

## MINUTES

### **Montevallo City Council Work Session**

**May 8, 2023**

**5:30 p.m. at City Hall**

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

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

#### **Mayor Nix called for Discussion of New Business Items on Agenda:**

- Discussion of **Resolution SP23-002** from the Montevallo Planning and Zoning Commission **Jack's Family Restaurant LP Site Plan.**
- Discussion of **Resolution SN23-003** from the Montevallo Planning and Zoning Commission **Rapids View Rural Subdivision.**
- Discussion of **Ordinance No. 05082023-220** an ordinance assenting to Annexation of a Certain Property from the petition of annexation by Phillip J. Lusco Property Owner. (First Reading)
- Discussion of **Ordinance No. 08232021-329A** An Ordinance Protecting Creek Banks within Orr and Shoal Creek Parks.

#### **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 report. Chief Littleton reported there were 100 Cases in April and 389 Total Reports year to date. See Appendix 1.

Council Member King called on Chief Davis for the Fire Department. Chief Davis reported there were 139 Calls for the month of April and 484 Total Reports year to date. See Appendix 2.

Mayor Nix called on Council Member Dukes for the Sustainability Report. Council Member Dukes spoke on behalf of Kirk Hamby, Head of Public Works and advised limbs are being picked up by Asplundh; he reported the department is busy cutting grass.

Council Member Dukes reported the Historical Preservation Commission met last week on May 2<sup>nd</sup> at 6 p.m. at the Parnell Memorial Library.

Mayor Nix called on Council Member Eisenberg for the Recreation, Preservation and Community Development Reports. Council Member Eisenberg called on Shane Baugh, Head of Parks and Recreation. Shane reported the Montevallo High School Soccer Team advanced to the 2<sup>nd</sup> round of playoffs. He reported there are currently 128 participants in youth soccer, a 50% increase in growth since 2022.

Mayor Nix called on Council Member Mitchell for the Education, Arts and Outreach Committee Reports. Council Member Mitchell called on Savannah Kitchens Director of Parnell Memorial Library. Savannah reported Auditions for the Parnell memorial Library Foundation's annual Children's Musical Theater Summer Camp are coming up; May calendar of events is on website and social media; Summer Reading

Program brochures are available at the library and will be going home with schools shortly. See Appendix 3.

Council Member Mitchell called on Sarah Hogan, Program Director Impact Montevallo. Sarah reported they are now accepting applications for this year's Camp Journey; Impact will again be supplying funds for their SROs to attend the annual safe schools conference next month; Impact is working with other DFC programs across the state to schedule a webinar series, as we did last year with our Gas Station Drugs presentation that received a lot of views and provided multiple state-wide training opportunities. See Appendix 4.

Sarah Hogan spoke on behalf of the Montevallo Junior City Council (MJCC) and reported new officers have been selected.

Council Member Mitchell reported the Montevallo High School students will graduate on May 22<sup>nd</sup> at 7 p.m. at the University of Montevallo.

Council Member Mitchell congratulated all the students at the University of Montevallo that graduated on May 6<sup>th</sup>.

Council Member Mitchell reported she attended The American Village National Day of Prayer on Thursday, May 4<sup>th</sup> at 8 a.m. And asked everyone to pray for our students and schools.

Mayor Nix called on Council Member Swords for the Finance, Economic Development & Tourism Reports.

Council Member Swords advised Adele Nelson, Executive Director Montevallo Chamber of Commerce couldn't attend the meeting but submitted a written report that is in Council packets. See Appendix 5.

Council Member Swords advised Courtney Bennett, Executive Director Montevallo Main Street could not attend the meeting but submitted a written report that is in Council packets. See Appendix 6.

Council Member Swords reported MDCD met today and discussed various ongoing projects: Highway 25 Sidewalks, Mountain Bike Track at UM, Wadsworth Street Project, Hotel Project, CrossRoad Grant, Bridge on Highway 10; Paving Projects - Cemetery; Tecumseh Street; Creek Street; and Community Center Plans.

### ***Montevallo City Council Meeting***

**May 8, 2023**

**6:00 p.m. at City Hall**

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

**Pledge of Allegiance**

**Council Meeting** called to order at 6 p.m. by Mayor Rusty Nix.

**Public Hearing Case: SP23-002; Jack's Family Restaurant (Montevallo)**  
**(Parcel IDs 27 5 21 3 306 020.000, 27 5 21 3 306.011.000 & 27 5 21 3 306.011**

**This is a request from Arun Malvea, regional Manager for Jack's Family Restaurants, LP, property owner, for approval of a site development plan to demolish and rebuild the Jack's Family Restaurant. The subject property is zoned B-2 SD, General Business Special District, and located in the Urban Core District at 1050 Main Street (Parcel Identification Numbers 58-27-5-21-306-012.000, 58-27-5-21-3-306-011.000, and 58-27-5-21-3-306-020.000).**

Jim Avery spoke on behalf of Jack's on how to rebuild. The new restaurant will be larger with more seating and landscaping. Presented Council with a color rendering of new restaurant. Advised it would take 120 – 140 days to complete.

**Close of Public Hearing: 6:09 p.m.**

**Public Hearing Case: ORDINANCE NO. 05082023-220 An Ordinance Assenting to a Certain Petition For Annexation**

**This is a request from Phillip J. Lusco owner of a certain property of approximately 22 acres of undeveloped property identified by Parcel Identification Number: 27.1.02.0.001.005.000 for annexation into the City of Montevallo Corporate Limits and Zoned B-2 (General Business District) in accordance with the City of Montevallo Zoning Ordinances adopted and approved on July 1, 2012 and in conjunction with the Comprehensive Plan of the City of Montevallo.**

Bobby Bynum speaking on behalf property owner regarding business zoning/ retail center.

**Close of Public Hearing: 6:12 p.m.**

**Approval and or corrections of the Minutes 4.24.23 – Motion by Council Member Dukes, seconded by Council Member Eisenberg, All Ayes, Motion passed.**

**Recognitions / Awards: None**

**Opportunities for Citizens to speak to the Council: C.P. Pierson 1131 Oak Street questioned if there is a leash law in place and does it apply to cats. (yes) Refer to animal control.**

Joyce Lewis 330 Reonda Lane Task is complete for Dr. Cunningham's Bench. She thanked the Mayor, Council, and attendees for their assistance in bringing the bench for their support to get the bench completed.

Janice Seaman 540 Shelby St addressed concerns about the hotel project: the way the hotel faces, thinks it faces the wrong way; crowded footprint; addressed it's a four story building and there would be a loss of parking spaces; less green space.

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

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

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

**Education, Arts & Outreach** (Schools, Library, UM, Boys & Girls Club, American Village, Sister City Commission, Artwalk, IMPACT) – – Reported during 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 Dukes made a motion to pay the bills, seconded by Council Member Eisenberg, All Ayes. Motion passed.

**New Business:**

- **Resolution SP23-002** from the Montevallo Planning and Zoning Commission **Jack's Family Restaurant LP Site Plan** - Motion made by Council Member Mitchell, seconded by Council Member Dukes, All Ayes, Motion passed. See Appendix 7.
- **Resolution SN23-003** from the Montevallo Planning and Zoning Commission **Rapids View Rural Subdivision**- Motion made by Council Member Dukes, seconded by Council Member King, All Ayes, Motion passed. See Appendix 8.

