



Huntsville, Alabama

305 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 9/25/2025

File ID: TMP-6049

Department: Planning

Subject:

Type of Action: Approval/Action

Ordinance annexing 9.93 acres of land lying on the east of Hwy 431 S and south of Wade Rd. (Introduced on September 11, 2025, Regular Council Meeting).

Ordinance No. 25-747

Does this item need to be published? Yes

If yes, please list preferred date(s) of publication: October 1, 2025

Finance Information:

Account Number: n/a

City Cost Amount: \$ 0

Total Cost: \$ 0

Special Circumstances:

Grant Funded: \$ 0

Grant Title - CFDA or granting Agency: n/a

Resolution #: n/a

Location:

Address: US-431, Owens Cross Roads, AL 35763

District: District 1 ☐ District 2 ☐ District 3 ☐ District 4 ☐ District 5 ☐

Additional Comments:

ORDINANCE NO. 25-

WHEREAS, Nirmala Investments, LLC, by Ana Isabel Guinea-Martin and Ravindra V. Malipur, as its Managers, being the owner, as the term is defined by Section 11-42-20, Code of Alabama 1975, of all the property or territory hereinafter particularly described (which property or territory is hereinafter referred to as “the Property”), filed with the City Clerk of the City of Huntsville, Alabama, a signed and written petition requesting that the Property be annexed to the City of Huntsville, Alabama, which petition is on file with the City Clerk of the City of Huntsville, Alabama; and

WHEREAS, said petition contained the signature of the owner of the Property, and filed together with said petition was a map showing the relationship of the Property to the corporate limits of the City of Huntsville, Alabama, which map is attached hereto and incorporated herein by reference; and

WHEREAS, the Property is contiguous to the present city limits of the City of Huntsville, Alabama, and the Property does not lie within the corporate limits or police jurisdiction of any other municipality; and

WHEREAS, the City Council of the City of Huntsville, Alabama, has determined that it is necessary and proper and in the public interest that the Property be brought within the corporate limits of the City of Huntsville, Alabama, and has further determined that all legal requirements for annexing the Property have been met pursuant to Sections 11-42-20 through 11-42-24, Code of Alabama 1975.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Huntsville, Alabama, as follows:

1. That the City Council of the City of Huntsville, Alabama hereby finds that it is necessary and proper and in the public interest that the Property be brought within the corporate limits of the City of Huntsville, Alabama, and assents to the annexation of the Property to the City of Huntsville, Alabama;

2. That the corporate limits of the City of Huntsville, Alabama, be, and the same are hereby extended and rearranged so as to embrace and include the Property, which is particularly described as follows:

All that part of Section 36, Township 04 South, Range 01 East of the Huntsville Meridian, Madison County, Alabama more particularly described as commencing at a point located at the Center of the West Boundary of said Section 36; thence from the Point of Commencement, North 30 Degrees 39 Minutes 24 Seconds East for a distance of 2949.52 feet to the Point of Beginning; Thence from the Point of Beginning, North 88 Degrees 34 Minutes 07 Seconds East for a distance of 30.33 feet to a point; thence North 88 Degrees 34 Minutes 04 Seconds East for a distance of 74.35 feet to a point; thence North 88 Degrees 34 Minutes 06 Seconds East for a distance of 23.65 feet to a point; thence North 09 Degrees 08 Minutes 53 Seconds West for a distance of 96.74 feet to a point; thence North 89 Degrees 18 Minutes 37 Seconds East for a distance of 159.21 feet to a point; thence North 89 Degrees 18 Minutes 34 Seconds East for a distance of 8.14 feet to a point; thence North 89 Degrees 18 Minutes 38 Seconds East for a distance of 313.71 feet to a point; thence North 89 Degrees 13 Minutes 53 Seconds East for a distance of 618.04 feet to a

