

Indian Springs Village

Town Council Meeting

December 3, 2019

The Indian Springs Village Town Council met Tuesday, December 3, 2019. Mayor Brenda Bell-Guercio called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. All Council members were present except Council member Whatley. Mayor Bell-Guercio noted that Town Clerk Joan Downs' husband Don, had passed away and to keep Joan and the family in our thoughts and prayers. Don was a wonderful volunteer who will be greatly missed. The minutes from November 5, 2019 were reviewed and a motion to approve was made by Councilmember Elliot, seconded by Councilmember McClurkin. The vote was unanimous. Minutes from November 19, 2019 were reviewed and a motion to approve was made by Councilmember McClurkin, seconded by Elliot. The vote was unanimous. The Mayor called for a motion to fill the Council position vacated by Brian Stauss and recommended Rick Harley fill the position for the remainder of the term. Elliot motioned for approval, McClurkin seconded and the vote was unanimous.

Jack Mendel, ZBA Chairman, reported that the ZBA met November 21, 2019 to hear a request for a variance from Cape Group, LLC. The variance was approved.

Fire Chief Buddy Tyler reported that NSFD responded to 170 calls in November. A new response vehicle was purchased for the Battalion Chief. They are completing flushing of hydrants. Station 1 on Valleydale Road is a collection drop off for Toys for Tots.

Katie Guerin, Director of the North Shelby Library, gave an update on progress at the library. In 2019, they offered 227 programs for children and adults with over 7,000 participants. North Shelby Library was voted "Best Library in Shelby County". She thanked Indian Springs Village for their faithful support and requested our support for the coming year. Director Guerin noted that NSL is partnering with the University of Alabama "OLLI" (Older Lifelong Learning Institute) program to offer more opportunities for the 50 plus age group. She introduced board members Lois Strachan and Kay Kelly to explain the program and the many opportunities including continuing education, social events and field trips. Classes will be held at the North Shelby Library. For further information call 205-345-3000 or online at olli.ua.edu.

Robins motioned that the Council continue their support of the North Shelby Library in the amount of \$2500. Elliot seconded and the vote was unanimous.

Robins reported that he will prepare the final report to the Department of Examiners of Public Accounts on the Town Hall renovation project as required under code of Alabama 39-2-6.

Wayne Jones, PAZ Chairman, reported that he will meet with company representatives tomorrow concerning proposed coffee shop development.

Mayor Bell-Guercio presented the following resolution prepared by ISV Council Ben Goldman.

RESOLUTION NO. 12-03-19-01

**A RESOLUTION TO RECOGNIZE A GRANDFATHERED
CONDITION FOR 3125/3127 CAHABA VALLEY ROAD,
INDIAN SPRINGS VILLAGE, ALABAMA, SUBJECT TO
CERTAIN LIMITATIONS.**

WHEREAS, Cape Group, LLC (“Cape Group”) is the owner of the following described real property:

Parcel Number:

10-8-28-0-001-012.009

Property Address:

3125/3127 Cahaba Valley Road
Indian Springs Village, AL

(“the Property”);

NOW, THEREFORE, BE IT RESOLVED by the Town Council of Indian Springs Village, Alabama, while in regular session on Tuesday, December 3, 2019, at 7:00 p.m. as follows:

1. The Town Council finds that the Property is, for purposes of the Town’s subdivision regulations, “grandfathered” as currently occupied by two separate uses, but only so long as Cape Group, its successors or assigns, operates on the Property both a (i) one story mini-warehouse facility not more than twenty-feet in height, and (ii) a gas station and convenience store.
2. If Cape Group, or its successors or assigns, cease operating on the Property (i) a one story mini-warehouse facility not more than twenty-feet in height, and (ii) a

gas station and convenience store, then such “grandfathered” status shall immediately cease without any further action by Indian Springs.

3. Except as expressly provided for herein, Cape Group must comply with all zoning requirements, storm water controls, drainage and erosion regulations, building codes, site development regulations, development ordinances, and regulations applicable to the Property.

4. This Resolution shall not take effect until such time that Cape Group, Jeff T. Brewer, and Carmen Farmer Brewer execute a Settlement Agreement in a form that is satisfactory to the Town’s Mayor.

5. The Town Clerk is authorized to deliver a copy of this Resolution to Cape Group, LLC.

ADOPTED: This 3rd day of December, 2019.

Herb Robins
Council Chairman Pro Tem

ADOPTED: This 3rd day of December, 2019.

Brenda Bell-Guercio
Mayor

ATTESTED: This 3rd day of December, 2019.

Joan Downs
Town Clerk

CERTIFICATION OF TOWN CLERK

STATE OF ALABAMA)
SHELBY COUNTY)

I, Joan Downs, Town Clerk of the Town of Indian Springs Village, Alabama, do hereby certify that the above and foregoing is a true and correct copy of a Resolution duly and legally adopted by the Town Council of the Town of Indian Springs Village, Alabama, on the 3rd day of December, 2019, while in regular session, and the same appears of record in the minute book of said date of said Town.

Witness my hand and seal of office this 3rd day of December, 2019.

Joan Downs, Town Clerk

Elliot motioned to approve seconded by McClurkin. The vote was unanimous.

Jones presented an annexation petition from Joan Downs, 5551 Timber Hill Road. Elliot motioned to approve seconded by McClurkin. The vote was unanimous.

Mayor Bell-Guercio reported that shopping and wrapping of Christmas gifts for the Indian Springs Village Children’s Fund had been completed. Approximately 17 children from 7 families were provided gifts for Christmas. The Mayor gave special thanks to Donna Tyler (Mrs. Fire Chief) and Margie Robins for their assistance. (Editor’s note: Special thanks to the Mayor for organizing the event and shopping).

Commissioner Lindsey Allison gave a brief update on County Commission activities. Mayor Bell-Guercio adjourned the meeting at 8:00 p.m.

Respectfully submitted,

Herb Robins, Councilmember