



**MINUTES NO. 2026-09-RG
REGULAR CITY COUNCIL MEETING
OF MADISON, ALABAMA
May 11, 2026**

The Madison City Council met in regular session on Monday, May 11, 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 from The CrossPointe Church provided the invocation followed by the Pledge of Allegiance led by 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, Deputy Revenue Officer Ivon Williams, City Attorney Megan Zingarelli, Assistant Attorney Shelby Morris, City Engineer Michael Johnson Information Technology Director Chris White, Information Technology Support Technician Wess Baugh, Communications and External Affairs Officer Samantha Magnuson, Police Chief Johnny Gandy, Economic External Affairs Officer James Manasco, Director of Human Resources Kelly Bracci, Fire Chief Brandy Williams, City Engineer Michael Johnson, Finance Director David Lawing, Director of Parks & Recreation Kory Alfred, and Director of Development Services Mary Beth Broeren.

Public Attendance registered: Holly Shelton, Dustin Shelton, Ed Peters, Cathy Peters, Jocelyn Broer, Phillip Domen, Opie Balch, Shelton Torbert, Scott Motz, Gwen Yancey

AMENDMENTS TO AGENDA

None

APPROVAL OF MINUTES

MINUTES NO. 2026-08-RG DATED APRIL 27, 2026

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Council Member Jackson moved to approve Minutes No. 2026-08-RG. 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.

MINUTES NO. 2026-01-SP DATED APRIL 17, 2026

Council Member Bier moved to approve Minutes No. 2026-01-SP. Council Member Lessmann seconded. The roll call vote taken was 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.

MINUTES NO. 2026-03-WS DATED APRIL 22, 2026

Council Member Goodson moved to approve Minutes No. 2026-03-WS. Council Member Jackson seconded. The roll call vote taken was recorded as follows:

Council Member Billie Goodson	Aye
Council Member Kenneth Jackson	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

PRESENTATION OF EMPLOYEE OF THE YEAR, POLICE OFFICER OF THE YEAR, AND FIREFIGHTER OF THE YEAR AWARDS BY DEBBIE OVERCASH WITH THE MADISON ROTARY CLUBFIRE CHIEF WILLIAMS PRESENTED STAR OF LIFE & UNIT CITATION AWARDS TO THE FOLLOWING INDIVIDUALS:

Debbie Overcash of the Rotary Club along with Mayor Bartlett, President Maura Wroblewski, Fire Chief Brandy Williams, Police Chief John Gandy presented the awards as follows:

Firefighter of the Year	Tyler Drew
MPD Employee of the Year	Teresa Taylor-Duncan
2026 Employee of the Year	Chris Holmes

A round of applause was given to each employee

INTERMISSION: EMPLOYEES OF THE YEAR RECEPTION

President Wroblewski called for a brief intermission to honor the "Employees of the Year" reception.

PRESENTATION OF PROCLAMATION BY MAYOR BARTLETT DESIGNATING MAY 2026 AS BUILDING SAFETY MONTH IN THE CITY OF MADISON TO KIPP RICHERZHAGEN, BUILDING DIRECTOR CITY OF MADISON

Mayor Bartlett declared May 2026 as Building Safety Month in the City of Madison. A round of applause was given.

PRESENTATION OF CERTIFICATES TO MADISON CITY SCHOOLS 3 WINNERS OF THE NATIONAL ARCHERY IN SCHOOLS PROGRAM, ALABAMA STATE NASP TOURNAMENT HELD APRIL 10, 2026 IN MONTGOMERY ALABAMA

Mayor Bartlett awarded certificates to the three winners of the National Archery in Schools Program as follows:

- Natalie Yancy
- Noah Parcus
- Jensen Botha

A round of applause was given.

NATIONAL CHILDREN ADVOCACY CENTER PRESENTATION - CHRIS NEWLIN

Mr. Newlin thanked Council for their continued support throughout the years and shared a brief presentation regarding this year's request for funding.