point; thence North 89 Degrees 13 Minutes 54 Seconds East for a distance of 31.73 feet to a point; thence North 89 Degrees 54 Minutes 10 Seconds East for a distance of 3.54 feet to a point; thence South 00 Degrees 09 Minutes 58 Seconds West for a distance of 13.35 feet to a point; thence South 04 Degrees 15 Minutes 14 Seconds West for a distance of 375.03 feet to a point; thence North 89 Degrees 01 Minutes 53 Seconds West for a distance of 675.06 feet to a point; thence South 90 Degrees 00 Minutes 00 Seconds West for a distance of 425.91 feet to a point; thence North 26 Degrees 49 Minutes 27 Seconds West for a distance of 52.19 feet to a point; thence North 23 Degrees 58 Minutes 56 Seconds West for a distance of 98.23 feet to a point; thence North 23 Degrees 30 Minutes 56 Seconds West for a distance of 6.07 feet to a point; thence North 23 Degrees 30 Minutes 54 Seconds West for a distance of 131.71 feet back to the Point of Beginning and containing 9.89 acres, more or less.

ALSO

All that part of Section 36, Township 04 South, Range 01 East of the Huntsville Meridian, Madison County, Alabama more particularly described as commencing at a point located at the Center of the West Boundary of said Section 36; thence from the Point of Commencement, North 37 Degrees 08 Minutes 21 Seconds East for a distance of 2745.71 feet to the Point of Beginning; thence from the Point of Beginning, North 89 Degrees 54 Minutes 00 Seconds East for a distance of 75.65 feet to a point; thence South 01 Degree 10 Minutes 41 Seconds West for a distance of 22.01 feet to a point; Thence South 89 Degrees 53 Minutes 59 Seconds West for a distance of 65.42 feet to a point; thence North 23 Degrees 58 Minutes 54 Seconds West for a distance of 24.06 feet back to the Point of Beginning and containing 0.04 acres, more or less.

3. That this ordinance shall be published as provided by law, and become effective upon its publication as required by law.

4. That the Mayor and City Clerk of the City of Huntsville, Alabama, are hereby authorized, requested, and directed for and on behalf of the governing body of the City to file a description of the property or territory herein annexed in the Office of the Judge of Probate of Madison County, Alabama.

ADOPTED this the _____ day of _____, 2025.

President of the City Council of
the City of Huntsville, Alabama.

APPROVED this the _____ day of _____, 2025.

Mayor of the City of Huntsville,
Alabama

STATE OF ALABAMA)
)
COUNTY OF MADISON)

**PETITION FOR ANNEXATION TO THE CITY OF
HUNTSVILLE, ALABAMA, PURSUANT TO SECTIONS 11-42-20 THROUGH
11-42-24 INCLUSIVE, CODE OF ALA. 1975 (AS AMENDED)**

TO: The City Clerk of the City of Huntsville, Alabama, and the
 City Council of the City of Huntsville, Alabama

FROM: Nirmala Investments, LLC, by Ana Isabel Guinea-Martin and
 Ravindra V. Malipur, as its Managers (hereinafter referred to as “the
 petitioners”)

A. The Petitioners do hereby sign and file with the City Clerk of the City of Huntsville, Alabama, this written petition requesting that the real property or territory hereinafter described, which real property or territory is hereinafter referred to as “the Property”, be annexed to the City of Huntsville, Alabama, under the authority of and pursuant to Sections 11-42-20 through 11-42-24 of the Code of Alabama 1975; and in support thereof do hereby certify as follows:

1. That the Petitioners are the owners of the Property, as the term “owner” is defined by Section 11-42-20, Code of Alabama 1975.
2. That the Property is situated in **Madison County, Alabama**, and is accurately described on the attached Exhibit “A”, which exhibit is incorporated herein by reference.
3. That the Petitioners have the right and authority to make and file this petition for annexation.
4. That the Property is contiguous to the existing corporate limits of the City of Huntsville, Alabama.
5. That the Property does not lie within the corporate limits or police jurisdiction of any other municipality.
6. That the Petitioners have attached hereto as Exhibit “B”, which exhibit is incorporated herein by reference, and filed herewith a map of the Property showing its relationship to the corporate limits of the City of Huntsville, Alabama, which said map is further identified as being entitled "Nirmala Property to be Annexed."

B. This petition may be signed in any number of counterparts, each of which shall be deemed an original, and all of which taken together shall constitute one and the same petition.

THE FOREGOING CONSIDERED, we, the Petitioners hereby petition and request that the City Council of the City of Huntsville, Alabama, adopt an ordinance assenting to the annexation of the Property to the City of Huntsville, Alabama, all in accordance with the statutes herein provided.

