

**Town of Triana Regular Council Meeting  
Monday, July 14, 2025  
6:30PM**

Mayor Caudle called the meeting to order. Roll call:

**Councilmember George Ragland - Present**  
**Councilmember Erica Hopkins-Present**  
**Councilmember Theresa Nelson-Present**  
**Councilmember Casey Whitman-Present**  
**Councilmember Levoneia Ayers-Absent**  
**Mayor Mary Caudle – Present**

Members present constituted a quorum.

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

Motion by Councilmember Whitman to approve the minutes dated June 23, 2025, with necessary corrections. Councilmember Hopkins second the motion. Motion carried.

Motion by Councilmember Whitman to go into executive session. Councilmember Nelson second the motion. Motion carried.

Motion by Councilmember Whitman to return to the regular order of business. Councilmember Nelson second the motion. Motion carried.

Councilmember Ragland made the motion to go outside the regular order of business to allow comments from the public on the Community Development Block Grant. Councilmember Nelson second the motion. Motion carried.

The mayor stated that the town has been trying to renovate the bathrooms in the park, she has been looking for funds. She stated funding has been found and she's working with TARCOG to apply. She stated TARCOG Agency has been given permission to proceed with the grant. She stated the demographic response was a tremendous help. She thanked everyone who responded.

Jennifer Dummer with TARCOG stated the Town of Triana will apply to the state of Alabama Community Development Block Grant Community Enhancement Program for up to \$400,000 in grant funding to rehabilitate the Stone Shed.

The community responded favorably for wanting TARCOG to proceed with submitting the grant.

Motion by Councilmember Ragland to return to the regular order of business. Councilmember Nelson second the motion. Motion carried.

**Mayor Caudle's Report:** The council should have received a pencil draft per sq ft for a new Police Dept. building once funds become available. She stated to note that this funding would come from a grant/loan combination she has been working on. She stated the loan combination would be via bond.

The council is looking at hiring a consultant to look at the Police Dept's. The consultant will explore departmental growth, view and update if needed our current policies & procedures, look at current benefits and incentives we offer. They will also do a pay salary comparison with other cities, the size of Triana and different cities in Madison Co. and the department.

Motion by Councilmember Ragland giving the mayor permission to hire a consultant. Councilmember Whitman 2<sup>nd</sup> the motion. Motion carried.

**Mayor's report cont.:** The town has been getting several complaints regarding sidewalks buckling up, she stated that Councilman Whitman has set up a venue for citizens to go in and post community issues. S

The County engineer came out to look at the sidewalks and stated it looks like they were buckling up from heat expansion, we may have to look at placing a rebar under the sidewalk.

The mayor stated we had some major work done in one area, so the town does have a contractor on record.

Motion by Councilmember Ragland to hire the contractor that did our last major repair, the mayor will bring the cost estimates to make the necessary repairs to the sidewalks back to the council. Councilmember Nelson second the motion. Motion carried.

Attorney Caleb Ballew was asked to bring back to council if the town can use the 7Ct gasoline tax, but he is sure the 4&5 cent gasoline tax can only be used for street repair.

Speed bumps to be installed in the 2<sup>nd</sup> phase on Bridgemill Ave. She stated residents will be notified.

The annual water report has gone out; all customers should have received a copy. Plan to order tablets for the Water Dept to help with reading water meters. The plan will be to start with smaller areas.

Huntsville Utilities was called out to respond to customers on Landess Cir complaining about their water pressure, and she is waiting for the report. She stated she will contact our water operator to do a study cost to upgrade the pipes in the area then let residents know of her findings.

#### **REPORTS OF STANDING COMMITTEES:**

**Fire:** Chairperson Ragland reported that the Fire Dept responded to 10 medical calls, 5 alarms, and 1 fire call that was cancelled.

**Police:** The Police Dept traveled 1,766 miles, made 13 traffic stops, issued 16 warning citations, 7 traffic stops, 43 calls for service, 1 arrest and 11 reports.

