



**MINUTES NO. 2026-10-RG
REGULAR CITY COUNCIL MEETING
OF MADISON, ALABAMA
May 26, 2026**

The Madison City Council met in regular session on Tuesday May 26, 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 Ethan Ryan from Midtown Baptist 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, Deputy City Clerk-Treasurer Kerri Sulyma City Attorney Megan Zigarelli, Assistant City Attorney Shelby Morris, Information Technology Director Chris White, Information Technology Support Technician Wesley Baugh, Fire Chief Brandy Williams, City Engineer Michael Johnson, Deputy Revenue Officer Ivon Williams, Police Chief John Gandy, Director of Development Services Mary Beth Broeren, Director of Facilities Gerald Smith, Finance Director David Lawing, and Director of Building Kipp Richerzhagen.

Public Attendance registered: Arthur S. Kirkindall

AMENDMENTS TO AGENDA

None

APPROVAL OF MINUTES

MINUTES NO. 2026-09-RG DATED MAY11, 2026

Council Member Billie Goodson moved to approve Minutes No. 2026-09-RG. Council Member Kenneth 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.

MINUTES NO. 2026-04-WS DATED MAY11, 2026

Council Member Kenneth Jackson moved to approve Minutes No. 2026-04-WS. Council Member Alice Lessmann seconded. The roll call vote taken was recorded as follows:

Council Member Kenneth Jackson	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 Erica White	Abstain

Motion carried.

PRESENTATIONS AND AWARDS

MADISON FIRE PROMOTION FOR DRIVER TYLER KING

Chief Williams announced the promotion of Tyler King to driver effective April 26, 2026. Tyler was hired in 2022 and is currently assigned to Station 4 as a driver/paramedic. This past April, Tyler participated in the assessment center, that consisted of an oral interview, written test, pump scenario and street driving. Congratulations to Tyler on his promotion to driver. Tyler's wife pins on his badge.

PRESENTATION BY WARREN AVERETT ON THE RESULTS OF THE FY 2025 CITY AUDIT, SINGLE AUDIT AND BALLCORPS SPECIAL PROCEDURES

Mr. Lee Parks and Mr. Rick Blanton, from the Montgomery office of Warren Averett, present through a presentation the results of the September 30, 2025, audit.

- Total assets for the city were \$476,107,000.00, up about 2.4%,
- Total liabilities and deferred inflows were \$333,000,000.00 down about 4.7%,
- The net position was \$143,000,000.00 which is about 23%
- Cash of 91 million, which is down about 16 million from the previous year. This was related to current year's capital outlay, prior years accounts payable, and current year's debt service payments.
- Receivables of 16.7 million

- Capital assets of accumulated appreciation 348 million, which is up about 28.8 million, which is a product of current year editions less the current year depreciation.
- Deferred outflows, which were related primarily to the pension and other post-employment benefits, were 18.7 million
- Additional assets of \$161,000.00
- Accounts payable 6.5 million, down approximately 3.6 million
- Interest payable on long-term debt 3.3 million
- Unearned revenue 1.2 million
- Warrants payable 282 million, down 11.8 million
- Notes payable 8.7 million, down 1.6 million

Moving on to revenue

- Property taxes were 22.9 million, up approximately 2.4%
- Sales tax 40.9 million, down 2.6%
- Lodging tax 3.4 million, down approximately 5%
- Other taxes 8.9 million, up approximately 3.2%
- Licenses and permits 8.6 million, up 8.8%
- Intergovernmental revenue 1.9 million, up 34%
- Charges for services 4.1 million, down 11%
- Other category, contributions, donations, interest, 10.8 million, up 8.2%

Moving on to expense

- General government 23.5 million, up 4.5%
- Public safety 21.6 million, up 7%
- Public works 12.5 million, up 20.3%
- Culture and Rec 7 million
- Capital outlay 26.1 million, down 12.9 million from the previous year
- Debt service 23.6 million, up about 2.6 million

Mr. Rick Blanton presents the uniform guidance audit; this is required for anyone who expends more than one million in federal funding.