**Motion made to suspend the rules of the regular order of business** by Council Member Dukes, seconded by Council Member Mitchell, All Ayes. Motion passed.

- **Ordinance No. 05082023-220** an ordinance assenting to Annexation of a Certain Property from the petition of annexation by Phillip J. Lusco Property Owner. Motion made by Council Member Eisenberg, seconded by Council Member Swords, All Ayes, Motion passed. See Appendix 9.
- **Ordinance No. 08232021-329A** An Ordinance Protecting Creek Banks within Orr and Shoal Creek Parks. Motion made by Council Member King, seconded by Council Member Eisenberg, All Ayes, Motion passed. See Appendix 10.

**Motion made to return to the regular order of business** by Council Member King, seconded by Council Member Dukes, All Ayes. Motion passed.

**Old Business:** None

**Board Appointments:** None

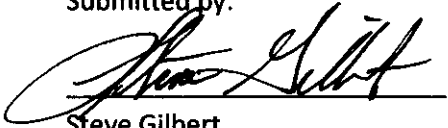
**Other Business:** Repairs to Walk Bridge on Highway 10 Walking Trail up to \$10,000.00. Motion made by Council Member Mitchell, seconded by Council Member King, All Ayes, Motion passed.

**Citizen Participation: None**

**As a Matter of Record: Public Hearing Attendance Record: See Appendix 11.**

There being no further business before the Council, **Mayor Nix called for a Motion to Adjourn.** Motion to adjourn made by Council Member Dukes, seconded by Council Member Eisenberg, All Ayes. Meeting Adjourned at 6:55 p.m.

Submitted by:

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

Steve Gilbert  
City Clerk / Treasurer



# 2023 Montevallo Fire And Rescue Events by Type

Report Date: 5/1/2023

APPENDIX 2

	Jan	Feb	Mar	Apr	Total
ABDOMINAL PAIN/INJURY	4	5	6	3	18
ALARM	1	0	0	1	2
CARBON MONOXIDE ALARM	0	0	2	0	2
COMMERCIAL FIRE ALARM	7	2	3	3	15
MEDICAL ALARM	3	6	1	4	14
RESIDENTIAL FIRE ALARM	1	0	1	1	3
ALLERGIC REACTIONS	5	4	12	5	26
ALTERED MENTAL STATL	1	2	1	2	6
ASSAULT	1	1	0	3	5
BACK PAIN/INJURY	5	3	1	2	11
BLEEDING	8	10	10	8	36
BREATHING PROBLEMS	2	1	2	4	9
CARDIAC	0	0	0	1	1
CARDIAC ARREST - ADULT	1	0	0	0	1
CARDIAC ARREST - CHILD	8	9	6	12	35
CARDIAC ARREST - INFANT	0	0	1	0	1
CHEST PAIN	1	0	0	1	2
CHOKING	1	0	0	0	1
CHOKING - ADULT	1	0	0	0	1
CHOKING - INFANT	2	2	0	3	7
CHOKING CHILD	0	1	0	0	1
DIABETIC RELATED	0	1	0	0	1
DROWNING	2	1	1	6	10
DRUG OVERDOSE	6	3	7	2	18
EXTREMITY INJURIES	0	0	0	1	1
EYE INJURY	3	7	6	4	20
FALL	0	0	0	1	1
FALL FROM STANDING POSITION	0	1	0	1	2
MULTI-STORY FALL	0	3	0	0	3
CHILD LOCKED IN CAR	7	6	10	10	33
LAW ENFORCEMENT	1	0	1	4	6
LIFTING ASSISTANCE	0	1	1	1	3
MUTUAL AID	0	1	1	1	3
OTHER AGENCY	0	1	0	1	2
PUBLIC	2	0	0	2	4
APPLIANCE FIRE	0	1	2	1	4
BRUSH / WOODS FIRE	0	2	0	2	4
COMMERCIAL STRUCTURE FIRE	1	0	0	0	1
DUMPSTER FIRE	0	0	2	1	3
ELECTRICAL FIRE	0	2	1	1	4
RESIDENTIAL STRUCTURE FIRE	0	0	1	1	2
TRANSFORMER / POLE FIRE	1	1	2	1	5
VEHICLE FIRE	1	0	0	1	2
NATURAL / PROPANE GAS LEAK	5	15	7	9	36
GENERAL ILLNESS	0	3	0	1	4
GUNSHOT	0	0	1	0	1
HARASSMENT	0	3	1	2	6
SHOOTING WITH INJURIES	1	0	1	1	3
IN-PERSON HARASSMENT	3	0	2	6	11
HEAD/NECK INJURY	0	1	0	0	1
HEADACHE	0	0	2	0	2
HEART PROBLEMS	0	1	0	0	1
MVC					
MVC - BUS INVOLVED					

	Jan	Feb	Mar	Apr	Total
MVC	5	6	5	10	26
MVC - CHECK FOR INJURIES	3	5	1	0	9
MVC WITH INJURIES	0	0	1	0	1
NOTE IN CAD	0	4	1	0	5
OB/GYN PATIENT	0	0	0	1	1
ODOR	0	0	0	1	1
ODOR OF PROPANE / NATURAL GAS	0	1	0	2	3
POISONING	2	3	3	2	10
POSSIBLE STROKE	2	2	4	0	10
SEIZURE	0	0	0	0	3
TEST CALL	0	0	0	1	1
TRAUMATIC INJURY	5	9	7	7	28
UNRESPONSIVE PERSON	0	0	0	1	1
UTILITY LINES DOWN	0	0	0	1	1
<b>Total</b>	<b>101</b>	<b>130</b>	<b>114</b>	<b>139</b>	<b>484</b>



# PARNELL MEMORIAL LIBRARY

APRIL 2023

VISITS TO THE BUILDING

**2023**

CIRCULATION

**5,947**

CITIZEN SAVINGS

**\$134,280.65**

PHONE CALLS

**78**

WIFI & COMPUTER SESSIONS

**3026**

DATABASE SEARCHES

**1,447**

PROGRAM PARTICIPATION

**372**

COMMUNITY MEETINGS

**31**

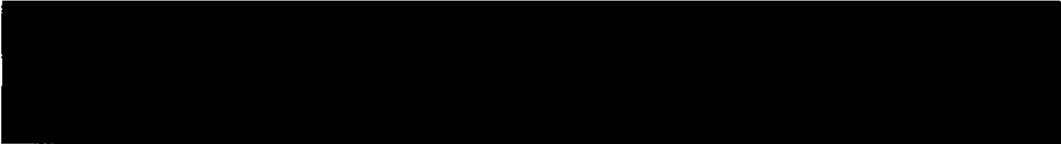
## PROGRAMS: 24

- 4 Mini Music Sessions
- 4 storytimes with Mr. Mac
- 3 craft kits
- 1 Sweets and Eats kit
- 4 movies
- 1 Family Fun Night
- 4 ESOL English Classes
- 2 Easter Egg Hunts
- 1 community outreach (Arts Fest)



