

MINUTES

Montevallo City Council Work Session
December 11, 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.

Discussion of New Business Items:

- **Discussion of Planning and Zoning Resolutions for Montevallo Commons, Cobblestone Bend, Spring Creek Reserve.** Scott Lovelady, 31 Creekwood Xing addressed Mayor and City Council.
- **Discussion of Bid and Contract from Central Alabama Asphalt and Construction Company, LLC for paving project.**

Old Business: Discussion of Parking Zone Ordinance Zones G – I (UM Parking Zones).

Mayor Nix called for Committee Reports:

Public Health & Safety: (Police, Fire, Code Enforcement, Housing Abatement and Planning & Zoning) 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 76 cases in November and 970 Total Cases year to date. See Appendix 1.

Council Member King called on Chief Davis for the Fire and EMS Department Report. Chief Davis Reported 127 Calls for November and 1,051 Total year to date. See Appendix 2.

Council Member David King reported there would not be a Planning and Zoning meeting in December.

Sustainability: (Streets & Sanitation, Recycling, Arbor & Beautification, ValloCycle, Environmental Preservation Initiatives, and Historical Commission) Mayor Nix called on Council Member Dukes for the Sustainability Report. Council Member Dukes called on Kirk Hamby, Head of Public Works. Kirk reported the Alabama National Cemetery and Montevallo City Cemetery would be participating in Wreaths Across America this Saturday and if anyone wanted to volunteer to place the wreaths to contact him; he reported the Christmas Parade was a huge success; Christmas decorations will begin coming down on January 2nd.

Recreation, Preservation and Community Development (Parks & Recreation, Youth Athletics, Trails, Annexations) 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 Basketball season is underway and now they have girls basketball teams and have been playing with competing city teams.

Education, Arts & Outreach (Schools, Library, UM, Boys & Girls Club, American Village, Sister City Commission, Artwalk, IMPACT) Mayor Nix called on Council Member Mitchell for Education, Arts and Outreach. Council Member Mitchell reported Marissa Wilson, Director of the Parnell Memorial Library was unable to attend the Council Meeting but had submitted a written report that is in Council packets. See Appendix 3.

Council Member Mitchell called on Sarah Hogan, Program Director of Impact Montevallo. Sarah reported Maurice Valentine has added an additional mentoring program for tutoring at MHS; webinar series on Gas Station Drugs had over 100 attendees register for the webinar and Officer Holloway did a great job – the video is on our YouTube channel to watch – the next webinar will be TikTok and Text; the SPOT Trailer is getting positive publicity and was on two news channels. No written report was submitted.

Sarah Hogan reported for Kati Simmons, Junior Mayor of the Montevallo Junior City Council (MJCC). Sarah reported the MJCC project currently underway is a Clothing and Shoe Drive.

Council Member Mitchell reported schools would close at 1 p.m. this Thursday for Christmas Break and return on January 3rd.

Montevallo City Council Meeting

December 11, 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 Called to Order at 6:01 p.m.

Scott Lovelady spoke in favor of Case No. Z23-003. Close of Public Hearing at 6:04 p.m.

Scott Lovelady spoke in favor of Case No. Z23-005. Cobblestone B2 – R2 Residential. 1,800 – 2,000 sq. ft. homes. Close of Public Hearing at 6:07 p.m.

Scott Lovelady spoke in favor of Case No. Z23-007 Spring Creek Preserve from A-R to E-1. Six acres (approximately) to be subdivided to two acre lots. Close of Public Hearing at 6:10 p.m.

Mayor Nix called for Approval and or corrections of the Minutes 11.27.23 – Motion by Council Member Eisenberg, seconded by Council Member Dukes; Abstain by Council Member Mitchell; All Ayes, Motion passed.

Recognitions / Awards: None

Opportunities for Citizens to speak to the Council: None

Mayor Nix requested Committee Reports Continue:

Finance, Economic Development & Tourism (Finance, MDCD, IDB, Chamber, Main Street) Mayor Nix called on Council Member Swords for the Finance, Economic Development & Tourism Reports. Council Member Swords called on Courtney Bennett, Executive Director, Montevallo Main Street. Courtney reported Main Street's 5th Annual Volunteer and Member Appreciation reception will be held tomorrow at Bradford Real Estate Group and everyone was invited. She reported Main Street would be attending CoffeeNET and Open House events with the Montevallo Chamber. See Appendix 4.

