

MINUTES

Montevallo City Council Work Session

October 24, 2022

5:30 p.m. at City Hall

Present: Mayor Rusty Nix, Council Member David King, Council Member Kenneth Dukes, Council Member Sonya Swords. Absent: Council Member Lelia Mitchell, Council Member Martha Eisenberg. Quorum present.

Work Session called to order at 5:30 p.m. by Mayor Nix.

Discussion of New Business Items on Agenda:

Discussion of authorization to accept the Substitute Warrant and Supplement to the Financing Agreement with United Bank. Total Financed amount is \$249,134.00. Warrant is to be paid in monthly installments of \$3,235.49, beginning October 30, 2022 and terminating September 30, 2029. (Payment Amount Budgeted in 2022-2023 Fiscal Year Budget).

Discussion of Other Business Items Added by Mayor Nix:

Proposal for GPR (Ground Penetrating Radar) done by UA's office Archeological Research to conduct survey at Shoal Creek Park for determining African American graves in graveyard. Paid for by the Shoal Creek Park Foundation. Kathy King, Chair of the Montevallo Historical Preservation Commission gave a presentation about this project.

Mayor Nix acknowledged the City of Montevallo supports the University of Montevallo in its efforts to protect Ebenezer Swamp. He advised there is a Public Hearing in Alabaster tonight about the 1,000 homes and commercial develop to be developed if anyone would like to attend. This will be address in Other Business.

Proposed recommendation to move the small building at Shoal Creek Park to another location. Shane Baugh, Director of Parks and Recreation advised he could use the building at another park.

Mayor Nix Called for Committee Reports:

Mayor Nix called on Council Member King for Public Health & Safety: Council Member King called on Chief Littleton for the Police Department. He reported there were 53 Reports for October and 977 Total Reports Year to Date. See Appendix 1.

Council Member King called on Chief Davis for the Fire Department Report. Chief Davis reported there were 53 Calls for the first half of October. See Appendix 2.

Council Member King reported the Planning and Zoning Commission Meeting/ Public Hearing was held last week and cases continued to the November 17, 2022, meeting and is open to the public.

Mayor Nix called on Council Member Dukes for the Sustainability Report. Council Member Dukes called on Kirk Hamby, Head of Public Works and he reported the storm drain repairs are nearing completion in multiple areas. He reported he's received numerous calls regarding trash pickups outside the city limits

and advised he was pleased the city was able to stay with Republic Services. He reported the Recycling Center renovations are underway with Phase II and Phase III to begin shortly.

Mayor Nix called for Recreation, Preservation and Community Development. Mayor Nix read a report submitted by Shane Baugh, Parks and Recreation Director and reported Stephens Park Restroom have helped tremendously. He announced Critters by the Creek will be held this Sunday, October 30, 2022 at Orr Park from 1pm – 4pm.

Mayor Nix called for the Education, Arts and Outreach Committee Reports.

Mayor Nix called on Savannah Kitchens Director of Parnell Memorial Library. Savannah reported the November activity calendars are not available. She reported the library has a lot of events going on in October: Pumpkin Painting Contest sponsored by the Montevallo Chamber of Commerce, Family Fun Night, Craft Kits, Kid's Movie, Sweets and Eats, Classic Movie and more. Check out the library calendar for all October and November events. See Appendix 3.

Montevallo City Council Meeting

October 24, 2022

6:00 p.m. at City Hall

Present: Mayor Rusty Nix, Council Member David King, Council Member Kenneth Dukes, Council Member Sonya Swords. Absent: Council Member Lelia Mitchell, Council Member Martha Eisenberg. Quorum present.

Pledge of Allegiance

Council Meeting called to order at 6 p.m. by Mayor Rusty Nix. All Council Members present.

Approval and or corrections of the Minutes 10.10.22 – Motion by Council Member Dukes, second by Council Member King, All Ayes, Motion passed.

Recognitions / Awards: None

Opportunities for Citizens to speak to the Council: Carrie Hidden Trace Court, Hidden Forest resident requested if there could be a No Parking sign added to street when/ if cars are blocking driveway. She was advised to talk to the HOA regarding the No Parking signs and for enforcement.

Council Member David King advised it would be a good idea to get a list of all HOA Board Presidents for subdivisions to have on record.

Mayor Nix Called for Committee Reports to Continue:

Mayor Nix called on Sarah Hogan, Program Director Impact Montevallo. Sarah reported is participating in the at home football games, National Night Out, ArtStalk, National Prescription Take-Back Day and several other events. She reported the Chief's Challenge has been postponed to November 4 due to threat of inclement weather. No written report submitted.

Mayor Nix called on Julia Smith, Montevallo Junior City Council (MJCC) Junior Mayor. Julia reported the MJCC will be participating at ArtStalk and will sponsor free movie night after ArtStalk at Owl's Cove.

Mayor Nix called on Council Member Swords for Finance, Economic Development & Tourism. Council Member Swords called on Courtney Bennett, Executive Director, Montevallo Main Street for her report. Courtney reported Main Street will be participating in ArtStalk by sponsoring the music at Owl's Cove Park; the Montevallo Market Snapshot from Main Street Alabama has been updated and is included in Council packets; façade grants have been completed; she attended a workshop from the Incremental Development Alliance that focused on city champions to get the kind of development their community wants and strengthen their own neighborhoods.

Council Member Swords called on Adele Nelson, Executive Director Montevallo Chamber of Commerce. Adele reported the Montevallo Business Hall of Fame 2022 inductees are: Bradford Real Estate Group, Montevallo Family Dentistry and Regions Bank Montevallo. She requested to be on Agenda November 14 for recognition of the Hall of Fame businesses. See Appendix 5.

Council Member Swords reported the Finance Meeting will be Tuesday, October 25, 2022 at 4 pm in Council Chambers and the meeting is open to the public.

Public Health & Safety (Police, Fire, Code Enforcement, Housing Abatement, Planning and Zoning) – Reported during Council Work Session.

Sustainability (Streets & Sanitation, Recycling, Arbor & Beautification, ValloCycle, Environmental Preservation Initiatives, and Historical Commission) – Reported during Council Work Session.

Recreation, Preservation and Community Development (Parks & Recreation, Youth Athletics, Trails, Annexations) – Reported during Council Work Session.

Education, Arts & Outreach (Schools, Library, UM, Boys & Girls Club, American Village, Sister City Commission, Artwalk, IMPACT) – Reported during Council Work Session and City Council Meeting.

Finance, Economic Development & Tourism (Finance, MDCD, IDB, Chamber, Main Street) – Reported during City Council Meeting.

Consent to Pay the Bills

Mayor Nix asked for a Motion to Pay the Bills. Council Member King made a motion to pay the bills, second by Council Member Dukes, All Ayes. Motion passed.

New Business:

Authorization to accept the Substitute Warrant and Supplement to the Financing Agreement with United Bank. Total Financed amount is \$249,134.00. Warrant is to be paid in monthly installments of \$3,235.49, beginning October 30, 2022 and terminating September 30, 2029. (Payment Amount Budgeted in 2022-2023 Fiscal Year Budget). Motion to approve made by Council Member King, Second by Council Member Dukes, All Ayes, Motion Passed. See Appendix 6.

Old Business: None

Board Appointments: None

Other Business:

Recommendation to accept proposal for GPR (Ground Penetrating Radar) done by UA's office Archeological Research to conduct survey at Shoal Creek Park for determining African American graves in graveyard. Paid for by the Shoal Creek Park Foundation. Motion to approve made by Council Member Dukes, Second by Council Member King, All Ayes. Motion passed. See Appendix 7.

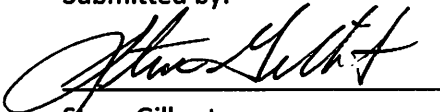
The City of Montevallo supports the University of Montevallo in its efforts to protect Ebenezer Swamp. Motion to approve made by Council Member Dukes, Second by Council Member Swords, All Ayes. Motion passed. See Appendix 8.