# PARNELL MEMORIAL LIBRARY

MAY 8, 2023

- Auditions for the Parnell Memorial Library Foundation's annual Children's Musical Theater Summer Camp are coming up.
    - either Tuesday, April 18 between 4 - 6 or Thursday, April 20 between 5:30 - 7:30, students can drop by to audition with a short song prepared. This camp will be
    - Camp Dates: July 10th-14th and 17th-21st 8:00AM-12:30PM daily, with a 10 day commitment required.
    - Performance July 21, 2023 6:00 PM
    - this camp is provided free of charge by the Parnell Memorial Library Foundation.
  - Our May calendar of events is now available at the library or online at [parnellmemoriallibrary.org/events](http://parnellmemoriallibrary.org/events) with upcoming activities for toddlers, kids, teens, and adults - be sure and check it out.
  - We also have our Summer Reading Program brochures available at the library desk, in English and Spanish. Those will also be going home with schools shortly.
  - Don't forget, donate some shelf-stable snacks to our After School Snack Pantry and we'll waive all your Parnell-owned library fines and fees.
  - Mini Music is every Tuesday at 10 and Mr. Mac storytime is every Wednesday at 9:15, ESOL English classes are every Thursday at 6
- 

## City Council Meeting: April 24, 2023

Ms. Sarah Hogan, program director provided the following report:

- ✦ **CAMP JOURNEY:** We are now accepting applications for this year's Camp Journey for incoming 6<sup>th</sup> graders. The camp this year is being held July 17 – 21 at the Middle School. Thank you to SROs Wilhite & Holloway for visiting all 5<sup>th</sup> grade classes to talk about the camp. If you know an incoming 6<sup>th</sup> grader, please share the information.
- ✦ **SAFE SCHOOLS CONFERENCE & TAASRO AWARDS:** Impact will again be supplying funds for our SROs to attend the annual safe schools conference next month. We are honored to be able to provide this opportunity to learn and network with other law enforcement and school administrators on best strategies to help our youth. I am also honored that Ms. Allen, the Assistant Principal at the High School reached out to let us know that she nominated Impact Montevallo for a community collaboration award at this state-wide conference.
- ✦ **ALABAMA DFC WEBINAR SERIES:** We are working with the other DFC programs across the state to schedule a webinar series, as we did last year with our Gas Station Drugs presentation that has received a lot of views and provided multiple state-wide training opportunities. Please let me know if there is a topic you would like to see discussed during one of these training sessions.
- ✦ **HB319:** We have joined other prevention organizations in the state with signing an opposition letter for HB 319. House Bill 319 would increase and require penalties on youth for the purchase, use and possession of tobacco and nicotine products while making penalties on the tobacco retailers optional. Tobacco retailers should be held accountable for unlawful, underage sales through a strong tobacco permitting structure that requires financial penalties for violations and an annual permit fee.
- ✦ **TOBACCO ORDINANCE:** With the interest of potential retailers come into Montevallo to sell tobacco and cbd, Impact Montevallo reached out to the Alabama Department of Health and has received model policies and ordinances that we will be reviewing to draft an ordinance for your consideration in the coming months. We will be working with Montevallo Main Street and would like to see something adopted similar to the 2019 law regarding vape retailers not being allowed to be within a 1000 ft of a public school, library, park, or church.

➔ **MONTEVALLO JUNIOR CITY COUNCIL:** On behalf of the Montevallo Junior City Council, I would like to announce that new officers have been elected. Ms. Kati Simmons will serve as your incoming Junior Mayor, Yan Shan Zou will serve as the Junior Mayor Pro Tempore, Mary Elizabeth House will continue to serve as Secretary and Ms. Kacey Vanderslice will serve as Treasurer.

As the year is drawing to a close, the MJCC members will have a field trip this Thursday to the Middle School to present to all 7<sup>th</sup> & 8<sup>th</sup> graders and I will be utilizing the City van for transportation. They have one final meeting before they break for the summer. I hope to recognize the outstanding job of Julia Smith for her service as Junior Mayor at the next Council meeting. Kati will begin attending and transitioning to the role over the summer and the entire Junior Council will resume in August.

They also painted rocks with the kids at the Boys & Girls Club and have distributed those around the city in an effort for youth to explore the city and receive positive messages.

## Montevallo Chamber of Commerce Report 5.8.23

1) **Onion Sale Pick-Up** -- curbside for pre-orders 'only' Thursday May 11th, 3-6pm at the Montevallo Recycling Center. To make other arrangements please call 205-665-1519

2) Montevallo Chamber is a sponsor for the 2nd Annual **Shelby Emergency Assistance Disc Golf Tournament** . **Saturday May 13th** 9am & 1pm / UM Disc Golf Course Info contact Team Lehman 205-746-8721

3) **May Chamber Luncheon** / "Montevallo Boys & Girls Club" / Speaker: Josh Weeks, Unit Director / Wed. May 17th from 11:30am to 1pm ; noon - lunch \$15.00 per person , at Parnell Library meeting room, RSVP by Mon 5/15

4) Montevallo Chamber will Co-Host the **2023 Shelby County Small Business Awards Luncheon** on Wed. May 24 @ Pelham Civic Complex in Pelham.

5) **Montevallo Community Awards** , Thursday June 22\* / 5:30-7:30pm UM Stewart Student Retreat Center . Citizen and Civic Leader of the Year are awarded along with community groups and the 2023 Business Hall of Fame inductees. Tickets available from Regions, Trustmark or Chamber for \$25.00 each \*New date



***Adele Nelson***

***Executive Director***

*Montevallo Chamber of Commerce*

P.O. Box 270 Montevallo, AL 35115

205.665.1519 office

[www.montevallocc.com](http://www.montevallocc.com)



**Report to City Council**

**May 8, 2023**

**Updates**

- Friday Nights at the Cove on April 28 saw over 200, the largest crowd we have ever had! This figure was also included in a recent *Shelby County Reporter* article.
- Please make plans to join us on Friday, May 26 for two special events. At 5 PM at Bicentennial Park (710 N. Boundary Street), we will host a dedication for “Shining Star,” the sculpture recently painted by Maya Metz Logue in memory of beloved local artist Robin Nance Metz. Friday Nights at the Cove will follow at 6:30 PM at Owl’s Cove Park (737 Main Street). May’s Friday Nights at the Cove will feature live music from Swanglish, sponsored by Team Lehman.
- Thanks again to our Public Works Department for installing our Veteran Banners! Throughout the lifetime of the program, 140 personalized banners have been created. (This figure does not include banners that have retired and not chosen to renew).
- We are now accepting applications for our Façade Grant Program. As in the past, applicants must be located in the Main Street District, and they must be current dues-paying members of Montevallo Main Street. New this round, grants will only be accepted for the installation of new awnings, or the repair, replacement, or cleaning of existing awnings. Please see the enclosed application for all details. It is also posted as a link on our webpage.
- Main Street America recently announced that Montevallo Main Street is an Accredited Main Street Program. Each year, we meet with representatives from Main Street Alabama who conduct a site visit, analyze our work plans, and determine whether we are following the standards issued by Main Street America. I am proud to announce that we have been Accredited every year under my leadership, thanks to our supportive city leadership and wonderful volunteers. Our press release is enclosed.

