



**MINUTES NO. 2026-01-WS
REGULAR CITY COUNCIL MEETING
OF MADISON, ALABAMA
February 25, 2026**

The Madison City Council met in regular session on Wednesday, February 25, 2026, at 5:30 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 5:30 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	Present
Council District No. 3 Billie Goodson	Present
Council District No. 4 Michael McKay	Absent
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, Executive Assistant Myranda Staples, City Attorney Megan Zingarelli, Assistance City Attorney Shelby Morris, Information Technology Director Chris White, Director of Building Kipp Richerzhagen, Director of Operations and Communications Amanda Jarrett, Information Technology Support Technician Wes Baugh, Police Chief Johnny Gandy, and Director of Development Services Mary Beth Broeren.

SHORT TERM RENTALS

City Attorney Megan Zingarelli opened by sharing that she and Director of Development Services Mary Beth Broeren prepared a presentation and recommendations for Council regarding regulations of short-term rentals. City Attorney Megan Zingarelli reviewed the anticipated outline of the agenda with Council. To start with, City Attorney Megan Zingarelli shared what a short-term rental was. She explained that a short-term rental consisted of renting housing for less than thirty days. City Attorney Megan Zingarelli shared with Council that short term rentals can change the character and intent of single-family neighborhoods and apartment communities.

City Attorney Megan Zingarelli shared that there could be noise and parking disturbances as well as unavailable homes for young families to purchase. She explained that it could diminish the supply of affordable housing. City Attorney Megan Zingarelli shared that sometimes there are out-of-state owners that own properties but do not have a connection to

it resulting in lack of maintaining property. City Attorney Megan Zingarelli shared the State of STR regulations in the City of Madison.

State of STR regulation in Madison
Short-term rentals are not allowed in the city
The Zoning Ordinance is "permissive"
There is no approved use type for short-term rentals in the Zoning Ordinance or City Code
Long-term (30 + day) rentals are allowed

City Attorney Megan Zingarelli shared the general approaches to regulating STRs such as by zoning district and overlay district. She explained the "how's" such as in the city code, permitting and licensing, health and safety, and taxation. City Attorney Megan Zingarelli shared the Big 10 Cities that allow the STRs:

- Auburn
- Decatur
- Dothan
- Hoover
- Huntsville
- Mobile
- Montgomery
- Tuscaloosa

Cities that do not permit or do not currently regulate STR's

- Birmingham (proposals in review)
- Madison (not permitted)

City Attorney Megan Zingarelli shared the highlights of the Big 10 Cities that allow the STR's and shared their regulations that are currently in place. Director of Development Services Mary Beth Broeren shared a PowerPoint that shared the requirements if Council pursued the STR in the City of Madison:

Annual Permit & Business License-Floorplan and property plan
Basic safety requirements (smoke detectors, etc.)
Parking available on the property (no overnight street parking)
No special or commercial events (weddings, concerts)
Local contact person
Suspension and Revocation provisions

Director of Services Mary Beth Broeren recapped the "where and how's" the city attorney had previously discussed. Director of Development Services Mary Beth Broeren shared with Council the planning department's recommendations that included to allow STRs in neighborhood center area of TND district, mixed use zoning district, neighborhood Business (B1) district. Director of Development Services Mary Beth Broeren recommended requiring typical items previously reviewed such as local contact person, parking, permits and safety items.

She added that planning's recommendation was to not allow STRs in single family zoning districts. Director of Development Services Mary Beth Broeren specified that if single

family zoning was desired it's recommended to allow owner-occupied STRs either by right or a special exemption by the ZBA, or all STR types by special exemption. She reiterated that if it's not desired in the mentioned districts, develop a phase for existing STR's that are not allowed.

Director of Development Services Mary Beth Broeren reviewed the process and timeline to complete comprehensive updates to the Zoning Ordinance. She also reviewed the draft city code provisions. Council President Wroblewski asked Development of Services Mary Beth Broeren if she knew how many homes in the city were short term rentals. Director of Development Services Mary Beth Broeren shared that she wasn't aware of any. Council asked questions and discussed at length the pros and cons of short-term rentals.

ADJOURNMENT

Having no further business to discuss, the work session adjourned at 6:56 p.m.

Minutes No. 2026-001-RG, dated February 25th, 2026, read, approved and adopted this 9th day of March 2026.

Council Member Maura Wroblewski
District One

Council Member David Bier
District Two

Council Member Billie Goodson
District Three

Council Member Michael McKay
District Four

Council Member Alice Lessmann
District Five

Council Member Erica White
District Six

Council Member Kenneth Jackson
District Seven

Concur:

Ranae Bartlett, Mayor

Attest:

Lisa D. Thomas
City Clerk-Treasurer

Kerri Sulyma
Recording Secretary