Recommendation to move the small building at Shoal Creek Park to another location. Motion to approve made by Council Member King, Second by Council Member Dukes, All Ayes. Motion passed.

Citizen Participation: None

There being no further business before the Council, Mayor Nix called for a Motion to Adjourn. Motion to adjourn made by Council Member King, second by Council Member Dukes, All Ayes. Meeting Adjourned at 6:25 pm.

Submitted by:

A handwritten signature in black ink, appearing to read "Steve Gilbert", written over a horizontal line.

Steve Gilbert
City Clerk / Treasurer

APPENDIX 1

	January-22	February-22	March-22	April-22	May-22	June-22	July-22	August-22	September-22	October-22	November-22	December-22	Total
Total Reports	93	103	92	88	85	94	109	132	128	53			977
Criminal Cases	62	80	57	57	61	70	91	104	105	34			721
Non-Criminal	31	23	25	27	24	24	17	28	23	19			241
Traffic Accidents	15	18	14	17	14	14	7	15	13	13			140
Traffic Citations	310	299	118	70	78	179	52	90	84	43			1323
DUI Arrests	9	7	7	5	6	2	4	8	9	4			61
Public Intox Arr	0	1	4	1	1	2	2	2	0	1			14
Alias Arrests	9	13	10	8	10	12	8	7	12	4			93
Juvenile Arrests	0	1	1	2	2	0	0	1	0	0			7
Misd Arrests	9	10	5	9	6	6	14	9	6	4			78
Felony Arrests	0	5	1	4	4	5	2	3	5	0			29
Total Arrest	31	37	28	28	29	28	30	30	32	13	0	0	130
Auto Thefts	0	0	0	0	0	0	1	0	0	0			1
Burglaries	0	0	0	0	0	2	4	3	1	1			11
Auto Recoveries	1	2	0	0	0	0	1	0	0	0			4
Auto Burglaries	2	2	3	2	2	2	0	2	1	0			16
Criminal Mischief	3	2	0	2	0	2	2	6	2	0			19
DV. Related	10	9	9	6	13	8	19	9	11	5			99
Assaults	2	4	4	2	5	4	7	0	6	2			36
Fraud/Forgery	0	1	0	1	1	2	1	6	1	0			13
Harass / Reck	3	0	4	2	3	2	7	6	10	1			38
Misc. Offenses	11	23	20	16	16	18	27	29	32	11			203
Robberies	0	1	0	0	0	0	0	0	0	0			1
Sex Crimes/Other	1	0	0	2	0	1	1	0	1	0			6
Thefts / Attempts	11	9	6	6	2	10	8	10	8	2			72
Suicide / Attempts	0	0	0	0	0	0	0	1	0	0			1
Deaths	0	0	0	0	0	0	0	0	0	1			1

Montevallo Fire Department 10/24/22

10/1/2022-10/15/2022

EMS- 31

Lift assist- 2

Structure Fire- 2

Brush Fire- 1

Electrical Fire - 0

Vehicle Fire- 1

Fire Alarm - 8

MVC- 6

Fuel Spill/ gas leak- 0

Assist other agency- 1

Assist Public- 1

Total Calls for first half of October - 53

Brad Davis

Fire Chief

City of Montevallo

Montevallo Fire & Rescue Service

541 Main Street

Montevallo, AL 35115

Office- 205-666-2555. Ext. 705

PARNELL MEMORIAL LIBRARY

OCTOBER 24, 2022

- We're doing our annual Pumpkin Painting Contest October 17-28, Take a pumpkin from the library, decorate, and send us your pictures on Facebook messenger to win the basket of candy prize. This program would not be possible without the generous sponsorship of the Chamber of Commerce
- Show us your costume on Halloween for a goody bag!
- November event calendars are now available at the library, on our website (parnellmemoriallibrary.org), and our events are posted on our social media sites.
 - First ever Family Fun Night is Tuesday, Nov. 1. Drop by between 5 - 7 pm to decorate fall cookies! No age restriction, fun for the whole family!
 - Thursday, Nov. 10 at 5:30, we're showing Where the Crawdads Sing as our first Page-to-Screen movie. This film is rated PG-13.
 - We'll be closed Friday, Nov. 11 - Saturday, Nov. 12 for Veteran's Day
 - Take & Make Craft Kits:
 - Monday Nov. 7: teens
 - Monday, Nov. 14: adults
 - Thursday, Nov. 16 toddlers
 - Monday, Nov. 21 kids
 - We're showing a Kid's Movie (Freebirds) on the big screen on Tuesday, Nov. 22 at 11 am; perfect free activity while school is closed for Thanksgiving!
 - Sweets and Eats kits available Wednesday 11/23
 - Classic Movie Monday is Monday, Nov. 28 at 2 pm
 - we'll be closed for the Thanksgiving holidays Thursday, Nov. 24 - Sunday, Nov. 27.
 - Mini Music on Tuesdays at 10 and Mr. Mac Storytime on Wednesdays at 9:15
 - Don't forget ESOL classes, every Thursday at 6



Report to City Council

October 24, 2022

Updates

- Montevillo Art Walk, originally scheduled for this upcoming Saturday from 11 AM to 6 PM, may be moved to the “rain date” of November 5 during the same time. A final call will be announced later this week. Either way, Main Street will have a booth near Owl’s Cove Park and will be pleased to sponsor live music at Owl’s Cove throughout the event. In addition, we will be recognizing the young artists who contributed artwork to our youth banner project with Impact Montevillo by presenting them a certificate and button.
- We recently received our updated Market Snapshot from Main Street Alabama (enclosed). Please review and feel free to share this information with prospective and existing businesses and any other interested parties.
- This year's round of facade grant projects have been completed at El Agave Bar and Grill, the Flower Shop, and the Strand. Thank you to these business and property owners, and to project chair Julie Smitherman, for all their hard work! These projects have resulted in \$10,978 total investment in the Main Street District, with over \$5,000 of that coming from Facade Grant funds. We will release applications for our next round of Facade Grants in spring 2023.
- Last week, I had the pleasure of attending a workshop from the Incremental Development Alliance, hosted by Main Street Alabama. This group is a non-profit alliance of practitioners who train small developers, helping citizens strengthen their own neighborhoods and helping city champions get the kind of development their community wants. If you or anyone you know is interested in more information, please let me know and I’d be happy to share.
- We are now in the beginning stages of encouraging businesses to decorate their windows for the holiday season and recruiting student groups to decorate empty storefront windows. Designs are assessed by a panel of three neutral judges from outside of Montevillo, and cash prizes are awarded to the top three who place. Please help us encourage merchants and student groups to participate to make downtown magical this year.

Respectfully submitted, Courtney Bennett, Executive Director

DOWNTOWN MONTEVALLO

MONTEVALLO, ALABAMA



MARKET SNAPSHOT

Montevallo Main Street and community partners are taking a proactive approach to planning for the future prosperity of Downtown Montevallo. Ongoing efforts are serving to heighten the appeal of Downtown Montevallo as a place to work, visit, live, do business, and invest. A holistic approach to revitalization is sparking a new wave of activity and positioning Downtown Montevallo as a local and regional attraction, economic engine, and center for commerce.

This Market Snapshot, commissioned by Main Street Alabama, summarizes local and regional demographic, lifestyle, and retail data. The information provides a starting point for evaluating the market, identifying potential opportunities, and assessing Montevallo Main Street enhancement strategies; and for benchmarking and tracking changes in the market and possible implications for Downtown Montevallo.