***Courtney Bennett, Executive Director***



**FOR IMMEDIATE RELEASE**

**Contact**

Courtney Bennett, Executive Director

[mainstreet@cityofmontevallo.com](mailto:mainstreet@cityofmontevallo.com)

205-597-9322

### **MONTEVALLO MAIN STREET RECEIVES 2023 MAIN STREET AMERICA ACCREDITATION**

**Montevallo, Ala.** – Montevallo Main Street has been designated as an Accredited Main Street America™ program for meeting rigorous performance standards. Each year, Main Street America and its partners announce the list of Accredited programs to recognize their exceptional commitment to preservation-based economic development and community revitalization through the Main Street Approach™.

“We are very proud to acknowledge this year’s 862 Accredited Main Street America programs, and their steadfast dedication to nurture economically and culturally vibrant downtown districts,” said Hannah White, Interim President & CEO of Main Street America. “The increase in the size and impact of our network speaks volumes to the power of the Main Street movement to respond to the needs of local communities and drive innovative solutions.”

In 2022, Main Street America programs generated \$6.2 billion in local reinvestment, helped open 7,657 net new businesses, facilitated the creation of 29,174 net new jobs, catalyzed the rehabilitation of 10,688 historic buildings, and leveraged 1,528,535 volunteer hours. On average, for every dollar that a Main Street program spent to support their operations, it generated \$24.07 of new investment back into their downtown communities.

Collectively, 2 million people live or work within the boundaries of designated Main Street America districts. An estimated workforce of 1.1 million people contribute their skills and expertise to advancing the missions of these historic downtowns and commercial corridors.

Montevallo Main Street’s performance is annually evaluated by Main Street Alabama, which works in partnership with Main Street America to identify the local programs that meet rigorous national performance standards. To qualify for Accreditation status, communities must meet a set of rigorous standards that include commitments to building grassroots revitalization programs, fostering strong public-private partnerships, nurturing economic opportunity for small businesses and entrepreneurs, and actively preserving historic places, spaces, and cultural assets.

“We are so proud that eight net new businesses have decided to open in downtown Montevallo since January 2022,” said Courtney Bennett, Executive Director. “Over the past year, we have started a new signature event—Spring Fling Family Food Truck Fest—as well as a new initiative to strengthen our entrepreneurial ecosystem, partnering with CO.STARTERS to offer a 9-week course to aspiring and new small business owners in our area. Private business and property owners have invested over \$200,000 in

building improvements over the last year alone, and our volunteers have contributed nearly 3,000 hours of their time with us.”

In addition to supporting the downtown business community, Montevallo Main Street has continued to promote the arts by creating a downtown banner program with youth artwork, sponsoring live music at Art Walk and Arts Fest, continuing their free summer concert series Friday Nights at the Cove, co-presenting Tinglewood Festival, and supporting other local artistic initiatives.

###

#### **ABOUT MONTEVALLO MAIN STREET**

Montevallo Main Street, an accredited Main Street Alabama organization, is dedicated to strengthening the heart of our community, Historic Downtown Montevallo, by encouraging local spending and tourism through promotion of the arts, education, entertainment, outdoor recreation and historic preservation; enhancing existing businesses and attracting new development, thereby creating an inviting place where everyone can thrive. Montevallo became a Designated Main Street Community in 2016. For more information, visit [cityofmontevallo.com](http://cityofmontevallo.com).

#### **ABOUT MAIN STREET AMERICA**

Main Street America leads a movement committed to strengthening communities through preservation-based economic development in older and historic downtowns and neighborhood commercial districts. For more than 40 years, Main Street America has provided a practical, adaptable, and impactful framework for community-driven, comprehensive revitalization through the Main Street Approach™. Our network of more than 1,600 neighborhoods and communities, rural and urban, share both a commitment to place and to building stronger communities through preservation-based economic development. Since 1980, communities participating in the program have generated more than \$101.58 billion in new public and private investment, generated 168,693 net new businesses and 746,897 net new jobs, rehabilitated more than 325,119 buildings, and levered over 33.7 million volunteer hours. Main Street America is a nonprofit subsidiary of the National Trust for Historic Preservation. For more information, visit [mainstreet.org](http://mainstreet.org).

###

#### **PHOTO ATTACHMENTS**

1. Abou Sylla, master percussionist working with DRUM the Program, offers a free West African drumming class at Spring Fling 2023. Montevallo Main Street, Impact Montevallo, and DRUM the Program partnered to host the 2<sup>nd</sup> Annual Spring Fling Family Food Truck Fest on April 22, 2023. Photo by Eden Photography.
2. Slice Pizza, which had two locations in the Birmingham area, opened their third restaurant in Montevallo in July 2022. Photo courtesy of Montevallo Chamber of Commerce.
3. Drayer Physical Therapy opened its downtown Montevallo office in June 2022. Photo by White Rose Film & Photo.





## Façade Grant Program

Montevallo Main Street is pleased to announce a façade improvement and building restoration grant opportunity! Funds of up to \$15,000 are available for existing commercial buildings in the Montevallo Main Street District. Business and commercial property owners may apply for matching grants of 50% of their project cost (\$5,000 maximum) to enhance the appearance of street facing building exteriors, limited to the replacement, repair, and cleaning of awnings. The goal is a vibrant, visually appealing downtown area with historic structures that have been preserved or restored for business enhancement.

### ELIGIBLE APPLICANTS

- May be property owners or business tenants with written permission of the building owner
- Located within the Montevallo Main Street District boundaries (see map)
- Have 50% funding for project available from other sources
- Must be a dues-paying member of Montevallo Main Street in good standing at the time of application and commit to remaining so for 3 calendar years after completion of work
- Business must be in good standing with the City of Montevallo

### ELIGIBLE PROJECTS

- New projects – not completed or begun prior to grant approval
- Street facing exterior improvements in keeping with the architectural and historical characteristics of the building, limited to the replacement, repair, and cleaning of awnings.

Ineligible projects/expenses include: New construction, interior renovations, removal of historically or architecturally significant features, sandblasting of brick or masonry surfaces, projects begun or expenses incurred before approval of Main Street grant application, wages paid to applicant or family members.

1. Submit the completed application and supporting materials to Montevallo Main Street prior to the application deadline of June 5, 2023.
2. Supporting materials include: photo(s) of the current building street front, concept drawing(s) or other rendering(s) to show the intended project outcome, project budget with description of the source of matching funds, signed permission from the property owner if required, and timeline for completion of the project.
3. **IMPORTANT:** Once a grant is awarded, all applicable review committees must approve the specific improvements before the work is begun.
4. Applicants will be notified by June 12, 2023. Projects should be completed by July 31, 2023 if approved.
5. A written report with pictures and expenditures is to be submitted to Montevallo Main Street upon completion of the project to obtain reimbursement.



## Façade Grant Application

Applicant Name: \_\_\_\_\_ Property Owner \_\_\_\_\_ Renter \_\_\_\_\_

Applicant Email: \_\_\_\_\_ Applicant Phone: \_\_\_\_\_

Applicant Mailing Address: \_\_\_\_\_

Business Name: \_\_\_\_\_ Montevallo Main Street Member? Yes \_\_\_\_\_ No \_\_\_\_\_

Property Address: \_\_\_\_\_

Matching Grant Request: \$ \_\_\_\_\_ (Maximum \$5,000)

Estimated total cost of improvements: \$ \_\_\_\_\_ (Grant is limited to no more than 50% of total cost.)

