



**MINUTES NO. 2026-01-RG
REGULAR CITY COUNCIL MEETING
OF MADISON, ALABAMA
JANUARY 12, 2026**

The Madison City Council met in regular session on Monday, January 12, 2026, 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 John Dees of CrossPointe Church 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 John 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, Information Technology Support Technician Toby Jenkins, Economic and External Affairs Officer Traci Gillespie, Communications Officer Deidra Brisco, Communications & External Affairs Officer Samantha Magnuson, Madison Senior Center Superintendent Levoneia Ayers, Police Chief Johnny Gandy, Fire Chief Brandy Williams, Director of Human Resources Kelli Bracci, City Engineer Michael Johnson, Director of Parks & Recreation Kory Alfred, Deputy Revenue Officer Ivon Williams, and Director of Development Services Mary Beth Broeren.

Public Attendance registered: Eric J. Bright, Debbie Overcash, Margi Daly, Don Webster, Randall Hampson, Michael Glenn, Cara Welsh, James Chamberlain, Mary Beth Chamberlain, David Hergenroeder, Travis Cummings, Bruce Crane, Ceaser Castillo, Johnny Johnson, Sarita Edwards, Alex Fuller, Allison Wheeler, Heather Morgan, Michael Goodman, Jocelyn Broer, Bryce Devine

AMENDMENTS TO AGENDA

None

APPROVAL OF MINUTES

MINUTES NO. 2025-09-WS DATED DECEMBER 17, 2025

Council Member Bier moved to approve Minutes No. 2025-09-WS. Council Member White seconded. The roll call vote taken was recorded as follows:

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

Motion carried.

MINUTES NO. 2025-24-RG DATED DECEMBER 22, 2025

Council Member Jackson moved to approve Minutes No. 2025-24-RG. Council Member Goodson seconded. The roll call vote taken was recorded as follows:

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

Motion carried.

PRESENTATIONS AND AWARDS

RECOGNITION OF DRIVER TYLER DREW AS 2026 FIREFIGHTER OF THE YEAR

Fire Chief Brandy Williams presented the 2026 Firefighter of the Year to Tyler Drew. Tyler has served with the City of Madison for seven years and was promoted to Driver in 2025. A round of applause was given.

MADISON FIRE & RESCUE PROMOTION CEREMONY FOR BATTALION CHIEF MICHAEL SEDLACEK AND CAPTAIN NATHAN HANKINS

Fire Chief Brandy Williams recognized Nathan Hankins and Michael Sedlacek. Nathan Hankin has been promoted to Captain and Michael Sedlacek has been promoted to Battalion Chief. Nathan and Michael were pinned by their family members. A round of applause was given.

PRESENTATION OF LIFE SAVING AWARDS FOR THE FOLLOWING: STAR OF LIFE AWARD - CAPTAIN BRENT RHODES, DRIVER BRYANT SMITH, FIREFIGHTER JACOB ESPITIA, ROBERT ROTH (HEMSI), COLIN BARNES (HEMSI), AMBER ARANDA (HEMSI) AND JOHN BLANKENSHIP (HEMSI). UNIT CITATION AWARD –

DRIVER JONATHAN MARTIN, FIREFIGHTER AND JACOB HARPER JACOB VINSON (HEMSI).

Fire Chief Brandy Williams presented the Star of Life Award to Captain Brent Rhodes, Driver Bryant Smith, Firefighter Jacob Espitia, Robert Roth (HEMSI) Colin Barnes, Amber Aranda (HEMSI) and John Blankenship (HEMSI). The Unit Citation Award was presented to Firefighter driver Johnathan Martin, and Jacob Harper Jacob Vinson (HEMSI).

