

Town of Triana Regular Council Meeting
Monday, January 24, 2022
6:30pm

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

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

Motioned by Councilmember Whitman to approve the minutes dated Jan. 10, 2022. Councilmember Ayers second the motion. Motion carried.

Mayor Caudle's Report: The 1st phase of the sewer project is near finished. Need to have a meeting to discuss the 2nd phase and prepare for bids.

REPORTS OF STANDING COMMITTEES:

Fire & Police: Chairperson Ragland reported Fire Dept., responded to 1 fire alarm, made 6 emergency calls, responded to 1 motor vehicle accident and 2 others.

Police Dept., traveled 2,564 miles, made 15 traffic stops, 14 warning citations, 4 traffic citations, 33 calls for service, 0 arrests and 9 reports.

Mayor Caudle reported the new officer has started he has been shadowing chief, he will be sworn in at the next meeting.

Mayor Caudle reported she, the Fire Chief and the President interviewed two firemen for the fire fighter position. She stated they both interviewed really good, willing to work and they're both certified. One has to have his information transferred. She asked council how would they feel trying out both applicants for the position, council in agreement. Motion by Councilmember Ayers to hire two fire fighters one as Firefighter/EMT the other as a firefighter. Councilmember Ragland second the motion. Motion carried.

Finance: No Report

Utility: No Report

Councilmember Ragland stated Earnest Cowan a resident who lives at 368 Wall Triana Hwy is asking the council to install a street light near Cowan. He states there's a long dark gap between the houses. Mayor stated we will add it to the list. Councilmember Whitman stated he will take a look to see if there's a transformer in the area.

Parks & Recreation: Chairperson Ayers reported the following: Park & Rec Coordinator is attending the Alabama Parks and Recreation Association Conference held in Huntsville, he will attend all three days. He sends his gratitude to the Council and Mayor for the opportunity to build and grow relationships in the field of park and recreation state wide.

The Triana Warriors are currently working on their training schedule. They are looking to begin spring training in April 2022. She spoke with Delvin Sullivan; he is the author of "The Wealthy Child" he has set a goal this year to reach over 1,000 children here with his classes on financial literacy and he wants Triana to be a part. She has also given the information to the park & Rec Coordinator who will make contact with him so that he can set up a meeting.

Streets and Cemetery: Chairperson Garstka thanked the maintenance crew for replacing street sign posts in Towne Lakes due to the storm. He is currently seeking approval to proceed with the street sign purchase for streets in Towne Lakes. They plan to add the far-left street sign to 6th and Zierdt to say, no semi-trucks can turn right. Hopefully this will help them from turning right. Mayor stated approval has already been given to purchase street signs.

Mr. Garstka asked for a committee meeting to discuss speed cushions on Harold Murphy and potential stop signs on Tybee Dr. Meeting scheduled for January 31 at 6:30pm.

RESOLUTIONS, ORDINANCES, ORDERS AND OTHER BUSINESS:

Planning and Zoning Committee Chairman Casey Whitman presented a presentation to provide the Mayor, Council and public with an update on what has transpired over the last year and where we're at, see attached Planning and Zoning update. Councilmember Ragland asked if all of the streets on the Harris property been named? Mr. Whitman stated no that they submitted names but nothing has been approved yet. Mayor Caudle stated once they submit a list, we will get with them but if he has a name to submit them to Sharron.

Whitman recommended adding to the committee meeting a discussion on impact fees. The committee meeting was changed to a work session.

PUBLIC COMMENTS:

Theresa Nelson stated with the increased truck traffic there's a pothole that needs to be filled in at the intersection of Wall Triana and Landess at the far end where she lives.

Theory Haywood stated on behalf of himself and the Triana Warriors staff he would like to thank the Mayor and Council for their support for the last season. They had almost 200 kids in their program. They had a football meeting with the National Alabama Association of Youth Football, they anticipating the numbers to double. They are in their planning stages with coaches and staff, their season to start in April. He is anticipating anywhere from 300 to 350 kids to participate. That includes football and cheer.

Roy Seay thanked the Mayor and Council for updating the Fire Dept.

Marvelene Freeman asked for clarity on Malvern Hill. Mr. Whitman stated it's the one down in Landess Cir. She asked what is the name of the subdivision across from Brookhaven. Mr. Whitman stated Southern Landing.

Moved and properly seconded to adjourn.