Source of matching funds (cash on hand, loans, etc.): \_\_\_\_\_

Please attach quotes, cost estimates, itemized material costs, etc. to further support your request.

Describe your proposed improvements in detail. Please attach at least one current photo of your street front, drawing(s) or rendering(s) of your proposed project, and color swatches if applicable. PLEASE NOTE ALL PROJECTS MUST BE SPECIFICALLY RELATED TO AWNINGS.

What is the proposed timeline for implementation of your project?



## Façade Grant Application

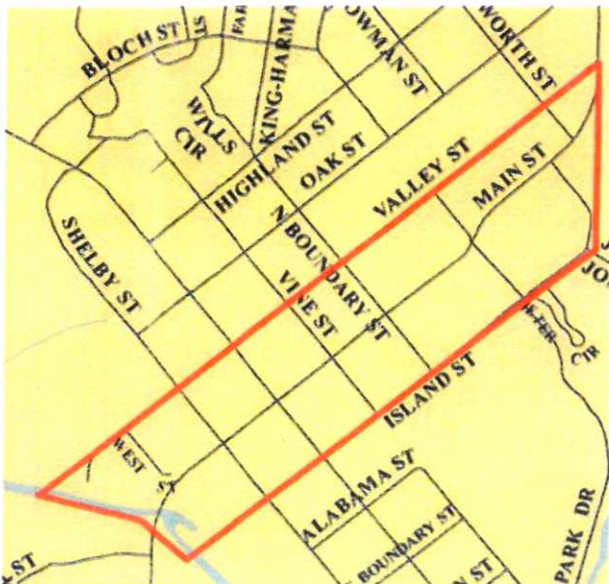
### Applicant Name:

1. I understand that all applications will be reviewed by representatives appointed by Montevallo Main Street, and all projects recommended for grant funding will require approval by the Board of Directors and other applicable committees.
2. If I am not the property owner, I have included a statement of written approval of the proposed improvements from the property owner.
3. I understand the work must be completed by July 31, 2023, and a report submitted to and approved by Montevallo Main Street before expense reimbursements are made.
4. I grant permission for Montevallo Main Street and/or the City of Montevallo to use photographs of and information about the property and improvements made with funding from this grant in promotional materials and social media.
5. I understand I am responsible for ongoing maintenance of the improvements.

Full Name (print/type): \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_

### Main Street District:



#### Questions?

**Julie Smitherman**  
205-837-1829  
[Julie.smitherman@ymail.com](mailto:Julie.smitherman@ymail.com)

**Application Deadline:**  
June 5, 2023

**Submit completed applications and supporting documentation to:**

**Montevallo Main Street**  
541 Main Street  
Montevallo, AL 35115  
or email to:

[mainstreet@cityofmontevallo.com](mailto:mainstreet@cityofmontevallo.com)

**RESOLUTION  
OF THE  
MONTEVALLO PLANNING AND ZONING COMMISSION**

**Case No. SP23-002**

**Jack's Family Restaurant LP Site Plan**

**WHEREAS**, Arun Malvea, regional Manager for Jack's Family Restaurants LP, property owner, has petitioned the City of Montevallo for the approval of a site development plan to demolish and rebuild the Jack's Family Restaurant; and,

**WHEREAS**, the subject property is zoned B-2 SD, General Business Special District and located in the Urban Core District at 1050 Main Street (Parcel Identification Numbers 58-27-5-21-306-012.000, 58-27-5-21-3-306-011.000 and 58-27-5-21-306-020.000); and,

**WHEREAS**, site development plans require review by the Montevallo Planning & Zoning Commission for a recommendation to the City Council; and,

**WHEREAS**, on March 14, 2023 the Design Review Committee recommended approval of the site development plan and architectural design of the proposed building as submitted including building materials, site layout, color scheme, landscaping and addition of outdoor pedestrian seating; and,

**WHEREAS**, the Montevallo Arbor and Beautification Board reviewed the landscape plan and recommended approval as submitted in accordance with Article 23 of the *Montevallo Zoning Ordinance*; and,

**WHEREAS**, the Montevallo Water Works and Sewer Board has determined that the submitted plan meets the minimum requirements of the *Montevallo Water Works and Sewer Board Standard Specifications* as noted; and,

**WHEREAS**, the City Engineer has reviewed the proposed site development plan and recommends approval; and,

**WHEREAS**, the applicant must submit a resurvey of Lots 13, 14 and 16 of Storrs & Troy Addition to Montevallo to combine the three parcels the restaurant currently sits astride into a single parcel; and,

**WHEREAS**, the site development plan as submitted meets the requirements of Section 25.5 and the Urban Core District of the *Montevallo Zoning Regulations*, and,

**NOW, THEREFORE, BE IT RESOLVED** by the Montevallo Planning and Zoning Commission that the request from Arun Malvea, regional Manager for Jack's Family Restaurants LP for a site development plan to demolish and rebuild the Jack's Family Restaurant and located in the Urban Core District at 1050 Main Street (Parcel Identification Numbers 58-27-5-21-306-012.000, 58-27-5-21-3-306-011.000 and 58-27-5-21-306-020.000), be and the same hereby recommends *Approval* to the City Council subject to:


- Applicant submitting a resurvey of Lots 13, 14 and 16 of Storrs & Troy Addition to Montevallo to combine the three parcels the restaurant currently sits astride into a single parcel for approval and recording; and
- Compliance with the regulations, policies and guidelines of the City of Montevallo, Alabama.