PRESENTATION OF CHRISTMAS TREE DECORATING CONTEST WINNERS BY DEBBIE OVERCASH

Debbie Overcash, President of the Madison Station Historic Preservation Society recognized the winners as followed:

- Bonnie Ayers-Madison Senior Center- winner of the 2025 Mayor's Choice Award
- Amanda Preston-Southern Scape-winner of the 2025 Merry and Bright (showstopper) Award
- Heather Morgan-Madison Greenways and Trails-winner of the Holly Jolly (most holiday inspired award)

MADISON CHRISTMAS PARADE AWARDS PRESENTED BY DEBBIE OVERCASH

Debbie Overcash, President of the Madison Station Historic Preservation Society recognized the winners as followed:

- SRM Concrete-Merry and Bright Award (showstopper)
- Blue Origin-Holly Jolly Award (most holiday inspired award)
- Rocket City Dance Company-Committee Choice Award

RINGO/POGO PRESENTATION WITH THE ANIMAL CONTROL OFFICERS, BILLIE GOODSON AND SHANE KYKER

Council Member Wroblewski announced that Council Member Goodson from District three and communications officer Samantha Magnuson had a very special presentation. Council Member Goodson and animal control officer a shared Pogo's story.

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.*

ERIC J. BRIGHT (DISTRICT 2)

Mr. Bright appeared before Council and Mayor Bartlett to voice his concerns on the following items:

- Thanked City officials and employees for participating in the Civic Awareness Academy
- Presented a counterpoint to a public comment given in December

DAVID HERGENROEDER

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

- Expressed his support for the extension of the half cent sales tax for the schools

TESS HALBROOKS

Ms. Halbrooks appeared before Council and Mayor Bartlett to voice her concern on the following item:

- Thanked Council for supporting the half cent sales tax

CARA WELSH

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

- Thanked Council for the consideration of the half cent sales tax

SCOTT NEWBERRY

Mr. Newberry appeared before Council and Mayor Bartlett to voice his concerns on the following items:

- Thanked Council for their support of the half cent sales tax

TRAVIS CUMMINGS

Mr. Newberry appeared before Council and Mayor Bartlett to voice his concerns on the following items:

- Thanked Mayor and Council for their continued support and proposing the half cent sales tax

DR. ED NICHOLS

Dr. Nichols appeared before Council and Mayor Bartlett to voice his concerns on the following items:

- Dr. Nichols thanked the Mayor and Council for the opportunity to come and meet before the holidays and have a work session to discuss the growth of the districts. Dr. Ed Nichols shared he was proud of the teachers and staff for their commitment every day. Dr. Ed Nichols shared that Madison has been growing since 1997 when a group of citizens created a school district because they wanted more for their children than they were currently getting in the county system. Dr. Nichols

explained that today there are 300 to 350 new students a year. He shared that every three years equals a school. Dr. Nichols shared that he did not realize how fast that happened. He explained that you can wake up and need ten additional teacher units after thinking there had been enough. Dr. Nichols stated that the Madison School system was in great shape because of the commitment from the council and the community made it possible by voting in the additional 12 mills. He shared that the school system would be in a different place today if not. Dr. Nichols shared that there is now a comfortable capacity in elementary and middle schools. He shared that the high schools were crunched and currently there is about 183 million that is not in the complete capital plan. Dr. Nichols shared that the next five to seven years would need to be looked at for expansion and at the top of the list is the expansion at James Clemens High School for another 400 students and updates for Bob Jones High School. Dr. Nichols stated that Bob Jones was built before Madison was a school district and there are several items such as the career tech area, athletic programs, and auditorium that're going to need to be addressed. Dr. Nichols said to council that the project is viable even to compete within our own city limits. Dr. Nichols shared with council that if they committed to supporting the funds, it would make an impact on the facilities at the high schools. Council President Wroblewski thanked the board of education for being at the council meeting. Council President Wroblewski expressed relationships are strong because of the leaders within the school system and the educators in the school system. Council President Wroblewski pointed out that the board of education's members aren't compensated for their time, they give freely and are very busy. She shared that she was thankful for the continued partnership between the two entities.