Date approved Feb. 14, 2022

Sharron Humphrey
Sharron Humphrey, Town Clerk-Tres

May Caudle
Mayor or Chair Pro Tempore

Planning and Zoning Update



Council Member Casey Whitman
Town of Triana, Alabama
January 24, 2022



Purpose & Agenda

- Provide update to Mayor and Town Council on Planning and Zoning Commission



- Mayor Mary Caudle
- Mr. Casey Whitman
- Mr. George Ragland
- Ms. Erica Hopkins
- Mr. Jason Garstka
- Ms. Levonia Ayers

Introduction

- Mayor Mary Caudle
- Mr. Casey Whitman
- Mr. Barry Davis
- Mr. Beechel Grays
- Mr. Roy Seay
- Ms. Alicia Burgess (new)
- Ms. Theresa Nelson (new)
- Ms. Patsy Parvin
- Mr. Brenson Parks

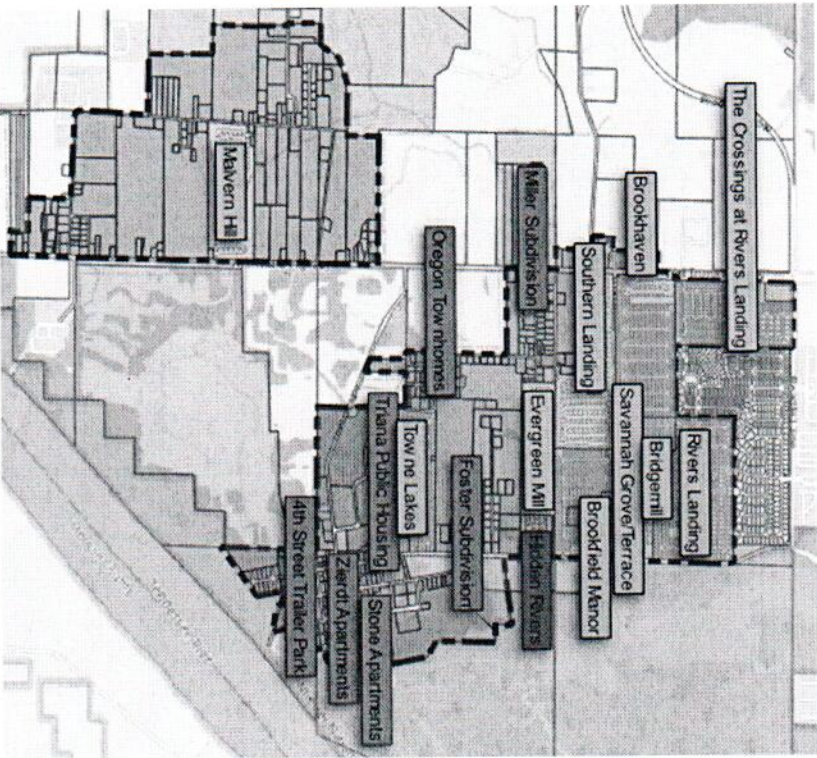


Madison County Growth 2010-2020

- 2010 Population: 334,811
- 2020 Population: 388,153
- Increase: 53,342 or 15.9% increase
- Census.gov data released 8/12/21