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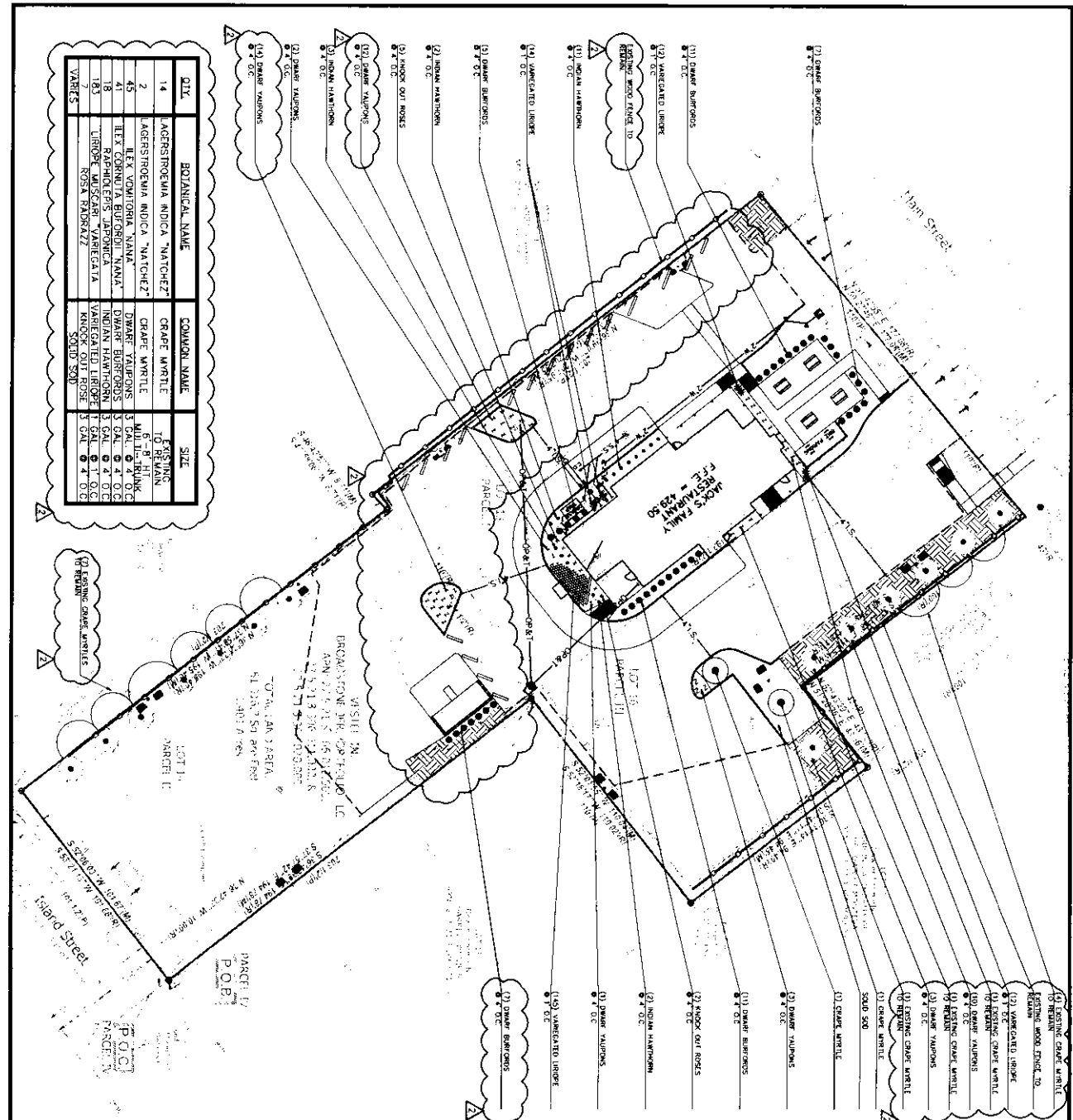
**STATE OF ALABAMA  
SHELBY COUNTY**

I, Steve Gilbert, technical advisor to the Montevallo Planning and Zoning Commission, do hereby certify that the above is a true and correct copy of a resolution adopted by the Montevallo Planning and Zoning Commission at its meeting held on April 20, 2023.

**GIVEN UNDER MY HAND** on this the 21<sup>st</sup> day of April, 2023.

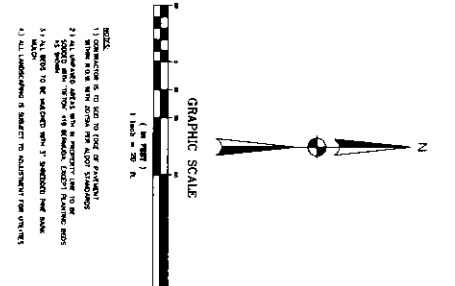
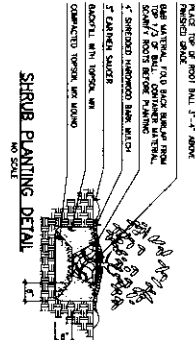
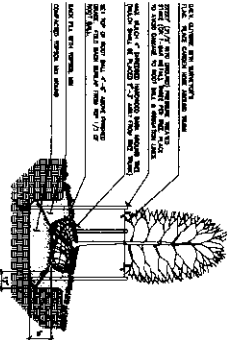
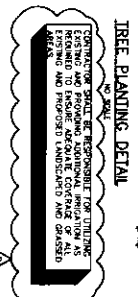
  
 Steve Gilbert, Clerk/Treasurer, City of Montevallo





QTY	BOTANICAL NAME	COMMON NAME	SIZE
14	LAGERSTROEMIA INDICA 'NATCHEZ'	GRAPE WYRTLE	6'-8" HI.
2	LAGERSTROEMIA INDICA 'NATCHEZ'	GRAPE WYRTLE	12' SPAN
45	ILEX CORNUTA BURFORDI 'NANA'	DIARIE YALUENSIS	3 GAL.
41	ILEX CORNUTA BURFORDI 'NANA'	DIARIE YALUENSIS	3 GAL.
18	RAPHAELIS JAPONICA	INDIAN HAWTHORN	3 GAL.
183	LIRODIUM MUSCARI VARIEGATA	VARIEGATED LIRIOPE	1 GAL.
7	ROSA RADRAZZ	KNOCK OUT ROSE	3 GAL.
		SOLID SOIL	3 GAL.

SITE DATA	
DATE	1/11/23
SCALE	1" = 20'
PROJECT	JACK'S FAMILY RESTAURANT
CLIENT	ST. JOHN & ASSOCIATES, INC.
DESIGNER	CCT
APPROVED	DAB
DATE	1/11/23



<b>Jack's Family Restaurant</b> Site Improvement Plans MONTEVALLO, ALABAMA		<b>St. John &amp; Associates, Inc.</b> Consulting Engineers and Planners Cullman, Alabama 568 FIRST AVENUE SE., CULLMAN, ALABAMA 35055 (256) 754-2114			2 3/17/23 REVISED PER SHELBY COUNTY DOH
<b>LANDSCAPING PLAN</b>		DRAWN BY CCT DATE 1/11/23	DESIGNED BY DAB SCALE 1" = 20'		APPROVED BY DOH
SHEET C-6	DATE 1/17/23	REV 2	<b>ST. JOHN ASSOCIATES</b>		

**RESOLUTION  
OF THE  
MONTEVALLO PLANNING AND ZONING COMMISSION**

**Case No. SN23-003**

**Rapids View Rural Subdivision**

**WHEREAS**, Randy Goggans, on behalf of Clay Holland, Holland Real Estate Company, LLC, property owner, has petitioned the City of Montevallo for the approval of a final plat to subdivide 60.15 acres into five 10-acre lots for residential use to be known as Rapids View Rural Subdivision; and,

**WHEREAS**, the subject property is zoned A-R Agricultural Residential District and located on the south side of Spring Creek Road approximately one mile north of County Road 216 at the Dry Creek bridge (part of Parcel Identification Numbers 58-27-5-22-0-001-004.001, 58-27-6-23-0-001-004.000 and 58-27-5-22-0-001-042.000); and,

**WHEREAS**, Rural Subdivisions are divisions of land into five lots or less that are not required to front on a paved public road, and require no internal infrastructure improvements; and,

**WHEREAS**, each lot in a rural subdivision must total at least 10 acres; and,

**WHEREAS**, Rural Subdivisions must meet the minimum access management requirements, as determined by the Engineer for the City of Montevallo; and,

**WHEREAS**, a Rural Subdivision requires final plat approval by the Planning and Zoning Commission; and,

**WHEREAS**, the Fire Chief for the City of Montevallo request at minimum a partially improved road surface to provide adequate maneuverability to emergency vehicles; and,

**WHEREAS**, the applicant has agreed to improve the first 250-300 feet of the private road surface with asphalt or concrete before transitioning to a four-inch compacted gravel-based road with a crushed river gravel surface; and,

**WHEREAS**, the Fire Chief maintains the approval rights of the final surfacing of the road to be completed and maintained by the owner of the private road; and

**WHEREAS**, the documents and maps submitted meet the requirements for a Rural Subdivision as identified in the *Subdivision Regulations of Montevallo*; and,

**WHEREAS**, lots recorded in Rapids View Rural Subdivision may not be further subdivided;

**NOW, THEREFORE, BE IT RESOLVED** by the Montevallo Planning and Zoning Commission that the request from Randy Goggans, on behalf of Clay Holland, Holland Real estate Company, LLC, for the approval of a final plat to subdivide 60.15 acres into five 10-acre lots for residential use to be known as Rapids View Rural Subdivision and located on the south side of Spring Creek Road approximately one mile north of County Road 216 at the Dry Creek bridge (part of Parcel Identification Numbers 58-27-5-22-0-001-004.001, 58-27-6-23-0-001-004.000 and 58-27-5-22-0-001-042.000), be and the same is hereby *Approved* subject to:

- Applicant submitting a record map for approval and recording; and
- Compliance with the regulations, policies and guidelines of the City of Montevallo, Alabama.