MARGI DALY

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

- Concerned about federal funds and taxes
- Upset how Madison abused PPP Funds
- Non-citizens listed on voters list concern

SARITA EDWARDS

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

- Concerns of overcrowding schools
- Supports ½ cents sales tax

ALEX FULLER

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

- Opposed to the Costco Annexation Agreement

CONSENT AGENDA AND FINANCE COMMITTEE REPORT

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

General Operating account	\$2,386,740.65
Special General Operating Accounts	\$9,482.96
ADEM Storm Drainage	\$3,245.00
½ Cent Capital Replacement	\$177,899.95
Gasoline Tax & Petroleum Inspection fees	\$15,496.03
TVA Tax	\$3,465.19
Subdivision Cash Bond	\$341,718.00
Library Building Fund	\$85,598.18
Federal Forfeiture	\$2,110.49

Regular and periodic bills to be paid

Resolution No. 2026-001-R: Approving an annual Appropriation Agreement with the Madison Beautification and Tree Board for FY26 (\$7,500 to be paid from General Operating account)

Resolution No. 2026-002-R: Approving an annual Appropriation Agreement with the Madison City Community Orchestra for FY26 (\$4,000 to be paid from General Operating account)

Resolution No. 2026-003-R: Approving an annual Appropriation Agreement with the Huntsville Botanical Garden for FY26 (\$20,000 to be paid from General Operating account)

Resolution No. 2026-004-R: Approving an annual Appropriation Agreement with the Crisis Services of North Alabama for FY26 (\$20,000 to be paid from General Operating Account)

Resolution No. 2026-005-R: Approving an annual Appropriation Agreement with the Madison County Health Department for FY26 (\$30,000 to be paid from General Operating Account)

Acceptance of donations from: V. Hallman and C. Johnson for Senior Center programming, and St. John the Baptist Catholic Church parishioners on behalf of Rev. Bryan Lowe for the Homebound Meal Program (\$2,440 to be deposited into the Senior Center Donations account)

Council Member McKay seconded. The roll call vote to approve the Consent Agenda 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.

PRESENTATION OF REPORTS

MAYOR RANAE BARTLETT:

RESOLUTION NO. 2026-042-R: ACCEPTANCE OF GRANT FUNDS FROM THE ALABAMA DEPARTMENT OF ECONOMIC AND COMMUNITY AFFAIRS IN THE AMOUNT OF \$100,000 FOR THE CONSTRUCTION OF THE PUBLIC SAFETY TRAINING TOWER

Council Member Bier moved to approve Resolution No. 2026-042-R. Council Member Jackson seconded. Mayor Bartlett shared that the notification of the grant received was awarded the same week the new council and mayor was sworn in. Mayor Bartlett thanked Tracy Gillespie in governmental affairs for securing the funding. The vote was taken and recorded as follows:

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

Motion carried.

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

- Shared Betty Benson Drake, the former City Clerk (1973-1994) passed at the age of 93
- Thanked City Attorney Megan Zingarelli and Director of Planning Mary Beth Broeren for moving with lightning speed to get the Costco annexation to council as quickly as possible

COUNCIL DISTRICT NO. 1 MAURA WROBLEWSKI

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

- Shared that the community calendar is getting ramped up on the website
- Shared Deidra Brisco's information for scheduling upcoming events on the community calendar

COUNCIL DISTRICT NO. 2 DAVID BIER

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

- Thanked Chief Williams and fire department for all their dedication
- Thanked Debbie Overcash for all her efforts for the city
- Thanked Dr. Nichols and school board for answering all council's questions with the half cent tax

COUNCIL DISTRICT NO. 3 BILLIE GOODSON

No new business

COUNCIL DISTRICT NO. 4 MICHAEL MCKAY

No new business

COUNCIL DISTRICT NO. 5 ALICE LESSMANN

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

- Announced nominations are open for 2026 for the Best in Business Awards
- Announced Madison in Focus contest
- Thanked Debbie Overcash

COUNCIL DISTRICT NO. 6 ERICA WHITE

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

- Announced Sages & Seekers intergenerational program connecting older adults 60 and up program that starts February 5th.
- Advised public to be aware of fraudulent bills being sent for various planning applications

COUNCIL DISTRICT NO. 7 KENNETH JACKSON

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

- Reminded everyone of street sweeping from 7 a.m. to 6 p.m.
- Announced applications for Madison City Schools pre-k program opens on Thursday January 15
- Thanked the current school board members for volunteering their time towards the success of the students and staff

BOARD/COMMITTEE APPOINTMENTS

APPOINTMENT OF LISA LAURENDINE TO SEAT 5 OF THE ZONING BOARD OF ADJUSTMENT AND APPEALS WITH A TERM EXPIRATION OF DECEMBER 31, 2028

Council Member White nominated Lisa Laurendine for an appointment to seat five on the zoning board of adjustments and appeals. There being no further nominations, Ms. Laurendine was appointed by acclamation.

