

# **CITY OF SPRINGVILLE CITY COUNCIL**

## **WORK SESSION ON PROPOSED ZONING ORDINANCE**

The City Council of the City of Springville (the "Council") held a joint work session with the Board of Adjustments, Planning & Zoning Commission, Industrial Development Board, Commercial Development Board, and the Historical Commission at 5:00 P.M. on February 15, 2010.

Present: Mayor William Isley; Councilors, Brian Skinner, David Jones, Katrina Hennings, Wayne Tucker, Herbert Toles. Also members from the above mentioned boards.

Absent: John Coyne, Hugh Marlin.

The purpose of the meeting was to discuss the proposed Zoning Ordinance. There was discussion on adding verbiage to give the Building Inspector authority to write a citation, enabling the City to be more effective on enforcing the ordinance. There was also talk about the need to add provisions for a place of worship, as the current ordinance does. Also addressed was an allowance for loft condominiums within the Historic District. Additionally discussed was the desired requirement to brick all visible sides of all-metal buildings on main thoroughfares. City Attorney, James Hill, was charged with making the changes and providing the Council with a list of these changes before the next regular meeting, if possible.

Being no further discussion, David Jones motioned to adjourn the work session at 5:40 P.M., seconded by Herbert Toles.

## **REGULAR MEETING**

The City Council of the City of Springville (the "Council") held its regularly scheduled meeting at 6:00 P.M. on February 15, 2010.

### **ROLL CALL:**

Present: Mayor, William Isley, Members, Wayne Tucker, Herbert Toles, Katrina Hennings, David Jones, and Brian Skinner.

Absent: John Coyne, Hugh Marlin.

Mayor Isley called the meeting to order. He then gave the invocation and led the Pledge of Allegiance. He also announced a retirement tea, honoring Mrs. Brenda Roberts, City Clerk, and invited all to attend.

### **Visitors**

Mayor Isley stated the first visitor on the agenda was Ben Vance, the auditor. He stated that Mr. Vance was unable to attend the meeting due to bad weather.

Mayor Isley then introduced visitor Christine Arnold, the Community Executive Director for American Red Cross for Blount and St. Clair Counties. She stated that she was asking that March be recognized as Red Cross month and stated that a challenge was made to mayors to

raise money under a Hometown Heroes campaign. She stated that all monies raised will be used in St. Clair County. Mayor Isley presented a proclamation to recognize March as Red Cross month.

### **Resolutions 2010-07,2010-08**

#### **Concerning Policies and Procedures for the Community Development Block Grant**

Mayor Isley stated the next order of business was the consideration of two resolutions. Resolution 2010-07 is to confirm certain designation of responsibility for the Community Development Block Grant Program policies and procedures. Resolution 2010-08 is on the implementation of the Community Development Block Grant program requiring certain policies and procedures to be adopted relating to Section 504 of the Rehabilitation Act of 1973. David Jones made a motion to suspend the rules and consider both resolutions at this meeting. Second was made by Katrina Hennings. Mayor Isley called for voice votes: Skinner, aye; Jones, aye; Hennings, aye; Isley, aye; Tucker, aye; Toles, aye. Motion carried. David Jones made a motion to approve both Resolution 2010-07 and 2010-08. Wayne Tucker seconded the motion, which carried unanimously.

### **Year Ending 2009 Financial Audit**

Mayor Isley stated that the next item on the agenda was the financial audit report to be presented by the auditor, Mr. Ben Vance, but he was unable to attend due to bad weather. Herbert Toles made a motion to table the audit until the first meeting of March. David Jones seconded the motion, which carried unanimously.

### **January Library Report**

The library status report for January of 2010 was presented for Council review.

### **Approval of Minutes**

Mayor Isley stated the next order of business was the consideration of the minutes from the regular meeting of February 1<sup>st</sup>, 2010. Being no comments or corrections, David Jones made a motion to approve as presented. Herbert Toles seconded the motion, which carried unanimously.

### **Board Appointments**

Mayor Isley stated the next order of business was various board appointments. Mayor Isley introduced Frank Agnew, who volunteered his service to the Planning & Zoning Commission. Mr. Agnew stated that he lived on Simmons Mountain, is a professional civil engineer, and is looking forward to serving. Wayne Tucker made a motion to appoint Frank Agnew to the Planning & Zoning Commission to finish the term of Stephen Graham to end in July 2011. David Jones seconded the motion, which carried unanimously.

Mayor Isley recognized Robert Allen who has served on the Commercial Development Board. Herbert Toles made a motion to reappoint Robert Allen to the Commercial Development Board for a four year term, until January 2014. Katrina Hennings seconded the motion, which carried unanimously.

Mayor Isley introduced Ron Howell who lives at 265 Slopes Drive, who also expressed interest in serving on the Commercial Development Board and the Industrial Development Board. Mr. Howell stated that he was looking forward to serving. Wayne Tucker made a motion to appoint Ron Howell to the Commercial Development Board for a four year term to be completed January 2014, and to the Industrial Development Board for a six year term, to be

completed April 2016. Mr. Howell is replacing George Seidenfaden who resigned. Herbert Toles seconded the motion, which carried unanimously.