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**STATE OF ALABAMA  
SHELBY COUNTY**

I, Steve Gilbert, technical advisor to the Montevallo Planning and Zoning Commission, do hereby certify that the above is a true and correct copy of a resolution adopted by the Montevallo Planning and Zoning Commission at its meeting held on April 20, 2023.

**GIVEN UNDER MY HAND** on this the 21<sup>st</sup> day of April, 2023.

  
 Steve Gilbert, Clerk/Treasurer, City of Montevallo







**ORDINANCE NO. 05082023-220**

**AN ORDINANCE ASSENTING TO A CERTAIN PETITION FOR ANNEXATION**

Whereas, the owner(s) of a property located and contained within an area contiguous to the corporate limits of Montevallo, and not within the corporate limits or police jurisdiction of any other municipality, have signed and filed a written petition with the City Clerk requesting that such property or territory be annexed to Montevallo, and

WHEREAS, said petition contains an accurate description of the property or territory proposed to be annexed together with a map of the said territory showing its relationship to the corporate limits of Montevallo,

**NOW THEREFORE BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MONTEVALLO, ALABAMA, AS FOLLOWS:**

1. That the City Council of the City of Montevallo, as and for its governing body, hereby assents to the annexation of that certain land of approximately 22 acres with a physical address of (currently unassigned by 911) but, otherwise identified as Parcel Identification Number: 27.1.02.0.001.005.000, upon the petition of the property owner(s) Phillip J. Lusco, as provided in §11-42-21 of the *1975 Alabama Code* and other applicable law.

**LEGAL DESCRIPTION:** See Attached Appendix A

2. That the annexed territory be zoned B-2 (General Business District) in accordance with the City of Montevallo Zoning Ordinances adopted and approved on July 1, 2012 and in conjunction with the Comprehensive Plan of the City of Montevallo.
3. That the annexed territory be made a part of Council District 5 until such time as Council Districts are redrawn pursuant to the US Census.
4. That the City Clerk is directed to file a copy of this ordinance, including a description of the property or territory annexed, in the office of the Judge of Probate of Shelby County, and to advertise this ordinance as provided by law.

**This ordinance shall become effective upon its passage and advertisement as provided by law.**

**Approved and adopted this day, May 8, 2023.**

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**Mayor Rusty Nix**

**Attest:**

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**Steve Gilbert, City Clerk / Treasurer**

I certify that the attached Ordinance **05082023-220**, adopted by the Montevallo City Council on May 8, 2023, was pursuant to §11-45-8(b) of the *1975 Alabama Code*, posted in conspicuous places within the community:

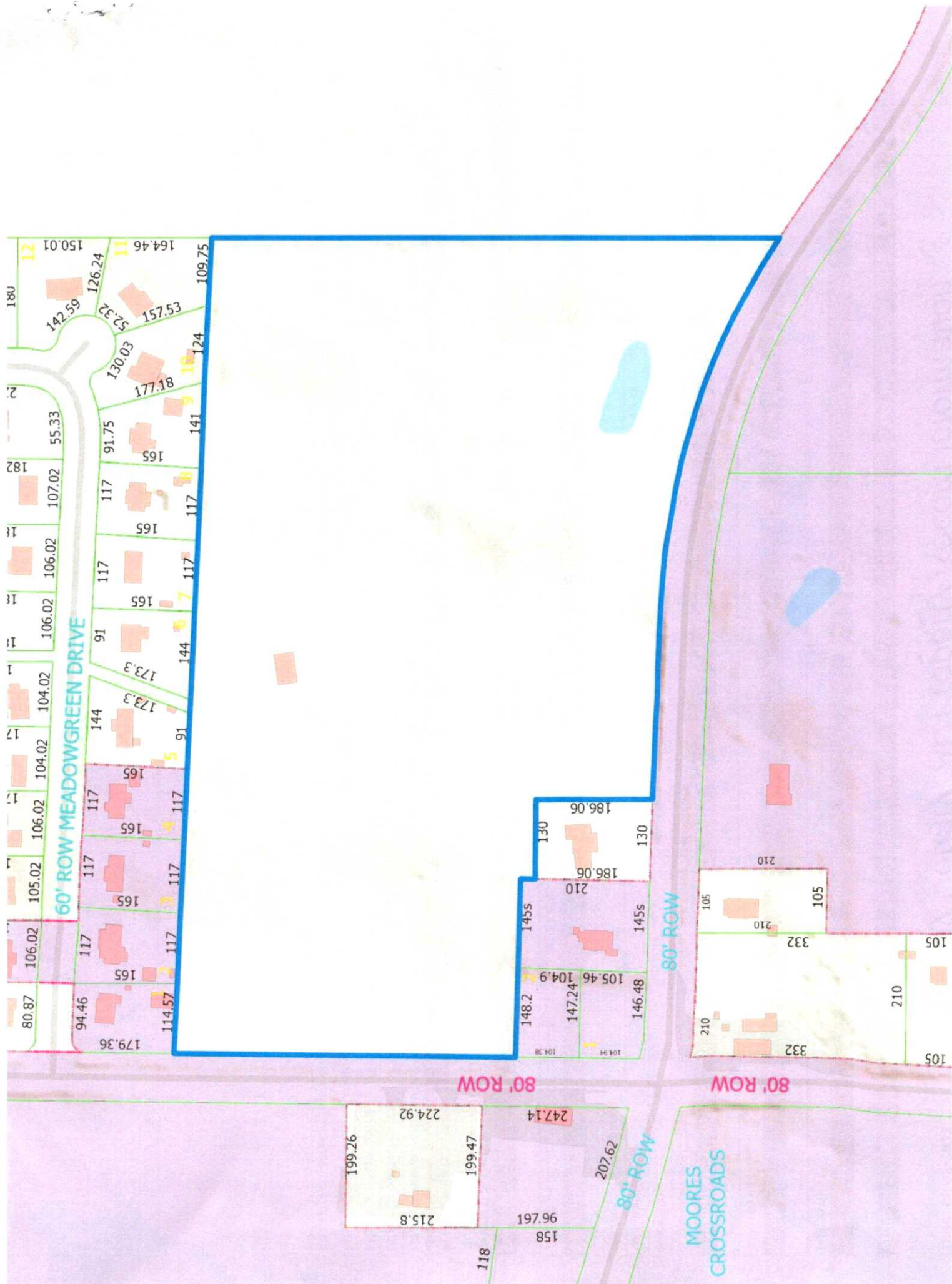
1. Public Outdoor Bulletin Board, City Hall, 541 Main Street, Montevallo.
2. The City Shop, 445 Selma Road, Montevallo.
3. The Park and Recreation Building/Senior Center, Orr Park, 420 Vine Street, Montevallo.
4. The Parnell Memorial Library, 277 Park Drive, Montevallo, beginning May 9, 2023 and continuing for more than four weeks thereafter.