Council Member Swords called on Adele Nelson, Executive Director Montevallo Chamber of Commerce. Adele reported the Montevallo Christmas Parade was a huge success and reported on the Trophy Winners; the Montevallo co-hosted the 2023 Diamond Awards and the winners for Citizen and Non-profit of the year were both from Montevallo; and reported on two events coming up CoffeeNET and the Open House and invited everyone to attend. See Appendix 5.

Council Member Swords advised MDCD Meeting was held at 1 p.m. today in Council Chambers.

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:

- **Adoption of Planning and Zoning Resolution No. Z23-003**, a rezoning of Montevallo Commons from B-2 to M-1 – Motion to adopt made by Council Member King, seconded by Council Member Eisenberg, All Ayes, Motion passed. See Appendix 6.
- **Adoption of Planning and Zoning Resolution No. Z23-005**, a rezoning of Cobblestone Bend from B-1 SD to R-2 – Motion to adopt made by Council Member King, seconded by Council Member Eisenberg, All Ayes, Motion passed. See Appendix 7.
- **Adoption of Planning and Zoning Resolution No. Z23-007**, a rezoning of Spring Creek Preserve from A-R to E-1 – Motion to adopt made by Council Member King, seconded by Council Member Eisenberg, All Ayes, Motion approved. See Appendix 8.
- **Recommendation to Accept Bid and Contract** from Central Alabama Asphalt and Construction Company, LLC in the amount of \$147,940.00 for City of Montevallo Resurfacing Project. (Gas Tax Funds) – Motion to accept bid made by Council Member King, seconded by Council Member Dukes, All Ayes, Motion passed. See Appendix 9.

Old Business: Ordinance 11272023-333 - An Ordinance to amend Section 4-180 (Permit Parking Zones) of the City of Montevallo, to add Zones G thru I, Permitted Parking with University of Montevallo Faculty /Staff Permit Monday thru Friday between the Hours of 7:00 AM and 5:00 PM. (UM Police Department Enforcement) – Motion made by Council Member Dukes, seconded by Council Member Mitchell, All Ayes, Motion passed.

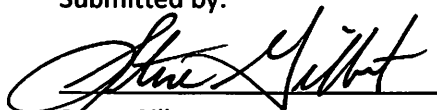
Board Appointments: None

Citizen Participation: None

Other Business: None

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 King, All Ayes. Meeting Adjourned at 6:20 p.m.

Submitted by:



Steve Gilbert
City Clerk / Treasurer

APPENDIX 1

	January-23	February-23	March-23	April-23	May-23	June-23	July-23	August-23	September-23	October-23	November-23	December-23	Total
Total Reports	93	103	93	100	107	59	87	98	79	75	76		970
Criminal Cases	61	68	65	55	71	46	62	65	50	59	50		652
Non-Criminal	32	35	28	45	31	13	25	33	29	16	26		313
Traffic Accidents	12	18	12	15	15	10	8	13	15	15	8		141
Traffic Citations	116	100	88	86	135	48	114	98	83	62	83		1013
DUI Arrests	8	11	3	7	7	5	11	4	4	7	3		70
Public Intox Arr	1	0	2	0	0	2	0	3	2	2	1		13
Alias Arrests	11	12	11	7	11	6	8	8	3	8	8		93
Juvenile Arrests	3	3	1	0	0	0	0	1	2	0	3		13
Misd Arrests	7	3	4	4	7	1	5	12	11	6	3		63
Felony Arrests	1	3	3	2	4	0	2	1	2	1	1		20
Total Arrest	31	32	26	20	29	14	31	29	24	24	23	0	283
Auto Thefts	0	0	0	0	0	1	0	0	1	0	0		2
Burglaries	0	0	2	3	1	1	0	0	4	2	0		13
Auto Recoveries	0	0	1	0	0	1	0	0	1	0	0		3
Auto Burglaries	2	0	0	1	1	1	1	0	2	0	1		9
Criminal Mischief	1	1	0	0	0	0	1	2	1	2	1		9
DV. Related	2	7	5	5	8	4	5	7	5	5	2		55
Assaults	1	1	2	2	5	1	2	0	2	1	2		19
Fraud/Forgery	3	2	2	1	3	0	0	1	1	2	1		16
Harass / Reck	6	4	4	4	5	1	0	4	8	1	2		39
Misc. Offenses	29	32	30	27	29	9	23	25	17	27	17		265
Robberies	2	0	0	0	0	0	0	0	0	0	0		2
Sex Crimes/Other	0	2	1	3	0	2	0	0	1	0	0		9
Thefts / Attempts	3	3	7	7	3	7	3	4	9	2	5		53
Suicide / Attempts	0	0	0	0	0	0	0	0	0	0	0		0
Deaths	2	0	1	2	0	0	1	1	2	0	1		10

