



**MINUTES NO. 2026-06-WS
WORK SESSION MEETING
OF MADISON, ALABAMA
June 16, 2026**

The Madison City Council met in work session on Tuesday June 16, 2026, at 5:30 p.m. at Madison City Schools Central office at 211 Celtic Drive, Madison, Alabama. Noting that a quorum was present, the meeting was called to order at 5:32 p.m. by Council President Maura Wroblewski.

THE FOLLOWING ELECTED OFFICIALS WERE IN ATTENDANCE

Mayor Ranae Bartlett	Present
Council District No. 1 Maura Wroblewski	Present
Council District No. 2 David Bier	Absent
Council District No. 3 Billie Goodson	Present
Council District No. 4 Michael McKay	Absent
Council District No. 5 Alice Lessmann	Absent
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, Municipal Records Coordinator Amy Rumley, City Attorney Megan Zingarelli, Principal Planner Matt Davidson, and Director of Development Services Mary Beth Broeren.

PLANNING FOR MADISON'S GROWTH

Director of Development Services Mary Beth Broeren opened by sharing a presentation Madison Growth Policy, and Comprehensive Plan (Madison on Track). Ms. Broeren stated this in order to update the school board with respect to capital facility planning. Below are the topics discussed:

1. Land Use Planning in Madison
2. Growth Policy
3. Madison's Comprehensive Plan
 - Preferred Growth Scenario
 - Action Items
4. Residential Growth

Director of Development Services Mary Beth Broeren stated in 2017 that the city and school formed a joint city growth committee. This led to two primary outcomes:

1. Voters approving a property tax increase, which allowed for the construction of Journey Middle School, Midtown Elementary and Russell Branch Elementary

2. The Madison Growth Policy, which provides guidance on rezoning an annexation- the focus of this was to slow growth, pace growth, allow the school district to catch up with its facilities, along with other city infrastructure.

Growth Policy

Policy 1- The city supports development of new detached, low density, single family residential projects on property currently in the city limits for residential uses.

Policy 2- The city supports active adult and senior independent living communities, i.e. age-restricted communities for older adults.

Policy 3- Request to rezone property currently zoned for agriculture use to R-1, R-1A, R-1B, R1C (if established) or cluster zoning may be supported provided that protection of tree canopy/natural features and a phasing plan is incorporated into any development plan.

Policy 4- Requests to rezone properties to RZ, R3, R3-A or R4 zoning, regardless of density, will not be supported for detached single family development unless they are for single lots that are infill to an approved project or a project consistent with Policy 2.

Policy 5- The city supports limited development of new attached single family or multi family residential projects on property currently in the city limits and already zoned for such residential uses.

Policy 6- Property zoned or recommended for commercial or industrial development should not be supported to be rezoned to residential unless other significant city objectives are achieved.

Property requesting annexation into Madison

Policy 7- The city supports annexation of property proposed to include residential development if (1) the property is approximately three acres or less in size or (2) the property is part of a strategic annexation, which is defined as an annexation that results in a meaningful increase in commercial land inventory, preserves the city's ability to annex other potential commercial land, or include property that will be offered and suitable for public facilities such as schools, critical infrastructure, fire stations, etc.

A new comprehensive plan (Madison on Track, 2025-2045) was adopted by the planning commission in February 2025, subsequently acknowledged by the city council. There was a nineteen-member committee, Interim Superintendent Eric Terrell was the representative of Madison City School District. The preferred scenario out to 2045 included moderate population growth, including existing entitlement, infrastructure, availability of land, constraints on expansion, and community preference. The plan includes ten chapters:

Chapter 1- Introduction to this plan

Chapter 2- Madison's Past

Chapter 3- Madison's Present

Chapter 4- A Community's Vision

Chapter 5- Our Future, Our Choice

Chapter 6- Continuing Community: Madison Placetypes, images shown reimagining Madison Boulevard and Old Madison Pike corridor
 Chapter 7- Expanding Potential: Through Fiscal Resilience
 Chapter 8- Connecting Place: Madison's: Madison's Mobility Network, 36 transportation projects, 51 sidewalk and greenway projects
 Chapter 9-Retaining Place: Madison's Parks, Recreation, and Open Space
 Chapter 10-Staying on Track: Madison's Path to Success: including 82 action items

There are three goal and action items specifically related to the school district:

1. Support a high-quality public education system while making provisions for growth
 - Continue to monitor and pace growth in coordination with the school district
2. Support quality schools to serve existing and future populations
 - Continue to inform the school district of proposed projects that may impact school capacity or affect district facilities
3. Expand mobility and reduce congestion by adding sidewalk, greenway, and bike lane connections in key locations, especially those that promote safe routes to schools
 - Identify safe routes to school infrastructure projects as priorities within the CIP, and seek state and federal funding to support their completion