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**Steve Gilbert**

**City Clerk / Treasurer**

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# Shelby County, AL Property Record Information

**PIN#: 27 1 02 0 001 005.000**

**Assessment Year: 2022**

**T22S R03W Sec2**

<b>Owner Name</b>	<b>Owner Name</b>
LUSCO PHILLIP J	

<b>Address</b>	<b>Address</b>
1475 HWY 42	

<b>City, State Zip</b>	<b>City, State Zip</b>
CALERA, AL 35040	

### Site Information

<b>Subdivision Name:</b>	<b>Primary Lot:</b>
Block: 000	Map Book: 0
<b>Lot Dimension 1': 0</b>	<b>Lot Dimension 2: 0</b>
<b>Municipality: Unincorporated</b>	<b>Acres: 22</b>

<b>Secondary Lot:</b>	<b>Map Page: 0</b>
	<b>Acres: 22</b>

### Description

THE SW1/4 NE1/4 LYING N OF CO RD 22 EXC BEG INT ST HWY 119 & N ROW CO RD 22 E430' N186.06' W130' N30' W300' S TO POB

### Remarks

DB 329 P 754;DB 339 P 920;RB 205 P 771;

### Document Links

- [https://probatererecords.shelbyal.com/shelby/search.do?dmy=19991214000504101=&indexName=details&templateName=Details\\_SN&fq=19991214000504101](https://probatererecords.shelbyal.com/shelby/search.do?dmy=19991214000504101=&indexName=details&templateName=Details_SN&fq=19991214000504101)
- [https://probatererecords.shelbyal.com/shelby/search.do?dmy=19960701000210191=&indexName=details&templateName=Details\\_SN&fq=19960701000210191](https://probatererecords.shelbyal.com/shelby/search.do?dmy=19960701000210191=&indexName=details&templateName=Details_SN&fq=19960701000210191)
- [https://probatererecords.shelbyal.com/shelby/search.do?dmy=19960110000009401=&indexName=details&templateName=Details\\_SN&fq=19960110000009401](https://probatererecords.shelbyal.com/shelby/search.do?dmy=19960110000009401=&indexName=details&templateName=Details_SN&fq=19960110000009401)
- [https://probatererecords.shelbyal.com/shelby/search.do?dmy=19960103000000941=&indexName=details&templateName=Details\\_SN&fq=19960103000000941](https://probatererecords.shelbyal.com/shelby/search.do?dmy=19960103000000941=&indexName=details&templateName=Details_SN&fq=19960103000000941)
- [https://probatererecords.shelbyal.com/shelby/search.do?dmy=19960103000001591=&indexName=details&templateName=Details\\_SN&fq=19960103000001591](https://probatererecords.shelbyal.com/shelby/search.do?dmy=19960103000001591=&indexName=details&templateName=Details_SN&fq=19960103000001591)



**Ordinance No. 08232021-329**

**An Ordinance Protecting Creek Banks with City Parks**

**Whereas**, the City of Montevallo desires, to protect the integrity and inherent natural beauty of Shoal Creek within the boundaries of Orr and Shoal Creek Parks, while providing its citizens the best possible experience in our public parks and facilities; and

**Whereas**, in the interest of preserving the pristine condition of Shoal Creek for this and future generations, as well as the enjoyment of the Orr and Shoal Creek Parks, it is necessary to establish protection for stone, walls, barriers, and vegetation along the creek bank;

**NOW, THEREFORE, BE IT ORDAINED as follows:**

1. That it be unlawful to remove stone or to otherwise displace stones into the waters of the creek along the banks of Shoal Creek within the boundaries of Orr and Shoal Creek Parks:
2. That it be unlawful to dig, remove, or disturb vegetation, trees, or flowers along the banks of Shoal Creek within the boundaries of Orr and Shoal Creek Parks, except for authorized maintenance at the discretion and direction of the City.

Penalties for violation of this ordinance shall be as follows:

- a. Any person found guilty of non-compliance or violation of the ordinance set forth in this document shall be fined \$50.00 plus any costs for the first offense; \$100.00 plus any applicable costs for the second offense \$200.00 plus any applicable costs for third offense and may be jailed at the discretion of the municipal judge up to the limits of municipal jurisdiction for fourth and subsequent offenses.

**This ordinance shall become effective upon its passage and advertisement as provided by law.**

**Approved and adopted this day, May 8, 2023.**

\_\_\_\_\_  
Rusty Nix, Mayor

ATTEST:  
  
\_\_\_\_\_

I certify that the attached Ordinance **08232021-329**, adopted by the Montevallo City Council on May 8, 2023, was pursuant to §11-45-8(b) of the *1975 Alabama Code*, posted in conspicuous places within the community:

1. Public Outdoor Bulletin Board, City Hall, 541 Main Street, Montevallo.
2. The City Shop, 445 Selma Road, Montevallo.
3. The Park and Recreation Building/Senior Center, Orr Park, 420 Vine Street, Montevallo.
4. The Parnell Memorial Library, 277 Park Drive, Montevallo, beginning May 9, 2023 and continuing for more than four weeks thereafter.

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**Steve Gilbert**

**City Clerk / Treasurer**

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# City of Montevillo

## *Public Hearing Attendance Record*

**Public Hearing Case: SP23-002; Jack's Family Restaurant (Montevillo)**  
**(Parcel IDs 27 5 21 3 306 020.000, 27 5 21 3 306.011.000 & 27 5 21 3 306.011)**

**This is a request from Arun Malvea, regional Manager for Jack's Family Restaurants, LP, property owner, for approval of a site development plan to demolish and rebuild the Jack's Family Restaurant. The subject property is zoned B-2 SD, General Business Special District, and located in the Urban Core District at 1050 Main Street (Parcel Identification Numbers 58-27-5-21-306-012.000, 58-27-5-21-3-306-011.000, and 58-27-5-21-3-306-020.000).**

**Public Hearing Case: ORDINANCE NO. 05082023-220 An Ordinance Assenting to a Certain Petition For Annexation**

**This is a request from Phillip J. Lusco owner of a certain property of approximately 22 acres of undeveloped property identified by Parcel Identification Number: 27.1.02.0.001.005.000 for annexation into the City of Montevillo Corporate Limits and Zoned B-2 (General Business District) in accordance with the City of Montevillo Zoning Ordinances adopted and approved on July 1, 2012 and in conjunction with the Comprehensive Plan of the City of Montevillo.**

**Date: 08, 2023**

**Time: 6:00 PM**

**Location: City Council Chamber**

<u>Name</u>	<u>Address</u>	<u>Signature</u>
Jim Avery	Birmingham, AL	