

Town of Triana Regular Council Meeting
Monday, June 26, 2023
6:30PM

Mayor called the meeting to order. Roll call,
Councilmember George Ragland - Present
Councilmember Jason Garstka – Present
Councilmember Levoneia Ayers – Present
Councilmember Casey Whitman – Present
Mayor Mary Caudle – Present

Councilmember Erica Hopkins – Absent. Members present constituted a quorum.

Legal counsel Caleb Ballew and the clerk Sharron Humphrey were also present.

Approval of minutes: Motion by Councilman Whitman to approve the minutes dated June 12, 2023.
Councilman Ragland 2nd the motion. Motion carried.

Mayor Caudle's Report: We had a Public Hearing on this evening at 6:00PM in reference to the Grant for the park bathrooms, there were 7 in attendance and they were all in support of grant.

REPORTS OF STANDING COMMITTEES:

Fire & Police: Chairperson Ragland reported that the Fire Dept. responded to 1 outside fire, 1 structured fire, 16 emergency calls and 3 others.

Police Dept. traveled 1,920 miles, made 13 traffic stops, 11 warning citations, 7 traffic stops, 34 calls for service, 1 arrest and 7 reports.

Utilities: Chairperson Whitman asked if we paid for streetlight installation on A Street. Mayor stated we have paid the cost of installation and that she knows of no reason for the delay. She asked the clerk to call Huntsville Utilities

Councilmember Ayers reported that Huntsville Utilities also did some tree trimming. Mayor stated everyone in the community should have received a letter from Huntsville Utilities stating that they're going through the town, any trees under the utility lines will be trimmed back. She stated residents can respond back on the back of the card if they have a tree that's hanging on the utility line that needs cutting back or in the way.

Councilmember Ayers asked if we received any responds back from the tree trimming service on cutting back trees that were on Zierdt Rd and other areas around town that needs cutting. Mayor stated no, but that she will follow-up on that.

Finance: No Report

Park & Recreation: Chairperson Ayers reported the following: Attended the TARCOC meeting on last week. She stated Amanda Randall gave an overview of the Aging Disability Resource Center this included the nutrition program, legal services, senior RX, Alabama Care, the Medicaid Waiver program, Senior Employment, health Insurance program, Senior Medicare Patrol program.

She stated TARCOG has two programs to build ramps, the Alabama Care Support, they do ramp systems, they pay up to \$1,000 for building materials and Medicaid Waiver also build ramps.

Ms. Ayers report that she met with Alabama Life Spain Respite. She stated they give you an opportunity to be compensated for the care of a loved one if they are in a 24hr day care. They will also pay a \$200 - \$300 allotment based on what your need is. She stated TARCOG does respite pay under Alabama Cares. She stated they also shared with them the PEACE Conference, she stated PEACE stands for Prevent Elderly Abuse and Criminal Exploitation. This event will be this Wednesday from 8:30-3:30 they will provide breakfast, lunch, and a snack.

Ms. Ayers also reported she attended the Community Action Partnership Annual Board of Directors meeting on Tuesday, June 20th. Council woman Erica Hopkins was sworn in as Member At Large for the Executive Board and that she was sworn in as Vice President of the Board. They discussed the utilities grant and the fact Triana being the 1st of only two municipalities utilizing the funds at this time. They wanted to make sure Triana was publicizing and creating an avenue for greater use and because the funds are available. They talked about coming to Triana and being here on Tuesday to service Triana resident's 1st and they spoke of the donation available for summer camp and water donated to the annual Father's Day picnic. Learner's quest, they have a rally day on Tuesday, July 11th and Madison County senior Center wanted everyone to know they ae rebranded Studio 60.

Mayor reported summer camp was going well, they have a pop-up garden going up. They are doing documentation; they go over every day and measure the growth. She stated this is through the Alabama Extension Program, the Auburn Branch is the group that came out. The only issue the program is having is transportation for swimming. TRAM only has 4 drivers right now.

Streets & Cemetery: No Report

Resolutions, Ordinances, Orders and Other Business:

Attorney Caleb reported there's no issue with the preliminary title opinion for the land fire station will be built on. We should be able to deed the land back to the town.

