



**MINUTES NO. 2026-12-RG
REGULAR CITY COUNCIL MEETING
OF MADISON, ALABAMA
June 22, 2026**

The Madison City Council met in regular session on Monday, June 22, 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 Eugene Folks from Grace Covenant Worship and Outreach Center 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	Absent
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 Toby Jenkins, , Police Chief Johnny Gandy, Director of Building Kipp Richerzhagen, Director of Human Resources Kelly Bracci, Assistant Director of Parks & Recreation Kory Alfred, Director of Operations and Communications Amanda Jarrett, and Director of Development Services Mary Beth Broeren.

Public Attendance registered: Richard George, Hanu Karlapalem, Scott Harbour, Eugene Folks Jr, Margi Daly, Madison Ohlsen, Michael Parker, Eric Keniuk, Jonathan Draper, Leslie Kelley, Gary Kent, Rod Matthews, Brian Davis, Sonya Roberts, Joe Mullins, Scott Motz, Richard Chandler, Shannon Hoff, Opie Balch, Amber Barnes, Nathan Koesner, Kyle Baker, Brianna Stephenson, Crain Stephenson, Naomi Nunes, Neil Cook and Ryan Oliver

AMENDMENTS TO AGENDA

City Attorney Megan Zingarelli had the following update and/or change listed below: Madison Police Department Presentation and Awards items A and B will be moved to a later agenda.

APPROVAL OF MINUTES

MINUTES NO. 2026-11-RG, DATED June 8, 2026

Council Member Billie Goodson moved to approve Minutes No. 2026-11-RG. Council Member Alice Lessmann seconded. The roll call vote taken was 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	Absent
Council Member Kenneth Jackson	Aye

Motion carried.

PRESENTATIONS AND AWARDS

None

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.*

ROD MATTHEWS (DISTRICT 3)

Mr. Matthews appeared before Council and Mayor Barlett to inform the public on the following items:

- Update on the Consumer survey ending June 23rd, sponsored by Mainstreet Madison

MARGI DALY (DISTRICT 6)

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

- Resolution No. 2026-227-R, Concerns about the appointed Board of Directors of the Redevelopment Authority members that have given donations.

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	\$2,044,498.95
Gasoline Tax & Petroleum Inspection fees	\$43,584.29
TVA Tax	\$8,993.13
Library Building Fund	\$6,344.26
Venue Maintenance	\$4,760.48

Regular and periodic bills to be paid

Resolution No. 2026-221-R: Declaring surplus and authorizing the disposal of obsolete personal property formerly used by the Facilities and Grounds Department pursuant to Section 16-108 of the Code of Ordinances of the City of Madison

Resolution No. 2026-228-R: Authorizing the acceptance of grant funding in the amount of \$3,500 from the Ruth & Lyle Taylor Endowment Fund 2026 to be used for Mayor's Youth Council program expenses (to be deposited into Budget Line Item 10-130-000-2765-00)

Resolution No. 2026-229-R: Acceptance of insurance settlement from Alabama Municipal Insurance Corporation for Claim No. 065706MT caused by a collision involving a police vehicle which occurred on April, 2, 2026 (\$19,390.19 [less \$1,000 deductible] to be deposited into General Operating account)

Resolution No. 2026-230-R: Acceptance of insurance settlement from Alabama Municipal Insurance Corporation for Claim No. 065848 caused by a collision involving a city vehicle which occurred on April 30, 2026 (\$2,115.72 [less \$1000 deductible] to be deposited into General Operating account)

Acceptance of appropriation from District 2 Madison County Commissioner Steve Haraway to be used towards Animal Shelter Camera System and Network Cable Upgrades in the amount of \$40,000 (to be deposited into Police Donations checking account)

Acceptance of \$1000 donation from GRAMI (Getting Real About Mental Illness) to provide additional funds for Crisis Intervention Team training and materials (to be deposited into Madison Police Department Donations 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	Absent
Council Member Kenneth Jackson	Aye

Motion carried.

