



**MINUTES NO. 2026-03-RG
REGULAR CITY COUNCIL MEETING
OF MADISON, ALABAMA
FEBRUARY 09, 2026**

The Madison City Council met in regular session on Monday, February 09, 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.

Council Member Billie Goodson provided the invocation followed by the Pledge of Allegiance led by Council President 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 Zingarelli, Assistant Attorney Shelby Morris, Information Technology Director Chris White, Information Technology Support Technician Wesley Baugh, Police Chief Johnny Gandy, City Engineer Michael Johnson, Finance Director David Lawing, Director of Public Works Kent Smith, Director of Human Resources Kelly Bracci, Assistant Director of Parks & Recreation Kelly Johnson, and Director of Development Services Mary Beth Broeren.

Public Attendance registered: Margi Daly, Zane Drost, Charity Stratton, Maxine Retzer, Ruchard Travers, Gloria McHugh, Kelly McHugh, Rosalie Holcombe, Jenn Beber, Tonya Donahue, Darrell Skipper, Kristy Bryant, Esther Rojas, Erin Rojas, Ronda Gilmore, Amy Gilmore, Chanda Crutcher, Melody Crane, Luke Crocker, Adina Peyton, Sammie Laster, Niya Woods, Haley Carpenter, Shelton Tolbert

AMENDMENTS TO AGENDA

- Facilities & Grounds:

- For item 2026-072-R, City Hall Architect Agreement, update funding source to Fund 38 instead of Facilities' budget.
- Planning:
 - Remove Item B (2026-47-R, setting a public hearing on rezoning of Goodwin property) at request of applicant.
- Recreation:
 - Remove Item C (2026-064-R, agreement with Pilates instructor) at request of instructor.
- Human Resources:
 - Add section at end because not currently on agenda
 - Add first reading for Ordinance 2026-077, amending the Unclassified Service Employee positions of the city (**working to finalize draft and will have printed copies for Council*)

APPROVAL OF MINUTES

MINUTES NO. 2026-02-RG DATED JANUARY 29, 2026

Council Member Jackson moved to approve Minutes No. 2026-02-RG. Council Member Bier seconded. The roll call vote taken was recorded as follows:

Council Member Kenneth Jackson	Aye
Council Member David Bier	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

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.*

MARGI DALY

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

- Trustworthiness of Council
- Appropriations and Finance Committee questions
- Shared her two separate issues were grouped together in the previous public comments portion of the minutes

CONSENT AGENDA AND FINANCE COMMITTEE REPORT

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

General Operating account	\$2,287,796.61
Special General Operating Accounts	\$13.00
ADEM Storm Drainage	\$1,000.00
Gasoline Tax & Petroleum Inspection fees	\$15,755.26
CIP Bond Accounts	\$14,491.78
Library Building Fund	\$89,696.41
Venue Maintenance	\$623,960.95
Fire CPR	\$15.00

Regular and periodic bills to be paid

Resolution No. 2026-011-R: Approving an annual Appropriation Agreement with the Madison Arts Alliance for FY26 in the amount of \$5,000 (to be paid from General Operating Account)

Resolution No. 2026-012-R: Approving an annual Appropriation Agreement with Enable Madison County for FY26 in the amount of \$5,000 (to be paid from General Operating Account)

Resolution No. 2026-013-R: Approving an annual Appropriation Agreement with the Riley Center for FY26 in the amount of \$7,500 (to be paid from General Operating Account)

Resolution No. 2026-014-R: Approving an annual Appropriation Agreement with The Legacy Center for FY26 in the amount of \$10,000 (to be paid from General Operating Account)

Resolution No. 2026-015-R: Approving an annual Appropriation Agreement with Getting Real About Mental Illness for FY26 in the amount of \$2,500 (to be paid from General Operating Account)

Resolution No. 2026-057-R: Approving the disposal of certain Municipal Court Department records in accordance with the Alabama Unified Records Retention Schedule

Resolution No. 2026-071-R: Authorizing the termination of an agreement with Public Restroom Company for fabrication of restroom building at Sunshine Oaks Park in the amount of \$274,843.00 (Payment for costs incurred prior to termination in the amount of \$8,245.29 to be paid from 10-050-000-2931-00 Special Projects Park and Rec.)