Montevallo Main Street | (205) 597-9322 | fb.com/montevallomainstreet



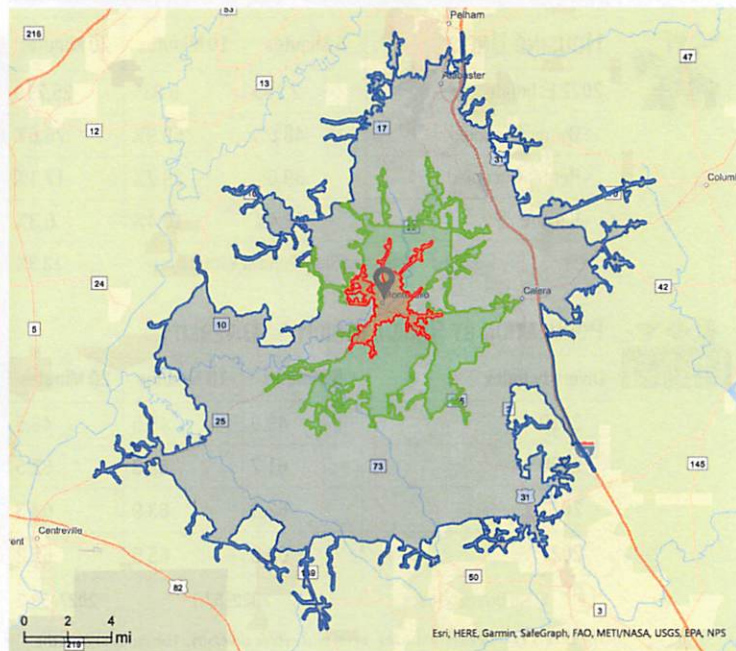
Creating Jobs. Keeping Character.

Montevallo is a Main Street Alabama community.

Main Street Alabama is focused on bringing jobs, dollars and people back to Alabama's historic communities. Economic development is at the heart of this statewide organization's efforts to revitalize downtowns and neighborhoods across the state.

DOWNTOWN MONTEVALLO DRIVE TIME MARKET

DEMOGRAPHIC FAST FACTS | SOURCE: ESRI 2022



POPULATION	5 Minutes	10 Minutes	20 Minutes
2010 Total	5,213	11,288	57,473
2020 Total	5,518	12,120	64,800
2022 Estimate	5,692	12,452	66,521
2027 Projection	5,976	13,002	68,857
Growth (2022-27)	5.0%	4.4%	3.5%
Projected State Population Growth (2022-27)			1.1%



2022 DAYTIME POP	5 Minutes	10 Minutes	20 Minutes
Total Daytime Population	5,202	9,961	56,130
Workers	2,023	3,213	21,907
Residents	3,179	6,748	34,223
Daytime Change	-8.6%	-20.0%	-15.6%



HOUSEHOLDS	5 Minutes	10 Minutes	20 Minutes
2010 Total	1,798	4,117	21,116
2020 Total	1,837	4,357	23,470
2022 Estimate	1,922	4,511	24,108
2027 Projection	2,043	4,733	24,985
Growth (2022-27)	6.3%	4.9%	3.6%
Projected State Households Growth (2022-27)			1.4%



MEDIAN HH INCOME	5 Minutes	10 Minutes	20 Minutes
2022 Estimate	\$43,756	\$51,634	\$64,590
2027 Projection	\$56,007	\$60,996	\$75,395
Growth (2022-27)	28.0%	18.1%	16.7%
2022 State Median HH: \$56,240		2022-27 Growth: 16.9%	

MARKET TRAITS

| SOURCE: ESRI 2022



HOUSING UNITS	5 Minutes	10 Minutes	20 Minutes
2022 Estimate	2,195	5,035	25,719
- Owner Occupied	48.6%	59.9%	76.6%
- Renter Occupied	39.0%	29.7%	17.1%
- Vacant	12.4%	10.4%	6.3%

Estimated State Percent Vacant (2022) 12.3%



POPULATION BY RACE/ETHNICITY—DIVERSITY

Diversity Index	5 Minutes	10 Minutes	20 Minutes
2010	49.9	49.5	46.5
2020	61.7	63.3	62.5
2022	62.3	63.9	63.3
2027	63.8	65.5	65.2

State Diversity Index 2022: 57.1 2027: 58.2

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).



2022 POPULATION 25+ BY EDUCATIONAL ATTAINMENT

Education	5 Minutes	10 Minutes	20 Minutes
No HS Diploma	11.2%	10.2%	9.5%
HS Grad/GED	33.4%	34.2%	29.7%
Some College/Assoc	27.4%	28.0%	30.6%
Bachelor/Grad/Prof	28.0%	27.5%	30.2%



PER CAPITA INCOME

2022 ESTIMATE

5 Minutes	\$22,037
10 Minutes	\$24,681
20 Minutes	\$29,398
State	\$32,965



MEDIAN AGE

2022 ESTIMATE

5 Minutes	29.3
10 Minutes	33.8
20 Minutes	36.9
State	39.9



2022 EMPLOYED

CIVILIAN POPULATION 16+

5 Minutes	93.9%
10 Minutes	95.4%
20 Minutes	97.3%
State	96.2%



2022 EMPLOYMENT BY OCCUPATION

2022 Employed 16+	5 Minutes	10 Minutes	20 Minutes
Total Estimate	2,564	5,796	32,713
- White Collar	55.2%	57.2%	62.3%
- Services	18.6%	16.9%	13.8%
- Blue Collar	26.2%	26.0%	23.8%

Source: Esri Market Profile | 08.22

LIFESTYLE PROFILE

| SOURCE: ESRI 2022

Esri's Community Tapestry is a geodemographic segmentation system that integrates consumer traits with residential characteristics to identify markets and classify U.S. neighborhoods. Tapestry Segmentation combines the "who" of lifestyle demography with the "where" of local geography to create a classification with 67 distinct behavioral market segments (Tapestry Segments), each belonging to one of fourteen LifeMode Groups.

PREVALENT ESRI TAPESTRY LIFE MODE GROUPS

Tapestry LifeMode Groups represent markets that share a common experience—born in the same generation or immigration from another country—or a significant demographic trait, like affluence. The Rustic Outposts and Family Landscapes LifeMode Groups are among the most prevalent in the drive time areas.



RUSTIC OUTPOSTS [LM10] | #1 in 10 Minutes

5 Minutes		10 Minutes		20 Minutes	
HHs	Percent	HHs	Percent	HHs	Percent
351	18.3%	1,807	40.1%	7,073	29.3%

- ▶ Country life with older families in older homes.
- ▶ Depend on manufacturing, retail, and healthcare, with pockets of mining and agricultural jobs.
- ▶ Low labor force participation in skilled and service occupations.
- ▶ Own affordable, older single-family or mobile homes; vehicle ownership is a must.
- ▶ Residents live within their means, shop at discount stores, and maintain their own vehicles (purchased used) and homes.
- ▶ Outdoor enthusiasts, who grow their own vegetables, love their pets, and enjoy hunting and fishing.
- ▶ Pay bills in person; use the yellow pages; read newspapers, magazines, and mail-order books.



FAMILY LANDSCAPES [LM4] | #1 in 20 Minutes

5 Minutes		10 Minutes		20 Minutes	
HHs	Percent	HHs	Percent	HHs	Percent
0	0.0%	286	6.3%	10,841	45.0%

- ▶ Successful young families in their first homes.
- ▶ Non-diverse, prosperous married-couple families, residing in suburban or semirural areas with a low vacancy rate (second lowest).
- ▶ Homeowners (79%) with mortgages (second highest %), living in newer single-family homes, with median home value slightly higher than the U.S.
- ▶ Two workers in the family, contributing to the second highest labor force participation rate, as well as low unemployment.
- ▶ Do-it-yourselfers, who work on home improvement projects, as well as their lawns and gardens.
- ▶ Sports enthusiasts, typically owning newer sedans or SUVs, dogs, and savings accounts/plans, comfortable with the latest technology.
- ▶ Eat out frequently at fast food or family restaurants to accommodate their busy lifestyle.
- ▶ Especially enjoy bowling, swimming, playing golf, playing video games, watching movies rented via Redbox, and taking trips to a zoo or theme park.