- Madison had federal expenditures of 1.18 million, up about 31% from the prior year. Due mainly to COVID funds

Required Communications

- Auditors' opinion, scope and timing section, and any changes, There were none

Mr. Lee Parks presents Ballcorps

- 2018, Madison and Ballcorps entered into a venue license agreement
- Summary sheets, baseball and non-baseball events, revenue and expenses
- The quarterly payments of \$62,500.00 of Ballcorps, making up the \$250,000.00 payment to Madison
- Parking revenue and tickets

- No exceptions noted related to these procedures

Council Member Bier thanks and appreciates the auditors, The finance committee received a copy of the audit in advance and reviewed it. The finance committee met this afternoon and went through a more detailed explanation. One point of note is the agreed upon procedures related to the prior Ballcorps lease, looking at the different factors that made up the lease payment, and moving forward under the new structure that will no longer be required. With everything together, Madison will save money on the AUP and will end up receiving a little bit more money and Madison is incentivizing Ballcorps to drive traffic to the area.

Council Member Goodson asks if uniform guidance audit would be found for the year before or not, due to the City of Madison being under the million cap? Mr. Rick Blanton responds in the affirmative, last year was a 750,000.00 cap, and the city might not have it next year.

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.*

ARTHUR S KIRKINDALL (DISTRICT 5)

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

- Revised zoning ordinance
- Thank you to the Mayor, Council and Planning director and staff for all their work
- Objects to the allowance of short term rentals

MONROE DARRELL (DISTRICT 3)

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

- Resides 106 West Dublin apartments
- Spoke to Fire Chief Williams and Captain Perkins, completed a fire drill
- Requesting the Councils intervention to expediate our representation.

CONSENT AGENDA AND FINANCE COMMITTEE REPORT

Council Member Bier stated finance committee met this afternoon and reviewed the audit.

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

General Operating account	\$1,561,696.07
Special General Operating Accounts	\$1,336.07
½ Cent Capital Replacement	\$28.18
Gasoline Tax & Petroleum Inspection fees	\$42,306.23
Street Repair and Maintenance	\$419.11
Library Building Fund	\$5,529.50
Venue Maintenance	\$1,320.00

Regular and periodic bills to be paid

Resolution No. 2026-180-R: Declaring duty weapon and police badge issued to Captain Terrell Cook as surplus and authorizing that they be given to him upon his retirement

Resolution No. 2026-186-R: Declaring surplus and authorizing the disposal of obsolete personal property formerly used by the Fire Department pursuant to Section 16-108 of the Code of Ordinances of the City of Madison

Resolution No. 2026-188-R: Declaring surplus and authorizing the sale of personal property formerly used by the Fire Department through Govdeals pursuant to Section 16-107 of the Code of Ordinances of the City of Madison

Resolution No. 2026-197-R: Authorizing an agreement with AARP for the acceptance of 2026 AARP Community Challenge Grant funding in the amount of \$25,000

Resolution No. 2026-198-R: Authorizing one-year network and cybersecurity support services renewal with White Rhino Security for both new and existing City facilities (\$16,000 to be paid from Information Technology Department budget)

Resolution No. 2026-199-R: Authorizing one-year network security subscription renewal with Unico Technology in the amount of \$12,610.76 (to be paid from Information Technology Department budget)

Acceptance of 10% profit in the amount of \$300.00 from V. Harp d/b/a Vacations by Val Travel Group for Savannah, Jekyll Island and Beaufort with Diamond Tours

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
Council Member Kenneth Jackson

Aye
Aye

Motion carried.

PRESENTATION OF REPORTS

MAYOR RANAE BARTLETT:

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

- Mayor and Council members participated in Memorial Day celebration, downtown. Thank you to the American Legion Post 229 and Larry Vanoy for a wonderful ceremony.
- Thank you Scout Troop 201 for placing flags at the local cemetery.
- Thank you to Discovery Middle Schools football team for helping prepare the grounds for the ceremony.
- A veteran after the ceremony voiced concern about the property on Sullivan and Madison Blvd., the vacant gas station. The city has notified the property owners about code violations, and demolition should begin tomorrow.
- Congratulations to Tina Nikki Tucker, who was recently named CEO of the U.S. space and rocket center. Tina Tucker is a Madison resident who grew up attending Madison City Schools.
- Mayor and Council President Wroblewski hosted our State Delegation at Toyota Field this weekend.
- Last week the Mayor and Council Member McKay went to Hoover, for SEC baseball. Also in attendance was Director of Parks and Recreation Kory Alfred and the Trash Pandas General Manager
- Congratulations to all Madison City school's graduates
- Congratulations downtown for the Main Street Block Party. At the event State Senator Tom Butler was honored.