APPOINTMENT OF RICHARD TRAVERS TO THE MADISON POLICE CITIZENS ADVISORY COMMITTEE - DISTRICT 2

Council Member Bier nominated Richard Travers for an appointment with the Madison Police Citizens Advisory Committee District two. There being no further nominations, Mr. Travers 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. 2026-033-R: REQUEST FOR AN ON-PREMISES BEER AND WINE LICENSE FROM OM SHANTI - RAGHAV INC., DOING BUSINESS AS KOHINOOR INDIAN CUISINE, FOR THEIR LOCATION AT 12110 COUNTY LINE ROAD, SUITE A, MADISON, ALABAMA 35756

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 Wroblewski opened the floor for public comments regarding this request. There being none, she then closed the floor and entertained a motion from Council. Council Member Goodson moved to approve Resolution No. 2026-033-R. Council Member Lessmann seconded. The roll call 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.

RESOLUTION NO. 2026-034-R: REQUEST FOR AN OFF-PREMISES BEER AND WINE LICENSE FROM MURPHY OIL USA INC., DOING BUSINESS AS MURPHY USA #7984, FOR THEIR LOCATION AT 101 GRACE SCOTT WAY, MADISON, AL 35758

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 Wroblewski opened the floor for public comments regarding this request. There being none, she then closed the floor and entertained a motion from Council. Council Member McKay moved to approve Resolution No. 2026-034-R. Council Member Bier seconded. The roll call vote was taken and recorded as follows:

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

Motion carried.

DEPARTMENTAL REPORTS

ENGINEERING

RESOLUTION NO. 2026-035-R: AWARDING BID NO. 2025-021-ITB FOR THE COUNTY LINE ROAD AND ROYAL DRIVE IMPROVEMENTS PHASE 1 PROJECT TO ROGERS GROUP, INC. IN THE AMOUNT OF \$1,698,000.00 (TO BE PAID FROM 38-150-000-2941-07 & 38-150-000-2841-08)

Council Member Jackson moved to approve Resolution No. 2026-035-R. Council Member Goodson seconded. The vote was taken and recorded as follows:

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

Motion carried.

PROPOSED ORDINANCE NO. 2025-408: APPROVING AMENDMENTS TO STATE AND FEDERAL STANDARDS FOR THE PREVENTION OF FLOOD DAMAGE (FIRST READING 12/22/2025)

Council Member Goodson moved to approve Proposed Ordinance No. 2025-408. Council Member Bier seconded. Council Member Lessmann asked City Engineer Michael Johnson a question a constituent had. Council Member Lessmann asked what the new cost was to understand and comply. City Engineer Michael Johnson expressed to Council Member Lessmann that the mentioned wasn't a change to any flood rate. He stated that it is the flood ordinance that was passed eighteen months ago. City Engineer Michael Johnson shared that substantive changes were requested prompted by an audit. The vote was taken and 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.

HUMAN RESOURCES

RESOLUTION NO. 2026-026-R: APPROVING THE REORGANIZATION FOR THE ENGINEERING DEPARTMENT

Council Member Goodson moved to approve Resolution No. 2026-026-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.

RESOLUTION NO. 2026-027-R: NEW POSITION TITLES & GRADE CHANGES FOR FACILITIES DEPARTMENT

Council Member Lessmann moved to approve Resolution No. 2026-027-R. 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.

RESOLUTION NO. 2026-028-R: NEW POSITIONS, TITLES & GRADE CHANGES FOR PARKS & RECREATION DEPARTMENT

Council Member Lessmann moved to approve Resolution No. 2026-028-R. Council Member White seconded. The vote was taken and recorded as follows:

Council Member Alice Lessmann	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 Kenneth Jackson	Aye

Motion carried.

