

Town of Triana Regular Council Meeting
Monday, December 12, 2022
6:30PM

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

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

Motion by Council member Ayers to approve the minutes dated Nov. 28, 2022. Council member Hopkins seconds the motion. Motion carried.

Mayor Caudle's Report: The Architect agreement is in place for them to start working on the actual blue prints. It will have to go to USDA for approval. We will then be ready to receive bids. We will have to get the clear-out done also. She stated when receiving federal money, you have to follow federal guideline.

REPORTS OF STANDING COMMITTEES:

Fire & Police: Chairperson Ragland reported Fire Dept responded to 1 outside fire, 1 fire alarm and 8 emergency calls.

Police Dept., traveled 1,909 miles, issued 25 warning citations, 21 citations, 36 calls for service, 2 arrests and 13 reports.

Mr. Ragland stated he heard we had hired a police officer. Mayor Caudle reminded Mr. Ragland at last meeting it was reported that the officer will be riding with the Chief. We are waiting on his background check. She stated we will be doing the official swearing-in at the next meeting.

Mayor reported Officer Mayfield returned to work on today from military duty. She stated that will put us at having a Chief and 3 Officers.

Finance: Chairperson Hopkins presented the Bank Statement ending November 30th for approval.

Motion by Council member Hopkins to approve the Bank Statement w/corrected ending date of Nov. 30th. Council member Garstka seconds the motion. Motion carried.

Ms. Hopkins asked for an update on the bid opening that was held on Dec. 1st. Mayor reported we received 1 bid on the Crown Vic that was above the minimum bid. She stated we still have one car, the 2009 Impala.

Ms. Hopkins asked if we were going to rebid the Impala. Council member Whitman gave a listing of problems with the vehicle. He suggested dropping the minimum bid to \$1,000.00.

Council member Ragland stated if someone bids \$500.00 on the vehicle to let it go.

Mayor stated we can get more than \$500.00 from the junk yard.

Ms. Hopkins asked about the blue book value. Mayor stated they were not able to pull up the blue book value on the vehicle

Motion by Council member Hopkins to put the minimum bid for the 2009 Impala at \$1,000.00. Council member Whitman seconds the motion. 1-oppose, motion carried.

Utilities: Chairperson Whitman reported Ms. Griffin had reported 2 lights out at the last council meeting. He found 1 of the lights and sent the email on to Huntsville Utilities and it has been replaced. He could not find the other one on 6th Street.

Mayor Caudle reported the lights they have been trying to get done, she verified on today that they are having issues with getting poles and equipment to reset the lights. We're still on the lights for those.

Park & Recreation: Chairperson Ayers reported the Christmas break day camp begins on the Dec. 19th and runs thru the 30th from 7am-5pm and they will be closed on Dec. 26th in observance of Christmas. She stated there were questions raised by some of the parents about afterschool fees beginning in 2023 she asked is that something they need to meet on and have another discussion about.

Mayor Caudle stated they have already met and decided on that.

Streets & Cemetery: No Report

Mr. Ragland reported a 53ft trailer made a left turn on 6th drove thru the church parking lot attempting to make a U-turn. The truck had to back all the way up on Record Street with his help to get out.

Mayor stated he should have called the police because the trucker should have taken the Wall Triana route.

Mr. Ragland stated we need some street signage showing him the truck route. He stated the problem could be fixed; we need to get an engineer out to help design the route.

Mayor stated that the purpose of widening 6th Street when the Industrial Park was coming for them to use that route.

Council member Garstka suggested we contact Dollar General about their drivers. Mayor stated they had stopped using Zierdt Rd but now they have started back not sure why. She stated they are under a different store manager.

RESOLUTIONS, ORDINANCES, ORDERS AND OTHER BUSINESS:

Mayor presented Ordinance 2022-03, which reference amending the zoning ordinance.

Council member Whitman stated this is a rezoning ordinance for Stone & Record St. It is currently zoned for apartments the request is to develop Townhomes. Planning and Zoning went thru the process beginning with a public hearing mailing out notices to all the adjacent homeowners in Nov. All of the residents who showed up preferred townhomes over apartments if it had to be developed.

At their December meeting planning and zoning took it up for a recommendation and they agreed for the council to approve it for a rezone. It would still maintain the restriction on the lots and maintain restrictions on not having any driveways or streets come out onto Stone. They would only come out on Record St. They will still do the large retention pond and still look at doing the pocket park that would be turned over to the town.

Council member Garstka asked if they foresaw any issues with emergency vehicles entering. Councilman Whitman stated no because all of their subdivision regulations have standard size streets that are laid out to accommodate emergency vehicles.

Council member Garstka asked would this property have street lights. Council member Whitman stated yes.

Mayor Caudle stated all of the subdivisions have street lights. Mr. Whitman stated they will have to also put in cluster mail boxes.

Council member Hopkins asked would a one-way entrance be a safety issue. Mayor stated they will have an exit out but two exits on Record that close together could cause more trouble with cars and school buses traveling they will need to travel at a slower pace.