2023 Montevallo Fire And Rescue Events by Type

Report Date: 12/1/2023

APPENDIX 2

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Total
ABDOMINAL PAIN/INJURY		4	5	6	3	5	5	4	3	1	1	2	39
ADMIN EVENT	ADMIN EVENT FIRE SERVICE	0	0	0	0	0	0	0	0	1	0	0	1
ALARM	CARBON MONOXIDE ALARM	1	0	0	1	0	0	0	0	0	0	0	2
	COMMERCIAL FIRE ALARM	0	0	2	0	4	0	5	2	7	1	2	23
	MEDICAL ALARM	7	2	3	3	2	4	2	0	0	2	2	27
	RESIDENTIAL FIRE ALARM	3	6	1	4	3	7	6	1	3	13	2	49
ALLERGIC REACTIONS		1	0	1	1	1	0	1	2	1	0	0	8
ALTERED MENTAL STATU		5	4	12	5	5	2	5	6	0	5	2	51
ANIMAL	ANIMAL BITE/ATTACK	0	0	0	0	2	0	0	0	2	0	0	4
ASSAULT		1	2	1	2	4	1	1	2	1	2	2	19
BACK PAIN/INJURY		1	1	0	3	2	1	1	2	2	2	1	16
BLEEDING		5	3	1	2	2	3	3	1	2	4	1	27
BREATHING PROBLEMS		8	10	10	8	9	8	6	15	10	14	16	114
BURN INJURIES		0	0	0	0	1	0	0	1	0	0	1	3
CARDIAC	CARDIAC ARREST - ADULT	2	1	2	4	4	2	7	4	3	4	3	36
	CARDIAC ARREST - CHILD	0	0	0	1	0	0	0	0	0	0	0	1
	CARDIAC ARREST - INFANT	1	0	0	0	0	0	0	0	0	0	0	1
CHEST PAIN		8	9	6	12	12	7	7	10	11	10	8	100
CHOKING	CHOKING - ADULT	0	0	1	0	0	0	0	0	2	0	0	3
	CHOKING - INFANT	1	0	0	1	0	1	0	0	0	0	0	3
	CHOKING CHILD	1	0	0	0	1	0	0	0	0	0	0	2
DIABETIC RELATED		2	2	0	3	1	4	3	2	3	2	2	24
DROWNING		0	1	0	0	0	0	0	0	1	0	0	2
DRUG OVERDOSE		2	1	1	6	3	2	3	0	0	0	0	18
EXPLOSION		0	0	0	0	0	0	0	0	0	0	1	1
EXTREMITY INJURIES		6	3	7	2	6	7	8	7	5	1	3	55
EYE INJURY		0	0	0	1	0	0	0	0	0	0	0	1
FALL	FALL FROM ROOF	0	0	0	0	1	0	0	0	0	1	0	2
	FALL FROM STANDING POSITION	3	7	6	4	2	7	3	10	4	5	3	54
	MULTI-STORY FALL	0	0	0	1	2	0	0	0	0	0	0	3
FD ASSIST	CHILD LOCKED IN CAR	0	1	0	1	1	0	1	1	0	0	1	6
	LAW ENFORCEMENT	0	3	0	0	1	2	1	1	0	0	0	8
	LIFTING ASSISTANCE	7	6	10	10	11	23	11	25	15	8	11	137
	MUTUAL AID	1	0	1	4	0	1	1	3	0	3	1	15
	OTHER AGENCY	0	1	1	1	0	0	0	0	0	0	1	4
	PUBLIC	0	1	0	1	2	5	1	0	1	1	1	13
	TREE DOWN	0	0	0	0	1	0	0	1	0	0	0	2
FIGHT	DOMESTIC FIGHT/DISTURBANCE	0	0	0	0	0	0	0	0	0	0	1	1
FIRE	APPLIANCE FIRE	2	0	0	2	0	2	0	1	0	0	1	8
	BRUSH / WOODS FIRE	0	1	2	1	2	1	0	1	1	13	3	25
	BURN COMPLAINT	0	0	0	0	1	0	0	1	1	1	1	5
	COMMERCIAL STRUCTURE FIRE	0	2	0	2	0	1	0	2	3	0	2	12
	DUMPSTER FIRE	1	0	0	0	0	0	1	0	0	2	2	6
	ELECTRICAL FIRE	0	0	2	1	0	2	0	0	0	0	0	5
	RESIDENTIAL STRUCTURE FIRE	0	2	1	1	2	0	1	2	1	1	3	14
	TRANSFORMER / POLE FIRE	0	0	1	1	0	2	0	1	2	0	0	7
	VEHICLE FIRE	1	1	2	1	0	0	0	1	0	1	1	8