LEGAL

PROPOSED ORDINANCE NO. 2025-413: AUTHORIZING THE WATER & WASTEWATER BOARD OF THE CITY OF MADISON, DOING BUSINESS AS MADISON UTILITIES, TO DISPOSE OF CERTAIN PERSONAL PROPERTY (FIRST READING 12/22/2025)

Council Member Bier moved to approve Proposed Ordinance No. 2025-413. Council Member White seconded. The vote was taken and recorded as follows:

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

Motion carried.

PROPOSED ORDINANCE NO. 2026-036: AN ORDINANCE TO REPEAL CERTAIN PROVISIONS OF ORDINANCE 2010-355 AND TO DEDICATE A PORTION OF THE TOTAL SALES AND USE TAX LEVIED BY THE CITY OF MADISON TO BE PAID TO THE CITY OF MADISON BOARD OF EDUCATION FOR PUBLIC SCHOOL PURPOSES (FIRST READING)

City Attorney Megan Zingarelli stated that prior to the board's issuance of any bonds and connection with school construction projects, a separate funding agreement would be brought back to council to officially make those pledges. City Attorney Megan Zingarelli expressed that the revenue is over and above what is being pledged for school construction and the projects will continue to go to the Board of Education.

City Attorney Megan Zingarelli shared that the ordinance contains some limited carve outs to allow the city to reserve the half-cent sales tax and limit scenarios in connection with large economic development opportunities. She said that the half cent sales tax from Costco would go to the Board of Education and the City for general municipal purposes. City Attorney Megan Zingarelli explained that the ordinance does provide the city and others limited circumstances that would be dedicated to the half-cent sales tax for similar projects. She expressed that this is a first reading.

PLANNING

PROPOSED ORDINANCE NO. 2025-409: VACATION OF UTILITY AND DRAINAGE EASEMENT LOCATED WITHIN 157 SHALEROCK DRIVE, LOT 97 OF MOORE'S CREEK PHASE 3 SUBDIVISION (FIRST READING 12/22/2025)

Council Member White moved to approve Proposed Ordinance No. 2025-409. Council Member Lessmann seconded. Council Member Lessmann asked if the Director of Development Services Mary Beth Broeren could explain the 15 feet of easement. Director of Development Services Mary Beth Broeren explained that all new subdivisions automatically get a 15-foot easement along the perimeter of a subdivision boundary. She explained that the reason is due to the anticipation of potential utilities or drainage that are needed along the interior of each individual lot. Director of Services Mary Beth Broeren explained that there are sometimes deviations such as a 10-foot easement because of a drainage situation. Director of Development Services Mary Beth Broeren shared that it's easier to get the easement upfront before there is any development.

She stated that sometimes an easement or full extent of the easement isn't needed. Director of Development Services explained that this was the situation with this proposed ordinance. She shared that the homeowners wanted to make some improvements to their backyard. She said that all parties such as utilities and city staff have determined that the full 15 feet aren't needed. Director of Development Services Mary Beth Broeren explained that each of the requests that comes along is a case-by-case basis. Council Member Lessmann asked if a licensed engineer was required. Director of Development Services reassured council that an applicant had to have a licensed engineer and a surveyor that prepares an exhibit. Council Member Goodson asked if each owner or neighbor would need to apply separately in order to vacate that easement. Director of Development Services Mary Beth Broeren reassured Council Member Goodson that's correct. The vote was taken and recorded as follows:

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

Motion carried.

RESOLUTION NO. 2026-037-R: AUTHORIZING AN ANNEXATION AGREEMENT WITH CLIFT HOME PLACE, LLC (NOTICE PUBLISHED DECEMBER 31 IN MADISON RECORD)

Director of Development Services Mary Beth Broeren explained that the annexation agreement pertained to the property outlined in yellow on the annexation area map. She shared that there's a commercial development on 23.69 acres on the north side of highway 72. She explained that the area consists of Costco which is about 164,000 square feet according to the tax assessor. Director of Development Services Mary Beth Broeren shared that there is also a gas station on the property. She stated that the annexation also involved 0.87 right of way. Director of Development Services Mary Beth Broeren shared that the annexation agreement provides the city with revenue that it currently does not receive, due to the property

currently not being in the city's jurisdiction. She explained that the city would receive property taxes, liquor taxes, gas taxes and sales tax equal to 0.5 % of the taxable sales generated by the property. Director of Development Services Mary Beth Broeren stated that the Board of Education would receive property taxes from this that it currently doesn't receive. She explained that Clift Place LLC would be entering into an agreement with equal to 3% of taxable sales for a period of 40 years. Director of Development Services Mary Beth Broeren shared that Clift Place LLC currently collects a 2 % development fee on the property. She explained that fee would go away and instead of the developer fee it would be applicable to the city's sales tax. She shared the annexation would become effective February 18.th