George Ragland reported they had a work session on June 20th. There were two Councilmembers absent. He stated the restaurant wanting to locate on Landess Cir would bring revenue into the town. He made a motion during the previous council meeting but did not get a 2nd. Mr. Ragland expressed his concern for the lack of response given by the council regarding the restaurant.

Mayor stated she has already voiced her opinion and her opinion is what's best for the town.

Councilmember Ragland asked to be placed on the next council meeting agenda to discuss zoning.

Public:

Roy Seay stated that at the last P&Z meeting Jason Philips made a pledge to the Fire Dept, he asked had anyone heard anything. Mayor stated no one has said anything to her about it.

Councilmember Ragland asked where did the town get the \$100,000 from. Councilman Whitman stated it was donated by Commissioner Dale Strong.

Patsy Parvin reported that the speed limit sign coming into Triana on Wall Triana Hwy was down. Mayor stated we do not post signage on Wall Triana the City of Huntsville does. We can put in a request to have one posted.

Councilman Whitman stated we may want to check our Ordinance to see if we set a speed limit sign for that section that belongs to us.

Roy Seay stated, driving out of Landess Cir. onto Wall Triana turning back North you cannot see what's coming from the South end. There are some tree limbs that have been cut and left, she stated it's an accident waiting to happen. Mayor stated the County is coming back out to pick-up.

Councilmember Ayers stated James Washington had asked about Fish and Wildlife. She stated we do have an email in concerning the algae in the pond, we will see what we can do. Mayor stated we're doing preliminary estimates on what everything will cost.

Moved and properly seconded to adjourn.

Date

July 10, 2023

Sharron Humphrey
Sharron Humphrey, Town Clerk- Treasurer

May Laddo
Mayor or Chair Pro Tempore

Subject: Fwd: Mobile Homes in R-1

Date: Thursday, August 10, 2023 at 8:43:20 AM Central Daylight Time

From: Casey Whitman

To: Jason Garstka, Erica Hopkins, Levoneia Ayers, George Ragland

All - see below. Please start thinking about the issue below. We need to fix our zoning ordinance regarding mobile homes so it's internally consistent and staff have clear guidance on approvals.

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From: Casey Whitman <cwhitman@townoftrianaal.gov>

Sent: Wednesday, August 9, 2023 5:42 PM

To: Mary Caudle <mcaudle@townoftrianaal.gov>; Barry Davis <bdavis@townoftrianaal.gov>; Sharron Humphrey <shumphrey@townoftrianaal.gov>; Caleb Ballew <caleb@martinsonandbeason.com>

Subject: Mobile Homes in R-1

Barry/Sharron,

I wanted to follow up on our conversation we had at Town Hall during the QuickBase demo regarding mobile homes in R-1 districts. I went back and looked at the Zoning Ordinance again and noted several possible conflicts. In one section we say can only put mobile homes in the mobile home courts in R-2 but then say only one can be put per parcel of land (i.e. R-1) if you appeal to P&Z, then in a different table we say Mobile Homes are permitted in R-1, then lastly it says all appeals are handled by the Board of Adjustments. Therefore, Mary/Caleb - I think we need to do a quick amendment to the zoning ordinance to clean up the conflict (see below in blue) and repeal the Ordinance that deals with no more than 2 per 1/2 acre since that also conflicts with Para 5.5. as well. I'd like to add this as an agenda item for Monday and request a council work session on this topic.

Para 5.5. Says:

(Change from:)

Mobile Homes, or any structure so built to be mobile, or give the appearance of being mobile in the character of its construction, will not be permitted inside the corporate limits of Triana, except that mobile homes may be located within duly authorized mobile home courts within the R-2 Residential District. One mobile home per parcel of land may be permitted upon appeal to the Planning and Zoning Commission.

(Change to:)

Mobile Homes, or any structure so built to be mobile, or give the appearance of being mobile in the character of its construction, will not be permitted inside the corporate limits of Triana, except that mobile homes may be located within duly authorized mobile home courts within the R-2 Residential District. One mobile home per parcel of land may be permitted upon appeal to the Planning and Zoning Commission. Board of Adjustments

Then Table 2 in Section 7.1 under R-1 says:

(Change from:)

USES PERMITTED: Single family dwellings. Mobile Homes. No more than two structures per lot to include mobile homes or traditional homes or combination thereof.