COUNCIL DISTRICT NO. 1 MAURA WROBLEWSKI

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

- Madison Utilities special called meeting tomorrow at 7am, and Monday will be the regular Madison Utilities meeting at 7am, located at Sandersons Drive off Palmer Road
- Liberty Learning celebration, an organization your Council, Mayor and City support, all fourth graders in Madison attend this program which deals with civic engagement. Thank you to Madison City schools for supporting this program.
- Wellstone this Thursday at 9am

COUNCIL DISTRICT NO. 2 DAVID BIER

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

- Main Street Madison is providing great events downtown and revitalizing the area
- A Madsion resident, his son, was married this weekend, both his son and daughter in law grew up in this area and schools.

COUNCIL DISTRICT NO. 3 BILLIE GOODSON

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

- Commended the Mayor for her efforts, on the Madison Corridor, Madison Blvd, the old HWY 20.
- All the activities downtown, credit to the businesses and Jen DeLessio, six new business and several more for this summer
- Appoints the final member on the Madison City police advisory committee, Christy Hampton

COUNCIL DISTRICT NO. 4 MICHAEL MCKAY

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

- Madison City disability advisory board, parks and rec special programs, has 9 different classes this summer for kids and two summer camps. The information is on their website.
- Miracle league of Madison is working on a play it forward, business sponsorship drive, looking for sponsors and businesses to host fundraisers. Information is located on the Miracle league Facebook page.
- Madison City disability advisory board is going to have an open seat soon, once it opens interested applicants can apply online
- County Line Road parade on July 2nd, registration link on Council Facebook page
- New traffic signal on Burgreen and Hardiman is now operational
- Office hours June 3rd from 4 to 5pm, at City Hallin conference room 130

COUNCIL DISTRICT NO. 5 ALICE LESSMANN

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

- Madison Chamber will be having a ribbon cutting for Wellstone, on May 28th at 9am, at 9238 Madison Blvd.
- Thank you to Council Member Goodson for talking to the Boy Scouts.

COUNCIL DISTRICT NO. 6 ERICA WHITE

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

- Vendor applications are open for third Thursdays on Main, June through August from 5-7pm
- Let Freedom Ring celebration by the City of Madison on Friday July 3rd, looking for food vendors, links are posted online on both Main Street Madison page as well as the City of Madison Parks and Recreation page.

- Madison Senior Center has a senior self defense Taekwondo class, starting June 1st, and costs \$40.00. More information can be found on the Madison Senior Center Facebook page.

COUNCIL DISTRICT NO. 7 KENNETH JACKSON

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

- Madison Arts Alliance, sounds of summer concert series, starting May 28th from 7-9pm at home place park
- Thank you to the fire department, visited three of the stations. A special thank you to Chief Williams and Battalion Chief Tidwell and staff. It is impressive how much preparation goes into keeping residents safe
- Best wishes to all the graduates and hope the teachers and staff have a well-deserved great summer

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. 2026-122: ZONING CERTAIN PROPERTY OWNED BY JILLIAN AND NICHOLAS HOLLAND CONSISTING OF 0.35 ACRES AND LOCATED AT 225 NANCY ROAD, WEST OF SLAUGHTER ROAD AND SOUTH OF LYNN DRIVE, R-1B UPON ANNEXATION (FIRST READING 4/13/2026)

Council Member Bier moved to approve Proposed Ordinance No. 2026-122. Council Member Lessman 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. 2026-190-R: REQUEST FOR A RESTAURANT RETAIL LIQUOR LICENSE FROM CONNOR CONCEPTS INC., DOING BUSINESS AS THE CHOP HOUSE, FOR THEIR LOCATION AT 160 GRAPHICS DRIVE, MADISON, AL 35758

Council Member Goodson moved to approve Resolution No. 2026-190-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.