The mayor reported that the Fire Dept. had a training course at the Fire Station, she stated she would allow the Fire Chief to give the report.

**Finance:** No Report

**Utility:** Chairperson Whitman stated that Huntsville Utilities will be out next month to install Streetlights request for 5<sup>th</sup> Street and Landess Cir., scheduled date Aug. 11.

**Streets & Cemetery:** No Report

**RESOLUTIONS, ORDINANCES AND ORDERS:**

Motion by Councilmember Whitman to approve Resolution 2025-04, Authorizing and approving application to the State of Alabama (ADECA) CDBG Community Enhancement Grant, regarding the Flamingo Park bathroom Council member Hopkins 2<sup>nd</sup> the motion. Roll call,

Ragland-yes,

Nelson-yes,

Hopkins-yes,

Whitman-yes

Caudle-yes. Unanimous consent, motion carried.

Motion by Councilmember Whitman to approve Resolution 2025-05, That George Malone is hereby declared to be duly elected to the office of Town Council District 2. Councilmember Nelson second the motion. Roll call vote

Ragland-yes,

Nelson-yes,

Hopkins-yes,

Whitman-yes

Caudle-yes. Unanimous consent, motion carried.

Motion by Councilmember Ragland to approve Resolution 2025-06, That Casey Whitman is hereby declared to be duly elected to the office of Town Council District 3. Councilmember Nelson 2<sup>nd</sup> the motion. Roll call vote,

Ragland-yes,

Nelson-yes,

Hopkins-yes,

Whitman-abstain

Caudle-yes. Unanimous consent, motion carried.

Motion by Councilmember Hopkins to approve Resolution 2025-7, That Misty Williams is hereby declared to be duly elected to the office of Town Council District 4.

Councilmember Whitman 2<sup>nd</sup> the motion.

Ragland-yes,

Nelson-yes,

Hopkins-yes,

Whitman-yes

Caudle-yes. Unanimous consent, motion carried.

Motion by Councilmember Whitman to approve Resolution 2025-08, That Scott Altice is hereby declared to be duly elected to the office of Town Council District 5. Councilmember Ragland second the motion.

Roll call,

Ragland-yes,

Nelson-yes,

Hopkins-yes,

Whitman-yes

Caudle-yes. Unanimous consent, motion carried.

**OTHER BUSINESS:**

Casey Whitman, Planning and Zoning Chairperson was asked to give an update on zoning (see attached sheet).

The mayor stated it is the town's intent to build a 2<sup>nd</sup> storm shelter when funds become available to apply for (see attached report)

**Public Comments:**

Tanya Binford, who lives on Landess Cir., reported that the water pressure is low, she stated it runs slow when water is being used in two different areas in the house.

The mayor stated Huntsville Utilities were out testing the pressure, she stated it could be the pipes.

Ms. Binford asked when the town would be spraying for mosquitoes.

The mayor stated spraying was being done on Thursday and Friday.

George Malone reported that Beechel's Grocery would be having a Back-to-School party on Sat., July 19<sup>th</sup>. Mr. Malone also expressed concern about the low water pressure on Landess Cir.

Kanesha Roach asked the mayor for assistance with finding revenue to help with repairs at the Triana Housing playground. The mayor stated that if she comes across any grants that may apply to her, she will send them to her and that she will help in any way that she can.

Ms. Roach stated she is having an issue with residents dumping private property, she stated she is working to get the area cleaned up.

Greg Nelson, a resident of Bridgemill Ave, stated the area where you turn into Towne Lakes from Zierdt RD there's a square of pavement with a hole, he asked when the area would be repaired. The mayor stated we were constantly having an issue with water leaking, she stated we did not want to cover it up until the water leak was repaired.

Chad Beddingfield, Fire Chief reported that Triana hosted a hands-on training session with other EMS Depts. in Madison County. He stated that they had a large turnout and that everything went well.

Moved and properly seconded to adjourn.