Information on Esri Tapestry methodology and applications, along with descriptions for Tapestry's 67 segments, are available from the Esri website at: <http://doc.arcgis.com/en/esri-demographics/data/tapestry-segmentation.htm>

Source: Esri Community Tapestry Segmentation | 08.22

A USER'S GUIDE TO YOUR MARKET SNAPSHOT

Data Sources and Applications

Esri Demographics Data | Market Profile

Esri's demographics provide decision makers the most current information available to understand and track changes in the population, consumer behavior, and broader market area trends. Information can help inform market strategies by analyzing and assessing:

- How trends in population, households, income, and other variables might impact existing businesses and prospects for growth.
- How changes in daytime population effect commerce, opportunities, and the district's way of life.
- How housing unit numbers and occupancy trends might influence demand, housing styles, and price points for district housing.
- How changes in age, diversity, and other population traits could effect demand for products and services, menu items, amenities, events, etc.
- How education and employment levels might impact opportunities for business growth and the cost of doing business.

Esri Segmentation Data | Tapestry Segmentation Area Profile

Esri Tapestry is a geodemographic segmentation system that integrates consumer traits with residential characteristics to identify markets and classify U.S. neighborhoods among 67 distinct market segments. For a broader view of consumer markets, segments are summarized by 14 LifeMode groups — groups of Tapestry segments that share similar demographic characteristics and consumer behavior patterns. Information profiling concentrations of different groups and segments in the marketplace can offer insights useful for:

- Gauging the market's potential response to business concepts and features such as menu items, products, services, amenities, price points, merchandising techniques, etc.
- Fine-tuning messaging, marketing, and advertising strategies to resonate with and reach intended market segments.
- Programming activities and events that appeal to the lifestyles and preferences of targeted audience members.
- Assessing how current housing styles, preferences, and life stages of different segments could impact district housing opportunities.

Claritas | Retail Market Power (RMP) Opportunity Gap Data

Claritas' Retail Market Power Opportunity Gap by Retail Store Types report enables users to assess growth strategies by depicting the sales gaps that exist in the marketplace. By using sales estimates to depict supply and geography-based estimates of potential annual consumer expenditures to depict demand, Retail Market Power® enables an opportunity gap (sales surplus and leakage) analysis of the retail environment. The information provides a good starting point for:

- Assessing and tracking overall sales volumes and retail performance.
- Identifying market strengths, retail clusters, and possibilities for complementary business types, products, and uses.
- Detecting gaps in the business mix and possible business repositioning, expansion, and recruitment opportunities.

Digging Deeper | Source Reports

The Market Snapshot summarizes slices of more extensive data contained in source Esri and Claritas reports delivered with your snapshot. For example:

- Esri's Market Profile report contains in-depth demographic data for hundreds of variables, some dating back to the year 2000.
- Esri's Tapestry Segmentation Profile report shows the distribution of 67 Tapestry segments with links to detailed descriptions.
- Claritas' RMP Opportunity Gap data provides sales supply, demand, and opportunity gap/surplus estimates for more than 100 Retail and Food Services and Drinking Places categories and subcategories.



Demographic data summarized in your Market Snapshot incorporates the Esri 2022 U.S. Demographic data update that brings together 2022/2027 Esri demographics, the Census PL94-171 Redistricting data, American Community Survey (ACS) 2016-2020 and more all based on the 2020 Census boundaries.

This is a very important update because it is the very first one based on the redrawn U.S. Census 2020 boundaries and data summaries. For more information about the data contained in the update, please review Esri's post on [Understanding Change between Decennial Censuses](#).



Esri's Tapestry is a market segmentation system designed specifically to understand customers' lifestyle choices—what they buy, how they spend their free time, etc. The system's 67 different segments are grouped into and generalized in 14 LifeMode Groups. Two of your area's most prevalent LifeMode Groups are displayed in your Snapshot. Information identifying and detailing other LifeMode Groups and which of the 67 segments are present in your study area can be accessed using the Esri source reports accompanying your Market Snapshot.



Your Market Snapshot shows overall sales surplus and leakage estimates derived from Claritas Retail Market Power (RMP) data for the retail and food & drink sectors. Claritas RMP compares Demand and Supply estimates to display an Opportunity Gap or Surplus.

Example	2022 Demand (\$)	2022 Supply (\$)	Opportunity Gap/Surplus (\$)
A.	10,000,000	18,000,000	- 8,000,000
B.	10,000,000	4,000,000	6,000,000

Claritas Retail Market Power Opportunity Gap Report Display Format

Example A shows an instance where Supply (\$18M) exceeds Demand (\$10M) resulting in a surplus of \$8 million (displayed as a negative amount in Claritas RMP reports). In Example B, Demand (\$10M) is greater than Supply (\$4M) resulting in an Opportunity Gap (or Leakage) of \$6 million (shown as a positive figure in Claritas RMP reports).

As indicated in your Snapshot's footnotes, the polarity of the resulting Opportunity Gap/Surplus figures shown in source Claritas RMP reports have been reversed so that your Market Snapshot shows a Surplus as a positive value, and Leakage as a negative value. The same information is used to calculate the Leakage/Surplus Factor displayed in your Market Snapshot, where leakage values are shown as negative, and surplus as positive.



Creating Jobs. Keeping Character.



DOWNTOWN PROFESSIONALS NETWORK

RETAIL VIEW

| SOURCE: CLARITAS 2022

The Claritas Retail Market Power (RMP) 2022 Retail Stores Opportunity Gap report provides a direct comparison between retail sales and consumer spending by industry. To capture a snapshot of an area's retail market performance, estimates of sales by businesses (supply) are compared to estimates of consumer spending (potential sales or demand) from households in the same area. The difference between estimated actual sales (supply) and potential sales (demand) is expressed as sales surplus or leakage.

DOWNTOWN MONTEVALLO | DRIVE TIME MARKET

SALES SURPLUS AND LEAKAGE ESTIMATES | (\$MM)

Total Retail Trade (NAICS 44 – 45)	5 Minutes	10 Minutes	20 Minutes
- Est. Sales (Supply)	\$105.2M	\$170.3M	\$976.4M
- Potential Sales (Demand)	\$68.9M	\$137.7M	\$795.9M
- Est. Surplus/(Leakage)	\$36.4M	\$32.6M	\$180.5M
<hr/>			
Total Food and Drink (NAICS 722)	5 Minutes	10 Minutes	20 Minutes
- Est. Sales (Supply)	\$10.8M	\$15.0M	\$62.0M
- Potential Sales (Demand)	\$7.8M	\$15.2M	\$87.9M
- Est. Surplus/(Leakage)	\$3.0M	(\$0.2M)	(\$25.8M)
<hr/>			
Total Retail, Food and Drink (NAICS 44 – 45, 722)	5 Minutes	10 Minutes	20 Minutes
- Est. Sales (Supply)	\$116.0M	\$185.3M	\$1038.5M
- Potential Sales (Demand)	\$76.6M	\$152.9M	\$883.7M
- Est. Surplus/(Leakage)	\$39.4M	\$32.4M	\$154.7M

Estimates shown in millions and rounded to nearest one hundred thousand dollars.

Retailers and real estate analysts use Claritas RMP data to understand the difference between supply and demand in existing and potential new trade areas. In areas where demand exceeds supply, an opportunity gap—or leakage—exists that can attract new retail operations or inform what changes need to be made to a store's product mix to increase market share. In areas where supply exceeds demand, a surplus exists, which can signal that the area is attractive to retailers and might offer opportunities for complementary or niche establishments that could capitalize on existing retail clusters and consumer patterns.

Source: Claritas Market Power® 2022 | Retail Stores Opportunity Gap.

Data Note: The polarity of surplus/leakage estimates and sales gap factors shown in this document (as compared to those shown in source Claritas reports) have been reversed to show surplus as a positive value, and to show leakage as a negative value. The Retail Gap (Sales Surplus/Leakage) represents the difference between Retail Potential (Demand) and Retail Sales (Supply). A positive value represents a surplus in sales, often indicating a market where sales are being captured from customers residing outside the defined area.

RMP focuses on Retail Trade NAICS codes 44 and 45, as well as the Food Services industry NAICS code 722. Once national and county level CRT tables are retrieved from the U.S. Census Bureau, all establishments are coded using 2012 North American Industrial Classification System (NAICS) codes to match the data source. The 2012 NAICS codes are then matched with the latest release of NAICS codes from 2017 to reflect any changes in codes.