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.*

DUSTIN SHELTON (DISTRICT 5)

Mr. Shelton appeared before Council to voice his concerns on the following items:

- Short-term rentals

MARY HOWARD

Ms. Howard appeared before Council to voice her concerns on the following items:

- Short-term rentals

CONSENT AGENDA AND FINANCE COMMITTEE REPORT

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

General Operating account	\$2,181,030.37
Special General Operating Accounts	\$1,543.67
ADEM Storm Drainage	\$6,915.40
½ Cent Capital Replacement	\$110,770.53
Gasoline Tax & Petroleum Inspection fees	\$13,984.33
TVA Tax	\$5,995.44
Town Madison Incentive Fund	\$1,791,956.50
Library Building Fund	\$89,000.28
Water Distribution and Storage	\$540,137.50
Venue Maintenance	\$69,285.32

Regular and periodic bills to be paid:

Acceptance of \$0.02 donation from PropertyRoom.com (to be deposited into Madison Police Department Donations account)

Resolution No. 2026-181-R: Acceptance of recovery deductible from Alabama Municipal Insurance Corporation on Claim No. 065241 for an incident which occurred December 10, 2025, to a Public Works vehicle (\$1,000.00 to be deposited into General Operating account)

Resolution No. 2026-182-R: Acceptance of pro rata deductible share recovered, in the amount of \$954.10, from Alabama Municipal Insurance Corporation for Claim No. 064729 for incident which occurred on August 28, 2025 (to be 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 Member Maura Wroblewski	Aye
Council Member Michael McKay	Aye
Council Member Alice Lessman	Aye
Council Member Erica White	Aye
Council Member Kenneth Jackson	Aye

Motion carried.

PRESENTATION OF REPORTS

MAYOR RANAE BARTLETT:

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

- Congratulated Madison City employees of the year
- Shout out to 10 additional selected employees that attended the Inaugural Meritorious luncheon
- Attended Big 10 Mayors meeting
- Highlighted Anna's Law and encouraged others to vote yes on Amendment 1
- Attended the Redstone update last week
- Attended the opening of the new Hindu Temple on Old Monrovia Road
- Attended the Huntsville Hospital Classic at the Orion
- Wished all the mother's a Happy Mother's Day

COUNCIL DISTRICT NO. 1 MAURA WROBLEWSKI

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

- Shared that she and her husband worked in the Nashville Roadshow at Home Place Park
- Shared the Madison Friends of the Library meeting will be held tomorrow night at 6:30 at the library
- Shared that next Monday night is the Madison Utilities board meeting

COUNCIL DISTRICT NO. 2 DAVID BIER

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

- Shout-out to Madison Rotary Club of Madison
- Shout-out to Committee 100 for putting together the annual Madison County prayer breakfast
- Thanked Mayor Bartlett for her leadership to the Council

RESOLUTION NO. 2026-185-R: ADOPTING AN AMENDED AND REVISED ANNUAL OPERATING BUDGET FOR THE CITY OF MADISON FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026

Director of Finance David Lawing presented a brief presentation revealing the mid-year budget.

Council Member Bier moved to approve Resolution No. 2026-185-R. 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.

COUNCIL DISTRICT NO. 3 BILLIE GOODSON

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

- Shared the details for the upcoming block party in downtown Madison.

COUNCIL DISTRICT NO. 4 MICHAEL MCKAY

- No new business to report

COUNCIL DISTRICT NO. 5 ALICE LESSMANN

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

- Thanked Madison Chamber for the encouragement to shop local
- Attended the small business advisory council meeting
- Thanked the ones that participated in the "Ask your City"
- Thanked the citizens that spoke during the public comment portion of council meeting
- Thanked the legal team for all the effort and work put into the work session

COUNCIL DISTRICT NO. 6 ERICA WHITE

No new business to report

COUNCIL DISTRICT NO. 7 KENNETH JACKSON

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

- Announced Bob Jones High School singing Superstars choir camp will be held Tuesday May 26 to Friday May 29th from 1-4 p.m.
- Congratulated seniors at Bob Jones and James Clemens High School

BOARD/COMMITTEE APPOINTMENT

None

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.