Date approve July 28. 2025  
Sharron Humphrey  
Sharron Humphrey, Town Clerk-Treasurer  
Mary L. Lalle  
Mayor or Chair Pro Tempore

One of my additional duties on the Town Council is serving as the Planning and Zoning Chairman. Since it's the middle of the year, I wanted to provide everyone with an update of where we are as a town.

We are sitting at around 2,189 housing units in the town. That yields an estimated population of 5,910. We have about 258 lots that are ready to build on and another 396 lots that have been approved but not ready to build on. When everything is approved it is completed that will be 2,843 homes with a population of 7,676. Since the town started building new homes in 2008 that is an average of about 115 new homes per year. Many subdivisions have completed out or are very close to completing (which also means homeowner control of HOA Boards). Malvern Hill, Evergreen Mill, and Southern Landing are the current areas with new home construction.

**Infrastructure Challenges:** In 2022 the Town Council passed a moratorium (a pause) on approving any new subdivision projects due to the need to build up infrastructure. We've made some progress in that regard such as a new Fire Station and staffing, two major sewer projects, and a second water intake for example. We have more to go before we can consider restarting subdivision applications such as a third water intake, water system studies, sewer expansions for currently unserved areas, Police Station and staffing improvements.

**Growth Control:** As part of our Zoning Ordinance, we placed limits (which we have reached) on higher density subdivisions. Any new subdivisions approved (when the moratorium is lifted) will need to have 1/4 Acre or 1/2 Acre lots to encourage lower density housing to ease the burden on the schools and public infrastructure/services. We've previously been approached by very high-density housing which we politely declined.

**Commercial Growth:** When the Town stood up Planning and Zoning back in 2019, as part of that initial zoning, the Town "saved" off certain areas along Zierdt, Wall-Triana, and 6th Street as Commercial zoning. Those areas are unaffected by the moratorium. These areas show up as Orange on the zoning map.

**Annexable Areas:** The Town is landlocked between TVA to the East, the TN River to the South, and the City of Huntsville to the West and North. However, there is some land that is annexable along Wall-Triana Hwy, Zierdt Road, and west of Landess Circle. Annexation starts with a request from the Landowner to the Town. The last annexation was in 2019 for the Crossings at Rivers Landing Subdivision.

# Second Tornado Shelter



July 2025

Council Member Casey Whitman, Tornado Shelter Manager  
Town of Triana



# Agenda

- Discuss Current Shelter
  - History & Usage
  - Maintenance Needs
- Discuss potential Second shelter
  - Design
  - Costs
  - Locations



