



**MINUTES NO. 2026-08-RG
REGULAR CITY COUNCIL MEETING
OF MADISON, ALABAMA
April 27, 2026**

The Madison City Council met in regular session on Monday April 27, 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 Troy Godwin from Madison Bible 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 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, City Attorney Megan Zigarelli, Assistant City Attorney Shelby Morris, Information Technology Director Chris White, Information Technology Support Technician Garrett Gillott, City Engineer Michael Johnson, Director of Human Resources Kelli Bracci, Deputy Revenue Officer Ivon Williams, Police Chief John Gandy, Captain Nick McRae, Park and Recreation Director Kory Alfred, and Assistant Planner Matt Davidson.

Public Attendance registered: Michelle Epling, Deanna Bender, DeWayne Howell, Michael Rodgers, Cara Welch, Opie Balch, Mia Powers, Jacqueline Norman, Kathy Mann, Davin Hill, Sue Mahdi, Axel Hein

AMENDMENTS TO AGENDA

None

APPROVAL OF MINUTES

MINUTES NO. 2026-07-RG DATED April 13, 2026

Council Member Kenneth Jackson moved to approve Minutes No. 2026-07-RG. Council Member Erica 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

PRESENTATION OF PROCLAMATION BY MAYOR RANAE BARTLETT DESIGNATING THE MONTH OF APRIL 2026 AS DONATE LIFE MONTH IN THE CITY OF MADISON TO DR. ASHLEY COOK, COMMUNITY LIAISON FOR LEGACY OF HOPE ORGANIZATION.

Kevin Huckabee was present on behalf of Dr. Ashley Cook to accept the proclamation by Mayor Bartlett.

Mayor Bartlett spoke about the proclamation whereas by becoming an organ, eye and tissue donor, one can save and heal the lives of more than 75 people. During national donate life month we honor the compassion and generosity of registered donors, donor families, living donors, and recognize the commitment of medical professionals, researchers who work to save and heal lives through donation and transplantation. Whereas more than 100,000 Americans and 1,200 Alabamians are currently on the national transplant list.

Mr. Huckabee thanked the Mayor and Council. He spoke about being a recipient of a double lung transplant and how thankful he is and encouraged people to sign up to be an organ donor.

PRESENTATION OF PROCLAMATION BY MAYOR RANAE BARTLETT DESIGNATING MAY 3-9, 2026, AS NAT'L SMALL BUSINESS WEEK IN THE CITY OF MADISON TO MICHELLE EPLING, PRESIDENT OF MADISON CHAMBER OF COMMERCE

President of the Madison Chamber of Commerce Michelle Epling and members of her board were present to accept the proclamation by Mayor Bartlett.

Mayor Bartlett spoke about the proclamation whereas small businesses are not only the engines of our economic progress, but they are also the heart and soul of our community. In the North Alabama area, which includes the City of Madison, there are 9,924 establishments with less than 500 employees, 93.2 percent of those have less than 50 employees, whereas those businesses with less than 50 employees employ 9285 of our residents.

Michelle Epling thanked the Mayor and Council for making next week, national small business week. Ms. Epling acknowledged Deanna who owns Madison Favorite things on historic Main Street, along with Kathy Mann another small business owner

MADISON POLICE DEPARTMENT PROMOTION CEREMONY FOR NEWLY PROMOTED SERGEANT BRAD MEISSNER

Chief Gandy announced the promotion of Brad Meissner to Sergeant. Sergeant Brad Meissner has over 17 years of law enforcement, he came to Madison in 2024 from the

Ozark police department where he had risen to the rank of Lieutenant. During his career he worked numerous divisions such as patrol, investigations, narcotics, as well as specialized units to include traffic homicide investigations and SWAT. He currently serves as a field training officer, a crisis intervention officer and as a member of the awards committee for the Madison Police Department.

Sergeant Brad Meissner was joined by his wife Christina, his son Jace and his twins, Olivia and Ensley. His wife pinned him along with their daughters.

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.*

MONROE DARRELL (DISTRICT 3)

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

- Resides at 106 West Dublin apartments
- Grave concerns that caused a residential community to be started
- New Management
- Elderly senior residents, during an emergency
- Fire Marshal, Dave Pickens, will conduct a fire drill on May 4th
- His time expires, at Council Member Wroblewski directs him to leave his notes with City Treasurer Lisa Thomas to share them with council.