Council Member Bier moved to approve Resolution No. 2026-037-R. Council Member Lessmann seconded. Council Member Bier stated he wanted to give Kudos to Director of Development Services Mary Beth Broeren, City Attorney Megan Zingarelli, and Mayor Bartlett on dealing with all this. Council Member Bier stated there were lots of moving pieces between the sales tax, annexation, and agreement. He stated that often at times we as a city want commercial sales tax. Council Member Bier thanked everyone for their efforts. Council Member Jackson thanked the staff for the long hours put into this agreement. Council Member Jackson explained that while he feels the annex in Costco will be useful with revenue to the Madison budget, he objects to signing 3% of taxable sales to the developer for 40 years. Council Member Jackson stated that leaves the city ½ % which is unprecedented in recent history. Council Member Jackson expressed he was concerned the agreement would disadvantage Madison when negotiating future opportunities. Council Member Jackson shared he did not support the agreement. Mayor Bartlett shared that when she was on the city council and Costco was first constructed, everywhere she went she had feedback that Costco needed to be annexed into the city of Madison.

Mayor Bartlett explained that Costco was a different type of retail property than your average grocery or retail store. She shared with council that she didn't believe they were comparing apples to apples. She said that it did not impact or impede the ability to negotiate development agreements with other types of businesses. Mayor Bartlett exclaimed that Costco was a very unique piece of retail property. Mayor Bartlett shared that currently residents go across the street and shop at Clift Farms and the city and schools get zero. She revealed that the city sends our police and fire under a mutual agreement to provide Public Safety Services, but the city gets zero taxes. Mayor Bartlett shared with the council that they have an opportunity to increase the commercial footprint in the city. Mayor Bartlett added that it's one of the top priorities in the said campaigns focused on in the mayor's office. Mayor Bartlett shared with council that if they consider it, they are going to get property tax and liquor tax. Mayor Bartlett shared that it's 12% on top of the sales tax of liquor sold in Costco.

Mayor Bartlett shared that the city would get gas tax where there isn't any being received right now. Mayor Bartlett shared that the city would get sales tax and 0.5 % sales tax at Costco and she would take that any day. Council Member Bier shared that as these things come up the structure of the deal is considered. He added that the City of Madison did not spend a penny to help the property. Council Member Bier added that the developer built the infrastructure to build the property and that's why the developer has a special district. Council Member Jackson asked Council Member Bier if he believed that the amount spent on the infrastructure matches 3 % for 40 years. Council Member Bier shared he believed this would be a good move for the City of Madison as a whole. Council Member Bier shared that the additional revenue is a good decision for the city of Madison to take. Council President Wroblewski shared she thought it was a huge win for the city and be a huge blessing. The vote 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	Nay

Motion carried.

PROPOSED ORDINANCE NO. 2025-421: ASSENTING TO THE ANNEXATION OF PROPERTY LOCATED AT 8094 HIGHWAY 72 WEST INTO THE CITY OF MADISON (FIRST READING 12/22/2025)

Council Member Bier moved to approve Proposed Ordinance No. 2025-421. Council Member Lessmann seconded. The vote 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.

RESOLUTION NO. 2026-031-R: SETTING A PUBLIC HEARING ON PROPOSED ORDINANCE NO. 2026-032. ZONING CERTAIN PROPERTY OWNED BY COSTCO WHOLESALE CORPORATION CONSISTING OF 23.69 ACRES, LOCATED AT 8094 HIGHWAY 72 W, NORTH OF HIGHWAY 72 AND EAST OF JACK CLIFT BOULEVARD, TO B3 (GENERAL BUSINESS) UPON ANNEXATION (FIRST PUBLICATION 1/14/2026, SYNOPSIS 1/21/26, PUBLIC HEARING 2/9/26)

Council Member Lessmann moved to approve Resolution No. 2026-031-R. Council Member White seconded. The vote was taken and recorded as follows:

Council Member Alice Lessmann	Absent
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 Kenneth Jackson	Aye

Motion carried.