Preferred growth scenario (2025-2045)

	Preferred Growth Scenario	Completed 2021 through May 2026	Approved but not Complete (A)	Net New Units Allowed (B)	Remaining Units Allowed (A+B)
Single Family	4,742	1,605	1,676	1,461	3,137
Multi-family	3,150	2,140	375	635	1,010
Total	7,892	3,745	2,051	2,096	4,147

School Board Member Tommy Overcash asks if parts of the 2045 comprehensive plan change as land development changes. Director of Development Services Mary Beth Broeren responded yes, on a project-by-project basis, to the city council's voting on projects.

Director of Development Services Mary Beth Broeren speaks of the difficulty of population estimation, best guess estimation of Madison City is 66,500. The housing number is an easier estimation, approximately 26,300.

School Board Member Tess Halbrooks asks about monitoring growth and potential vacancy numbers? Director of Development Services Mary Beth Broeren answers with all the multifamily units that came on the market in the metro region, the multifamily vacancy was up to about 18%, a healthy single family vacancy rate is about 5%. In Madison it was as low at 2%. Overtime would be estimated to be about 5% single-family and a little higher for multifamily.

Superintendent Dr. Ed Nichols thanked Director of Development Services Mary Beth Broeren for sending monthly updates on the planning commission. Superintendent Dr. Ed Nichols stated for the past ten years that Madison City Schools averaged about 327 new students a year. The growth plan has worked. In the last five years it has decreased to 200 new students a year. The explosion growth has not been on the Limestone County side it has been

in Triana. In the past five years Triana has gone from 660 students to almost 1200. Currently Madison City Schools has 13,247 students enrolled for next school year. For the first time Madison City schools will be at an 82% capacity in elementary schools, 85% capacity in middle schools, and high schools with about 4,100 students next year with a capacity of 4,200. Planning to expand the capacity with renovations at both high schools. With 2% growth by 2031, the district should have around 14,500 students. The unknown is the Triana growth. When Madison City Schools reach 14,500 students, 6,200 students in elementary school 96% capacity, about 3,600 in middle school 100% capacity, 4,700 in high schools. The objective is to keep the district balanced so that no matter where a house is bought the school is a quality school. Madison City School District right now is in a very good spot. Superintendent Dr. Ed Nichols thanked the Council and previous Council for slowing down the growth.

Council President Maura Wroblewski asks Superintendent Dr. Ed Nichols if there is a certain elementary school that has a lot more growth. Superintendent Dr. Ed Nichols responds with in the rezoning, Triana had to be split between four elementary schools.

Director of Development Services Mary Beth Broeren spoke on Triana. Triana two to three years ago adopted some growth control measures. Superintendent Dr. Ed Nichols confirmed the slowdown. School Board Member Cara Sexton Welsh asks Director of Development Services Mary Beth Broeren does Triana has a comprehensive plan. Director of Development Services Mary Beth Broeren states not that she is aware of. Council President Maura Wroblewski asks Interim Superintendent Eric Terrll asks if Triana shares potential projects with the School District. Interim Superintendent Eric Terrll states Triana does provide an update.

School Board Member Cara Sexton Welsh asks about children from the arsenal. Superintendent Dr. Ed Nichols states currently the school district has three students from the arsenal. School Board Member Cara Sexton Welsh asks additionally about the FBI, Space Command and Golden Dome having an impact. Superintendent Dr. Ed Nichols states the only children eligible must be required to live on base for security reasons. Students from the arsenal and parents who work in Madison City Schools and live out of district pay tuition.

Council President Maura Wroblewski states next time Triana should be invited to join the meeting. Superintendent Dr. Ed Nichols thanked the council from the teachers for the council taking ownership in the school district.

Council Member Goodson asked Superintendent Dr. Ed Nichols to clarify, Triana has come along with Madison City in all of the funding and voted for the same cost Madison City residents are paying for the schools, Triana came along as a full partner. Superintendent Dr. Ed Nichols, when Madison had the vote on the ad valorem tax, Triana did the same to support the schools.

Council President Maura Wroblewski thanked Superintendent Dr. Ed Nichols. School Board Member Tommy Overcash thanked Director of Development Services Mary Beth Broeren for the update.

*A copy video of the meeting in its entirety can be found on our website, madisonal.gov.

ADJOURNMENT

Having no further business to discuss, the work session adjourned at 7:15 p.m.

Minutes No. 2026-06-WS, dated June 16th, 2026, read, approved and adopted this 22nd 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