TOTAL SALES

[Retail Trade (NAICS 44–45) + Food & Drink (NAICS 722)] | Source: Claritas 2022

\$116	\$185	\$1.04
MILLION	MILLION	BILLION
5 MINUTES	10 MINUTES	20 MINUTES

PERFORMANCE BY CATEGORY

Sales gap factors, sometimes referred to as “pull factors,” offer a quick-look means of assessing the relative strength of retail and food and drink categories for a defined area. The factor is a measure of the relationship between supply and demand that ranges from +100 (total surplus) to -100 (total leakage).

A positive value represents a surplus of retail sales and can be indicative of a market where customers are pulled and sales are being captured from consumers residing outside the defined area. Categories with the highest surplus factors might signal opportunities for expansion or tactics to build on market strengths or niches, while categories with negative factors might offer an indication of gaps in the business mix and possibilities for re-positioning, expansion, or recruitment.

SALES GAP FACTORS | DOWNTOWN MONTEVALLO DRIVE TIMES

Category—Factor	5 Minutes	10 Minutes	20 Minutes
Motor Vehicle and Parts Dealers	40.6	35.1	36.7
Furniture and Home Furnishings Stores	(69.4)	(78.4)	(14.8)
Electronics and Appliance Stores	(87.5)	(90.4)	(98.3)
Building Materials, Garden & Supply	(39.1)	(16.0)	(11.6)
Food and Beverage Stores	10.5	(1.2)	(2.6)
Health and Personal Care Stores	21.3	0.4	(0.4)
Gasoline Stations	66.7	56.6	27.7
Clothing and Clothing Accessories	(62.2)	(74.9)	(71.2)
Sporting Goods, Hobby, Book, Music	34.2	11.3	(39.4)
General Merchandise Stores	(17.4)	(24.9)	12.8
Miscellaneous Store Retailers	22.5	(2.8)	(23.0)
Nonstore Retailers	(60.4)	(67.9)	(36.9)
Food Services and Drinking Places	16.2	(0.5)	(17.2)

Source: Claritas Market Power® 2022 | Retail Stores Gap | Calculations by DPN

Limitations and Disclaimers

Retail market analyses, their components (such as retail sales gap analyses) and derivative business development plans provide important guidance on how a commercial area should, theoretically, be able to perform and on the sales levels businesses should be able to achieve. However, many factors affect the actual performance of businesses and commercial areas, including the skills of the business operator, level of business capitalization, the quality of the physical environment, changes in overall economic conditions, the effectiveness of business and district marketing programs, and other variables. The information in this document is intended to provide a foundation of information for making business development decisions, but it does not and cannot ensure business success.

As is true of all demographic, economic and market studies, our analysis' reliability is limited to the reliability and quality of the data available. Our research assumes that all data made available by and procured from federal, state, city, primary and third party sources is accurate and reliable.

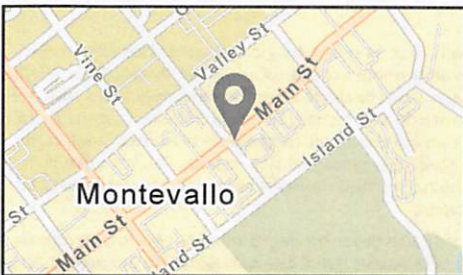
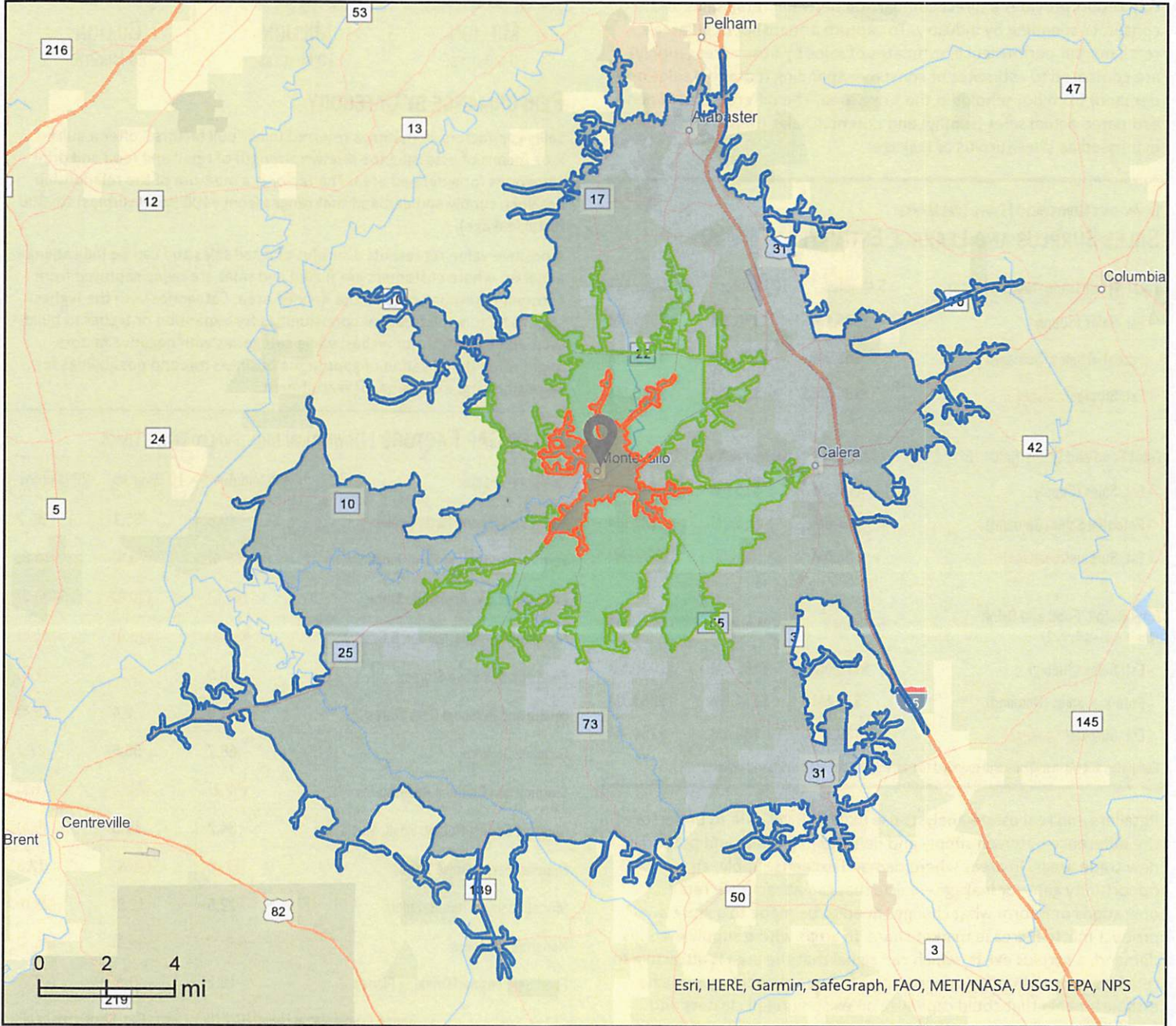
Because market conditions change rapidly and sometimes without warning, the information and opinions expressed here represent a snapshot in time and cannot predict or gauge future changes or results.