Council Member Lessmann seconded. The roll call vote to approve the Consent Agenda 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

PRESENTATION OF REPORTS

MAYOR RANAE BARTLETT:

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

- Thanked State Senator Arthur Orr for the sponsorship for the All-State Girl's Championship Chess Tournament
- Announced Friday will be the new Mayor and Council's 100th day in office

COUNCIL DISTRICT NO. 1 MAURA WROBLEWSKI

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

- Represented Mayor and Council at the Clift's Farm new Coopers Hawk soft opening Saturday, encouraged others to go
- Shared tomorrow night at 6:30 is the Friends of the Library meeting at Madison Library
- Announced there will be monthly tours of the new Mill Creek Preserve and Greenway

COUNCIL DISTRICT NO. 2 DAVID BIER

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

- Thanked Mayor Bartlett for all the great things she's doing
- Visited Honduras last week on a mission trip

- Shout out to the Madison Rotary Club for their time volunteering in Honduras with a vision clinic

COUNCIL DISTRICT NO. 3 BILLIE GOODSON

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

- Shared that there were two ribbon cuttings-Public Safety Annex and Fire Station No. 4
- Madison Chamber hosted a ribbon cutting for the opening of Escapology
- Shared that Marty Pitts, a former Retired Firefighter passed

COUNCIL DISTRICT NO. 4 MICHAEL MCKAY

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

- Shared that he had Recreation Advisory Board and MCDAB meeting tomorrow and will share updates next council meeting
- Shared that he was doing first quarterly meeting at city hall March 4th from 4-5 p.m. in conference room 130

COUNCIL DISTRICT NO. 5 ALICE LESSMANN

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

- Enjoyed attending the ribbon cuttings
- Announced upcoming events from the Madison Chamber

COUNCIL DISTRICT NO. 6 ERICA WHITE

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

- Shared that there was a new opening in district 6-CoreSouth Lagree

COUNCIL DISTRICT NO. 7 KENNETH JACKSON

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

- Encouraged everyone to check out the Beautification and Tree Board, meets every 3rd Tuesday at 6 p.m.
- Shared the deadline to apply for the Civic Awareness Academy is this Friday

BOARD/COMMITTEE APPOINTMENTS

None

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. 2026-032: ZONING CERTAIN PROPERTY OWNED BY COSTCO WHOLESALE CORPORATION CONSISTING OF 23.69 ACRES, LOCATED AT 8094 HIGHWAY 72 W, NORTH OF HIGHWAY 72 AND EAST OF JACK CLIFT BOULEVARD, TO B3 (GENERAL BUSINESS) UPON ANNEXATION (FIRST READING 01/12/2026)

Director of Development Services Mary Beth Broeren shared that the property is located on the north side of highway 72 and consists of a little over twenty-three acres. Director of Development Services Mary Beth Broeren shared with Council that this was the area that Council acted on previously. She shared that the annexation would become effective later this month. Director of Development Services Mary Beth Broeren stated that it included Costco and the associated fuel station. She shared that the Planning Commission and staff are recommending the approval of the zoning B3. Council President Wroblewski opened the floor for public comments regarding this request. There being none, she then closed the floor and entertained a motion from Council. Council Member McKay moved to approve Proposed Ordinance 2026-032. Council Member Bier seconded. The roll call vote was taken and recorded as follows:

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

Motion carried.

DEPARTMENTAL REPORTS

BUILDING

RESOLUTION NO. 2026-058-R: AUTHORIZING THE PURCHASE OF ONE (1) 2026 CHEVROLET SILVERADO CREW CAB 4WD FROM MCSWEENEY AUTO GROUP CLANTON, LLC, UNDER STATE BID CONTRACT NO. MA24000004917 IN THE AMOUNT OF \$51,572.02 (TO BE PAID FROM FUND 12)

Council Member Goodson moved to approve Resolution No. 2026-058-R. 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	Aye
Council Member Kenneth Jackson	Aye

Motion carried.

ENGINEERING

RESOLUTION NO 2026-044-R: AUTHORIZING A MEMORANDUM OF UNDERSTANDING WITH THE CITY OF HUNTSVILLE D/B/A HUNTSVILLE UTILITIES, THE CITY OF HUNTSVILLE, MADISON COUNTY, ALABAMA, AND THE CITY OF MADISON FOR ACQUISITION AND SHARING OF AERIAL IMAGERY, SATELLITE IMAGERY, AND BASEMAP PRODUCTS FOR A PERIOD OF TWO YEARS WITH EXPENSES TO BE SHARED EQUALLY (TO BE PAID FROM ENGINEERING DEPARTMENT BUDGET)

Council Member Goodson moved to approve Resolution No. 2026-044-R. 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	Aye

Motion carried.