Town of Triana Zoning Map



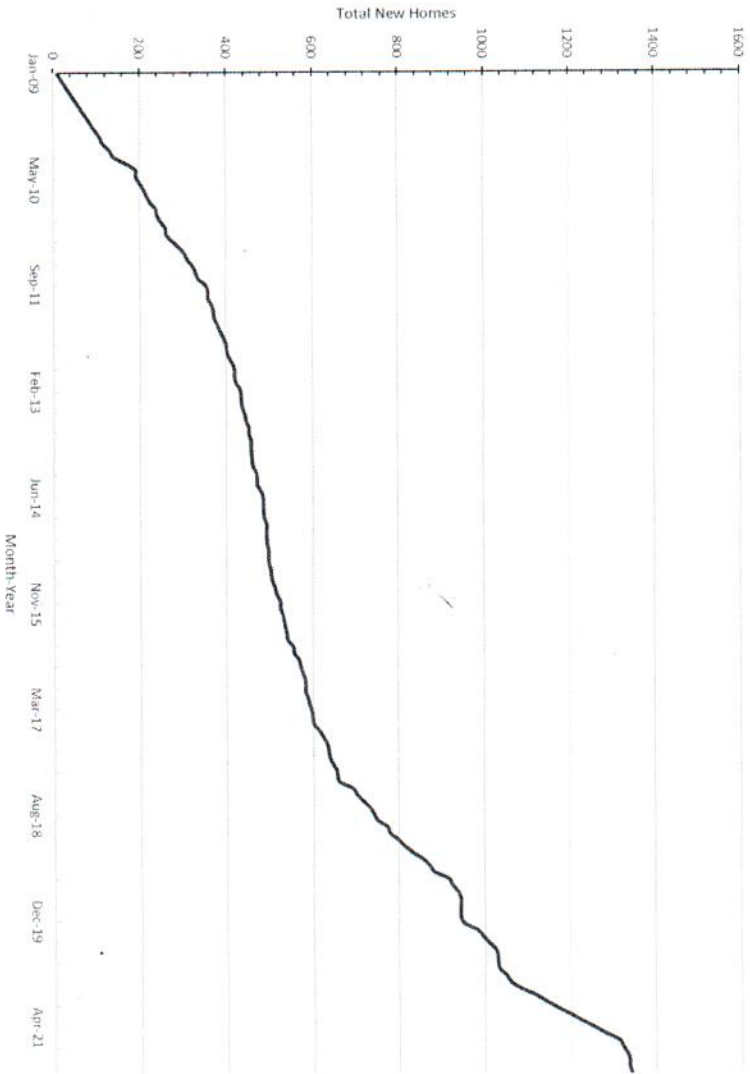
- 2022
- Ordinance 2022-01 - 130 & 140 Oregon Dr Rezoning R-1 to R-2
- 2021
- Ordinance 2021-07 - Parcus Rezoning (R-1 to B-1)
- Ordinance 2021-06 - Foster Property Rezoning (R-1 to R-3/R-4)
- Ordinance 2021-04 - Miller Property Rezoning (R-1 to R-4)
- Ordinance 2021-03 - Zoning Ordinance
- Ordinance 2021-01 - Harris Property Rezoning (R-1 to R-3)

BUSY YEAR FOR P&Z



Residential Growth 2007-Dec 2021

Triana New Building Permits 2006-2021



2020 & 2021 RECORD YEARS DESPITE COVID PANDEMIC

Year	New Permits
2007	8
2008	12
2009	117
2010	132
2011	110
2012	61
2013	39
2014	35
2015	31
2016	59
2017	61
2018	155
2019	145
2020	174
2021	224
TOTAL	1363



Population Estimates (as of Aug '21)

- 1,581 Residential Water Customers x 2.7 = 4,269
- 2020 Census results 2,890 (low reporting – but a City)
- Registered Voters as of 8/11/21 = 2,023

• 2020 Census Results

<u>Municipality</u>	<u>2020 Census</u>	<u>2010 Census</u>	<u>% Growth</u>
Huntsville	215,006	180,105	19.4%
Madison	56,933	42,938	32.6%
Triana	2,890	496	482.7%
New Hope	2,889	2,810	2.8%
Owens Cross Roads	2,594	1,521	70.5%
Gurley	816	801	1.9%



Where are we currently building?

Houses Being Built

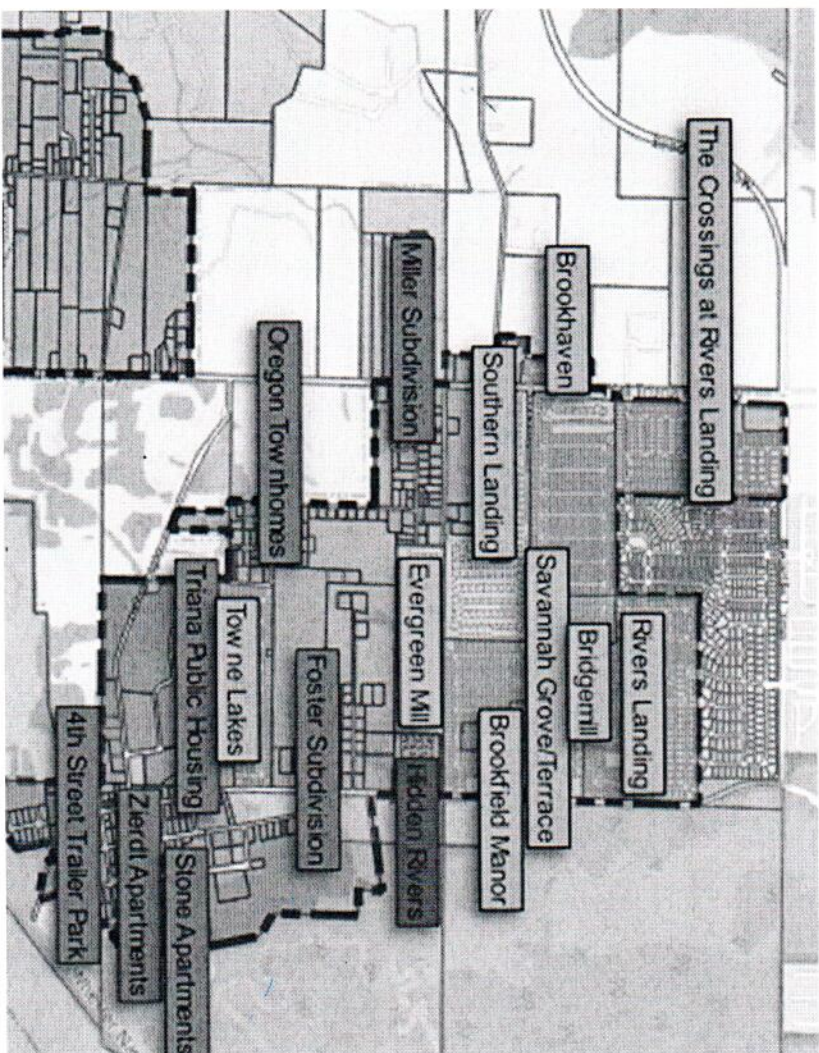
- Rivers Landing Phase 5 & 6
- Savannah Terrace Phase 4
- Brookfield Manor Phase 2 (Abercorn)
- The Crossings at Rivers Landing Phase 1
- Bridgemill Phase 2