AXEL HEIN (DISTRICT 6)

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

- Resides in Skyline Acres
- BNB, short-term rentals, not being controlled, lost tax dollars
- Talks about a party at a short-term rental on his street
- Skyline Drive has three different jurisdictions, Madison County, Madison City and Huntsville City

CONSENT AGENDA AND FINANCE COMMITTEE REPORT

Council Member Bier stated finance committee met this afternoon and continued the department updates. ahead of the mid-year budget review. Council Member Bier thanked all the department heads for meeting and giving an overview of their budgets. At the next finance committee meeting in May, they will be going over the full audit report. The report is out but the auditors have not met yet.

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

General Operating account	\$2,868,479.53
ADEM Storm Drainage	\$5,618.05
½ Cent Capital Replacement	\$149,055.54
½ Cent Infrastructure	\$80,380.12
Gasoline Tax & Petroleum Inspection fees	\$30,612.64
Street Repair and Maintenance	\$1,442.44
Library Building Fund	\$7,055.43
Water Distribution and Storage	\$62,630.58
½ Cent Reserve	\$31,315.50
Venue Maintenance	\$1,363,400.99

Regular and periodic bills to be paid

Resolution No. 2026-156-R: Approving the assignment of the Right of Way Mowing contract from Tidewater Landscape Management, Inc. to Yardnique, Inc.

Acceptance of \$2,000 donation from GRAMI to continue professional training through the CIT International training program (to be deposited into Madison Police Department Donations account)

Acceptance of Donation in the amount of \$22,442.50 from Madison Baseball Association (MBA) for infield renovation of fields 7 & 8 at Palmer Park.

Acceptance of a grant from Madison Visionary Partners-Meta in the amount of \$19,400 for the installation of Wi-Fi in Downtown Madison (deposited into General Operating account)

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

Council Member David Bier	Aye
Council Member Billie Goodson	Aye
Council President 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.

PRESENTATION OF REPORTS

MAYOR RANAE BARTLETT:

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

- Traveled to Colorado Springs for a space symposium as well as a reception at General Whiting's home. General Whiting presented Mayor Battle and Mayor Bartlett with a framed Space command flag, to be delivered this week.
- Thank you to the school system for allowing our softball teams to be in attendance and uniform for the SEC announcement.
- Traveled to DC with the Huntsville, Madison County Chamber of Commerce along with Council Member Lessmann, hearing from our own delegation along with the Speaker of the House and Majority Leader. Also meet with our government affairs officer and additional elected officials, to discuss the needs of the City of Madison, including roads and infrastructure and public safety.
- Thank you to everyone involved at City Hall for take your child to work day. It was well attended and the kids really enjoyed it.
- Thank you to everyone who rescheduled and showed up for Madison cleanup day. Great attendance, The mayor took a group with Madison City Rotary to clean up Gillespie Road.
- This week the mayor will be attending the ALM annual meeting, and the big 10 Mayors meeting, in Montgomery, and Saturday will attend her son's graduation in Tuscaloosa from the University of Alabama, Roll Tide.

COUNCIL DISTRICT NO. 1 MAURA WROBLEWSKI

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

- Dennison Family strawberry red house is back.
- Madison Utilities meets on the first and third Monday at 7am, We will not meet on May 4th due to employees being out of town, but the next meeting will be on May 18th at 7am, and the public is welcome.

COUNCIL DISTRICT NO. 2 DAVID BIER

No new business

COUNCIL DISTRICT NO. 3 BILLIE GOODSON

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

- Thursday night, April 30th, from 5-7, there will be a collaboration Madison City Schools and Main Street Madison, called Math on Main. A family friendly night in downtown Madison with math themed activities, food trucks and fun.

- May 16th from 11am to 4pm, there will be a taste of Main Street block party, free family friendly event with live music, and activities for the kids. There will be an optional Taste of downtown for thirty dollars, it will get you food samples from five different restaurants, Old Black Bear, Zanotta's, Main Street Café, Vine and Oak and Lanier Tea House.
- Saturday, lead a tour downtown, that the Madison County Huntsville, Convention and Visitors Bureau sponsored. Downtown has a new vibe and it is exciting to be there on the weekend.

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:

- Agreed with Council Member Goodson with downtown Madison and the activities and it was great.
- Thank you to everyone who applied for the Board of Education.
- Along with Mayor Barlett attended the AUSA military spouse appreciation dinner, to recognize the spouses and families who really support and make that soldier successful
- Attended REMAX unlimited new Madison location on Madison Blvd, it was packed and this is their second location and thankful they picked Madison.
- This morning attended the ribbon cutting at the Madison Meeting Hall, where you can rent rooms for events.
- May 8th is Ask Your City, from 11am to 1pm, at the Community Center, the engineering department, code enforcement, public works and planning will be there to answer questions
- May 11th, we have the State of the City address breakfast at the Jackson Center. Tickets are on the Madison Chamber website and Mayor Bartlett will speak regarding the state of the city.

