Purchasing Association Bid 23-01, for rental and maintenance of multi-function network devices at the Madison Public Library (\$485.85/month for 36 months to be paid from Library Fund)

Authorize reimbursement to Intergraph Corporation in the amount of \$107,287.50 pursuant to Tax Proration Agreements authorized by Resolution 2022-305-R for purchase of Public Safety Annex property and Resolution 2023-347-R for purchase of Fitness Center property (to be paid from Contingency Budget)

Acceptance of \$10,000 equipment donation from Creative Cities of railroad crossing camera and monitoring solution (pursuant to contractor agreement with Launch Broadband approved by Resolution No. 2025-371-R)

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

Council Member David Bier

Aye

Council Member Alice Lessmann	Aye
Council Member Maura Wroblewski	Aye
Council Member Billie Goodson	Aye
Council Member Michael McKay	Aye
Council Member Erica White	Aye
Council Member Kenneth Jackson	Aye

Motion carried.

PRESENTATION OF REPORTS

MAYOR RANAE BARTLETT:

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

- Attended the Veterans Day parade in Downtown Huntsville and was able to serve breakfast to Veterans that morning
- Thanks the Public Works and Facilities departments for decorating City Hall for Christmas
- Had the privilege of swearing in the City's first Pup Mayor, Cooper
- Wished everyone a Happy Thanksgiving and reminded everyone City Hall will be closed on Thursday and Friday for the holiday

COUNCIL DISTRICT NO. 1 MAURA WROBLEWSKI

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

- Encouraged the public to shop for Christmas gifts at our Community Center where they have great City of Madison merchandise at a reasonable price

COUNCIL DISTRICT NO. 2 DAVID BIER

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

- Attended the Veterans Day parade in Downtown Huntsville
- Spoke at the Civic Awareness Academy and encouraged the public to participate

COUNCIL DISTRICT NO. 3 BILLIE GOODSON

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

- Attended the Sunshine Oaks celebration for First Responders that was put on by the Madison Chamber

COUNCIL DISTRICT NO. 4 MICHAEL MCKAY

- Thanked the Parks and Rec for all of the progress they are making on projects throughout the City parks
- Parks are closed for the winter months to repair the wear and tear on the fields

COUNCIL DISTRICT NO. 5 ALICE LESSMANN

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

- Thanked Chief Williams for the tour she gave them of Station 1 and answering all her questions
- Thanked the Madison Chamber for First Responder event at Sunshine Oaks
- Shoutout to the Madison Chamber for all the work they do in our City
- Congratulated Small Business Award winners, All Things Madison, Ridgeline Construction and Exteriors, and Woody Anderson of Madison
- Madison Chamber has partnered with Shop Local with Sprocket

COUNCIL DISTRICT NO. 6 ERICA WHITE

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

- Shared that James Clemens High School is participating in a Sages and Secret program where a student is paired with a senior for an intergenerational relationship opportunity for them to meet once a week and learn about each other's generation
- Madison Senior Center is expanding their hours soon

COUNCIL DISTRICT NO. 7 KENNETH JACKSON

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

- District 7 spot on the Police Citizen Advisory Board is still open
- Adopt a Spot Cleanup had to be rescheduled to December 6th from 9-11 am

BOARD/COMMITTEE APPOINTMENTS

APPOINTMENT TO HUNTSVILLE-MADISON COUNTY EMERGENCY MANAGEMENT AGENCY

Council President Maura Wroblewski nominated Council Member Billie Goodson to the Huntsville-Madison Emergency Management Agency Board. There being no other nominations, Mr. Goodson 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.

PROPOSED ORDINANCE NO. 2025-307: Rezoning certain property owned by Beverly Wilson consisting of 1.28 acres, located at the northwest corner of Hughes Road and Eastview Drive, from R-1A (Low Density Residential) to B2 (Community Business) (First Reading 10/13/2025)

Director of Development Services Mary Beth Broeren presented the proposed ordinance explaining this property has been vacant for quite a while. The family who owns it has been unsuccessful in trying to sell it as a residential property. Ms. Broeren stated that most corner residential properties located on busy roads are rezoned to B2. The Planning Commission voted to recommend the change.

VALERIE MILES DISTRICT 6

Ms. Miles stated she is not opposed to growth or commercial. She stated it is very hard for them to get out of their driveway and safety has become a concern. Crossing the street is dangerous as of now. Ms. Miles that if this passes, please take the property owners into consideration.

MR. MILES DISTRICT 6

Mr. Miles explained they have been living in that house since 2000 and it is very difficult to access their driveway and Eastview as it is, without the potential change.

MARGI DALY DISTRICT 6

Ms. Daly explained that the lights are not connected and she has almost been hit on her bicycle. She also had questions on what type of business would be allowed in there.

Council Member Bier moved to approve Ordinance No. 2025-307. Council Member Goodson seconded. The roll call vote taken was recorded as follows:

Council Member David Bier	Aye
Council Member Billie Goodson	Aye
Council Member Maura Wroblewski	Aye
Council Member Michael McKay	Aye
Council Member Alice Lessmann	Aye
Council Member Erica White	Aye
Council Member Kenneth Jackson	Aye

Motion carried.

