



**MINUTES NO. 2026-14-RG
REGULAR CITY COUNCIL MEETING
OF MADISON, ALABAMA
JULY 27, 2026**

The Madison City Council met in regular session on Monday, July 13, 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 Lewis Martin of Madison Church of the Nazarene provided the invocation followed by the Pledge of Allegiance led by Maura Wroblewski.

ELECTED GOVERNING OFFICIALS IN ATTENDANCE

Mayor Ranae Bartlett	Present
Council District No. 1 Maura Wroblewski	Present
Council District No. 2 David Bier	Absent
Council District No. 3 Billie Goodson	Absent
Council District No. 4 Michael McKay	Present
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, City Attorney Megan Zingarelli, Assistant Attorney Shelby Morris, Police Chief Johnny Gandy, Director of Operations and Communications Amanda Jarrett, Director of Human Resources Kelly Bracci, Fire Chief Brandy Williams, Deputy Revenue Officer Ivon Williams, Director of Facilities and Grounds Gerald Smith, and Director of Development Services Mary Beth Broeren.

Public Attendance registered: Opie Balch, Amy Balch, and Natasha Lawrence

AMENDMENTS TO AGENDA

None

APPROVAL OF MINUTES

MINUTES NO. 2026-06-WS DATED JUNE 16, 2026

Council Member Michael McKay moved to approve Minutes No. 2026-06-WS. Council Member Kenneth Jackson seconded. The roll call vote taken was recorded as follows:

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

Motion carried.

APPROVAL OF MINUTES

MINUTES NO. 2026-07-WS DATED JUNE 17, 2026

Council Member Erica White moved to approve Minutes No. 2026-07-WS. Council Member Kenneth Jackson seconded. The roll call vote taken was recorded as follows:

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

Motion carried.

APPROVAL OF MINUTES

MINUTES NO. 2026-12-RG DATED JUNE 22, 2026

Council Member Kenneth Jackson moved to approve Minutes No. 2026-12-RG. Council Member Michael McKay seconded. The roll call vote taken was recorded as follows:

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

NATASHA LAWRENCE (DISTRICT 3)

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

- Cable lines being installed more than 25 feet onto her property.
- Roots of a 40 year old oak tree being cut with the cable line installation, resulting in the tree having to be cut down.
- Ms. Lawrence is asking for clarification on the allowed footage that companies can come onto the property.

CONSENT AGENDA AND FINANCE COMMITTEE REPORT

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

General Operating Account	\$2,725,676.57
ADEM Storm Drainage	\$5,460.00
½ Cent Capital Replacement	\$1,250.00
Gasoline Tax and Petroleum Inspection Fees	\$16,111.34
Street Repair and Maintenance	\$307.60
Library Building Fund	\$24,478.39
Venue Maintenance	\$6,222.00

Regular and periodic bills to be paid:

Resolution No. 2026-275-R: Acceptance of \$1000 recovered deductible from Alabama Municipal Insurance Corporation on Claim No. 065254 for an incident which occurred on December 30, 2025 (to be deposited into General Operation Account)

Acceptance of appropriation in the amount of \$2,485 from the City of Madison Beautification & Tree Board as a reimbursement for the purchase of an auger (\$725),

and twenty-two (22) arborvitae trees (\$1,760) (to be deposited into Facilities & Grounds Department budget)

Council Member Jackson seconded. The roll call vote to approve the Consent Agenda was taken and recorded as follows:

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

Motion carried.

PRESENTATION OF REPORTS

MAYOR RANAE BARTLETT:

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

- Recognizing the retirement of Mary-Beth Broeren, who will retire on July 31, 2026.
- Mary-Beth Broeren has served three mayors.
- Proclamation stating Ms. Broeren has worked for the City of Madison since 2016.