PRESENTATION OF REPORTS

MAYOR RANAE BARTLETT:

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

- Commented on Armed Forces Week.
- Spoke at The Homebuilders Scholarship dinner that helps provide funds for scholarships.
- Thanked the Mayors Youth Council, which was funded through a grant that was just approved. She hopes that this will help inspire the youth to engage in the local government.
- Thanked members of the public for being so caring and thoughtful.
- Reminder of The Children's Parade, related to the America's 250th celebration at Homeplace Park, ending with a free concert.
- June 29th will be the ribbon cutting for the new locker rooms at Toyota Field

COUNCIL DISTRICT NO. 1 MAURA WROBLEWSKI

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

No new business to report

COUNCIL DISTRICT NO. 2 DAVID BIER

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

- Asked the citizens to partake in the survey that was mentioned by Rod Matthews.
- Huge shout-out to the joint work session last week between Mary Beth with Planning and the Board of Education discussing the growth policy and the Board of Education needs.
- Topic of STR and timing including multiple work sessions for months. Asked the citizens to not look at STR's as "what will happen if allowed but to look at STR's as what has happened.
- Appreciated all the emails and phone calls from citizens asking questions and voicing the concerns they have pertaining to STR's

COUNCIL DISTRICT NO. 3 BILLIE GOODSON

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

- Commended downtown for pulling off a great event on the first Third Thursday of this year and a shout out to Rod and Brenda for trying to get more surveys done.
- Train Derailment Exercise that included 120 people, along with 10 agencies participating.
- Resources available to our community through our EMA, including weather updates.

COUNCIL DISTRICT NO. 4 MICHAEL MCKAY

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

- Shared he does have office hours at City Hall this week, 3:30 to 4:30 on Wednesday, 24th in Conference Room 130. All are invited.

COUNCIL DISTRICT NO. 5 ALICE LESSMANN

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

- Enjoyed attending the Huntsville Hospital Foundation Luncheon with the Emerald Society and celebrating Sara Jones' retirement.
- Asked for survey feedback on what the public wants to see come to downtown and what they like about downtown.
- Madison Chamber accepting vendor applications for Celebrate Madison.
- Thanked everyone for all the calls and emails received on the STR topic.

COUNCIL DISTRICT NO. 6 ERICA WHITE

ABSENT

COUNCIL DISTRICT NO. 7 KENNETH JACKSON

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

- Beautification and Tree Board meeting June 23rd at 6:00pm at Madison Meeting Hall in Room 105.
- Informed the citizens of openings on the Beautification and Tree Committee
- Art Reception put on by the Madison Arts Alliance at the library for the work of Sean Donahue

BOARD/COMMITTEE APPOINTMENTS

A. RESOLUTION NO. 2026-227-R: APPOINTING BOARD OF DIRECTORS OF THE REDEVELOPMENT OF THE CITY OF MADISON

Council Member Bier moved to approve Resolution No. 2026-227-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	Absent
Council Member Kenneth Jackson	Aye

Motion Carried.

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. 2026-168: 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 READING 5/11/2026)

- Director of Development Services Mary Beth Broeren informed Council that the applicant has asked to withdraw the application for Proposed Ordinance No. 2026-168 due to the hearing being advertised. Motion to postpone indefinitely recommended.
- Citizen Margi Daly questioned if the property was with the Burgreen Brothers or attached to the property. Council President Wroblewski informed her that is not the property.
- City Attorney suggests postponing indefinitely since the applicant wishes to withdraw the application.

Council Member Goodson moved to postpone indefinitely Proposed Ordinance No. 2026-168. Council Member Jackson seconded. The vote was taken and 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	Absent

Motion carried.

PROPOSED ORDINANCE NO. 2026-173 AMENDING THE OFFICIAL ZONING ORDINANCE OF THE CITY OF MADISON (FIRST READING 5/11/2026)

Pursuant to and in compliance with Ala. Code §§ 11-52-77 and 11-54-78, a public hearing was held on the adoption of an ordinance to amend the official Zoning Ordinance of the City. Notice of said hearing was given in the manner and within the time required by Ala. Code §§ 11-52-77 and 11-54-78. The hearing was held at the date, time, and place specified in said notice.