RESOLUTION NO. 2026-029-R: AUTHORIZING ACCEPTANCE OF A PEDESTRIAN, UTILITY, AND DRAINAGE EASEMENT ON 8721 MADISON BOULEVARD (ACROSS NORTH END OF PROPERTY)

Council Member Jackson moved to approve Resolution No. 2026-029-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 Maure 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. 2026-030-R: AUTHORIZING ACCEPTANCE OF A PEDESTRIAN, UTILITY, AND DRAINAGE EASEMENT ON 8721 MADISON BLVD (ACROSS SOUTH END OF PROPERTY)

Council Member Bier moved to approve Resolution No. 2026-030. Council Member Jackson seconded. The vote was taken and recorded as follows:

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

Motion carried.

POLICE

RESOLUTION NO. 2026-040-R: AMENDING AGREEMENT WITH TRIDENT SECURITY SOLUTIONS, LLC, FOR SECURITY SERVICES AT CITY HALL COMPLEX FOR AN ADDITIONAL ONE-YEAR TERM (\$172,380 TO BE PAID FROM POLICE DEPARTMENT BUDGET)

Council Member McKay moved to approve Resolution No. 2026-040-R. Council Member Lessmann seconded. The vote was taken and recorded as follows:

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

Motion carried.

RECREATION

RESOLUTION NO. 2026-038-R: AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH CRISTINA LYNN FOR YOGA INSTRUCTION SERVICES (NO CHARGE TO CITY, COURSES COST \$12 - \$15 PER PERSON)

Council Member Bier moved to approve Resolution No. 2026-038-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. 2026-039-R: AWARDING BID NO. 2025-024-ITB FOR THE PLAYGROUND EQUIPMENT INSTALLATION PROJECT TO STRUTHERS RECREATION, LLC, IN THE AMOUNT OF \$119,715.00 (TO BE PAID FROM RECREATION DEPARTMENT - NEIGHBORHOOD PARKS BUDGET)

Council Member Jackson moved to approve Resolution No. 2026-039-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

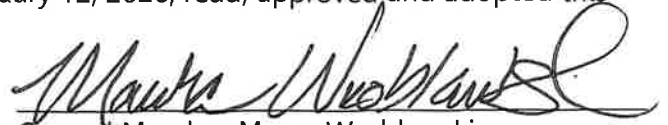
None

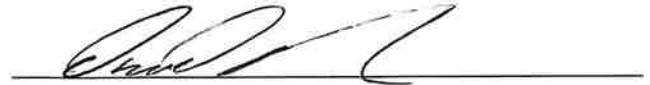
ADJOURNMENT

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

The meeting was adjourned at 7:42 p.m.

Minutes No. 2026-01-RG, dated January 12, 2026, read, approved and adopted this 26th day of January 2026.


Council Member Maura Wroblewski
District One

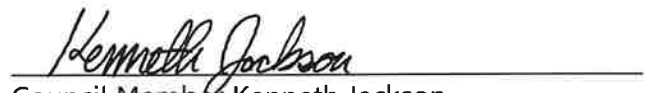

Council Member David Bier
District Two


Council Member Billie Goodson
District Three


Council Member Michael McKay
District Four


Council Member Alice Lessmann
District Five

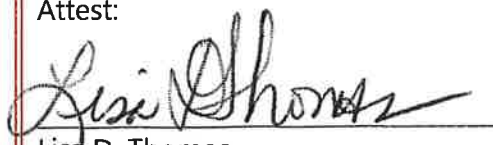

Council Member Erica White
District Six


Council Member Kenneth Jackson
District Seven

Concur:


Ranae Bartlett, Mayor

Attest:


Lisa D. Thomas
City Clerk-Treasurer


Kerri Sulyma
Recording Secretary