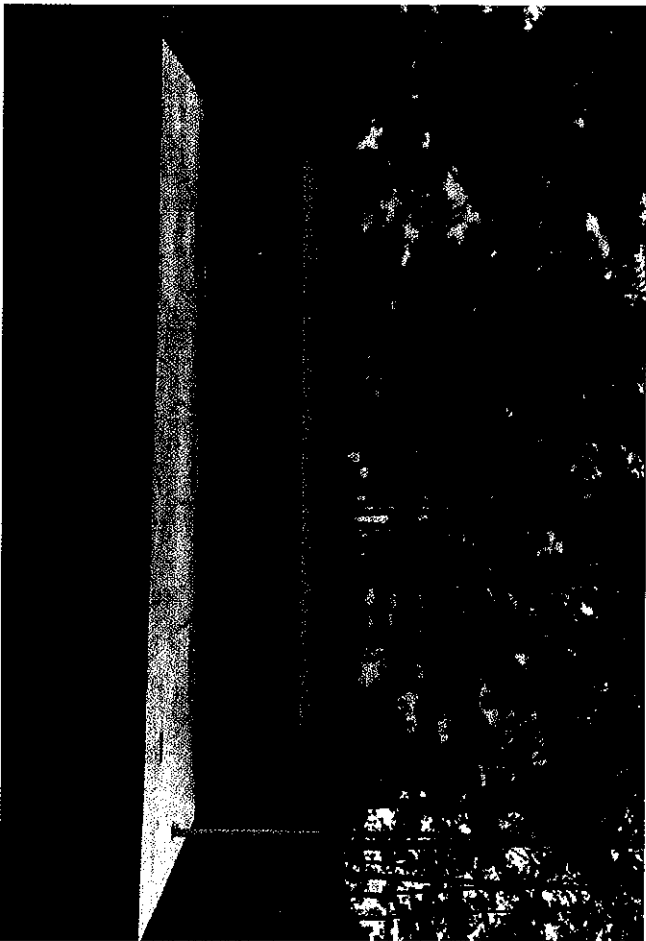
# Current Shelter

- Town currently operates one shelter located at 280 Zierdt Road co-located with Siren
- Capacity is 240 persons
- Current shelter constructed using mix of grant funds (Red Cross / FEMA)
- Cost \$250K
- Max Occupancy to date has been ~170 persons
- Madison County operates several shelters in unincorporated county areas
- Average 5 or 6 tornado events per year
- F0 Tornado on New Years 2022 passed from Ebony Club to Towne Lakes to Tornado Shelter to 9<sup>th</sup> Street
- Only public shelter South of 565 and West of RSA
- Side Note - City of Huntsville and City of Madison do not operate any municipal shelters





# Current Shelter





# Maintenance Needs & Challenges

## Maintenance Needs

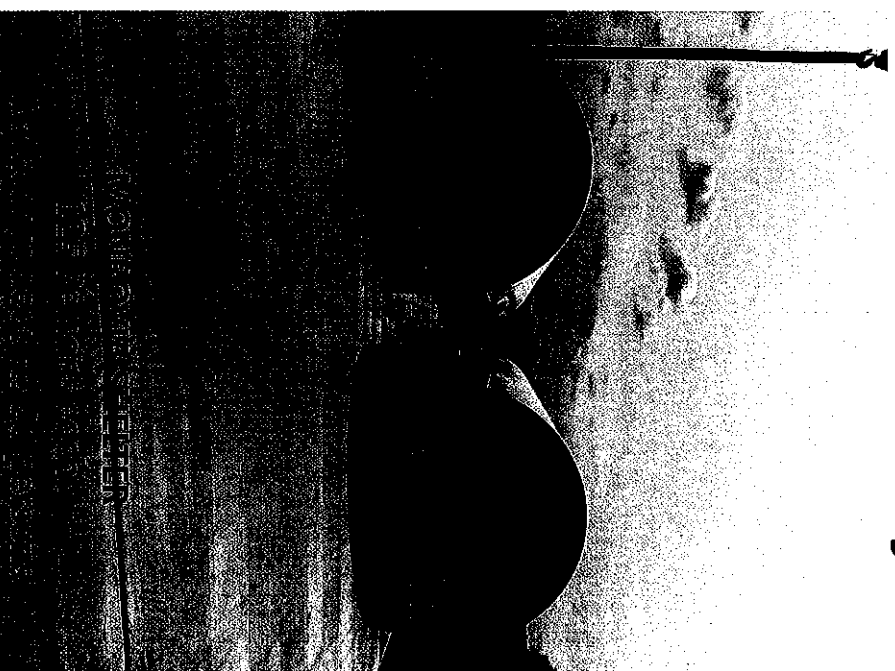
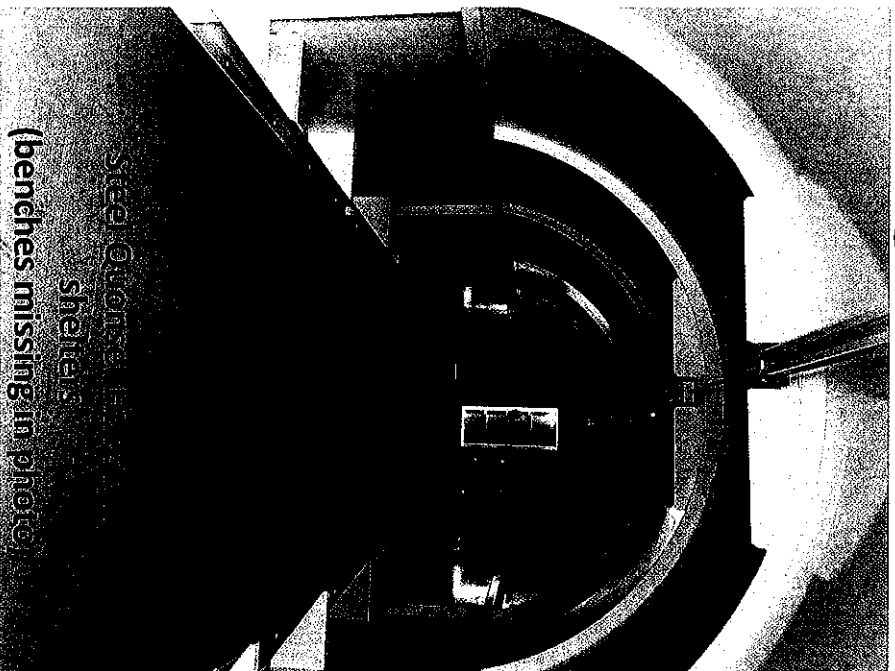
- Current shelter in need of painting on inside and outside
  - Received one quote
  - Soliciting additional quotes
- Funding available in Tornado Shelter Account to cover upkeep
- Need Parking Lot Lighting to be changed from solar switch to manual switch