- Mary Beth Broeren informs that the Planning Commission unanimously supports the recommended actions of the amendments needed to the Zoning Ordinance.
- Citizen Margi Daly speaks about her concerns with the ordinance that states the city require demolition, concerns about manufactured homes being taken by the city, solar farms and windmills within the city and vehicles without current license plates.
- Mary Beth Broeren clarified sections of the Ordinance that Ms. Daly has concerns about.

Council Member Bier moved to approve Proposed Ordinance No. 2026-173.
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	Absent
Council Member Kenneth Jackson	Aye

Motion carried.

PROPOSED ORDINANCE NO. 2026-175 AMENDING THE ZONING ORDINANCE TO ALLOW SHORT-TERM RENTALS (FIRST READING 5/26/2026)

Pursuant to and in compliance with Ala. Code §§ 11-52-77 and 11-54-78, a public hearing was held on the adoption of an ordinance to amend the official Zoning Ordinance of the City. Notice of said hearing was given in the manner and within the time required by Ala. Code §§ 11-52-77 and 11-54-78. The hearing was held at the date, time, and place specified in said notice.

City Attorney Megan Zingarelli explained to the council and the citizens that Ordinance 2026-175 and 2026-201 will be presented together so everyone will have the full picture before opening public comments but will be voted on separately. Ordinance 2026-175(first reading 05/26/2026) that is amending the zoning ordinance to provide that short term rentals are allowed as a conditional use. Ordinance 2026-201(first reading 05/26/2026) that establishes companion regulations related to the operation and permitting of STR'S that will go into the main city code related to the operations of STR's. A brief recap will explain some of major points that have been taken in consideration during the months of discussions at the Council and Planning Commission level, multiple work sessions, and multiple internal and external meetings. One of the most important points of the ordinance is that it preserves 99% of the city's housing supply for single family residential use. This proposal of this ordinance is capped at 190 city-wide. This ordinance covers the lodging taxes to be paid, and also provides health and safety regulations. The legal framework for these proposals tonight comes both from the state zoning powers and from the council's general authority to regulate for the health, safety, and welfare. we have one part that addresses the zoning and the locations and the land use and a separate part that goes into the general city ordinance. Going into Ordinance 2026-175, STR's are being proposed as a conditional use, which will be approved by staff. This ordinance does not permit short-term rentals in the business districts and industrial districts of the city. This ordinance adds a definition for short term rentals, and it defines the period of short term as up to 180 calendar days.

Assistant Attorney Shelby Morris explains each section of the Proposed Ordinance 2026-201. This will include explaining regulations that have to be followed. Fees and taxes are included in the ordinance. Also included under this ordinance will be what is considered allowable dwellings, permit procedures, business licenses

Council President Maura Wroblewski opens the floor for public comments, asking everyone to be respectful.

Mr. Hanu Karlapalem addressed the negative impact of STR's by making rent go up for families wanting to move to Alabama. Mr. Karlapalem does not want to see STR investors take over the neighborhoods. He suggests that an ordinance be written that targets corporate STR investors instead of individual owners. He believes that STR's could be a public safety.

Council President Maura Wroblewski thanks Mr. Karlapalem and calls the next person up, Madison Ohlsen.

Madison Ohlsen (District 3) started out by thanking the council members that responded to her emails and felt that her voice had been heard. Madison has concerns because she has two rentals properties beside and in front of her home. She believes that STR's should be restricted from operating in standard residential subdivisions inside Madison City limits neighborhoods to preserve the future.

Council President Maura Wroblewski calls up Mr. Richard George

Richard George lives in Oakbrook Circle and is concerned about the quality of life and value. He chose not to live in an HOA neighborhood. He feels that STR's do not belong in single family neighborhoods. Mr. George is worried about the value of his home. Mr. George appreciates all the work that has been done by the council.

Council President Maura Wroblewski call Eric Keniuk to the podium.

Eric Keniuk voices his concerns about safety for his child. He also thinks that most of the 190 proposed homes will be in Madison's most affordable neighborhoods. Mr. Keniuk spoke about the results of a survey that took place the last 2 weeks. He fears that STR's are going to push home prices higher, making it more difficult to purchase. He request the city council to a six-month moratorium that would give the planning commission more time to work on something and also more time for the council to reach out to other municipalities.