COUNCIL DISTRICT NO. 6 ERICA WHITE

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

- Mayor's youth council's last day to apply is April 30th.
- Upcoming office hours, May 7th from 10am to 12pm, at the Madison Senior Center.

COUNCIL DISTRICT NO. 7 KENNETH JACKSON

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

- The spring clean-up day on Sunday went very well. We had about 6 people on Zierdt Road to clean up and over a dozen on Hardiman and Burgreen.

- Take your child to work day was a blast, Him and his daughter enjoyed the engineering department, where they built crafts for eggs and dropped them off the firetrucks.

BOARD/COMMITTEE APPOINTMENTS

Appointment to Place 3 of the City of Madison Board of Education

Council Member Wroblewski moved to appoint Teresa Halbrooks. Council Member Wroblewski asked for any other nominations, upon seeing none, we will accept Teresa Halbrooks for her first full five-year term to our Madison City Board of Education. Thank you for your past six months and thank you to the board members who are here to support you.

Teresa Halbrooks thanked the Council and stated she was impressed with everything everyone who works for our school system does each and every day for our students. Thank you for this opportunity to serve the city.

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. 2026-157-R: REQUEST FOR A RESTAURANT RETAIL LIQUOR LICENSE FROM SOUTHERN CATFISH AND CREOLE CUISINE, LLC, DOING BUSINESS AS SOUTHERN CATFISH AND CREOLE CUISINE, FOR THEIR LOCATION AT 234 LIME QUARRY ROAD

Council Member Goodson moved to approve Resolution No. 2026-157-R. Council Member Lessman 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.

DEPARTMENTAL REPORTS

ENGINEERING

RESOLUTION NO. 2026-164-R: AUTHORIZING PROPERTY ACQUISITIONS FOR ROYAL DRIVE EXTENSION PROJECT

Council Member McKay moved to approve Resolution No. 2026-164-R. Council Member Jackson seconded. The vote was taken and recorded as follows:

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

Motion carried.

HUMAN RESOURCES

ORDINANCE NO. 2026-151: AMENDING SECTION 3 (SERVICE CATEGORIES AND PROBATIONARY PERIOD) OF THE CITY OF MADISON PERSONNEL POLICIES AND PROCEDURES (FIRST READING 4/13/2026)

Council Member Lessmann moved to approve Ordinance No. 2026-151. Council Member White seconded. The vote was taken and recorded as follows:

Council Member Lessmann asked where it was limited to 12 months. Director of Human Resources Kelli Bracci, answered in the affirmative and the only way to extend past that is with Mayoral approval.

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.

RESOLUTION NO. 2026-153-R: AWARDING BID NO. 2026-005-ITB FOR TEMPORARY STAFFING SERVICES TO CYNOVA STRATEGIES, INC. (PRICING IS EQUIVALENT TO A PERCENTAGE MARKUP OF 22.25% OVER APPLICABLE HOURLY EMPLOYEE RATES; TO BE PAID FROM INDIVIDUAL DEPARTMENT BUDGETS)

Council Member White moved to approve Resolution No. 2026-153-R. Council Member Lessmann seconded. 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. 2026-159-R: AUTHORIZING A MEMORANDUM OF UNDERSTANDING WITH THE OFFICE OF THE UNDER SECRETARY OF WAR FOR PERSONNEL AND READINESS OF THE U.S. DEPARTMENT OF WAR TO IMPLEMENT THE SKILLBRIDGE PROGRAM

Director of Human Resources Kelli Bracci states this program allows veterans as they are transitioning out of the military into civilian positions. DOW pays their salary for the first six months.

Council Member Wroblewski as the daughter of a veteran, wife of a veteran and the mother of hopefully one day a veteran. Thank you for looking out for this community and helping them transition from the military into the civilian sector.

Council Member Bier has seen this in other cities and it's a really good program. Thank you.

Chief Gandy was present in case there were any questions. As a veteran himself, to get the opportunity he had really changed his life, he would like to do that for someone else. Veterans come in with discipline and life skills you do not find anywhere else.

Council Member Lessmann moved to approve Resolution No. 2026-159-R. Council Member Bier seconded. The vote was taken and recorded as follows:

Council Member Alice Lessmann	Aye
Council Member David Bier	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.