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Total
GAS	GASOLINE / DIESEL SPILL	0	0	0	0	0	0	0	1	0	0	0	1
	NATURAL / PROPANE GAS LEAK	1	0	0	1	0	0	0	1	0	0	0	3
GENERAL ILLNESS		5	15	7	9	18	12	14	25	20	19	18	162
GUNSHOT	SHOOTING WITH INJURIES	0	3	0	1	1	0	0	0	0	0	0	5
HARASSMENT	IN-PERSON HARASSMENT	0	0	1	0	0	0	0	0	0	1	0	2
HEAD/NECK INJURY		0	3	1	2	5	1	1	0	6	4	0	23
HEADACHE		1	0	1	1	0	0	0	1	0	0	1	5
HEART PROBLEMS		3	0	2	6	8	7	1	1	1	6	5	40
HEAT PROBLEMS		0	0	0	0	0	2	3	3	0	0	0	8
MVC	AIRCRAFT CRASH	0	0	0	0	0	0	1	0	0	0	0	1
	MVC - BUS INVOLVED	0	1	0	0	1	0	0	0	0	0	0	2
	MVC - CHECK FOR INJURIES	5	6	5	10	7	9	4	7	6	9	4	72
	MVC - PEDESTRIAN INVOLVED	0	0	0	0	0	0	0	1	0	1	2	4
	MVC WITH INJURIES	3	5	1	0	4	3	1	2	3	2	1	25
NOTE IN CAD		0	0	1	0	0	0	0	2	0	0	0	3
OB/GYN PATIENT		0	4	1	0	1	1	0	0	0	1	0	8
ODOR	ODOR OF ELECTRICAL	0	0	0	0	0	1	1	0	0	0	0	2
	ODOR OF PROPANE / NATURAL GAS	0	0	0	1	0	0	1	0	1	0	1	4
PERSON	MISSING TEEN	0	0	0	0	0	0	0	0	1	0	0	1
	PERSON DOWN	0	0	0	0	2	0	0	1	2	1	0	6
	SEE A PERSON	0	0	0	0	0	0	0	0	1	0	0	1
PERSON STABBED or AT		0	0	0	0	0	1	1	0	0	0	0	2
POISONING		0	1	0	2	0	1	0	0	0	1	0	5
POSSIBLE STROKE		2	3	3	2	1	6	2	3	0	2	4	28
SEIZURE		2	2	4	2	2	2	3	3	5	4	3	32
SMOKE	SMOKE IN THE AREA	0	0	0	0	0	0	0	0	0	1	1	2
SUICIDE ATTEMPT		0	0	0	0	1	0	0	1	1	1	1	5
TEST CALL		0	3	0	0	1	1	0	0	0	0	2	7
TRAUMATIC INJURY		0	0	0	1	0	0	0	1	0	1	0	3
UNRESPONSIVE PERSON		5	9	7	7	4	7	5	10	8	7	4	73
UTILITY LINES DOWN		0	0	0	1	0	0	0	0	0	0	0	1
Total		101	130	114	139	149	154	120	171	138	158	127	1,501