Council President Maura Wroblewski calls Michael Parker

Michael Parker spoke on behalf of John Fellows. Mr. Fellows is an STR owner and believes that a lot of issues with STR's can also happen with LTR's. Positives with STR's are more space and privacy instead of being confined to a hotel room. Cost effectiveness with large families that can split the cost of a single-family room instead of booking multiple hotel rooms. Mr. Parker also spoke about his opinion about STR's. He prefers the ability to stay in an AirBnB.

Council President calls up Richard Chanlder

Richard Chandler and his wife live at 105 Bentworth Lane and is concerned about the passing of the ordinance for the fact that he has owned a STR for the past few years to help supplement their social security income within his home. We have completely refurbished the home, maintained it in excellent condition, and it's as good as any home in the neighborhood. Our unit provides a needed service to newcomers to the community, as well as for those who abhor staying in a cold hotel environment or have special needs. We have rented to traveling nurses, those with special needs children and those attending family events like graduations and funerals. His STR has maintained a 5.0 rating with 55 reviews. He is concerned about the passage of this ordinance, with all its additional red tape and associated fees, will probably be enough to break the back on us maintaining this as a rental unit.

Council President Maura Wroblewski calls the last person Jonathan Draper

Jonathan Draper addresses the council and thanks them for all they are doing. He states that one main concern is giant corporations coming in and buying up the housing stock but says that happens with LTR's also. Mr. Draper provides some statistics to prove the housing supply and listing have not been impacted within the last 3 years. He says that the school system is what drives the housing market. He questions the \$350 fee for a permit when new home inspections and alcohol permits are cheaper. He feels that the price on older homes will go up when all property has been built on and new home prices are too high, this will drive out STR's.

Council President Maura Wroblewski asks if anyone else would like to speak.

Frank Tatum speaks about a letter that was written and signed by 33 members of the neighborhood in February 2025. He discusses that he believes if AirBnB's are allowed, this will increase crime activity and reduce safety for the public citizens. Frank feels that his property value has declined. He is asking that Madison adopt the same regulations that Huntsville City has.

Council President Maura Wroblewski thanks Mr. Tatum and calls Leslie Kelly

Leslie Kelly (District 7) is from Silver Creek Subdivision. She lives in a non-HOA neighborhood that does have deed restrictions and is questioning about that not being mentioned in the current forms. Leslie says that she knows her neighbors and when strange cars are parked in the street, you can't be sure if crime activity is going on or not. She is asking for restrictions like 2-day minimum rentals and excluding borders because of young people getting roommates through AirBnB.

Council President Maura Wroblewski calls Mary Howard.

Mary Howard (District 5) says she has a STR in District 7. My family's been involved in real estate long term rentals for over 50 years. Short term rentals are a newer concept, and we've learned that they are a critical solution to housing families that need a temporary residence to house their family where a hotel is just not a viable option. When residents are buying and selling homes in Madison, they often need an STR to house their family to fill the gap until their new home is available. Cost is another consideration. SDR homes can house six people, which is more affordable than trying to rent multiple hotel rooms. I am an Airbnb super host like that other gentleman and have had a 5.9 star rating for a long time. Out of 90 reviews, STR's for Madison residents fill a need that is crucial for families that live here and visit here. It is my hope that this need is recognized, valued and supported.

Council President Maura Wroblewski calls Jan Talley from District 7

Jan Talley (District 7) says that she has had horrible renters and neighbors for years but she has never experienced problems with the STR that is a neighbor. I know of one older couple that drives all the way from Minnesota to visit their son here in Madison. They want to live in a home they rent. The Howards Airbnb for a couple of months, and they have just been really kind.

Older people would not want to have to stay in a hotel for all that time, but you wouldn't want to. They wouldn't want to sign a six month or a year rental lease either.