Motion by Council member Ragland for immediate consider of Ordinance 2022-03, Rezoning Ordinance. Council member Whitman seconds the motion. Roll call: Ragland-yes, Hopkins-yes, Garstka-yes, Ayers-yes, Whitman-yes and Caudle-abstain. Motion carried.

Motion by Ragland to approve Ordinance 2022-03 a Rezoning Ordinance. Council member Whitman seconds the motion. Roll call, Ragland-yes, Hopkins-yes, Garstka-yes, Ayers-yes, Whitman and Caudle-abstain. Motion carried.

Mayor Caudle stated everyone should have received by email a copy of a Resolution in reference to FEMA's Emergency Migration Plan for review. She's not asking for a vote tonight but she wants council to look at it and be ready to adopt it at the next meeting. She stated we do have to adopt the Resolution to be eligible for any emergency funds. We have adopted it in the past.

Attorney Caleb Ballew was asked to prepare and send out letters to those individuals who continue to violate the junk ordinance.

Whitman, Chairperson of Planning & Zoning reported the following: During their last meeting they updated the subdivision regulations. He stated they use the standard guide to go by and give to developers once they are approved for a development.

The update they've done has to do with the cluster mailboxes. This puts the developers on notice to coordinate with the post office prior to be given final approval. A draft copy of the adjustments was sent by email to the council.

Planning and Zoning is recommending the adoption of said adjustments. He stated they need to have some clear guidance from the council on rezoning. Now they're under a moratorium so they're not receiving an application for any new developments. He stated if and when the moratorium is lifted it will be beneficial for planning and zoning to have a guide to go by when they receive an application, they can look at their rule set. He suggested they have a work session to go thru the draft.

Mayor stated they really need the council to think hard to come with some rule sets. She stated the work session will help because the council would have to decide as a whole for something to be approve, they need to get to work on this as soon as possible.

Council member Hopkins asked Councilman Whitman for an example of a rule set to go by, a community our size. Whitman stated not from a similar size community he has seen one that the city of Madison use but will not work for us.

Mayor stated a lot of the cities and towns don't have a lot of the challenges that we have.

Council member Ayers stated they would not want to say a resident could not sale their private property and possibly rezone it as a development. Mayor stated if it's zoned for commercial, they would look for buyers that want to develop commercially. They could never restrict anyone from selling their property. This would be a guidance for planning and zoning.

Work session scheduled for Dec. 19th at 6pm. Council member Whitman asked council member to look at lasted zoning map that includes the ordinance just approved and if there are any question to let him know. He stated at the moment no one has approached him to do anything. The latest thing they've received were for some spot rezoning for duplex/triplex units' low-density R-1 that never went anywhere. Much appreciative to get this done.

Council Member Garstka asked do we have any update on leveling the Trading Post he stated there are some displaced people living there. Doesn't want anything bad to happen to them. Mayor stated that's up to the owner we're not leveling it. She's hoping they have arrangements with whoever is doing it. She has not heard of any plans of anything moving. Council member Whitman stated no one has submitted any plans to do anything.

Council member Ragland stated every year the town gives the employees a one-time bonus. Mayor stated the town does not give bonuses. She stated she was thinking about using the sale of the property. She stated she will leave that up to the council for discussion.

Work session scheduled for Friday, Dec. 16th at 6:30pm to discuss giving 13 employees a one-time pay increase.

Council member Whitman reported we received a letter from the gentleman who spoke at last council meeting about his trailer. The letter does not give the dimension of his trailer. If his trailer is less than what the ordinance restricts then there should not be an issue.

Council member Ragland stated we have an event coming up on Dec. 17th. He heard the Seay and Jackson family is asking the town to give a donation. Mayor stated the way our ordinance is set up we don't give donations to non -profit or for-profit organizations. We can all give personal donations. Council member Ayers asked what was the donation amount did the ask for a specific amount. Mr. Ragland stated no they just asked for a donation. Mayor stated we can participate on that date to say the town will serve refreshments giving donations are restricted.

Motion by Council member Hopkins to give \$250.00 towards the Junita Christmas Drive for food. Council member Ayers seconds the motion. Motion carried.

Council member Garstka asked about the guy who shows up with the mail issue he asked was he good, if everything was good to go now.

Mayor stated probably not good but he does know we have a letter saying agreement will be in on or about Jan. 1st. She is waiting to see the actual agreement with the post office as instructed.

Council member Whitman stated the last he heard from the post office that agreement was not in place.

Public Comment:

Roy Seay apologized to the council for speaking out.

Mr. Seay stated he would like for the council to add discussion on infra-structure to their work session. He stated we're being crammed with houses nothing coming in to support it. We need to get some taxes on anything suitable for small towns.

Theory Haywood reported Triana Warriors ended their season on a good note. They had close to 200 kids to participate in football & Cheer. They just had their end of season banquet with over 400 plus people there. He presented the town with a trophy as a small token of appreciation.'

Moved and properly seconded to adjourn.

Date Approved Dec. 17, 2022

Sharron Humphrey

Sharron Humphrey/Town Clerk-Treasurer

Mark C. ...

Mayor or Chair Pro Tempore