

Town of Triana Regular Council Meeting
Monday, December 28, 2020
6:30p.m.

The Mayor called the meeting to order. The Clerk was asked to call the roll, Councilmembers George Ragland, Jason Garstka, Casey Whitman, Levoneia Ayers and Mayor Mary Caudle. Members present constituted a quorum. Councilmember Erica Hopkins was absent.

Attorney Caleb Ballew and the clerk Sharron Humphrey was also present.

Motion by Councilmember Whitman to approve the minutes dated Dec. 14, 2020. Councilmember Garstka. Councilman Ragland-opposed and Councilmember Ayers-abstained. Motion carried.

Mayor Caudle Report: No Report

REPORTS OF STANDING COMMITTEES:

Fire & Police: Chairperson Ragland reported Fire Dept. responded to 7 fire calls, 10 medical calls and 1 motor vehicle accident.

Police Dept. logged 2,162 miles, made 26 Traffic Stops, 15 warning Citations, 20 Citations, 37 Calls for Service, 0 Arrest and 5 Reports.

Finance: No Report

Councilman Ragland asked Mayor Caudle about the budget.

Mayor Caudle stated all members of the council were asked to submit a wish list.

Utility: Chairperson Whitman reported progress has been made to install street lights for phase 4,5 & 6. Phase 3 at Rivers landing has been paid for.

Councilman Ragland asked about the 3 streets Council approve street lighting for.

Mayor stated we were on the list with the County to have them installed.

Mr. Whitman reported Comcast working in Rivers Landing, residents are asking can the town direct them on where to put box in front yard. He informed them that town does not, they have to work with easement. They asked for contact person, did not give that information out.

Working on getting the Terramite repaired, company sent out wrong fuel pump. Working with them to get the right one sent out.

Streets & Cemetery: Chairperson Garstka reported street signs down at Ervin Lane and Mary Caudle Way.

Park & Recreation: No Report

Resolutions, Ordinances, Orders and Other Business:

Burnetta Harris Richardson began by thanking the council for allowing her to speak. She stated her family has some property in Triana that's dear to them. They are asking the Town to grandfather their property in. They have never asked the town for anything and they would have no problem in assisting town with anything just please don't hold their property hostage. There would be no justification in

doing so. All they want is to be able to sell their property per court order. The developer plans to build 48 homes beginning at the end of 2022. They will be quality built homes to enhance the town. They need to sell now.

Charlene Harris-Coke asked the council to consider grandfathering their property; she stated the land has been in their family for years passed down to herself and her sisters from their grandfather. They have held onto the property allowing it to be used for farming until the right time came along for them to sell.

Cynthia Harris-Young stated they have interested developers wanting to purchase their property, she asked the council to consider grandfathering their property in to have the privilege to sell.

Whitty Allen Attorney for Mrs. Richardson asked the council to consider not adopting the blanket Moratorium, give them time to work through the problem. He asked council to give them an exception to allow them the opportunity to proceed and sell their property. They don't want to send the message that the Town can't handle the growth if the papers get a hold of this.

Marvelene Freeman stated she would not like to see anyone bring any harm to this family. This family deserves to be grandfathered in. Town has approved others and they have not carried plans out. She stated the sewer project should be underway by the time project gets started to carry it.

Patsy Parvin stated she feels like family should be given an exception in this situation. If we cannot do it for them that have been here all their lives then who for.

Developer Paul Wisdom stated they plan to build quality homes, he asked council to take period to study development. They plan to start building lateral 2021, house closing 2022. Invest and negotiate agreeable situation. They need certainty to know they will be able to build out project. They are willing to work with Town, understand its needs and work through it.

Councilman Ragland stated Town should not pass moratorium so they can sell their property.

Councilman Whitman clarified the planning and zoning process, he stated the Planning and Zoning Board has no authority to approve anything.

Mayor Caudle stated the Moratorium came about because we have to slow things down, two years ago we did some things to evaluate the system before some of the subdivisions we have now. WE saw that we were at or near capacity. Until we got some of these things done we had to phase things out. Last year we stated having water pressure issues. Huntsville Utilities is looking at another area where water can come in. She hears them and understands them but she has to do what's in the best interest of the town.

Councilman Whitman stated his concern is letting this or any other project goes thru the process.

Whitty Allen, Attorney for Mrs. Coke and Mr. Young asked council to allow developer to come in using a yield sign with the opportunity to proceed. If Triana passes the Moratorium that's a sign to him that Triana is not open for business. They need to look at the long term impact if they cannot sell their property.

Mrs. Coke asked how they get information out to residents that want to sell.

Carla Whitt stated, seems like development won't impact it for 2 years. All will work on things for better standard before land is developed. She asked council to cut back on the phases in the sub-divisions; she stated that's what affecting the water pressure. The development won't affect water and sewer for 2 years.

Councilman Ragland made the motion to dissolve the Moratorium. Motion died for lack of a second.

Councilman Ragland made the motion to table Moratorium and take off agenda for tonight. Ayers second the motion. Roll call vote Ragland-yes, Ayers-yes, Garstka-yes, Whitman-yes and Caudle-yes. Unanimous consent, motion carried.

Councilman Whitman made the motion to approve Resolution 2020-15, that the Town of Triana approves and accepts the bid of the lowest bidder for construction and upgrades at specific Lift Stations for water and sewer service. To authorize the Mayor to sign or execute any and all documents submitted by B.H. Craig Construction in the amount of \$697,000.00. Garstka second the motion. Motion carried.

Attorney Caleb Ballew reported the person who sent out letter complaining about the junk and scrape on Swanncott sent out a letter thanking the town for responding.

Councilman Ragland made the suggestion to give Town employees a one-time increase. Councilmember Ragland made the motion that the Town gives its employees \$250.00. Councilman Garstka second the motion. Roll call vote Ragland-yes, Garstka-yes, Ayers-yes, Whitman-yes and Caudle-yes. Unanimous consent, motion carried.

Mayor Caudle reported Fire Chief will be hired the 1st of the year. She will be working with him to get the bi-laws.

Councilmember Ragland made the suggestion to give the Volunteer Firemen \$200.00 each. Mayor Caudle stated she will work the Fire Chief to give a stipend for the ones that respond to calls.

Councilman Ragland made the motion to give Volunteer Firemen \$200.00 each. Motion did not pass for lack of second.

Public Comments:

Roy Seay asked had anything been done to bring Fire Chief on.

Mayor Caudle stated he will be hired the 1st of the year. He has to give current employer notice.

Shamond Hardin stated he can start work as Fire Chief anytime, he is ready when Town says he can start work.

Roy Seay asked about the speed bumps on Ervin Lane.

Councilmember Whitman stated the traffic study and paper work for residents to sign has been done for Ervin Lane. Folder has been sitting on the counter in Town Hall someone from Ervin needs to pick paperwork up.

Marvelene Freeman asked if the gym was ready.

Mayor Caudle stated gym is ready, volunteers need to be in place.

Councilmember Ragland made the motion to hire Shamond Hardin as the Town of Triana Fire Chief.
Councilmember Ayers second the motion. Motion carried.

Moved and properly seconded to adjourn.

Date approve Jan. 11, 2021

Sharron Humphrey
Sharron Humphrey, Town Clerk-Treasurer

May C. C. C.
Mayor or Chair Pro Tempore