RESOLUTION NO. 2026-189-R: PUBLIC HEARING ON ORDER TO DEMOLISH THE MADISON INN & SUITES LOCATED AT 8716 MADISON BOULEVARD

Assistant City Attorney Shelby Morris presents to the council a binder and one has also been provided to the City Clerk and the owner's representative. Assistant City Attorney Shelby Morris states Madison Inn and Suites has been a persistent fire, building and safety code violations even before purchase by its current owner in 2016. Despite City Council accommodations in 2018 and 2019, the property suffered a significant fire on August 13, 2025, due to the persistent building, fire, and safety violations. The fire caused extensive damage to the common areas within Madison Inn and Suites. Subsequent inspections found the building substantially damaged and unsafe conditions constituting a public nuisance. To get the building in full compliance with the city's current codes would require complete reconfiguration of electrical, mechanical, plumbing, gas and life safety systems. The City has not received a potential construction schedule or financials that would indicate a remediation plan from the owner or anyone with an interest in the property. Therefore, based on the scope and cost of the required work that needs to be done, City staff recommend City Council order the building for demolition, being the most practical and cost-effective course of action.

Pre-2016, the property had existing history of code violations and criminal activity. In 2016, Mr. Yang with the intention to redevelop it into a senior living facility. However, it continued operating as a hotel. In 2018, the previous City Council held a public hearing on a business license revocation. A conditional license was agreed upon based on the owner's commitments to redevelop the property into the senior living facility. The license included the condition the property complies with the fire and building codes of the city. In late 2018, the legal department sent the owner a letter about his non-compliance. In 2019, the previous City Council revised his business license at his request to remove the redevelopment provision. However, the remaining conditions for compliance with fire, building and safety codes remained. August 13, 2025, a fire occurred at the property due to the non-compliance of the fire code. The fire damaged fifty to seventy-five percent of the structure. The lobby, hallways, kitchen and ballrooms were affected by the fire. The Deputy Fire Marshall reported on the fire and the issues, and a letter required that electric and power be cut off to the building until violations were remediated.

From April 2025 to April 2026, the police had 125 routine patrols to the property, meaning a trespasser or an unauthorized person on the property. Chief Gandy stated there are other vacant properties in the city that do not get as many routine patrols.

A history of failed fire inspections, for the life safety element of the building. This was included when people were staying there. Numerous inspections failed, including around when the business licenses conditions were placed. In June 2025, an inspection conducted by a contractor found the alarm panel was damaged by a lightning strike. If this had been in compliance it could have prevented the extensive damage from the fire.

On May 18, 2026, Assistant City Attorney Shelby Morris and appropriate municipal officials, Fire Chief and Deputy Fire Marshall completed an inspection walk through of the building. Provided is a list of current issues with the building that are out of compliance with the fire, life and safety codes. Such as no automatic fire sprinkler system, fire alarm detection, department connections, and emergency responder radio coverage. The owner was provided with this information in a letter last week.

There is also a building and structural inspection history. On August 21st a few days after the fire, the appropriate municipal official went out and inspected the building. A dangerous building check list was completed, which found there were building code violations and fire code violations. On March 16th, a second inspection was conducted, the same violations remained and found it was past the point of being remediated.

Assistant City Attorney Shelby Morris, a municipal official, and the owner's contractors did another walk-through last week, to show what would need to be remediated. The building official wrote up a list of preliminary issues, and it was provided to the owner, along with the fire inspection report. Pictures shown of the condition of the hotel, along with mold in some of the rooms that would need to be remediated. There were holes cut in the roof to put out the fire, and the holes were open and exposed to the elements from August to February.

Current property conditions, fire damage, building severe decline, vandalism to the electrical, environmental issues, soot, biological hazards, and structural issues. Recommending demolition of the structure due to the cost and the extensive amount of damage.

Attorney Rylan Lusk speaks on behalf of the owner. There is no dispute about the condition of the property. The property needs to come down. What it comes down to is an insurance concern. The owner's insurance has requested a remediation agreement, to determine if the insurance will cover the cost of remediation or demolition. The owner would like the property to be demolished. There is no scenario where it makes economic sense to remediate. What the owner is proposing is a conditional approval, Council would approve the demolition, but it would be subject remediation agreement.