PARNELL MEMORIAL LIBRARY

NOVEMBER 2023

VISITS TO THE
BUILDING

3,061

CIRCULATION

5,257

CITIZEN SAVINGS

\$128,054.55

PHONE CALLS

108

WIFI &
COMPUTER
SESSIONS

3,580

DATABASE
SEARCHES

438

PROGRAM
PARTICIPATION

676

PROGRAMS:33

- 5 Storytime with Mr. Mac
- 1 Book Sale
- 4 Take Home Craft Kits
- 1 classic movie
- 4 Pokémon Club
- 1 Family Night event
- 3 Homeschool hubs.
- 2 Girls book club
- 2 Boys club
- 1 kids movie
- 2 Mini Movie
- 1 Christmas Parade

COMMUNITY
MEETINGS

47

PARNELL MEMORIAL LIBRARY

DECEMBER 11, 2023

- Montevallo Christmas parade was a huge success. the Library won Most Christmas Spirit!! Thank you, Lindsey, Andrea, Michelle, Miriam, all the library staff and volunteers to help us decorate! Now everything on the float is inside the library, so come see all the Christmas decorations.
- Among the start with the Christmas parade, we had our Cookies with Mrs. Claus. it was a huge success with 130 in attendance.
- We are still accepting Letters to Santa, up until next Monday, the 18th.
- We also had a huge turnout with 40 at our new tiny tumbling program.
- This week, we will have mini music, and Pokémon club.
- Wednesday, we will be showing Charlie Brown Christmas at 10:15 in the theatre.
- I will also be attending New Director training, Tomorrow the 12 and the 13th, in Montgomery.
- Next Monday, the 18th will kick off our week before Christmas programs with Animal Tales.
- December 19th, we will be showing the little drummer boy at 10:45 and How the Grinch stole Christmas? (Jim Carey) at 6
- December the 20th, we will be watching Elf at 2, and Buddy will be there.
- December the 21st, we will be showing Polar express, wear your pajamas and we will provide the popcorn.
- December the 22nd, we will be watching the old classic grinch at 11, with a fun grinch party after with cookie decorating.
- And we will be closed December 23rd-26th for Christmas and will re-open normal business hours on the 27th.



Report to City Council

December 11, 2023

Updates

- You are cordially invited to join us at Main Street's 5th Annual Volunteer and Member Appreciation reception at Bradford Real Estate Group (804 Main Street) from 5-7 PM tomorrow, Tuesday, December 12. Volunteer recognitions will be held at 6 PM, and donations will be accepted towards ornaments for the community tree. Refreshments will be served.
- We also hope you will join us in supporting the Montevallo Chamber's CoffeeNET event tomorrow morning at Indigo Café & Bar, starting at 8:30 AM. In addition, we hope you will support the Chamber's Open House this Thursday at participating businesses from 5-7 PM, ending with a prize drawing at 7:30 PM at Main Street Tavern.
- Soul Spot Soul Food has reopened and rebranded their storefront at 728 Main Street. Their current business hours are 11 AM to 5 PM on Tuesday, 11 AM to 7 PM Wednesday through Friday, Closed Saturday and Monday, and open 10:30 AM to 2:30 PM on Sunday.
- Main Street is actively seeking new board and committee members. Anyone interested in learning more is invited to reach out to me to have a discussion.