IN WITNESS WHEREOF, we, the undersigned Petitioners has hereunto subscribed our names as of the 2nd day of September, 2025.

PETITIONER:
Nirmala Investments, LLC

Signature: 
Ana Isabel Guinea-Martin

Signature: 
Ravindra V. Malipur

As its: Managers

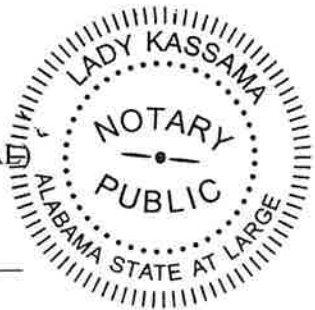
STATE OF ALABAMA)
)
COUNTY OF MADISON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Ana Isabel Guinea-Martin, whose name is signed to the foregoing annexation petition and who are known to me, acknowledged before me on this date that, being informed of the contents of said petition, she executed the same voluntarily as of the day the same bears date.

Given under my hand and official seal of office, this the 2nd day of September, 2025.

Lady Kassama (SEAL)
NOTARY PUBLIC

Expiration Date: October 13, 2027



STATE OF ALABAMA)
)
COUNTY OF MADISON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Ravindra V. Malipur, whose name is signed to the foregoing annexation petition and who are known to me, acknowledged before me on this date that, being informed of the contents of said petition, he executed the same voluntarily as of the day the same bears date.

Given under my hand and official seal of office, this the 2nd day of September, 2025.

Lady Kassama (SEAL)
NOTARY PUBLIC

Expiration Date: October 13, 2027

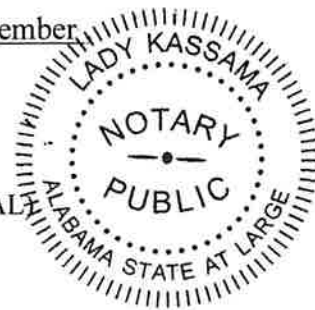


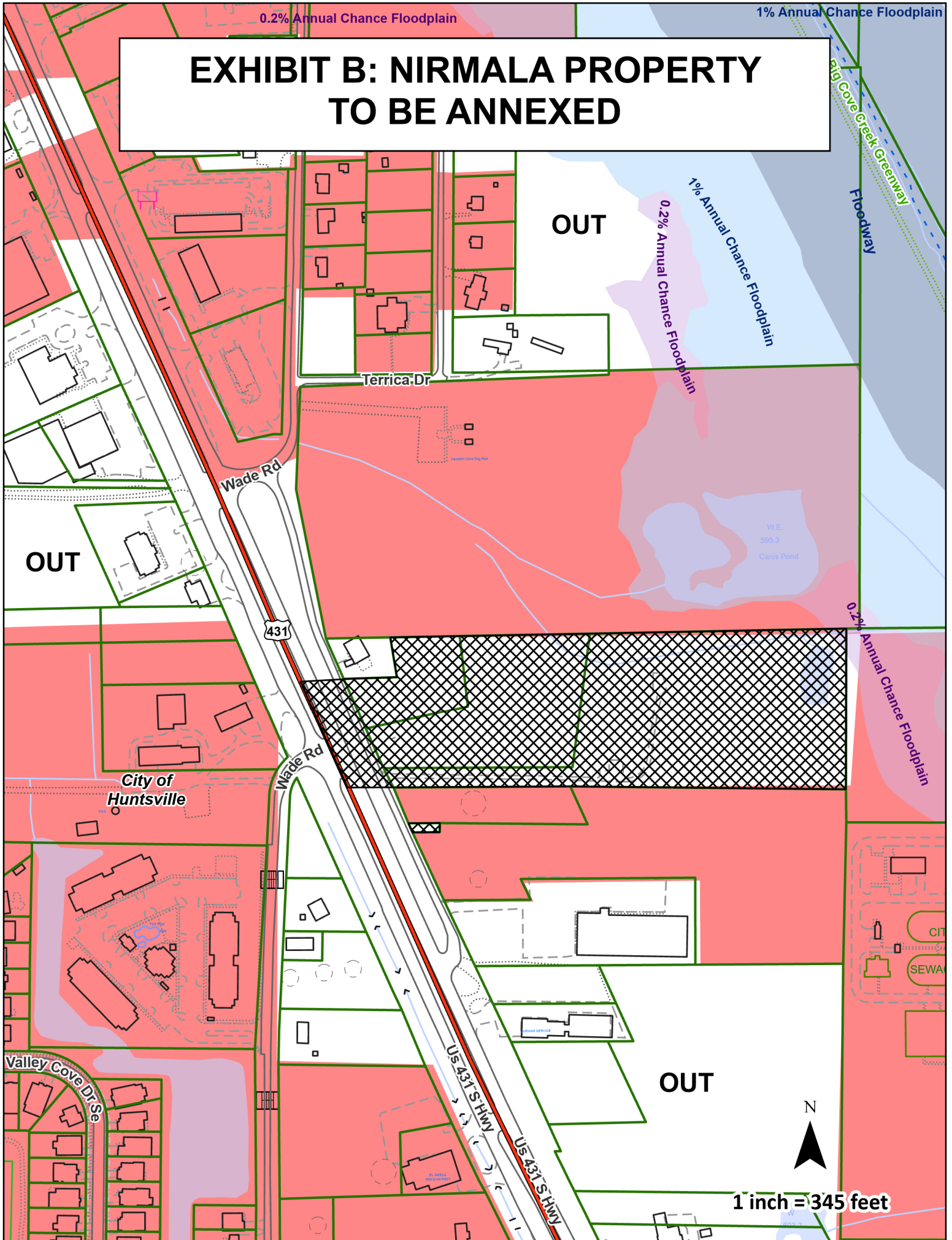
Exhibit "A"
(Legal Description of the Property)