None

DEPARTMENTAL REPORTS

BUILDING

PROPOSED ORDINANCE NO. 2026-176: AUTHORIZING AN AMENDMENT TO APPENDIX A, FEE SCHEDULE, OF THE CODE OF ORDINANCES, CITY OF MADISON, ALABAMA, TO ADD A WEED ABATEMENT ADMINISTRATIVE FEE (INCREASE FROM \$247.00 TO \$361.74) (FIRST READING)

This is a first reading only

CITY CLERK

RESOLUTION NO. 2026-150-R: AUTHORIZING THE CONTINUED LEVY OF AD VALOREM TAXES IN THE CITY OF MADISON AT EXISTING RATES

Council Member Bier moved to approve Resolution No. 2026-150-R. Council Member Goodson seconded. The vote was taken and 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.

ENGINEERING

RESOLUTION NO 2026-163-R: AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH S&ME FOR ENVIRONMENTAL CONSULTING SERVICES FOR THE STORM WATER MANAGEMENT PROGRAM PLAN (\$32,900.00 TO BE PAID FROM STORMWATER FUND 11)

Council Member Jackson moved to approve Resolution No. 2026-163-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. 2026-171-R: AUTHORIZING AN APPLICATION FOR TRANSPORTATION ALTERNATIVE PROGRAM (TAP) FOR PROJECT NUMBER 26-006 C TO CONSTRUCT AN ACCESSIBLE SIDEWALK ALONG THE EASTERN SIDE OF HUGHES RD FROM 577 HUGHES ROAD TO CONGER ROAD (CITY OF MADISON MATCH AMOUNT IN ADDITION TO NON-ELIGIBLE PROJECT COSTS \$206,343.75)

Council Member Jackson moved to approve Resolution No. 2026-171-R. Council Member McKay seconded. The vote was taken and recorded as follows:

Council Member Kenneth Jackson	Aye
Council Member Michael McKay	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.

FIRE & RESCUE

RESOLUTION NO. 2026-177-R: AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH SITE MED NORTH AMERICA FOR ANNUAL FIREFIGHTER PHYSICALS (\$53,500 TO BE PAID FROM FIRE DEPARTMENT BUDGET)

Council Member Goodson moved to approve Resolution No. 2026-177-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.

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 04/27/2026)

Council Member Lessmann moved to approve Proposed Ordinance No. 2026-165-R.
Council Member Jackson seconded. The vote was taken and recorded as follows:

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

Motion carried.

PLANNING

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 04/27/2026)

Council Member White moved to approve Proposed Ordinance No. 2026-162-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. 2026-167-R: SETTING A PUBLIC HEARING ON PROPOSED ORDINANCE NO. 2026-168; ZONING CERTAIN PROPERTY OWNED BY MADISON LAND RESOURCES, LLC, CONSISTING OF 35.6 ACRES AND LOCATED WEST OF

**HARDIMAN ROAD AND SOUTH OF MADISON BRANCH BOULEVARD, R-1C
(SINGLE FAMILY CONSERVATION) UPON ANNEXATION (FIRST PUBLICATION
5/20/2026, SYNOPSIS 5/27/2026, PUBLIC HEARING 6/22/2026)**

Council Member White moved to approve Resolution No. 2026-167-R. Council Member McKay seconded. The vote was taken and recorded as follows:

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

Motion carried.