Business Transitions

- I. Properties for sale/rent within the district:
 1. Sale:
 1. 645 Main Street (former House of Serendipity)—listed by Shoal Creek Realty, (205) 567-9659
 2. Lot on Island Street for sale or build to suit—listed by Bob Nesbitt, (205) 939-8219
 2. Rent:
 1. 616 Main Street (former Baba Java)—call Stacia Brady, (205) 436-1919

Courtney Bennett, Executive Director

Chamber / City Council Report

12/11/2023

- 1) **2023 Montevallo Christmas Parade was held** Thursday Nov. 30 "**Trophy WINNERS**" -- *Most Creative* – Alabama Custom Trailer & RV, *Most Christmas Spirit* – Parnell Memorial Library, *Best Theme* – City of Montevallo, and *Best Overall* – St. Thomas Catholic Church
- 2) The Montevallo Chamber co-hosted the **2023 Shelby County Diamond Awards** on Tues. Dec. 7. Dr. Sutton received the 2023 Shelby County Citizen of the Year and Shelby Emergency Assistance received the 2023 Shelby County Non-Profit Organization of the Year.
- 3) Montevallo Chamber will be hosting the **Chamber Holiday CoffeeNET** on Tues. Dec. 12 8:30am - 9:30am at Indigo Cafe & Bar
- 4) **Chamber Christmas Open House** Thurs. Dec 14 5-7pm Montevallo locations to visit Boho Tea Bar, Blue Phrog Gallery, Bradford Real Estate, Falcon Art Supply, Provenance Church, Save My Cell, and Slice Montevallo / prize drawing Tavern 7:30pm
- 5) Reminder Montevallo Chamber will not hold a **Chamber Luncheon** in December
- 6) Mark your calendar for the "**State of the City Address**" Chamber Luncheon / Annual Meeting on Wed. Jan 17, 2024 from 11:30am to 1pm ; noon - lunch , \$15.00 per person / Parnell Library / Sponsored by Trustmark Bank



Adele Nelson
Executive Director
Montevallo Chamber of Commerce
P.O. Box 270 Montevallo, AL 35115
205.665.1519 office
www.montevallocc.com

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

Case No. Z23-003

Montevallo Commons Rezoning from B-2 to M-1

WHEREAS, Scott Lovelady, Montevallo Commons, LLC, property owner, has petitioned the City of Montevallo for the approval of a change in the zone district boundary for lots 1-3, 5, 14, 16 and acreage from B-2, General Business District, to M-1, Light Industrial District; and,

WHEREAS, the subject property is generally located on the south side of State Route 25, along Montevallo Commons Parkway opposite of the Montevallo Industrial Park, (Parcel IDs 58-36-1-02-0-001-078.000, 58-36-1-02-0-001-078.001, 58-36-1-02-0-001-078.002, 58-36-1-02-0-001-078.003, 58-36-1-02-0-001-078.005, 58-36-1-02-0-001-078.007 and 58-36-1-02-0-001-078.009); and,

WHEREAS, Montevallo Commons was initially intended as a commercial business park when it was established in 2008; and,

WHEREAS, only three lots in the commercial park have been sold with only one lot (Lot 6) completing a development; and,

WHEREAS, Lot 6 was developed as a private automotive hobby repair shop; and,

WHEREAS, the primary purpose of zoning land is to provide for the public health, safety and welfare in the development of land by ensuring that property is developed in an appropriate manner within the context of its immediate surrounding and the larger community of which it is a part; and,

WHEREAS, *Making Montevallo* describes the importance of a proposed use compatibility with the existing character of the surrounding area; and,

WHEREAS, the developed automotive repair shop is a compatible use in the B-2 or M-1 zoning categories; and,

WHEREAS, land uses in the immediate vicinity include an established industrial park, industrial designated land, commercial businesses and limited single-family homes;

NOW, THEREFORE, BE IT RESOLVED by the Montevallo Planning and Zoning Commission that the request from Scott Lovelady, Montevallo Commons, LLC, for the approval of a change in the zone district boundary for lots 1-3, 5, 14, 16 and acreage from B-2, General Business District, to M-1, Light Industrial District and located on the south side of State Route 25, along Montevallo Commons Parkway opposite of the Montevallo Industrial Park, (Parcel IDs 58-36-1-02-0-001-078.000, 58-36-1-02-0-001-078.001, 58-36-1-02-0-001-078.002, 58-36-1-02-0-001-078.003, 58-36-1-02-0-001-078.005, 58-36-1-02-0-001-078.007 and 58-36-1-02-0-001-078.009) be and the same recommends ~~Approval~~ **Denial** subject to compliance with the regulations, policies and guidelines of the City of Montevallo, Alabama.