Council President Maura Wroblewski calls Danny Von Jouanne

Danny and his wife run 2 furnished rentals in Madison and also have unfurnished rentals that they do long term. His primary renters are families that have been displaced because of damage or remodeling or waiting to close on buying a home. He also has guests that may be staying for a few months to learn the area to see where they would like to buy a home. This provides a much better situation than bouncing from hotel to hotel. And also, to point out the definition of short term was given at a six-month stay. We would consider that mid-term. We used to do short stays of a weekend and decided it just the turnovers were more hassle than we wanted to deal with. Once we had kids. We found that multi-week to multi-month has been kind of a midterm of those targeting those families and those members of the community, not just here for a weekend getaway. And we don't really consider that short term once you're beyond a month. So, I just wanted to also put that up for consideration.

Council President Maura Wroblewski calls Denise Shaver

Denise questions how Danny Von Jordan received special permission to run the properties that he mentioned. She is also questioning the website posting from 2 months ago saying

the planning committee did not think these residences should go into single family residential areas.

Council President Maura Wroblewski answers Denise Shaver saying they will address her questions, and the city did not change their mind.

Denise Shaver (District 6) shares that she has a screenshot about the planning committee recommending they not be in single family residence.

Chasity McMillan thanks the council and states that she is a former host. Chasity is also a person that stays in STR's and explains the good experiences that a hotel cannot offer. She provides that people to come to Madison to visit the Space and Rocket Center or maybe a wedding. There is a way to do this. If you communicate with your neighbors as you all put in your ordinance, but also just setting the example from the time that they see the listing online, from the time that they communicate with you through the direct messaging, just setting your expectation that way. Her concern is if big corporations are allowed to have multiple STR's under 1 permit, it will run hosts like her out.

Council President Maura Wroblewski asks if anyone else would like to speak.

Diane Milliken (District 3) addresses the council about the parking situation and her concerns with the 190 gap.

Council President Maura Wroblewski thanks Ms. Milliken and asks if anyone else would like to speak.

Carol Hervias (District 7) speaks about the calls from out of state corporations that are wishing to purchase her home. She thinks residents should have the STR's and not big corporations.

Council President Maura Wroblewski calls Jonathan Chandler

Mr. Chandler shares that he lives in Huntsville, but he owns property in Huntsville and Madison. He feels that the minds of the council have already been made, and he feels attacked and betrayed. He and his wife take care of the properties they have as STR's and LTR's and have a close to 5 score. He speaks about the screening that is done because he must pay for anything that would have to be fixed. He also says that he has not received any complaints from neighbors or police. He and his wife are worried about if this goes away, how they will invest in their future.

Council President Maura Wroblewski asks if anyone else would like to address the council.

Margi Daly (District 6) from Erica's district addresses the council with her experience with a STR blocks away from her home and how she can see the lights and hear the noise. She says that she is grateful to the people that have renters and do it well, but some are monstrosities.

Council President Maura Wroblewski asks if anyone else would like to talk about the geese (laughing).

Dan Walter (District 5) has seen studies where STR's increase the police requirements and is asking whether the increased revenues will cover the increased costs of policing.

Council President Maura Wroblewski thanks Dan Walter and asks if anyone else would like to speak before closing the public hearing and a motion and second is needed.

Council Member David Bier so Moved.

Council President Maura Wroblewski asks if the motion came from David. Ok, motion from Mr. Bier and second from Mr. McKay.

Council Member David Bier addresses the public and the council by thanking everyone for the comments. He agrees that the ordinance is a burden for the owners of STR's but that is the result of the council, planning commission and the legal department responding to the concerns. He states that a look at the budget, shows that the city currently captures \$300,000 in lodging taxes. He address that Huntsville can still meet the demand because they have more homes that are single family but are in non-single family zone areas. Higher property taxes come from STR's, which benefit schools.

Council Member Michael McKay thanked everyone for their input and stated that this decision is not being taken lightly. He agreed with Council Member Bier regarding the revenue potential of short-term rentals (STRs) and the benefits such revenue could provide to the City. He noted that consistent public feedback highlighted concerns that STRs would change how neighbors relate to one another, and that constituents have expressed concern that converting homes into short-term lodging would gradually shift residential neighborhoods toward transient accommodations. He also noted resident concerns that the ordinance, as drafted, lacks sufficient safeguards against the concentration of STRs within neighborhoods. For these reasons, Council Member McKay stated he does not support the ordinance as currently written. He indicated he would support: a grandfathering provision for STRs currently operating in single-family neighborhoods, subject to applicable fees; allowing STRs in B-1, multi-use, and neighborhood center areas, as well as multifamily R-4 areas; and strong anti-clustering provisions to prevent concentration of STRs. He reiterated his appreciation for the work and time contributed by all involved but stated his opposition to any new STRs in single-family neighborhoods.