All that part of Section 36, Township 04 South, Range 01 East of the Huntsville Meridian, Madison County, Alabama more particularly described as commencing at a point located at the Center of the West Boundary of said Section 36; thence from the Point of Commencement, North 30 Degrees 39 Minutes 24 Seconds East for a distance of 2949.52 feet to the Point of Beginning; Thence from the Point of Beginning, North 88 Degrees 34 Minutes 07 Seconds East for a distance of 30.33 feet to a point; thence North 88 Degrees 34 Minutes 04 Seconds East for a distance of 74.35 feet to a point; thence North 88 Degrees 34 Minutes 06 Seconds East for a distance of 23.65 feet to a point; thence North 09 Degrees 08 Minutes 53 Seconds West for a distance of 96.74 feet to a point; thence North 89 Degrees 18 Minutes 37 Seconds East for a distance of 159.21 feet to a point; thence North 89 Degrees 18 Minutes 34 Seconds East for a distance of 8.14 feet to a point; thence North 89 Degrees 18 Minutes 38 Seconds East for a distance of 313.71 feet to a point; thence North 89 Degrees 13 Minutes 53 Seconds East for a distance of 618.04 feet to a point; thence North 89 Degrees 13 Minutes 54 Seconds East for a distance of 31.73 feet to a point; thence North 89 Degrees 54 Minutes 10 Seconds East for a distance of 3.54 feet to a point; thence South 00 Degrees 09 Minutes 58 Seconds West for a distance of 13.35 feet to a point; thence South 04 Degrees 15 Minutes 14 Seconds West for a distance of 375.03 feet to a point; thence North 89 Degrees 01 Minutes 53 Seconds West for a distance of 675.06 feet to a point; thence South 90 Degrees 00 Minutes 00 Seconds West for a distance of 425.91 feet to a point; thence North 26 Degrees 49 Minutes 27 Seconds West for a distance of 52.19 feet to a point; thence North 23 Degrees 58 Minutes 56 Seconds West for a distance of 98.23 feet to a point; thence North 23 Degrees 30 Minutes 56 Seconds West for a distance of 6.07 feet to a point; thence North 23 Degrees 30 Minutes 54 Seconds West for a distance of 131.71 feet back to the Point of Beginning and containing 9.89 acres, more or less.