**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 November 16, 2023.

GIVEN UNDER MY HAND on this the 17th day of November, 2023


 Steve Gilbert, Clerk/Treasurer, City of Montevallo

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

Case No. Z23-005

Cobblestone Bend Rezoning from B-1 SD to R-2

WHEREAS, Scott Lovelady, Lovelady Properties, LLC, property owner, has petitioned the City of Montevallo for the approval of a change in the zone district boundary of approximately 2.61 acres from B-1 SD, Neighborhood Business Special District, to R-2, Single Family Residential District, to allow for the subdivision of this property into three single-family residential lots; and,

WHEREAS, the subject property is zoned B-1 SD and located at 2069 Cobblestone Lane on the southwest corner of Cobblestone Lane and Ashville Road (SR 119), (Parcel ID 58-27-5-16-4-001-002.004); and,

WHEREAS, Old Wooley Estates was reviewed by the City of Montevallo as a two-lot subdivision and recorded in Map Book 32, Page 143; and,

WHEREAS, Lot 2 of Old Wooley Estates was subsequently subdivided into three parcels and developed commercially as Cobblestone Cove apartments and Cobblestone Creek Senior living apartments; and,

WHEREAS, single-family residential development is not permitted within the B-1 SD district; and,

WHEREAS, the primary purpose of zoning land is to provide for the public health, safety and welfare in the development of land by ensuring that property is developed in an appropriate manner within the context of its immediate surrounding and the larger community of which it is a part; and,

WHEREAS, *Making Montevallo* describes the subject property as mixed neighborhood, intended to provide a variety of residential housing types; and,

WHEREAS, the applicant indicates their belief that the property is now better suited for single family residential homes instead of commercial development; and,

WHEREAS, land uses in the immediate vicinity are a mix of single and multiple family housing; and,

NOW, THEREFORE, BE IT RESOLVED by the Montevallo Planning and Zoning Commission that the request from Scott Lovelady, Lovelady Properties, LLC, for the approval of a change in the zone district boundary of approximately 2.61 acres from B-1 SD, Neighborhood Business Special District, to R-2, Single Family Residential District, to allow for a subdivision of three single-family residential lots and located at 2069 Cobblestone Lane on the southwest corner of Cobblestone Lane and Ashville Road (SR 119), (Parcel ID 58-27-5-16-4-001-002.004), be and the same recommends Approval ~~Denial~~ subject to:

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

**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 November 16, 2023.

GIVEN UNDER MY HAND on this the 17th day of November, 2023.


 Steve Gilbert, Clerk/Treasurer, City of Montevallo

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

Case No. Z23-007

Spring Creek Preserve Rezoning from A-R to E-1

WHEREAS, Scott Lovelady, Lovelady Properties, LLC, property owner, has petitioned the City of Montevallo for the approval of a change in the zone district boundary of approximately 5.81 acres from A-R, Agricultural-Residential District, to E-1, Single-Family Estate District, to allow for the subdivision of this property into three single-family residential lots; and,

WHEREAS, the subject property is zoned A-R District and located at 2464 Spring Creek Road (Highway 12) approximately one mile north of the intersection with Overland Road, (Parcel IDs 58-27-6-14-0-000-008.001 and 58-27-6-14-0-001-003.000); and,

WHEREAS, parcel 58-27-6-14-0-000-008.001 was annexed into the city limits of Montevallo on November 13, 2023 by the City Council with an A-R zoning district designation in accordance with the *Zoning Regulation of the City of Montevallo*; and,

WHEREAS, the change in zoning districts will reduce the required lot area from three acres to one acre and discontinue manufactured homes as a permitted use; and,

WHEREAS, the primary purpose of zoning land is to provide for the public health, safety and welfare in the development of land by ensuring that property is developed in an appropriate manner within the context of its immediate surrounding and the larger community of which it is a part; and,