Council Member Alice Lessmann asked Attorney Megan Zingarelli whether an anti-clustering provision could be added later and Attorney Zingarelli answered in the affirmative.

Council Member Kenneth Jackson questions why the City would take that approach.

Council Member Alice Lessmann stated that STRs have already been operating unsupervised and unregulated, and that for them, the vote comes down to establishing responsible oversight- putting rules, accountability, and enforcement in place. She noted the Council has been discussing the issue since the first work session on March 25, and that input received from residents on both sides of the issue supported greater accountability.

Council Member Lessmann explained that the ordinance would allow the City, including Chief Gandy, to know the location of STRs, so that if calls come in, a point of contact would be available on-site within 30 minutes. She noted the ordinance includes safeguards such as permitting, business licensing, inspections, insurance, safety requirements, neighbor notification, parking standards, 24/7 local contact, and a cap, which the speaker viewed as important for managing growth.

She reiterated that STR activity has already been occurring, noting that a resident had spoken earlier without realizing such activity was not addressed under current ordinances. She reiterated that the proposed ordinance would provide safeguards addressing these issues. Regarding anti-clustering provisions, Council Member Lessman suggested starting with the ordinance as proposed and adding further provisions later as needed, based on observed outcomes. She noted that change is part of Madison's history, referencing the City's evolution since the 1990s, and mentioned drivers of growth such as Space Command and the FBI, and interest in STRs as a way for visitors to experience homes in Madison.

Council Member Kenneth Jackson brings up that one of the commenters in attendance tonight stated that she had two STR's open up near her home, and she would consider moving if there was a third. He questions why would the City allow that trend to continue while the Council thinks about STRs and its potential regulations.

Council Member Alice Lessmann contends that said scenario could possibly happen.

Council Member Kenneth Jackson stated that he conducted an additional poll following the one previously issued by the City, going door-to-door to as many residences without "no soliciting" signs as possible. Respondents were directed to a page on his website listing a number of the proposed regulations, as well as the projected annual revenue of \$300,000 to the City's budget. He reported that, despite this information, 83% of respondents in subdivisions without a homeowners' association (HOA) opposed allowing STRs in zones designated for single-family dwellings. He also noted opposition among a number of HOA residents, stating that, in his view, a majority of District 7 does not support the ordinance. Council Member Jackson stated his disagreement with using STRs as an approach to closing previously mentioned funding gaps, and stated that the City should heed the demands of its citizens rather than its visitors.

Council Member David Bier stated that there's an argument on both sides and that there is a path to apply for a permit, which includes paying past due taxes plus complying with all the rules and regulations.

Council Member Alice Lessmann adds that its not only for the collection of revenue, but for safety. Most of the people that were against STRs main concern is safety. If you combine everything, I feel like these regulations and ordinances are a good start to protecting citizens.

Council President Maura Wroblewski stated that this has been the most difficult and complicated decision in the past 10 years. She noted that the ordinance imposes a significant number of regulations and commitments, and clarified that no properties will be grandfathered in- back taxes will be collected on every Airbnb property, with the City determining how long each property has been operating and calculating owed lodging taxes accordingly. Operators will be required to pay this amount and undergo an inspection of the property before a license to operate will be issued. Council President Wroblewski noted that inspections will verify the presence of safeguards such as CO2 detectors and smoke detectors, to help protect both visitors and residents who may need short-term lodging themselves- for example, if displaced from their home and in need of temporary housing. She also noted that a "three strikes and you're out" enforcement policy would apply.

Council Member Michael McKay questioned if the City has a definitive range on how many STR's are operating.

Attorney Megan Zingarelli responded stating 65 to 150 and that we have no definitive number.

Council Member David Bier states that we will know soon if this passes.