LEGAL

PROPOSED ORDINANCE NO. 2026-165: AUTHORIZING THE WATER AND WASTEWATER BOARD OF THE CITY OF MADISON, D/B/A MADISON UTILITIES, TO DISPOSE OF ITS EXCLUSIVE INTEREST IN AN INGRESS/EGRESS EASEMENT AND TO CONVEY AN INGRESS/EGRESS EASEMENT TO AN ADJOINING PROPERTY OWNER (FIRST READING)

This is a first reading only

PLANNING

PROPOSED ORDINANCE NO. 2026-139: VACATION OF A UTILITY AND DRAINAGE EASEMENT LOCATED WITHIN 137 ALDERWOOD DRIVE, LOT 85 OF OLD IVY SUBDIVISION (FIRST READING 04/13/2026)

Council Member White moved to approve Proposed Ordinance No. 2026-139. Council Member Bier seconded. The vote was taken and recorded as follows:

Council Member Erica White	Aye
Council Member David Bier	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. 2026-162: VACATION OF A UTILITY AND DRAINAGE EASEMENT LOCATED WITHIN 109 HANSON PLACE, LOT 28 OF WEST HAVEN PHASE 3A SUBDIVISION (FIRST READING)

This is a first reading only

RECREATION

RESOLUTION NO. 2026-160-R: AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH MERRIMACK ACADEMY FOR THE PERFORMING ARTS, INC., FOR ADAPTIVE FITNESS INSTRUCTION AT NO CHARGE TO THE CITY (COURSE FEE OF \$50 PER MONTH, PER CLASS, WITH 10% OF REVENUES TO PARKS & RECREATION DEPARTMENT)

Council Member Goodson moved to approve Resolution No. 2026-160-R. Council Member White seconded. The vote was taken and recorded as follows:

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

Motion carried.

MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS

Council Member Bier stated he had a short update on short-term rentals. At 6:41pm Council Member White recused herself.

- Lots of comments on short-term rentals

- The planning department recently updated their motion, it was a 5-2 vote, to allow short term rentals under certain conditions, in single family homes
- Looking at a revised ordinance, where to allow them, a cap (a number or percentage), and pros and cons
- Our ordinance currently does not address short term rentals, which means they are not permitted by law
- But if we put in an ordinance, it allows us to address any violations or any rules
- Opening it up to allow people to voice any concerns, pros or against short term rentals

Council Member Bier addresses resident Axel Hein's concerns. The way we address the issues is setting up rules and guidelines of what you can or cannot do. Parties are not permitted in most reputable short term rental companies. So, when we have an ordinance in place it allows us to police it, and through a business license, and not renew a business license, for a short-term rental that is violating the policies. We are also reviewing what makes a short-term rental under 30, 90, or under 180 days. We are taking what planning commission did, all the extensive research we have done, and what the city staff does from a legal side and planning side, and at other cities like us to come up with the best proposal for the City of Madison.

EXECUTIVE SESSION

City Attorney Megan Zingarelli made the following declaration. As an attorney licensed to practice law in the state of Alabama and a City Attorney for the City of Madison, Alabama, it is my opinion that Alabama code section §36-25A-7(a)(1), which allows the council to enter into executive session, applies to a personnel hearing set for this evening and that the general reputation character professional competence, and job performance of a city employee is at issue. This declaration shall not be deemed to constitute any waiver of the attorney-client privilege.

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.

The Council moved into executive session at 6:46 pm.

At 8:48 pm the Council returned from executive session and roll call was taken. Mayor Bartlett returned with Council as they prepared to vote.

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

Council Member Jackson moved to affirm the Mayor's and Department Heads decision to terminate the employment of the employee whose conduct was the subject of the personnel hearing this evening. Council Member Goodson seconded. The vote was taken and recorded as follows:

Council Member Wroblewski added there was a thoughtful and deliberate discussion at the conclusion of the evidence and statements by both parties.

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.

ADJOURNMENT

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

The meeting was adjourned at 8:51 p.m.

Minutes No. 2026-07-RG, dated April 13, 2026, read, approved and adopted this 11th day of May 2026.



Council Member Maura Wroblewski
District One



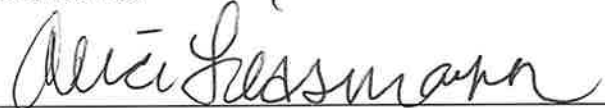
Council Member David Bier
District Two



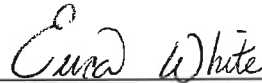
Council Member Billie Goodson
District Three



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



Amy Rumley
Recording Secretary