RESOLUTION NO. 2026-051-R: AUTHORIZING AN AMENDMENT OF THE MAINTENANCE AGREEMENT WITH ALDOT FOR THE TRAFFIC CONTROL SIGNAL AT HIGHWAY 72 AND JACK CLIFT BOULEVARD TO REFLECT PROPOSED MODIFICATIONS TO THE SIGNAL TIMING

City Engineer Michael Johnson shared with Council that the Traffic Engineer Darrell Skipper was present to share a brief presentation. Traffic Engineer Darrell Skipper with Skipper Consultants shared a presentation and reassured Council that there is already a maintenance agreement with the Department of Transportation in place, he explained that this was an amendment to that agreement. Traffic Engineer Darrell Skipper clarified that in order to do work in the right- of- way there must be a permit. The Traffic Engineer Darrell Skipper shared information on the anticipated traffic control signal location and how the traffic control signal could help alleviate congested traffic on Highway 72 and Jack Clift Boulevard. Council Members voiced their concerns and asked for clarification from the traffic engineer and discussion was held at length. Council Member Goodson moved to approve Resolution No. 2026-051-R. Council Member Bier seconded. The vote was taken and recorded as follows:

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

Motion carried.

FACILITIES AND GROUNDS

RESOLUTION NO. 2026-072-R: APPROVING A PERCENTAGE-BASED FEE AIA AGREEMENT WITH GOODWYN MILLS CAWOOD, LLC FOR CITY HALL RENOVATIONS IN THE AMOUNT OF APPROXIMATELY \$150,000 (TO BE PAID FROM FACILITIES & GROUNDS DEPARTMENT)

Council Member David Bier moved to approve Resolution No. 2026-072-R. Council Member White seconded. The vote was taken and recorded as follows:

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

Motion carried.

HUMAN RESOURCES

PROPOSED ORDINANCE NO. 2026-077: AUTHORIZING AMENDMENT TO POLICY 3 ENTITLED "SERVICE CATEGORIES AND EMPLOYMENT STATUS" OF THE CITY OF MADISON PERSONNEL POLICIES AND PROCEDURES (FIRST READING)

This is a first reading

LEGAL

PROPOSED ORDINANCE NO. 2026-054: AUTHORIZING A JOINT PURCHASE AGREEMENT WITH THE CITY OF HUNTSVILLE FOR THE PURCHASE OF LIGHT-DUTY VEHICLES FROM WOODY ANDERSON FORD AND DONOHOO CHEVROLET (FIRST READING 1/29/2026)

Council Member White moved to approve Proposed Ordinance No. 2026-054. 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.

PLANNING

RESOLUTION NO. 2026-045-R: SETTING A PUBLIC HEARING ON PROPOSED ORDINANCE NO. 2026-046; REZONING CERTAIN PROPERTY OWNED BY PATRICIA ALLEN GORE AND PATRICIA HIGGINBOTHAM DARE CONSISTING OF 1.4 ACRES LOCATED AT 261 HUGHES ROAD, SOUTH OF OLD MADISON PIKE, FROM R-1B (LOW DENSITY RESIDENTIAL) TO B2 (COMMUNITY BUSINESS) (FIRST PUBLICATION 2/18/2026, SYNOPSIS 2/25/2026, PUBLIC HEARING 3/23/2026)

Council Member White moved to approve Resolution No. 2026-045-R. Council Member Lessmann seconded. Council member McKay asked if there were any houses currently on the property. Director of Services Mary Beth Broeren shared that there is a vacant house on the property that faces Hughes Road and is a two-story white house directly adjacent to the new commercial center. Director of Services Mary Beth Broeren shared the applicant is proposing to demolish the existing structure and build a new commercial center. 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. 2026-060-R: AUTHORIZING A PERMISSIVE USE AGREEMENT FOR THE PLACEMENT OF A SIGN AND LANDSCAPING FOR TOWN MADISON IN THE CITY'S RIGHT-OF-WAY IN THE ROUNDABOUT LOCATED AT THE INTERSECTION OF INTERGRAPH WAY, LIME QUARRY ROAD, AND GRAPHICS DRIVE

Council Member Bier moved to approve Resolution No. 2026-060-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. 2026-061-R: AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH NEXTSITE, LLC, FOR PROFESSIONAL RETAIL CONSULTING SERVICES IN THE AMOUNT OF \$45,000 PER YEAR FOR A THREE-YEAR PERIOD (TO BE PAID FROM PLANNING DEPARTMENT BUDGET)

Council Member White moved to approve Resolution No. 2026-061-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 David Bier	Aye
Council Member Billie Goodson	Aye
Council Member Michael McKay	Aye
Council Member Alice Lessmann	Aye

Motion carried.