COUNCIL DISTRICT NO. 1 MAURA WROBLEWSKI

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

- Thanked Mary-Beth for her leadership.
- State of the Region Address scheduled for Wednesday, 7:30am at Toyota Field
- Greenway and Trails Meeting was at 3pm. Will be moving through Districts 1, 6 and 7

COUNCIL DISTRICT NO. 2 DAVID BIER

Absent

COUNCIL DISTRICT NO. 3 BILLIE GOODSON

Absent

COUNCIL DISTRICT NO. 4 MICHAEL MCKAY

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

- Thanked Mary-Beth Broeren for all she has done for the City of Madison

COUNCIL DISTRICT NO. 5 ALICE LESSMANN

Absent

- **COUNCIL DISTRICT NO. 6 ERICA WHITE**

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

- Thanked Mary-Beth for helping her understand and prepare her for other Boards.
- Shelton Rd and Carlton construction rescheduled for August 3rd
- Intersection of Old Madison Pike and Hughes will be closed from 10pm on July 29th until 5am July 30th.
- Thank you to the School Resource Officers that hosted barbecues at multiple apartment complexes

COUNCIL DISTRICT NO. 7 KENNETH JACKSON

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

- Shout out to Facilities and Grounds for installing new basketball goal at Homestead Park.
- School opens next Thursday.
- Best wishes to staff, teachers and students.

BOARD/COMMITTEE APPOINTMENT

TOWN MADISON COOPERATIVE DISTRICT BOARD:

Council President Wroblewski recommended the nomination for Ron Klein, Place One and Kenneth Watson, Place Two. Have been filling the role already. Both have been Accepted.

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.

RESOLUTION NO. 2026-269-R: REQUEST FOR A LOUNGE LIQUOR – CLASS II (PACKAGE) LICENSE FROM SITA RAM CORP., DOING BUSINESS AS SUNSET SPIRITS, FOR THEIR LOCATION AT 7609 HIGHWAY 72 WEST, MADISON, AL 35758

Deputy Revenue Officer Ivon Williams informed Council that this is a new business within the city limits, recently annexed by the City of Madison requesting liquor license. Council President Wroblewski opened the floor for public comments regarding this request. There being none, she then closed the floor and entertained a motion to approve from Council. Council Member Jackson moved to approve Resolution 2026-269-R. Council Member White seconded. The roll call vote was taken and recorded as follows:

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

Motion carried.

DEPARTMENTAL REPORTS

ENGINEERING

PROPOSED ORDINANCE NO. 2026-149: ADOPTING A POST-CONSTRUCTION STORMWATER ORDINANCE INTO CITY OF MADISON'S CODE OF ORDINANCES:

First Reading Only

PROPOSED ORDINANCE NO. 2026-184: REVISING ARTICLE IV, SECTION F(9) OF THE FLOOD DAMAGE PREVENTION ORDINANCE (SECTION 17-93 IN MADISON CITY CODE) REGARDING FLOODPLAN LAND CONSERVATION:

First Reading Only

RESOLUTION NO. 2026-266-R: ACCEPTANCE OF HERITAGE HILLS PHASE 4 SUBDIVISION INTO THE CITY OF MADISON MAINTENANCE PROGRAM:

Council Member White moved to approve Resolution No. 2026-266-R. Council Member McKay seconded. The vote was taken and recorded as follows:

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

Motion carried.

RESOLUTION NO. 2026-270-R: ACCEPTANCE OF DONATIONS OF RIGHT AWAY FOR ROYAL DRIVE EXTENSION PROJECT:

Council Member McKay moved to approve Resolution No. 2026-270-R. Council Member White seconded. The vote was taken and recorded as follows:

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

Motion Carried.

FACILITIES AND GROUNDS

RESOLUTION NO: 2026-276-R: AUTHORIZING CHANGE ORDER NO.1 TO THE AGREEMENT WITH MULLINS, LLC, FOR DESIGN AND PLANNING SERVICES FOR THE ADDITIONAL PARKING LOT AT TOYOTA FIELD FOR AN ADDITIONAL \$31,750 FEE (TO BE PAID FROM MULTI-USE VENUE MAINTENANCE FUND)

Council Member White moved to approve Resolution No. 2026-276-R. Council Member McKay seconded. The vote was taken and recorded as follows:

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

Motion Carried.

FIRE

RESOLUTION NO: 2026-104-R: AUTHORIZING A MEMORANDUM OF UNDERSTANDING WITH THE MONROVIA VOLUNTEER FIRE DEPARTMENT FOR THE PROVISION OF THE FIRE RESPONSE SERVICES.

First Reading Only

Chief Williams updates the council members that they will no longer be responding to fire alarms in the Monrovia District due to the increase in Monrovia territory, only responding to structure fires in the geographical area that has remained the same.

Council Member Jackson moved to approve Resolution No. 2026-104-R. Council Member White seconded. The vote was taken and recorded as follows:

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

Motion Carried.