Site Map

Montevallo, AL
900 Main St, Montevallo, Alabama, 35115
Drive Time: 5, 10, 20 minute radii

Prepared by DPN
Latitude: 33.10152
Longitude: -86.86109



August 18, 2022

10/24/2022 Chamber/Council Report

- 1) **Montevallo Business Hall of Fame Class of 2022** inductees - 1) Bradford Real Estate Group, 2) Montevallo Family Dentistry, 3) Regions Bank Montevallo. This honor is given annually to three Montevallo businesses for their leadership, success in business and community involvement. *The Chamber would like to set a proclamation under Recognitions / Awards for the November 14 Montevallo City Council Meeting.*
- 2) Montevallo Chamber delivered pumpkins to the Parnell Memorial Library again this year, on Sun 10/16, for the 3rd annual **Pumpkin Decorating Contest**, runs Oct 17-28 *Check with the library for current pumpkin availability*
- 3) Montevallo Chamber was at **National Night Out** on Tues. Oct 18, 5:30-7:30pm, Pecan Grove @ Orr Park with prizes, free popcorn and Barney ! The Chamber would like to give thanks and recognize the Businesses that contributed to our booth - Cedar Creek Nursery, Team Lehman, Dixie Decorations, Montevallo Drug, State Farm, Trustmark, American Village, Pic 'n Sav, and AmStar.
- 4) **Nov Chamber Chatter** will be delivered Fri Oct 28
- 5) **Montevallo Nutrition** Ribbon Cutting on Sat. Oct 29 at 10am, 746 Main St.
- 6) **Hometown Halloween** on Monday Oct 31, 3:30-5pm, Downtown Montevallo
- 7) **Coffee with the Mayor** on Thurs Nov 3, 7:30-9:00am at Strand Coffeehouse, 620 Main St.
- 8) Nov.. **Montevallo Chamber Luncheon** Wed Nov 16 "Volunteer Appreciation" / Volunteer Testimonials and Tinglewood Festival Wooden Boat Race Winners will be recognized , Parnell Library Networking at 11:30am & lunch at noon \$12. each RSVP by Nov 14 to 205-665-1519 or email montevallochamber@gmail.com. Luncheon Sponsor - Rockco Funeral Home
- 9) Slice **Montevallo** Ribbon Cutting on Thurs. Nov 10 at 10am, 1105 Ashville Rd
- 10) **Montevallo Christmas Parade** on Thurs. December 1st at 6pm



Adele Nelson

Executive Director

Montevallo Chamber of Commerce

P.O. Box 270 Montevallo, AL 35115

205.665.1519 office

www.montevallocc.com

**FIRST SUPPLEMENT TO
FINANCING AGREEMENT**

Between

CITY OF MONTEVALLO, ALABAMA

And

UNITED BANK

FIRST SUPPLEMENT TO FINANCING AGREEMENT

THIS FIRST SUPPLEMENT TO FINANCING AGREEMENT entered into by the CITY OF MONTEVALLO, ALABAMA, a municipal corporation under the laws of the State of Alabama (the "City"), and UNITED BANK, an Alabama banking corporation (the "Lender") supplements and amends that certain Financing Agreement dated October 30, 2020 (the "Financing Agreement").

Recitals

The Lender previously committed to make a loan to the City in the amount of up to \$2,050,000 (the "Loan") to finance municipal improvements, including the renovation of an existing governmental building and the construction and installation of a new storm shelter (the "Improvements"). The City issued its \$2,050,000 General Obligation Warrant, 2020 (the "Warrant") to evidence its obligation to repay the Loan. Pursuant to the Financing Agreement the Lender and the City agreed that the Lender would establish an amortization of the amount drawn under the Warrant providing for level monthly payments to and through April 30, 2042.

The amount drawn by the City and outstanding under the Warrant is \$249,134.00. City and the Lender have agreed to revise the amortization of such amount to provide for equal monthly payments commencing October 30, 2022 and continuing through a final payment on September 30, 2029.

In order to further provide for the Warrant and its terms and to provide for a revised term and amortization schedule, and for the other purposes set forth herein, the parties have agreed to enter into this First Supplement to the Financing Agreement.

NOW, THEREFORE, for and in consideration of the premises and the mutual covenants hereinafter contained, the parties hereto covenant, agree and bind themselves to amend and supplement the Financing Agreement as follows:

Section 1.1 The City and the Lender agree that the amount advanced and due and owing pursuant to the Warrant is the sum of \$249,134.00 and that no further advances are permitted under the Financing Agreement. Such amount shall be paid in equal monthly installments, commencing October 30, 2022, each in the amount of \$3,235.49, with a final payment due on September 30, 2022, in the amount of 3,235.17; provided, however, that such final payment shall in any event include the entire amount of principal and interest remaining unpaid on the date of such payment.

Section 1.2 Simultaneously with the delivery of this First Supplement the City shall deliver a substitute warrant, in substantially the form attached as Exhibit A hereto in exchange for the Warrant delivered pursuant to the Financing Agreement. The parties agree that such substitute Warrant is issued in place of, and not in addition to, the original Warrant.

Section 1.3 (a) The City represents and warrants that neither the City nor any "subordinate entity" or "on behalf of issuer," as such terms are used in Section 265(b) of the Internal Revenue Code of 1986, as amended, has issued in 2022, or expects to issue within the remainder of 2022,

tax-exempt obligations in an aggregate amount in excess of \$10,000,000. The City hereby designates the substitute Warrant as a qualified tax-exempt obligation for purposes of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended (the "Code"). In addition, the City acknowledges and agrees that the substitute Warrant is to be issued in compliance with the conditions necessary for the interest income thereon to be exempt from federal income taxation pursuant to the relevant provisions of the Code and covenants and agrees that it has not and will not in any way cause or permit the proceeds of the Warrant to be used in a manner which would cause the interest on the Warrant to become includable in income for purposes of federal income taxation as provided under the Code and the applicable regulations thereunder, and will comply with all applicable provisions of the Code (including, without limitation, the provisions relating to use of the financed facilities by private users and other post-issuance actions affecting tax exemption) to the extent necessary for interest on the Warrant to be excludable from gross income of the holders thereof.

(b) The provisions of the Financing Agreement with respect to taxability of the Warrant shall apply in the same manner to the substitute Warrant.

Section 1.4 Except as expressly set forth herein the Financing Agreement is hereby ratified and confirmed and shall remain in full force and effect .

IN WITNESS WHEREOF, the City and the Lender have caused this Agreement to be executed and delivered by their duly authorized officers or agents.

UNITED BANK

By: _____

Title: _____

CITY OF MONTEVALLO, ALABAMA

(SEAL)

By _____
Its Mayor

ATTEST:

City Clerk

EXHIBIT A

FORM OF SUBSTITUTE WARRANT

**UNITED STATES OF AMERICA
STATE OF ALABAMA
CITY OF MONTEVALLO, ALABAMA
GENERAL OBLIGATION WARRANT, 2020**

The CITY OF MONTEVALLO, ALABAMA, a municipal corporation under the laws of the State of Alabama (the "City"), for value received, hereby acknowledges that it is indebted in the principal sum of TWO HUNDRED FORTY-NINE THOUSAND ONE HUNDRED THIRTY-FOUR AND NO/100 DOLLARS (\$249,134.00), and hereby directs its Clerk to pay (but solely out of the Warrant Fund referred to below) such amount, or such lesser amount as shall be drawn against such amount in accordance with the terms hereof, and hereby directs its Clerk to pay (but solely out of the Warrant Fund referred to below) such principal sum to UNITED BANK, or registered assigns, and to pay (but solely out of the Warrant Fund) interest on such principal sums drawn hereunder from the date of such draws until such principal sum shall become due and payable at the rate of 2.495% per annum, calculated on the basis of a 360-day year consisting of twelve 30 day months. The principal of and interest on the Warrant shall be in equal monthly installments, each in the amount of \$3,235.49, on the 30th day of each month, commencing on October 30, 2022, and continuing until August 30, 2029 and a final installment in the amount of \$3,235.17, due on September 30, 2029; provided, however, that the final installment, due September 30, 2029, shall in any event be in an amount equal to the entire unpaid principal hereof and interest accrued hereon..

The principal and interest so payable, and punctually paid or duly provided for on any payment date will, as provided in the Financing Agreement dated October 30, 2020, as supplemented and amended by instrument dated October __, 2022 (the "Warrant Financing Agreement") between the City and United Bank, authorized by resolution adopted by the City Council of the City on September 28, 2020 (the "Warrant Resolution"), be paid to the person in whose name this Warrant is registered at the close of business on the last business day prior to such payment date.