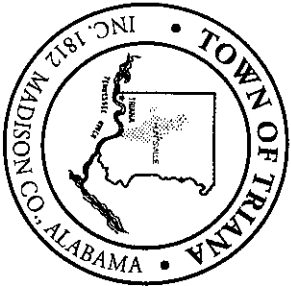
## Challenges

- Lack of public shelters in Madison and Huntsville have driven residents towards our shelter
- Volunteers
- Extended periods of Tornado Watches making staffing difficult during duration of watch
- Communications
  - Coordinated with WAAF, WHNT, etc... to establish means to alert news we are open

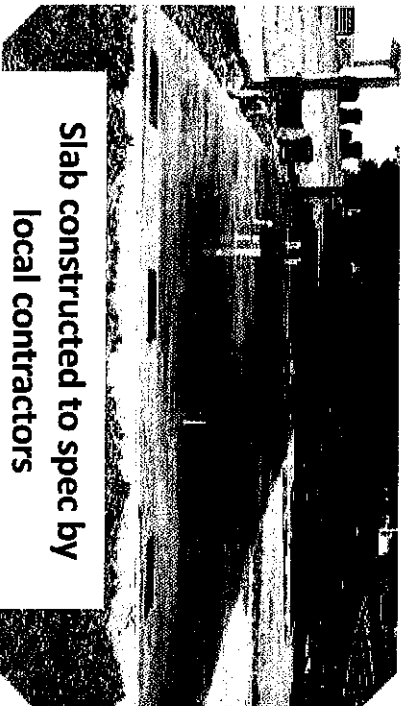
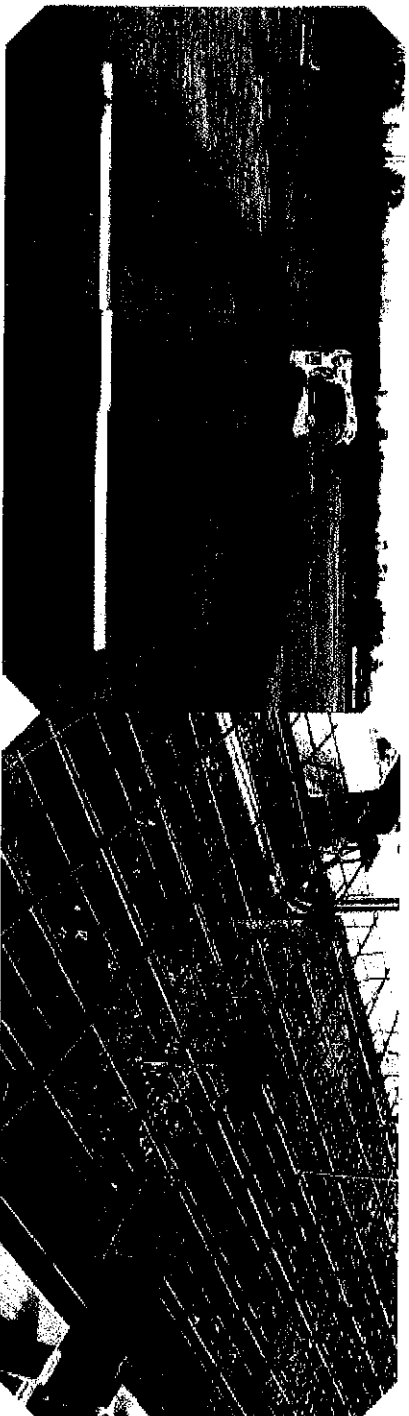