LEGAL

PROPOSED ORDINANCE NO. 2026-247: AMENDING SECTION 10-224 OF THE CITY MADISON CODE IF ORDINANCES TO PROVIDE FOR A LODGING TAX RATE OF TEN PERCENT (10%) (FIRST READING)

First Reading Only

PLANNING

PROPOSED ORDINANCE NO. 2026-255: VACATION OF A UTILITY AND DRAINAGE EASEMENT LOCATED WITHIN LOTS 4 & 5 OF ROYAL DRIVE WAREHOUSES AT ARLINGTON PARK SUBDIVISION (FIRST READING 7/13/2026)

Council Member White moved to approve Ordinance No 2026-255. Council Member McKay seconded. The vote was taken and recorded as follows:

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

Motion Carried.

PROPOSED ORDINANCE NO. 2026-265: VACATION OF A UTILITY AND DRAINAGE EASEMENT LOCATED WITHIN 108 CHURCH STREET, LOT 28, OF THE NORTH ALABAMA GAS DISTRICT SUBDIVISION (FIRST READING)

POLICE

RESOLUTION NO. 2026-261-R: AUTHORIZING ANNUAL AGREEMENT WITH THE CITY OF MADISON BOARD EDUCATION FOR THE PROVISION OF CROSSING GUARDS FOR THE 2026-2027 SCHOOL YEAR:

Council Member Jackson moved to approve Resolution No. 2026-261-R.
Council Member White seconded. The vote was taken and recorded as follows:

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

Motion Carried.

RESOLUTION NO. 2026-262-R: AUTHORIZING ANNUAL AGREEMENT WITH THE CITY OF MADISON BOARD EDUCATION FOR THE PROVISION OF SCHOOL RESOURCE OFFICERS FOR THE 2026-2027 SCHOOL YEAR.

Council Member White moved to approve Resolution No. 2026-262-R.
Council Member Jackson seconded. The vote was taken and recorded as follows:

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

Motion Carried.

RECREATION

RESOLUTION NO. 2026-263-R: AUTHORIZING FACILITY USE AGREEMENT WITH THE LEGACY CENTER, INC. FOR THE GENERATIONS ADULT DAY CARE PROGRAM TO BE LOCATED AT THE MADISON MEETING HALL

Council Member McKay moved to approve Resolution No. 2026-263-R.
Council Member White seconded. The vote was taken and recorded as follows:

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

Motion Carried.

PROPOSED ORDINANCE NO. 2026-267: AMENDING THE FEE SCHEDULE FOR THE USE OF PARKS AND RECREATION FACILITIES (FIRST READING)

First Reading Only

RESOLUTION NO. 2026-281-R: AUTHORIZING A TRANSPORTATION AGREEMENT WITH MADISON STREET FESTIVAL, INC. FOR THE 2026 MADISON STREET FESTIVAL TO BE HELD SATURDAY, OCTOBER 3, 2026

Council Member White moved to approve Resolution No. 2026-281-R.
Council Member McKay seconded. The vote was taken and recorded as follows:

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

Motion Carried.

REVENUE

RESOLUTION NO. 2026-216-R: AUTHORIZING THE PURCHASE OF TAX AND REVENUE SOFTWARE FROM VERTOSOFT, LLC, THROUGH THE SOURCEWELL NATIONAL PURCHASING COOPERATIVE FOR USE BY THE REVENUE DEPARTMENT IN THE AMOUNT OF \$491,125.09 (\$95,771.60 FOR AUGUST 1, 2026 – SEPTEMBER 30, 2026: \$91,726.82 FOR FY 27, \$96,312.90 FOR FY 28, \$101,128.82 FOR FY 29, AND \$106,184.93 FOR FY 30) TO BE PAID FROM REVENUE DEPARTMENT BUDGET

Council Member White moved to approve Resolution No. 2026-216-R.
Council Member Jackson seconded. The vote was taken and recorded as follows:

Council Member Erica White	Aye
Council Member Kenneth Jackson	Aye
Council Member Maura Wroblewski	Aye
Council Member Michael McKay	Aye

Council Member David Bier
Council Member Billie Goodson
Council Member Alice Lessmann

Absent
Absent
Absent

Motion Carried

MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS

ADJOURNMENT

The meeting was adjourned at 6:30 p.m.

Minutes No. 2026-14-RG, dated July 27, 2026, read, approved and adopted this 10th day of August, 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