**PROPOSED ORDINANCE NO. 2026-169: ASSENTING TO THE ANNEXATION OF
PROPERTY CONSISTING OF 35.6 ACRES, LOCATED WEST OF HARDIMAN ROAD
AND SOUTH OF MADISON BRANCH BOULEVARD, INTO THE CITY OF MADISON
(FIRST READING)**

This is a first reading only

**PROPOSED ORDINANCE NO. 2026-170: VACATION OF A UTILITY AND DRAINAGE
EASEMENT LOCATED WITHIN 131 W DUBLIN DRIVE (FIRST READING)**

This a first reading only

**RESOLUTION NO. 2026-172-R: SETTING A PUBLIC HEARING ON PROPOSED
ORDINANCE NO. 2026-173; AMENDING THE OFFICIAL ZONING ORDINANCE OF
THE CITY OF MADISON (FIRST PUBLICATION 5/20/2026; SECOND PUBLICATION
5/27/2026; THIRD PUBLICATION 6/3/2026, PUBLIC HEARING 6/22/2026)**

Council Member Bier moved to approve Resolution No. 2026-172-R. 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.

POLICE

RESOLUTION NO. 2026-166-R: AUTHORIZING A MEMORANDUM OF UNDERSTANDING WITH CRISIS SERVICES OF NORTH ALABAMA FOR COMMUNITY COLLABORATION

Council Member White moved to approve Resolution No. 2026-166-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.

RECREATION

RESOLUTION NO. 2026-178-R: AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH DIOYCA CARABALLO FOR THE PROVISION OF YOGA INSTRUCTION AND ART THERAPY INSTRUCTION, EACH OFFERED SEPARATELY, AT NO COST TO THE CITY (FEE OF \$5.00 PER PARTICIPANT PER CLASS; ADDITIONAL \$8.00 MATERIALS FEE FOR ART THERAPY INSTRUCTION)

Council Member McKay moved to approve Resolution No. 2026-178-R. Council Member White seconded. The vote was taken and recorded as follows:

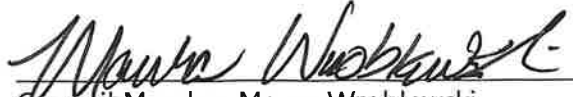
Council Member Michael McKay	Aye
Council Member Erica White	Aye
Council Member Maura Wroblewski	Aye
Council Member David Bier	Aye
Council Member Billie Goodson	Aye
Council Member Alice Lessmann	Aye
Council Member Kenneth Jackson	Aye

Motion carried.

ADJOURNMENT

The meeting was adjourned at 7:30 p.m.

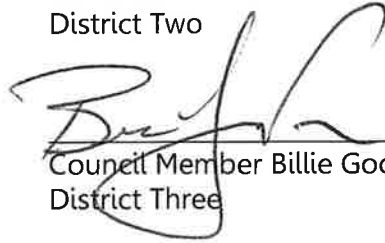
Minutes No. 2026-09-RG, dated May 11, 2026, read, approved and adopted this 26th day of May 2026.



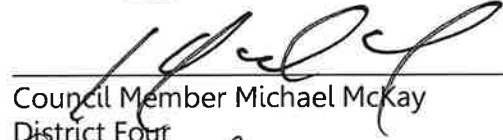
Council Member Maura Wroblewski
District One



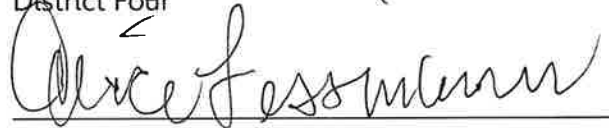
Council Member David Bier
District Two



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:

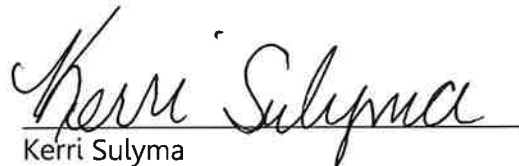


Ranae Bartlett, Mayor

Attest:



Lisa D. Thomas
City Clerk-Treasurer



Kerri Sulyma
Recording Secretary