Ms. Christy Hampton, the property manager at ULock-it storage on Celtic drive for 28 years, speaks in support of the demolishing of Madison Inn and Suites.

- Property is an eyesore
- Ongoing nuisance to nearby businesses, residents, schools, and public safety
- Over a decade, back in 2014 a petition circulated asking for help with this property
- Prostitution, fights in the parking lot, drug activity, loitering,
- Surrounding businesses have had people seeking shelter, hiding in flower beds, breaking into customer bathrooms

- Sex offender notices for people staying at the hotel
- Meth related explosions, repeated break ins
- People continue to break in and stay on the property even though no occupancy has been allowed since the fire

Ms. Kelly Butler, daughter of the owners of ULock-it storage on Celtic drive speaks in support of the demolishing of Madison Inn and Suites.

- Grandparents started the business in the early 1980's
- Deeply committed to the community, Grandfather was a member of the Lions club, father a member of the Rotary club, mom retired from Madison City Schools as a kindergarten teacher
- ULock-it has supported Rotary club, Madison Arts, Madison City Schools, Bob Jones football and baseball, Journey softball and cheer, and Columbia cheer and the Dublin park reconstruction
- 2020 ULock-it was awarded small business of the year
- Helped the community with storage during power outages and tornados
- Madison Inn and Suites has hurt the businesses in this area

Assistant City Attorney Shelby Morris returns to speak on the filing of Lis Pendes on March 26. All interested parties, including the owner, received it on March 30th. However, a month passed before the owner made contact on May 1st and remediation was not discussed until last week. Assistant City Attorney Shelby Morris has also spoken to Homewood Alabama where the owner owns a similar property. Homewood Alabama has also had problems getting the owners property up to code. Does not believe remediation of this property with the ownership would be feasible.

Attorney Rylan Lusk again speaks on the remediation agreement. The insurance carrier is wanting the owner to show some due diligence to remediate the property before the insurance carrier will cover the cost of demolition. Council Member Wroblewski does not believe it is the Council role to be involved in communication with the property owner's insurance carrier. Assistant City Attorney Shelby Morris replies that is correct.

Council Member Goodson speaks on the City covering the cost of the demolition and then a lien put on the property. Assistant City Attorney Shelby Morris states the owner would have the opportunity to pay the lien and if not, the city could foreclose on the lien. Council Member Goodson asks about the possibility of a date to remediate or demolish or a cost analysis to remediate or demolish. Assistant City Attorney Shelby Morris states the cost benefit analysis has already been done. Council Member Lessmann asked why we are doing remediation. Assistant City Attorney Shelby Morris responds with the resolution is for demolition. Council Member Lessmann asks if remediating is the only way to get money from the insurance company. Assistant City Attorney Shelby Morris responds with it appears to be.

Council Member Goodson says the owner has the right to appeal. Assistant City Attorney Shelby Morris responds yes, a few short days to appeal the City Council's action to Circuit Court. Council Member Bier states, the owner has had almost a year since the fire, the building is over forty years old, failed code compliance, there is not a lot of trust and faith any time given would be utilized. Council Member White agrees the owner has demonstrated not utilizing time given, what would be the benefit to the city.

Attorney Rylan Lusk states the benefit would be the owner paying the demolition cost instead of the city. Council Member Bier states even if the Council orders the demolition the

owner could still demolish it at a lesser cost. Council Member Wroblewski asks how much time the owner is requesting and can a penalty be assessed if the owner does not demolish by the date. Assistant City Attorney Shelby Morris does not believe a penalty could be assessed.

Mayor Ranae Bartlett speaks to the insurance company, seeing an order to demolish would have limited choices. Demolition would be set by a statutory period. Then it becomes the insurance company and the owner's best interest to demolish. The city demolishing would be more expensive, and a lien would be attached. The mayor does not see any reason to extend this further or require officers to service this location or to allow crime to be further committed. The mayor highly recommends the Council to pass the resolution as drafted. Council Member McKay agrees and wants to send a message to anything else in the corridor in that condition. The council needs to clean this area up and the council are not playing around.

