

Town of Triana Regular Council Meeting
Monday, July 27, 2026
6:30PM

The meeting was called to order by the mayor. Roll call:

Councilmember George Ragland – Present
Councilmember Scott Altice - Present
Councilmember Casey Whitman-Present
Councilmember George Malone-Present
Councilmember Kathy Nilsen - Present
Mayor Mary Caudle – Present

Members' present constitutes a quorum.

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

Approval of Minutes: Motion by Council Member Whitman to approve the minutes dated June 22, 2026, with correction. Council Member Altice second the motion. Motion carried.

Mayor Caudle's Report: Discussion on repairs to sinkhole in Malvern Hill.

Motion by Council Member Whitman to approve the contract to hire Keller North America, Inc for the installation of low mobility grouting for the Willie Sanders Drive sinkhole, contract cost \$8,200 and \$1200 to United Rental for the fencing. Council Member Ragland second the motion. Roll call:

Councilmember Ragland – yes
Councilmember Altice - yes
Councilmember Whitman-yes
Councilmember Malone-yes
Councilmember Nilsen - yes
Mayor Mary Caudle –yes

Unanimous consent, motion carried.

Mayor stated work will begin this Wednesday taking about 4-5 days to complete work.

Grant for bathroom: Motion by Council Member Altice to approve the contract with engineers to design the outside of building. They will be gutting out one side will be for men and other side women. This includes redoing water and sewer lines. Councilmember Malone second the motion.

Roll call:

Councilmember Ragland – yes
Councilmember Altice - yes
Councilmember Whitman-yes
Councilmember Malone-yes
Councilmember Nilsen - yes
Mayor Mary Caudle –yes

Unanimous consent, motion carried.

Mayor stated in the grant we included 10,000 contingent funds for emergency purposes.

Motion by Council Member Altice to approve the contract with Tennessee Archaeology Research for \$7,924.79 that we must have per Wheeler Wildlife. Council Member Ragland second the motion.

Roll Call:

Councilmember Ragland – yes

Councilmember Altice - yes
Councilmember Whitman-yes
Councilmember Malone-yes
Councilmember Nilsen - yes
Mayor Mary Caudle -yes
Unanimous consent, motion carried

The mayor stated that anytime we do any digging on Wheeler Wildlife we have to call them out.

Mayor Caudle stated that she has been looking for grant money, a combination of USDA and CDGB grant money for a stand along Police Station. She asked council if they would see any grants or funds out there to let her know. She stated she has been looking at two sites; one would be down behind the Dollar General Store and the other site next to the Fire Dept. allocated for 1 ½ acres.

REPORTS OF STANDING COMMITTEES:

Fire & Police: Chairperson Ragland reported that the Triana Police Dept traveled 1,723, made 20-traffic stops, 13-warning citations, 6-traffic citations, 29-calls for service, 0-arrests and 9-reports. No Report from Fire Dept.

Finance: Council Member Nilsen presented the Bank Reconciliation Statement ending June 30, 2026, for approval.

Council Member Nilsen made the motion to approve the Bank Reconciliation Statement ending June 30, 2026. Council Member Ragland second the motion. Motion carried.

Utility: Chairperson Whitman reported that we did the repair on July 15th for the Fire hydrant on Cowan. He stated EOS has completed about 60% of the specs for the water lines for Landess Cir. He stated they have identified some areas that may require easements. They will provide that to us by email. He stated once that's worked through, they can finalize the design.

Parks and Recreation: No Report

Mayor Caudle stated we have had a couple of parents to inquire about the afterschool program, she stated council needs to decide if we are going to have it.

Motion by Council Member Altice to keep the afterschool program the same as last year with the same rate. Council Member Malone second the motion. Motion carried.

Streets and Cemetery: Chairperson Malone reported that we were waiting on our County Commissioner to say when they will repair the roads. He stated the following streets were given to repair: 4th Street, 5th Steet, Harold Murphy, Lakeside/Carr Lane and Fields Pond. He stated we will be updated by our commissioner when and if they will have funds, they may not be repaired in the order given but when he has the funds to make the repair.

RESOLUTIONS, ORDINANCES, ORDERS AND OTHER BUSINESS:

Mayor Caudle reported that they had a work session discussing the moratorium, she stated they have reviewed it and will get it to the attorney to be put in the right format, adding everything that has been completed on the old and reiterating it before they can lift it such as the water, sewer and roads.

Mayor Caudle stated they also had a public hearing on the Ordinance for Airbnb short term rental. She stated they took notes from suggestions brought by the citizens and promised to have another work session to add what they could to that.

Council Member Whitman stated the two major things discussed were whether they were going to set a cap limit on the number and the topic if there were certain incidents that happened that would raise to a limit of chances given. He stated he has modified the ordinance to put that in.

Work Session scheduled for August 10th at 5:30p.m to discuss short-term rental on Airbnb.

Public Hearing scheduled for August 17th at 6:00p.m. to discuss Traffic Safety on Landess Cir. N of Malvern Hill.

Mayor Caudle stated she would like to have a combined meeting on Monday night, this will include the Council, Planning & Zoning Commission and the Comp Planning Committee. She stated they have been working on the comp plan for several months; they now have a final draft. She stated that they have been working with TARCOC, they have held two public meetings and comp plan committee meetings monthly, and they have done surveys and they have done a lot to get to where they are now.

Mayor stated the reason for the combined meeting is so all three groups can come together and give their input at the same time to be able to submit the final draft to the council for approval. This meeting will be on Monday, August 3, 2026, at 6:00pm

Attorney Caleb Ballew asked the mayor to make sure she gets clarity about invoices and billing on extra work in the professional service contracts.

PUBLIC COMMENTS:

James Washington asked to have barricade put up on Lakeside Dr. letting motorist know where the pothole is in the street. Mayor asked the clerk to have Wayman put up cones/barrels over the pothole, so drivers avoid hitting it.

Roy Seay asked council how many were aware of the street on Landess Cir. He challenged members of the council to come out to see how wide the street is.

Mr. Seay stated we need to be doing something to bring funding into Triana.

Moved and properly second to adjourn.

Date approve

August 10, 2026

Sharron Humphrey

Sharron Humphrey, Town Clerk-Treasurer

May Caudle

Mayor or Chair Pro Tempore