Upon the occurrence of a Determination of Taxability (as defined in the Warrant Financing Agreement hereinafter described), interest hereon shall accrue at the rate of 3.125% per annum, and the payments shall be adjusted to provide for equal annual payments of principal and interest during the remaining term hereof, commencing with the payment immediately following receipt by the Holder hereof of notice of such occurrence. In addition, within ten (10) days following any Determination of Taxability, the City shall pay to the Holder hereof (without regard to whether such Holder shall have previously been the Holder) an amount equal to the difference between (a) the interest paid hereon from the date from which interest hereon became includable in gross income of the Holder to the date of the Determination of Taxability, and (b) the amount of interest which would have been payable hereon if this Warrant had borne interest at the rate of 3.125% per annum during that same period.

Payment of principal of or interest on this Warrant due on each payment date shall be made by check or draft mailed by the City to the person entitled thereto at its address appearing in the Warrant Register maintained with respect to the Warrant. Such payments of principal and interest shall be credited on the date received by the holder hereof but shall be deemed timely made if so mailed on the payment date or, if such payment date is not a date on which banks are open for business, on the next such day next following such payment date. Payment of the final installment of principal of and interest on this Warrant shall be made only upon surrender of this Warrant to the City. All such payments shall be made in such coin or currency of the United States of America as at the time of payment as legal tender for the payment of public and private debts.

The indebtedness evidenced and ordered paid by this Warrant is a general obligation of the City, for the payment of the principal of and interest on which the full faith and credit of the City have been irrevocably pledged. The City hereby covenants and agrees that so long as this Warrant is outstanding it will levy and collect such taxes as are permitted under the Constitution and laws of the State of Alabama to the extent necessary to pay the principal hereof and interest hereon.

This Warrant is subject to prepayment at any time, upon prior written notice to the Holder, in whole or in part, at a redemption price equal to the principal amount to be prepaid plus all interest accrued hereon to the date of prepayment. Any partial prepayment shall be in a principal amount not less than \$25,000 and shall be applied to the principal installments hereof in inverse order of scheduled payment date. Amounts prepaid may not be advanced again during the term hereof.

This Warrant is nonnegotiable and is transferable only by a transfer duly executed by the person in whose name this Warrant is registered on the registry books of the Clerk of the City. Each Holder hereof, by receiving or accepting this Warrant, shall consent and agree and shall be estopped to deny that this Warrant may be transferred only in accordance with the provisions hereof. Without limiting the generality of the foregoing, each Holder hereof takes this Warrant subject to any prepayments and to the terms of Warrant Financing Agreement.

It is hereby certified and recited that the indebtedness evidenced and ordered paid by this Warrant is lawfully due without condition, abatement or offset of any description; that this Warrant has been registered in the manner provided in the Warrant Resolution; that all conditions, actions and things required by the Constitution and laws of the State of Alabama to exist, be performed or happen precedent to the issuance of this Warrant exist, have been performed and have happened; and that the indebtedness evidenced and ordered paid by this Warrant, together with all other indebtedness incurred by the City, was at the time the same was created and is now within every debt and other limit prescribed by the Constitution and laws of the State of Alabama.

FORM OF ASSIGNMENT

For value received _____ hereby sell(s), assign(s) and transfer(s) unto _____ the within Warrant and hereby irrevocably constitute(s) and appoint(s) _____, attorney, with full power of substitution in the premises, to transfer this Warrant on the books of the within-mentioned City.

Dated this ___ day of _____, _____.

NOTE: The signature on this Assignment must correspond with the name of the registered owner as it appears on the face of the within Warrant in every particular, without alteration, enlargement or change whatsoever.

Signature Guarantee:

(Bank, Trust Company or Fund)

By: _____
(Authorized Officer)



University Museums
Office of Archaeological Research

September 2, 2022

Kathryn King, Chair
Montevallo Historic Preservation Commission
1020 Highland St
Montevallo, Alabama 35115

Re: Ground Penetrating Radar Survey of Shoal Creek Baptist Church Graveyard in Shelby County, Alabama

Dear Ms. King,

The University of Alabama Museums, Office of Archaeological Research (OAR) is pleased to submit this research design and cost estimate for a ground penetrating radar (GPR) survey of the Shoal Creek Baptist Church Graveyard near Montevallo, Shelby County, Alabama. Included in this proposal package are a Statement of Work, Work Schedule, Budget, and Project Information Request Form. The Statement of Work, found in Attachment I, contains a description of the work to be done by The University of Alabama Office of Archaeological Research, as well as additional information relevant to this project. The Work Schedule, found in Attachment II, displays the estimated timetable for completing the work as outlined in Attachment I. The Budget, found in Attachment III, contains an itemized estimation of costs as it relates to the Statement of Work.

The University of Alabama, Office of Archaeological Research looks forward to applying its expertise and experience to this project. In the instance of acceptance, please forward notification to Sam Mizelle to initiate the Contract process. The University of Alabama will promptly provide a Contract for execution upon a notice of acceptance.

If you have any questions or comments about the proposal package, please do not hesitate to contact the Office of Archaeological Research. Thank you for your consideration.

Respectfully,

A handwritten signature in blue ink, appearing to be "MG" or similar initials.

Matthew Gage RPA
Director
The University of Alabama
Office of Archaeological Research

Statement of Work

Project Information

Project Title: Ground Penetrating Radar Survey of Shoal Creek Baptist Church Graveyard in Shelby County, Alabama

Sponsoring Company/Agency: Montevallo Historic Preservation Commission

Point of Contact Info: Kathryn King /Matt Gage

Principal Investigator: Matt Gage

Description of Work

The University of Alabama Museums, Office of Archaeological Research is pleased to submit this proposal for a ground penetrating radar (GPR) survey of Shoal Creek Baptist Church Graveyard near Montevallo, Shelby County, Alabama (Figure 1). It lies northeast of the Shoal Creek Park parking area and is accessed via a mown trail.

The Shoal Creek Baptist Church Cemetery, also known as the Perry-Hall Cemetery (Remington 2008), began in the early nineteenth century. It is listed as containing 12 graves including that of “Elizabeth Lawlor” who died in 1826 (Remington 2008). Research by the Montevallo Historic Preservation Commission was included in the Alabama Historic Cemetery Register Application and states:

The graveyard in the northeastern corner of Shoal Creek Park has considerable historical interest owing to its association with Shoal Creek Baptist Church, the first Baptist church in Shelby County. Shoal Creek Baptist began in October of 1817 as a branch of the Cahaba Valley Baptist Church in Bibb County. It moved to a log-cabin meeting house near Shoal Creek in 1820; a meeting house stood at this site until 1857. Membership from the start included a mix of enslaved African American and their owners. Church minutes, covering the years 1820 to 1857, reveal that in the 1820s two black “servants” were authorized to “exercise their gift” that is, preach once a month to the entire congregation. It is possible some black members of the church were buried in the Shoal Creek graveyard. It will be a features site of the proposed Montevallo African American Heritage Trail.

The Historic Atlas of Alabama (vol. 2) records that the “Perry-Hall” cemetery, as it is misleadingly designated, contains 12 unmarked graves and one marked grave. The single marked grave belongs to Elizabeth Lawler, who died March 26, 1826. She as the mother of one of the early preachers, Joab “Buck” Lawler. Her affectionate grandson, Levi W. Lawler, had the headstone engraved and installed around 1839 or 1840. The only visible signs of other burial sites are the crudely hewn limestone rocks that jut from the soil or are found haphazardly piled alongside a few scattered depressions in the ground. It seems safe to say, however, that it served as a burial site for church members in the 1820s and perhaps later.



Figure 2. Monument to Elizabeth Lawler, the only legible marker known for the cemetery (photo courtesy of Kathryn King).

The GPR survey is intended to aid in the mapping of graves within the cemetery. It will also include an examination of the terrain, soil conditions, and grave disposition to determine the distribution of graves within the area. All phases of the research will be conducted in compliance with the provisions of §11-47-60 and §11-47-62 Code of Alabama.