# Design Used in Madison County





# Survive-a-Storm



Slab constructed to spec by  
local contractors

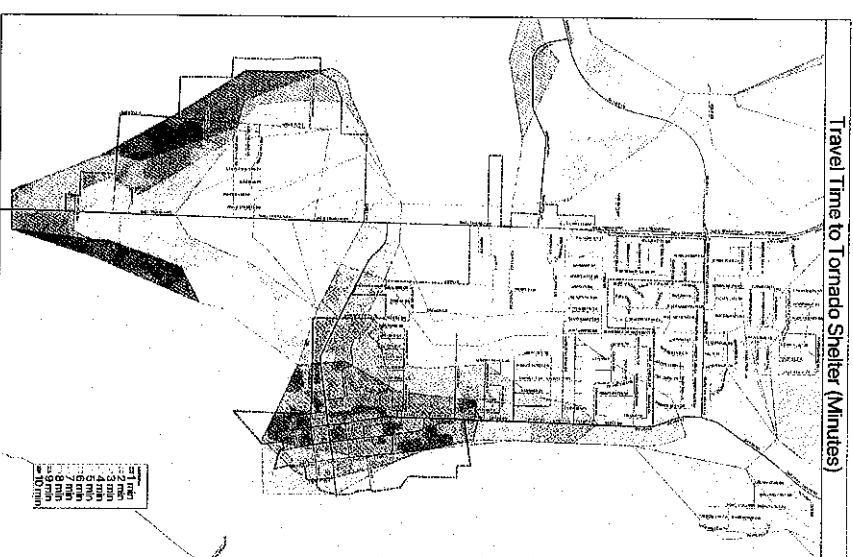


Structure shipped in from GA  
and bolted down to slab



# Travel Time to Current Shelter

- Conducted an isochrone study in QGIS
- South Landess Circle Area (Ragland, Cowan, etc...) has longest travel time to Shelter
- Followed by Brookhaven, Crossings Neighborhoods





# Locations

- Primary - Consider Landess Circle south of Southern Landing
- Alternate
  - Locations corner of 6<sup>th</sup> and Wall Triana on Madison County Property (although inside City of Huntsville, Town could operate)
  - Fire Station
- Need approximately 1 Acre or more for structure and parking
- Ideally partner with Madison County to have a Siren installed as well
- Consider purchasing a large property with an unsafe, unoccupied structure as means to remedy two needs



# Cost

- Madison County provided estimate of ~\$175K for their expense to install shelters in NW Madison County
- Doesn't include cost for land



# Recommendations

- Consider budgeting in FY26 for second shelter
  - Consider a \$1 Tornado Shelter Fee on each Water Bill (\$30,000 per year)
- Seek out funding partnership with County & State Officials
- Begin identifying potential properties for location