Mayor Ranae Bartlett thanks Assistant City Attorney Shelby Morris for all the work put into this packet, everyone who spoke during public comments, and Attorney Rylan Lusk.

Council Member Bier moved to approve Resolution No. 2026-189-R. Council Member Lessman 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.

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 05/11/2026)

Council Member Lessman moved to approve Proposed Ordinance No. 2026-176. 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	Absent
Council Member Billie Goodson	Aye
Council Member Michael McKay	Aye
Council Member Erica White	Aye

CITY CLERK

RESOLUTION NO. 2026-194-R: AUTHORIZING AMENDMENT NO. 1 TO THE MASTER AGREEMENT FOR OPEN RECORDS REQUEST TRACKING SOFTWARE WITH JUSTFOIA, INC., AN AFFILIATE OF MCCI, LLC, IN THE AMOUNT OF \$9,024.88 FOR THE INITIAL TERM, WITH ANNUAL RENEWAL COSTS BEGINNING AT \$10,250 SUBJECT TO ANNUAL ADJUSTMENT PURSUANT TO THE AGREEMENT (TO BE PAID FROM CITY CLERK-TREASURER DEPARTMENT BUDGET)

Council Member White moved to approve Resolution No. 2026-194-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.

ENGINEERING

RESOLUTION NO. 2026-187-R: AUTHORIZING AMENDMENT NO. 1 WITH SWEEPING CORPORATION OF AMERICA FOR A 5% ADJUSTMENT OF THEIR CURRENT CONTRACT DUE TO ONGOING MARKET CONDITIONS, INCLUDING A SIGNIFICANT INCREASE IN OIL AND FUEL COSTS (\$3,248.25 TO BE PAID FROM STORMWATER FUND)

Council Member Bier moved to approve Resolution No. 2026-187-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.

RESOLUTION NO. 2026-200-R: AUTHORIZING A PROFESSIONAL SERVICE AGREEMENT WITH MULLINS, LLC, FOR SURVEYING AND DESIGN SERVICES FOR PROJECT NO. 26-012 GREENWAY TRAIL EXTENSION ALONG TOWN MADISON BOULEVARD AND GRAPHICS DRIVE IN THE AMOUNT OF \$93,500 (TO BE PAID FROM ENGINEERING DEPARTMENT BUDGET)

Council Member Lessmann moved to approve Resolution No. 2026-200-R. Council Member White seconded. The vote was taken and recorded as follows:

Council Member Alice Lessmann	Aye
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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.

FACILITIES AND GROUNDS

RESOLUTION NO. 2026-191-R: AWARDING BID NO. 2026-006-ITB FOR THE RETAINING WALL AT TOYOTA FIELD WEST PARKING LOT TO MILLER & MILLER, INC. IN THE AMOUNT OF \$438,534.80 (TO BE PAID FROM STORMWATER FUND)

Council Member Lessmann moved to approve Resolution No. 2026-191-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. 2026-195-R: APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH J.M. PHILLIPS ENGINEERING, LLC, FOR CIVIL ENGINEERING DESIGN SERVICES FOR THE PROPOSED IMPROVEMENTS TO THE ENTRANCE FOR THE MADISON WELLNESS CENTER IN THE AMOUNT OF \$37,625 (TO BE PAID FROM FACILITIES AND GROUNDS DEPARTMENT BUDGET)

Council Member White moved to approve Resolution No. 2026-195-R. Council Member Lessmann seconded. The vote was taken and recorded as follows:

Council Member Jackson asks for an elaboration as to the need for a second entrance. Director of Facilities Gerald Smith responds with the city does not currently have its own entrance into the wellness center, currently entering through a neighbor's lot. This entrance is to prepare for the SEC tournament.

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. 2026-196-R: APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH J.M. PHILLIPS ENGINEERING, LLC FOR CIVIL ENGINEERING DESIGN SERVICES FOR THE PROPOSED IMPROVEMENTS TO THE SOFTBALL FIELDS AT THE MADISON WELLNESS CENTER, IN THE AMOUNT OF \$16,100 (TO BE PAID FROM FUND 38)

Council Member McKay asks if the funds are for bullpens and batting cages, and how many. Director of Facilities Gerald Smith responds with two for each field. A bullpen and batting cage for each field is a requirement for the SEC.