PUBLIC WORKS

RESOLUTION NO. 2026-062-R: AUTHORIZING AN AGREEMENT FOR PROFESSIONAL CONTRACTOR SERVICES WITH MIKE GENTLE FOR ONE YEAR IN AN AMOUNT NOT TO EXCEED \$39,000 (TO BE PAID FROM PUBLIC WORKS DEPARTMENT BUDGET)

Council Member Bier moved to approve Resolution No. 2026-062-R. Council Member McKay seconded. The vote was taken and recorded as follows:

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

Motion carried.

RECREATION

RESOLUTION NO. 2026-056-R: AUTHORIZING THE PURCHASE OF ONE FORD F-350 4X4 REGULAR CAB PICKUP TRUCK FROM WOODY ANDERSON FORD THROUGH CITY OF HUNTSVILLE JOINT PURCHASING AGREEMENT IN THE AMOUNT OF \$45,486.72 (TO BE PAID FROM FUND 12)

Council Member Goodson moved to approve Resolution No. 2026-056-R. Council Member White seconded. The vote was taken and recorded as follows:

Council Member Billie Goodson	Aye
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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. 2026-063-R: AUTHORIZING AN INSTRUCTOR AGREEMENT WITH JENNIFER BESAW TO CONDUCT SPECIAL NEEDS ADAPTIVE DANCE LESSONS AT TOWN MADISON WELLNESS CENTER AT NO COST TO THE CITY

Council Member White moved to approve Resolution No. 2026-063-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 Micael McKay	Aye
Council Member Kenneth Jackson	Aye

Motion carried.

RESOLUTION NO. 2026-065-R: AUTHORIZING AN INSTRUCTOR AGREEMENT WITH SHANA HOWARD DOING BUSINESS AS ALL AROUND ATHLETE, LLC, FOR A YOUTH COMMUNITY PHYSICAL EDUCATION PROGRAM TO BE HELD AT THE MADISON COMMUNITY CENTER AT NO COST TO THE CITY

Council Member Jackson moved to approve Resolution No. 2026-065-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 David Bier	Aye
Council Member Billie Goodson	Aye
Council Member Michael McKay	Aye
Council Member Alice Lessmann	Aye

Motion carried.

RESOLUTION NO. 2026-066-R: AUTHORIZING FIREWORKS DISPLAY AGREEMENT WITH PYRO SHOWS OF ALABAMA, INC. FOR INDEPENDENCE DAY CELEBRATION IN THE AMOUNT OF \$18,400 (TO BE PAID FROM PARKS & RECREATION DEPARTMENT BUDGET)

Council Member Goodson moved to approve Resolution No. 2026-066-R. 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	Aye
Council Member Kenneth Jackson	Aye

Motion carried.

MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS

Work Session announced by Council President Wroblewski for February 25th

EXECUTIVE SESSION

City Attorney Megan Zingarelli asked that the Council convene in an Executive Session made the following declaration: As the City’s attorney and a person involved in certain commercial economic development recruitment and retention efforts, I advise the City Council to go into executive session pursuant to Alabama Code §36-25A-7(a)(3) to discuss legal ramifications of legal options for a pending litigation. It is my opinion that this open meetings act exception is implacable to a discussion of these matters with legal counsel.

Council Member Lessmann moved to enter into executive session for the purpose of such discussion. Council Member White seconded. The vote was taken and recorded as follows:

Council Member Alice Lessmann	Aye
Council Member Erica White	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.

Council President Wroblewski stated with majority consent, that the Council will now enter into executive session, Council is not expected to reconvene or take any votes following the executive session.

ADJOURNMENT

Having no further business to discuss Council President Wroblewski moved to adjourn.

The meeting was adjourned at 7:15 p.m.

Minutes No. 2026-03-RG, dated February 09, 2026, read, approved and adopted this 23rd day of February 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