Council Member Michael McKay stated that it is impossible to know

Council Member David Bier asked Attorney Zingarelli for clarification that City Council doesn't have the ability to abate back lodging taxes previously owed.

Attorney Megan Zingarelli confirmed that he is correct

Council Member David Bier stated that such action (the collection of past due lodging taxes) is not an overreach by the council.

Council Member Billie Goodwin stated that its imperative the City start today by setting a good framework. He emphasized that changes can be made later and clarifies that if an STR is a bad one, it will be shut down by the City.

Council Member Maura Wroblewski asks if there are any other comments by members of the Council or the Mayor.

Mayor Ranae Bartlett stated that she's hears all of the citizens concerns regarding out-of-state property owners loud and clear. She states that the City is struggling with this too and that the City cannot restrict them from operating an STR currently due to how the state's laws are constructed. She emphasizes that as citizens of Madison, residents want whatever ordinances are on the books to be followed, and that the City must put regulations in place and follow through on what it commits to doing.

Council President Maura Wroblewski stated that there are no other comments.
Recap, motion from Mr. Bier, second from Mr. McKay

Attorney Megan Zingarelli

Just briefly, I want to clarify that the motion and second was for the zoning ordinance piece, the first ordinance for 175. And then we'll need separate motion. And on the second ordinance. Number 201.

Council President Maura Wroblewski

Absolutely yes. So, this is for a motion from Mr. Bier and Second from Mr. McKay for 175.

Moving on to discuss Ordinance 2026-201, Council Member Kenneth Jackson stated that this ordinance has a lot to be favored but also voiced concerns about the lack of minimum distance between STR's and is also worried about undoing the clustering that may happen.

Council Member Michael McKay questioned the possibility of entire streets becoming STR's without the clustering provision. Agreeing with Council Member Kenneth Jackson, he does see a lot of right with the ordinance concerning the need for police and regulations. Council Member McKay ask Attorney Zingarelli how does policing work with Ordinance 2026-175 if Ordinance 2026-201 doesn't pass.

Attorney Megan Zingarelli replied to Council Member Michael McKay saying that could be a possibility.

Council Member Kenneth Jackson states that he has the same concerns as Council Member Michael McKay and would like to see an amendment soon.

Council Member David Bier states that he is in agreeance.

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PROPOSED ORDINANCE NO. 2026-175 AMENDING THE ZONING ORDINANCE TO ALLOW SHORT-TERM RENTALS (FIRST READING 5/26/2026)

Council Member Bier moved to approve Ordinance No. 2026-175. Council Member McKay seconded. The vote was taken and recorded as follows:

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

Motion carried.

PROPOSED ORDINANCE NO. 2026-201: ORDINANCE ESTABLISHING REGULATIONS CONCERNING SHORT-TERM RENTALS (FIRST READING 05/26/2026)

Council Member Bier moved to approve Proposed Ordinance No. 2026-201. Council Member Goodson seconded. The vote was taken as follows:

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

Motion carried.

View public comments on PROPOSED ORDINANCE NO. 2026-175 www.madisonal.gov

DEPARTMENTAL REPORTS

BUILDING

PROPOSED ORDINANCE NO. 2026-210: AMENDING ARTICLE V, SECTION 8-101 OF THE CODE OF ORDINANCES OF THE CITY OF MADISON RELATING TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY FEES (FIRST READING 06/08/2026)

Council Member Goodson moved to approve Proposed Ordinance No. 2026-210.
Council Member Lessmann seconded. The vote was taken and recorded as follows:

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

Motion carried.

FACILITIES AND GROUNDS

RESOLUTION NO. 2026-223-R: AUTHORIZING CHANGE ORDER NO. 1 TO THE AGREEMENT WITH NOLA | VAN PEURSEM FOR ARCHITECTURAL DESIGN SERVICES FOR THE ANIMAL CONTROL FACILITY, INCREASING THE ARCHITECTURAL FEE TO \$46,284 (TO BE PAID FROM FACILITIES & GROUNDS DEPARTMENT BUDGET)

Council Member Goodson moved to approve Resolution No. 2026-223-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	Absent
Council Member Kenneth Jackson	Aye

Motion carried.