ALSO

All that part of Section 36, Township 04 South, Range 01 East of the Huntsville Meridian, Madison County, Alabama more particularly described as commencing at a point located at the Center of the West Boundary of said Section 36; thence from the Point of Commencement, North 37 Degrees 08 Minutes 21 Seconds East for a distance of 2745.71 feet to the Point of Beginning; thence from the Point of Beginning, North 89 Degrees 54 Minutes 00 Seconds East for a distance of 75.65 feet to a point; thence South 01 Degree 10 Minutes 41 Seconds West for a distance of 22.01 feet to a point; Thence South 89 Degrees 53 Minutes 59 Seconds West for a distance of 65.42 feet to a point; thence North 23 Degrees 58 Minutes 54 Seconds West for a distance of 24.06 feet back to the Point of Beginning and containing 0.04 acres, more or less.

EXHIBIT B: NIRMALA PROPERTY TO BE ANNEXED



ANNEXATION SUMMARY: NIRMALA

August 22, 2025

PETITIONER: Nirmala Investments, LLC, by Ana Isabel Guinea-Martin and
Ravindra V. Malipur, as its Managers

LOCATION: On the east side of Hwy 431 S and south of Wade Rd

Township 4 South, Range 1 East, Section 36

US-431, Owens Cross Roads, AL 35763

ACREAGE: 9.93 acres

REASON FOR
REQUEST: City Services

ANNEXATION GUIDELINES: Nirmala

1. Annexations that would fill in or make more regular the existing corporate limits should be strongly encouraged.

WOULD CONTINUE ONGOING ANNEXATIONS IN THIS AREA

2. The remaining tax islands should be annexed when ownership changes and redevelopment occurs....

NOT A TAX ISLAND

3. Annexations of land in subdivisions....

NOT PART OF A SUBDIVISION

4. Corridors are discouraged....

NOT A CORRIDOR

5. Point-to-point annexations should be discouraged....

NOT A POINT-TO-POINT CONNECTION

6. Owners living on land expected to be annexed within the ninety-day period preceding a municipal election....

NO MUNICIPAL ELECTION AT TIME OF ANNEXATION

7. Land which is known to be contaminated should not be annexed until such danger has been mitigated.

NO KNOWN CONTAMINATION

8. The annexation of land that would contribute to the city's economic development through an increase in taxes....

COMMERCIAL LAND

9. The city should require petitions for annexation referenda to satisfy additional conditions....

NOT A REFERENDA

10. City planners will explain to all annexation petitioners the policies under which services are provided.

POLICY STATEMENT SIGNED BY OWNERS; COPIES ATTACHED

STATEMENT REGARDING PROVISION OF CITY SERVICES TO NEWLY ANNEXED LANDS

City services will be provided to all newly annexed lands according to the same policies that already govern in Huntsville. This means that Huntsville police and fire departments will respond to calls; garbage and trash will be collected by city sanitation; and school children will attend city rather than county schools. Transportation for students attending the city schools will be the responsibility of their parents. All applicable city ordinances will be enforced including the implementation of zoning regulations. Please note that the National agency that established the rating schedule for fire insurance premiums (ISO) assigns a higher rate to property that is over 5 road miles from their responding fire station and/or over 1000 feet from a fire hydrant.

Water service is provided by Huntsville Utilities; however if the annexed land is already served by another water authority, the existing situation should be expected to continue until such time as development pressure or legal agreements between water authorities makes it feasible or possible for Huntsville Utilities to assume control of the water lines or extend new mains. The cost of main extensions usually are borne by the property owner.

Likewise, it has long been city policy to expand sanitary sewer service on a cost benefit basis. This policy applies to all land within the city regardless of its annexation date. In addition, the city has adopted a capital improvement plan to guide investment in infrastructure. In order for an area to be considered for road construction, drainage improvements, recreational or community facilities, new fire stations, or sanitary sewer extension, the area must be in the city and then must be prioritized according to need. Newly annexed land will be accorded the same consideration as other city lands.

Lastly, it is important to understand that those autonomous boards, agencies and utilities that have authority over the delivery of specific public services set their own policies and procedures.

* * * * *

I have read the above statement governing the delivery of city services to lands annexed into the city of Huntsville, and I agree to these conditions as they may pertain to any of my lands that are annexed.

Petitioner  Date 8/21/25
Petitioner  Date 8/21/25