Mayor Isley recognized Sandra Tucker who is currently serving on the Library Board. Herbert Toles made a motion to reappoint Sandra Tucker for a four year term to be completed November 2014. Wayne Tucker seconded the motion, which carried unanimously.

Mayor Isley stated that he had been contacted by Katie Bryan regarding serving on the Library Board. David Jones motioned to appoint Katie Bryan to the Library Board to finish the term of Laura Cheney to be completed in November 2010.

#### **Streets in District 4**

Katrina Hennings addressed the streets in District 4. She stated that her district consisted mainly of subdivisions, and with that came the issue of vacant lots. She stated overgrown lots are a nuisance and would like to see them cleaned up. She also stated that getting a subdivision developer to put the final paving layer on streets has been an ongoing issue. She was open to ideas to rectify the problems. David Jones asked if the developers had bonds. Public Works Director, Earl Peoples, stated some do. He said The Gardens has kept theirs current, but he has been unable to make contact with anyone about Crandall Crest in several months. He also said that White Oak's bond expired and it would have only covered about a third of the cost of paving. Mr. Peoples said Mtn. View Road has base failures from the road being built improperly prior to city annexation. Wayne Tucker stated that it was really sub-grade failures, but when the city annexed the property in, they did not know they were automatically accepting the streets. He said the only way to fix those roads would be to take it up, but the drainage issues needed to be addressed prior to any paving. There was some discussion on the City's responsibility. Katrina Hennings asked City Attorney, James Hill, if the City could do anything about the developers not completing the paving jobs. Mr. Hill stated that a City can call bonds or refuse to accept a street. Wayne Tucker stated that there may be a glitch in the pricing of the bonds. Mr. Hill stated that the Subdivision Regulations had been amended to 150% of the paving cost, but most of the streets in questions were done before this change. Earl Peoples stated that he had discussed the possibility of reevaluating bonds every twelve months, but developers may pave early due to the costs of bonds. Brian Skinner asked if the verbiage could be changed to 85% built out or a time limit of five years. Mr. Peoples stated that inflation would still be an issue and that reevaluating the bonds every twelve months would be the best solution in addressing this. Williams Isley asked if the City could force the adjacent property owners to pay for paving. Mr. Hill stated this was an option for streets that were not city owned, though unpopular. William Isley stated that the annual list of streets to be paved is due at the beginning of March, so he asked the Council to be thinking about that. Wayne Tucker added that if a developer was told when to pave, all construction damage done after the paving was the responsibility of the City. Katrina Hennings stated that she wants a resolution but is not for assessing the property owners. Brian Skinner stated that troubled developers may not be a feasible source, and the property owners may have to play a role. Wayne Tucker stated that most final plats are contingent upon the final wearing layer being completed, and added that the turn lanes at The Gardens was a contingency. He asked Mrs. Hennings if she had an update on the status of those turn lanes. She stated that every engineering drawing submitted had been denied, but she had not heard anything recently. Herbert Toles stated that he was also concerned about property throughout the City being overgrown. William Isley addressed Building Inspector, Mike Terry, about these concerns. Mr. Terry stated that letters had gone out to several property owners. Mr. Isley asked that Mr. Terry follow up on those letters.

### **Contributions**

Mayor Isley presented requests for contributions for Relay for Life, St. Clair Water Festival, Alabama Avengers Pro Football Team, and St. Clair County Public Transportation were on the agenda. He stated that there were no contributions budgeted in this year's budget. He added that if the Councilors wanted to research what was done in previous years, Mrs. Brenda Roberts had that information available. Wayne Tucker made a motion to table all contributions, seconded by Hebert Toles. Motion carried unanimously.

### **Miscellaneous**

Mayor Isley stated that there had been an increase in thefts within the city, so he has asked that police be pulled off of the interstates and their presence be increased within the city. He added that he had charged the police department with increased enforcement of speed limit and theft deterrence. He said that the police department does not have a quota to meet, nor are there any speed traps set up. Police Chief Greg Charles stated that neighborhood watches are needed, and encouraged the public to get involved. He stated he has information available to those who were interested in starting a neighborhood watch.

### **Executive Session**

Mayor Isley stated that the only other business was a matter where possible litigation was involved. City Attorney, James Hill, presented a letter stating that he advised the council to go into an executive session to discuss any matters that involve possible litigation. This letter is made part of the minutes. David Jones motioned to go into executive session at 7:10 P.M. Wayne Tucker seconded the motion. Mayor Isley called for voice votes: Skinner, aye; Jones, aye; Hennings, aye; Isley, aye; Tucker, aye, Toles, aye. Motion carried unanimously. Mayor Isley stated there being no other business to discuss, the meeting would not reconvene after the executive session and hereby adjourn. Council agreed unanimously.

Attest:

---

Jennifer Disker, Assistant City Clerk

---

William Isley, Mayor

Minutes transcribed and typed by Jennifer Disker.