HUMAN RESOURCES

RESOLUTION NO. 2026-208-R: APPROVAL OF NEW ENVIRONMENTAL SPECIALIST POSITION FOR THE ENGINEERING DEPARTMENT

Council Member Lessmann moved to approve Resolution No. 2026-208-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	Absent
Council Member Kenneth Jackson	Aye

Motion carried.

INFORMATION TECHNOLOGY

PROPOSED ORDINANCE NO. 2026-217: APPROVING ADDITION OF CHAPTER 15 TO THE CITY OF MADISON PERSONNEL POLICIES AND PROCEDURES TO PROVIDE COMPUTER AND ARTIFICIAL INTELLIGENCE USE POLICIES (FIRST READING)

This is first reading

PLANNING

PROPOSED ORDINANCE NO. 2026-169: AUTHORIZING AMENDMENT TO POLICY 3 ENTITLED "SERVICE CATEGORIES AND EMPLOYMENT STATUS" OF THE CITY OF MADISON PERSONNEL POLICIES AND PROCEDURES (FIRST READING)

Council Member Goodson moved to approve. Not a public hearing. Applicant has asked to withdraw. Motion to postpone indefinitely. Council Member Jackson seconded. The vote was taken as follows:

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

Motion carried

POLICE

RESOLUTION NO. 2026-224-R: AUTHORIZING THE MAYOR TO EXECUTE A MASTER SERVICES AGREEMENT WITH THISGEN911 FOR A NO-COST CLOUD-BASED SKILLS ASSESSMENT PLATFORM FOR PUBLIC SAFETY DISPATCHER RECRUITMENT AND EVALUATION.

Council Member Bier moved to approve Resolution No. 2026-224-R. Council Member Jackson second. Resolution No. 2026-224-R used to assess people that would be dispatchers at no cost. The vote was taken as follows:

Council Member David Bier	Aye
Council Member Kenneth Jackson	Aye
Council President Maura Wroblewski	Aye

Council Member Billie Goodson	Aye
Council Member Michael McKay	Aye
Council Member Alice Lessmann	Aye
Council Member Erica White	Absent

Motion carried

RESOLUTION NO. 2026-220-R: AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR THE FIREHOUSE SUBS PUBLIC SAFETY FOUNDATION FOR GRANT FUNDING IN THE AMOUNT OF \$23,776.24 FOR THE PURCHASE OF AUTOMATED EXTERNAL DEFIBRILLATORS (AED'S), WITH NO MATCHING FUNDS REQUIRED.

Council Member Goodson moved to approve Resolution No. 2026-220-R Council Member Jackson seconded. Resolution No. 2026-220-R is part of a plan that has been worked on for a while providing all first responders with an AED to carry in each car. Right now, supervisors are the primary carriers.. The vote was taken 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	Absent

Motion carried.

RECREATION

RESOLUTION NO. 2026-225-R: AUTHORIZING AN ADDENDUM TO THE PROFESSIONAL SERVICES AGREEMENT WITH VALERIE HARP AND JOSHUA HARP DREAM VACATIONS, D/B/A VACATIONS BY VAL TRAVEL GROUP

Council Member Goodson moved to approve Resolution No. 2026-225-R. Council Member Lessmann seconded. Updating the agreement for services that are at the Community Center that provides to Senior trips.. The vote was taken 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	Absent
Council Member Kenneth Jackson	Aye

Motion carried.

REVENUE

RESOLUTION NO. 2026-226-R: EXEMPTING PROCEEDS FROM THE SALE OF HEARING INSTRUMENTS FROM THE CITY OF MADISON'S SALES AND USE TAX:

Council Member Goodson moved to approve Resolution 2026-226-R. Council Member Lessmann seconded. Resolution No. 2026-226-R exempts hearing aids from the city of Madison Sales and Use tax. The city has already exempted hearing aids from the sales tax. The Department of Revenue requires the City of Madison to update the resolution to ensure that it is properly reflected on the website. This will be effective until 2029... The vote was taken 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	Absent
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 9:07 p.m.

Minutes No. 2026-12-RG, dated June, 22 2026, read, approved and adopted this 13th day of July 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

Kristi Brackett
Recording Secretary