DEPARTMENTAL REPORTS

ENGINEERING

RESOLUTION NO. 2025-377-R: AUTHORIZING AN AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT WITH KIMLEY-HORN AND ASSOCIATES, INC. FOR ADDITIONAL LEGAL DESCRIPTION AND EXHIBIT FOR TRACT 2 ON PROJECT 22-038 | HARDIMAN AND BURGREN INTERSECTION TRAFFIC SIGNAL (\$4,500.00 TO BE PAID FROM FUND 38)

Council Member Jackson moved to approve Resolution No. 2025-377-R. Council Member White seconded. The vote was taken and recorded as follows:

Council Member Kenneth Jackson	Aye
Council Member Erica White	Aye
Council Member Maura Wroblewski	Aye
Council Member David Bier	Aye
Council Member Billie Goodson	Aye
Council Member Michael McKay	Aye
Council Member Alice Lessmann	Aye

Motion carried.

**RESOLUTION NO. 2025-379-R: ACCEPTANCE OF BELLAWOODS SUBDIVISION,
PHASE 4 INTO THE CITY OF MADISON MAINTENANCE PROGRAM**

Council Member Bier moved to approve Resolution No. 2025-379-R. Council Member McKay seconded. The vote was taken and recorded as follows:

Council Member David Bier	Aye
Council Member Michael McKay	Aye
Council Member Maura Wroblewski	Aye
Council Member Billie Goodson	Aye
Council Member Alice Lessmann	Aye
Council Member Erica White	Aye
Council Member Kenneth Jackson	Aye

Motion carried.

**RESOLUTION NO. 2025-380-R: ACCEPTANCE OF THE HEIGHTS AT TOWN MADISON
SUBDIVISION, PHASE 15 INTO THE CITY OF MADISON MAINTENANCE PROGRAM**

Council Member Goodson moved to approve Resolution No. 2025-380-R. Council Member Lessmann seconded. The vote was taken and recorded as follows:

Council Member Billie Goodson	Aye
Council Member Alice Lessmann	Aye
Council Member Maura Wroblewski	Aye
Council Member David Bier	Aye
Council Member Michael McKay	Aye
Council Member Erica White	Aye
Council Member Kenneth Jackson	Aye

Motion carried.

PLANNING

**PROPOSED ORDINANCE NO. 2025-378: VACATION OF UTILITY AND DRAINAGE
EASEMENT LOCATED WITHIN 170 RAINBOW GLEN CIRCLE, LOT 36 OF RAINBOW
LANDING PHASE 5 SUBDIVISION (FIRST READING)**

This is a first reading

POLICE

RESOLUTION NO. 2025-376-R: ACCEPTANCE OF THE SAFETY-FIRST GRANT IN THE AMOUNT OF \$14,914 FROM NORFOLK SOUTHERN CORPORATION FOR THE POLICE DRONE PROGRAM (TO BE DEPOSITED INTO POLICE DONATIONS ACCOUNT)

Council Member Jackson moved to approve Resolution No. 2025-376-R. Council Member White seconded. The vote was taken and recorded as follows:

Council Member Kenneth Jackson	Aye
Council Member Erica White	Aye
Council Member Maura Wroblewski	Aye
Council Member David Bier	Aye
Council Member Billie Goodson	Aye
Council Member Michael McKay	Aye
Council Member Alice Lessmann	Aye

Motion carried.

MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS

City Attorney Megan Zingarelli asked that the Council convene in an Executive Session made the following declaration:

As the City's attorney and a person involved in certain commercial economic development recruitment and retention efforts, I advise the City Council to go into executive session pursuant to Alabama Code §36-25A-7(a)(7) to discuss preliminary negotiations involving matters of trade or commerce in which the City is in competition with private individuals or entities or other governmental bodies, as well as §36-25A-7(a)(6) for the purpose of discussing the consideration Council is willing to accept when considering the lease of real property. Discussion of these matters, if disclosed outside of executive session, would have a detrimental effect on the competitive position of the city or parties to the negotiations, or upon the location, retention, expansion, or upgrading of business entities in the area.

Council Member Lessmann moved to enter into executive session for the purpose of such discussion. Council Member Goodson seconded. The vote was taken and recorded as follows:

Council Member Alice Lessmann	Aye
Council Member Billie Goodson	Aye
Council Member Maura Wroblewski	Aye
Council Member David Bier	Aye
Council Member Michael McKay	Aye
Council Member Erica White	Aye
Council Member Kenneth Jackson	Aye

Motion carried.

Council President Wroblewski stated with majority consent, that the Council will now enter into executive session, Council is not expected to reconvene or take any votes following the executive session.

ADJOURNMENT

Having no further business to discuss Council Member Wroblewski moved to adjourn.

The meeting was adjourned at 6:59 p.m.

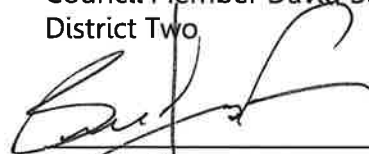
Minutes No. 2025-20-RG, dated November 10th, 2025, read, approved and adopted this 24th day of November 2025.



Council Member Maura Wroblewski
District One



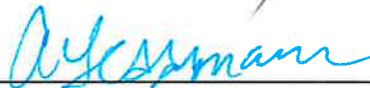
Council Member David Bier
District Two



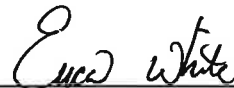
Council Member Billie Goodson
District Three



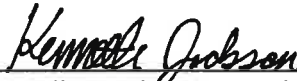
Council Member Michael McKay
District Four



Council Member Alice Lessmann
District Five



Council Member Erica White
District Six



Council Member Kenneth Jackson
District Seven

Concur:



Ranae Bartlett, Mayor

Attest:



Lisa D. Thomas
City Clerk-Treasurer



Myranda Staples
Recording Secretary