Subdivisions Recently Completed

- Savannah Terrace Phase 6
- The Crossings at Rivers Landing Phase 2

Subdivisions Under Construction

- Southern Landing Phase 1
- Malvern Hill
- Hidden Rivers Phase 1
- Savannah Terrace Phase 5





Updates on Approved Developments

- Harris Subdivision → Evergreen Mill
 - Developer submitted Phase 1 Construction Plat, currently under review
- Southern Landing Phase 1
 - Nearing completion, developer needs to pave roadway, signage, HSV Utilities
 - Need to close on Murphy Circle ROW
- Miller Subdivision
 - Owner will not be developing lots, plans to subdivide and sell unimproved lots
- Foster Subdivision
 - Developer currently working to finalize with Builder
- Record St Apartments
 - Developer submitted updated layout, construction drawings in work



Future Approved Growth

Approved but not yet to Final Plat	
Malvern Hill	192
Southern Landing	212
Record Apartments	50
Hidden Rivers	102
Savannah Terrace Phase 5	34
Evergreen Mill	150
Foster Subdivision (Mixed R-3/R-4)	150
Miller Subdivision	8
Oregon Townhomes	4

Total R-3	2285
Total R-2	82
Total R-2A	102
Total R-4	158

Permits sold 2009-2021 **1343**

Total Lots/Units **2627**

Total Available Lots (Available Current + Future Planned) **1284**

Total Available Current Lots **354**

Current R2 **28**

Future R2 **54**



Utility 2021 Accomplishments

- Lift Station updates nearly completed for Oregon, Jesse Bennett, Savannah East, Savannah West
- Completed renovation for “Bingo Hall” Lift Station
- Added second water intake in Rivers Landing at Caudle Dr and Harbor Ferry to mitigate supply/pressure issues throughout Town
- Developer funded streetlights installed throughout completed subdivision areas
- Added new streetlights in several locations in older sections of Town



Revenue: Road/Gas Tax

- FY22 (to date): \$20,616.11
- FY21: \$10,515.58

CENSUS RESULTS AND STATE GAS TAX INCREASES YIELDED 4X INCREASE IN REVENUES



Revenue: Building Permits

- Council approved increase from \$2000 → \$2500 in CY21



Revenue: Sales Tax

- Council approved Sales Tax Increase from 2.0% to 3.5% in CY21



Revenue: Impact Fees

- Hypothetical Impact Fee of \$5000 (requires State approval)

	Impact Fees	Per Lot	Total Forecast (1256 Units)
Proposed	Police	\$ 1,500	\$ 1,884,00
	Fire	\$ 1,500	\$ 1,884,00
	Parks & Rec	\$ 750	\$ 942,000
	Library	\$ 500	\$ 628,000
	Public Safety (add'l Storm Shelter)	\$ 500	\$ 628,000
	Misc	\$ 250	\$ 314,000
Total		\$ 5,000	\$ 6,280,000

RECOMMEND COUNCIL BEGIN IMPACT FEE PROCESS WITH STATE



Summary

- 2020 Census showed Triana as fastest growing municipality in Alabama
- 2020 and 2021 were record growth years for Triana
- Council passed four rezonings, and one zoning ordinance update
- Council enacted Building Permit Fee and Sales Tax Increase to offset growth impacts
- Council should move forward on Impact Fees