Council Member White moved to approve Resolution No. 2026-196-R. Council Member Lessman 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.

INFORMATION TECHNOLOGY

RESOLUTION NO. 2026-193-R: AUTHORIZING A THREE-YEAR SUBSCRIPTION AGREEMENT WITH WOW! BUSINESS FOR INTERNET AND CABLE TV SERVICES FOR THE ANIMAL CONTROL FACILITY LOCATED AT 400 CELTIC DRIVE, SUITE A IN THE AMOUNT OF \$400 PER MONTH/\$4,800 PER YEAR (TO BE PAID FROM IT DEPARTMENT BUDGET)

Council Member Bier moved to approve Resolution No. 2026-193-R. 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

LEGAL

ORDINANCE NO. 2026-201: AN ORDINANCE ESTABLISHING REGULATIONS CONCERNING SHORT-TERM RENTALS

City Attorney Megan Zigarelli reviews standards in the ordinance.

- Sets permitting

- Licensing requirements
- Permit for short-term rentals
- Application fee
- Annual renewals
- Mandatory building inspections
- Lodging only
- Parking standards
- Local contact person
- Notification to adjourning property owners
- Three strikes enforcement plan

Council Member Jackson noticed the overnight parking by transients is strictly prohibited, does that apply to daytime as also. City Attorney Megan Zigarelli responds that only on-site parking, in the driveway, is allowed. Council Member Jackson also asks about neighbor notice, is it only neighbors who share a property line? City Attorney Megan Zigarelli responds it includes across the street. Council Member Jackson also asks if there is a limit to short term rentals that can operate on the same street? City Attorney Megan Zigarelli there is not a limit for the same street, however proposing a city-wide cap of 190 short term rental permits. Council Member Jackson states hypothetically a homeowner could be surrounded by short-term rentals? City Attorney Megan Zigarelli answers hypothetically.

Council Member Bier clarifies the three-hundred-and-fifty-dollar fee is essentially cost for inspection and permitting. There is no profit for the city. City Attorney Megan Zigarelli answers in the affirmative.

This is a first reading only

PLANNING

PROPOSED ORDINANCE NO. 2026-123: ASSENTING TO THE ANNEXATION OF PROPERTY LOCATED AT 225 NANCY ROAD, WEST OF SLAUGHTER ROAD AND SOUTH OF LYNN DRIVE, INTO THE CITY OF MADISON (FIRST READING 04/13/2026)

Council Member White moved to approve Proposed Ordinance No. 2026-123. 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.

PROPOSED ORDINANCE NO. 2026-170: VACATION OF A UTILITY AND DRAINAGE EASEMENT LOCATED WITHIN 131 W DUBLIN DRIVE (FIRST READING 05/11/2026)

Council Member White moved to approve Proposed Ordinance No. 2026-170. 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. 2026-174-R: SETTING A PUBLIC HEARING ON PROPOSED ORDINANCE NO. 2026-175, AMENDING THE ZONING ORDINANCE TO ALLOW SHORT-TERM RENTALS (FIRST PUBLICATION 6/3/2026; SECOND PUBLICATION 6/10/2026; THIRD PUBLICATION 6/17/2026; PUBLIC HEARING 6/22/2026)

Director of Development Services Mary Beth Broeren states this would set a hearing to amend the city's zoning ordinance to allow for short-term rentals. The planning commission recommends the following.

- Allowed throughout the city
- Modify accessory dwelling unit regulations
- 180 days or less
- Public hearing requested for June 22nd

Council Member Goodson moved to approve Resolution No. 2026-174-R. Council Member Bier seconded. 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	Recused
Council Member Kenneth Jackson	Aye

Motion carried.

MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS

None

ADJOURNMENT

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

The meeting was adjourned at 7:55 p.m.

Minutes No. 2026-10-RG, dated May 26, 2026, read, approved and adopted this 8th day of June 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