It is evident that there are more interments than headstones or markers located within the cemetery. The field stones used to mark several of the graves do not include information on the interments, although some monuments may be buried beneath leaf litter and remain to be identified. The GPR survey and documentation will identify the location of unmarked graves and assist in planning for future use and preservation.

Survey Methods

All work done for this project will conform to the Secretary of the Interior’s Standards and Guidelines for the Identification (36 CFR 800.4(c)) as well as the standards of the Alabama Historical Commission as given in State Code of Alabama (460-x-10).

Clearing: A GPR survey will be conducted within the assumed boundary of the cemetery and will include an effort to define the actual boundary if greater in size. The Montevallo Historic Preservation Commission will be responsible for the pre-survey clearing and mowing which will be directed by OAR personnel to ensure appropriate vegetation removal is conducted without damage to the ground surface, ornamental plantings, or potentially buried cultural resources. OAR will not be responsible for removal of debris associated with the clearing.

Ground Penetrating Radar: Field investigations will be undertaken during a period of dry weather. GPR requires such conditions for the highest likelihood of quality imaging. The GPR survey will be conducted using a GSSI SIR 4000 digital radar unit coupled with a 400 MHz antenna, a standard configuration for shallow field inspection. Transects will then be laid out within each survey block oriented north to south. Following the field survey, the data will be returned to OAR for post processing utilizing both the vertical radar gram analysis and GPR Slice® processing software. Slice® allows for the vertical radar grams to be analyzed in horizontal segments compiled from multiple transects of data. Three dimensional models are created that facilitate data manipulation and interpretation. The survey will produce a report detailing the results of the assessment and marking select anomalies that represent potential graves with pin flags. The final report will include an assessment of the survey area and its disposition, a description of the field methods and post processing efforts, and the results of the GPR survey as well as appropriate photographs, radar grams, SLICE® images, and maps depicting the locations of anomalies and potential graves.

The GPR survey is a noninvasive technique that images the subsurface environment seeking to identify anomalous conditions in the soil and sediment matrix. Anomalies are created when the soil matrix is disturbed and radar energy propagates differently through the disturbed areas. These anomalies may be the result of bioturbation, such as tree-tips or rodent burrows, but the survey will seek to differentiate such irregular features from the more consistent morphology of grave shafts. Judeo-Christian tradition includes a standard east-west orientation of interments that holds to the tradition that when their Messiah returns, the individuals will rise to see and greet their savior arriving from the East. Hence, our survey transects are oriented to capture as much of the grave features as possible.

In addition to the GPR survey, a 12.5 mm (.5 inch) tile probe may be used to investigate depressions and GPR identified anomalies. The probe will be used to examine the consistency of the soil matrix and define feature boundaries. It is not intended to reach depths adequate to encounter the actual human interment or associated burial furniture such as caskets, hardware, or grave items interred with the individual.

Should human remains unexpectedly be encountered during the course of investigation, the proper personnel at the Alabama Historical Commission and County law enforcement will be notified in accordance with state law.

Upon completion of the report, all field notes, maps, photographs, and samples will be curated at the Erskine Ramsay Archaeological Repository located at Moundville Archaeological Park. This repository meets Federal standards of curation under 36 CFR Part 79.

Report/Deliverables

OAR will deliver:

1. A management summary outlining the methods and results of the field work within 5 days of the close of fieldwork.
2. Within 20 days of the close of field work, a report detailing the results of the GPR survey and locational information that will specify the location of anomalies interpreted as being consistent with human interments.

Schedule of Work

Clearing	1 day
GPR Survey	2 days
Data Analysis	2 days
Report Preparation	3 days
Total Project	3 weeks

The official Period of Performance for this project will be established by final binding Contract. Authorization or notice to proceed dates must fall within the Period of Performance as stated in the Contract.

Budget

Cost Proposal	
GPR Survey of the Shoal Creek Baptist Church Graveyard	
Near Montevallo in Shelby County, Alabama	
Salaries & Wages	\$2,387.81
Benefits	\$835.73
Subtotal Salaries, Wages, Benefits	\$3,223.54
Travel & Per Diem	\$451.50
Operating (GPR Equipment, Supplies, etc.)	\$1,770.00
Curation	\$102.50
Subtotal Operating Expense	\$2,324.00
F&A (@ 26% MTDC)	\$1,442.36
Total Estimated Cost	\$6,989.90

Letter from Faculty & Staff Senates to Montevallo City Officials regarding Proposed Development near Ebenezer Swamp Ecological Preserve

The University of Montevallo Faculty & Staff Senates represent the 586 employees of the University and are very concerned about the impacts of the proposed Walker Springs development of 1,004 houses located directly north of UM's Ebenezer Swamp Ecological Preserve. We write to you both as University employees, and as citizens who reside in and near the Cities of Alabaster and Montevallo. Below we provide a summary of our concerns:

1. Ebenezer Swamp Ecological Preserve provides critical ecosystem services to our communities. The Swamp absorbs storm runoff, provides a water source for migrating birds in times of drought, filters water as it recharges the aquifer, and houses many species, some of which are endangered and/or rare. This proposed megadevelopment poses a grave threat to the ecological health of the swamp, which in turn poses a threat to the economic health of the university and the surrounding areas.
2. Students choose to come to Montevallo in part thanks to the existence of Ebenezer Swamp as both a place of beauty and study. The UM Environmental Education (EE) Program also provides educational programming to a variety of audiences, including field trip programs, scout groups, and public audiences. Our EE program currently sees approximately 800 visitors per year, but this number is expected to grow rapidly as schools can now book field trips post-COVID restrictions - our growth plan estimates 2,655 participants this coming year, with 7,405 in 5 years. This development threatens the economic health and recruitment potential of the University of Montevallo.
3. Ebenezer Swamp brings revenue to Montevallo and Alabaster, as visitors come to the Swamp and then eat and shop in the nearby commercial developments. Ebenezer Swamp sits on the Appalachian Highlands Trail, one of 40 sites in 9 counties along the foothills of the Appalachian Mountains, and it's designated as a site within the Alabama Birding Trails (one of only 3 within Shelby County). Based on data from iNaturalist, alltrails, Alabama Audubon, and direct observation, we estimate that over 4,400 people per year visit the swamp independently. This development threatens the economic health of the nearby businesses who benefit from nature tourism.
3. The University relies on the high quality of life in the area to recruit both students and faculty to the region. Alabaster's meteoric, relatively uncoordinated growth has resulted in increasingly congested traffic patterns, as well as flooding and sinkhole issues for residents in the area. This development threatens to exacerbate these issues and will make it difficult for us to market our community as a livable, enjoyable location in which to put down roots. We have fielded dozens of complaints from Alabaster residents about existing flood problems in areas near the swamp, and the swamp may already be at the limits of its ability to absorb flood surges thanks to the other recent housing developments that have already been built nearby. The water from Spring Creek flows directly into Shoal Creek, and the flooding issues in Orr Park will worsen dramatically if this development fills in 27 acres of wetlands and creek bed areas in Alabaster. It may seem like it's far away, but the water has to go somewhere, and it will come to Montevallo, carrying pollutants and destructive energy toward our community.
4. We are not opposed to development in the region; we are supportive of housing developments when they are appropriately scaled and sited. But this proposal is too dense, and threatens a sensitive watershed, one that has already absorbed the impact of intense development pressure from current projects – this area cannot absorb much more pressure before it ceases to provide the flood control, critical habitat, groundwater treatment, and scenic beauty that it currently provides free of charge.

We the undersigned ask that you consider formally opposing plans for this development, as there is no way to safely build this number of houses on this piece of land. We have many homes and places to build, but we only have one Ebenezer Swamp Ecological Preserve – so we will do everything in our power to ensure that this wetland habitat is protected now and into the future.

Signed,
Claire Edwards- Faculty Senate President
Alyssa Green- Staff Senate President
Senators of Faculty Senate and Staff Senate