WHEREAS, *Making Montevallo* describes the subject property as rural residential, characterized primarily by large estate style lots (one to three acres) with single-family home separated by large expanses of open space or agricultural land; and,

WHEREAS, land uses in the immediate vicinity include large tract single-family residential, pasture and wooded land; and,

WHEREAS, land uses in the immediate vicinity are a mix of single and multiple family housing; and,

NOW, THEREFORE, BE IT RESOLVED by the Montevallo Planning and Zoning Commission that the request from Scott Lovelady, Lovelady Properties, LLC, for the approval of a change in the zone district boundary of approximately 5.81 acres from A-R, Agricultural-Residential District, to E-1, Single-Family Estate District, to allow for the subdivision of this property into three single-family residential lots and located at 2464 Spring Creek Road (Highway 12) approximately one mile north of the intersection with Overland Road, (Parcel IDs 58-27-6-14-0-000-008.001 and 58-27-6-14-0-001-003.000), be and the same recommends ~~Approval~~ **Denial** subject to:

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

**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 November 16, 2023.

GIVEN UNDER MY HAND on this the 17th day of November, 2023.


 Steve Gilbert, Clerk/Treasurer, City of Montevallo

9



MONTVALLO CITY WIDE RESURFACING 2023 BID TABULATIONS

Project Name: Montevallo City Wide Resurfacing 2023
Location: Montevallo City Hall Council Chambers
Engineer: Kimley-Horn & Associates
Bid Date: November 28, 2023 - 2:00PM

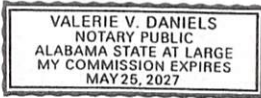
BID QUANTITIES				CENTRAL ALABAMA ASPHALT & CONSTRUCTION COMPANY LLC		WIREGRASS CONSTRUCTION COMPANY		NORRIS PAVING & ASPHALT		SOUTHEASTERN SEALCOATING		Bid Average		Engineer's Estimate	
Bid No.	Item Description	Qty.	UNIT	UNIT AMOUNT	BID	UNIT AMOUNT	BID	UNIT AMOUNT	BID	UNIT AMOUNT	BID	BID	UNIT AMOUNT	BID	
1	Mobilization	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 11,500.00	\$ 11,500.00	\$ 9,000.00	\$ 9,000.00	\$ 10,000.00	\$ 10,000.00	\$ 8,875.00	\$ 10,000.00	\$ 10,000.00	
2	Micromilling Existing Pavement (0.00' thru 1.00') (1.00" Actual)	8298	SY	\$ 2.50	\$ 20,745.00	\$ 3.25	\$ 26,968.50	\$ 0.25	\$ 51,862.50	\$ 8.12	\$ 67,379.78	\$ 41,738.94	\$ 3.85	\$ 31,947.30	
3	Tack Coat	1339	GAL	\$ 5.00	\$ 6,695.00	\$ 6.00	\$ 8,034.00	\$ 1.00	\$ 1,339.00	\$ 4.00	\$ 5,358.00	\$ 5,356.00	\$ 3.50	\$ 4,686.50	
4	Superpave Bituminous Concrete Upper Binder Layer, 3/4" Maximum Aggregate Size Mix, ESAL Range A/B (ALDOT 424B-635)	149	TON	\$ 125.00	\$ 18,625.00	\$ 154.00	\$ 22,946.00	\$ 133.00	\$ 19,817.00	\$ 150.00	\$ 22,350.00	\$ 20,934.50	\$ 166.00	\$ 24,734.00	
5	Superpave Bituminous Concrete Wearing Surface Layer, 1/2" Maximum Aggregate Size Mix, ESAL Range A/B (ALDOT 424A-340)	677	TON	\$ 125.00	\$ 84,625.00	\$ 128.00	\$ 86,656.00	\$ 130.00	\$ 88,010.00	\$ 182.64	\$ 123,647.28	\$ 95,734.57	\$ 125.00	\$ 84,625.00	
6	Superpave Bituminous Concrete Upper Binder Layer, Patching, 3/4" Maximum Aggregate Size Mix, ESAL Range A/B (ALDOT 424B-639)	75	TON	\$ 150.00	\$ 11,250.00	\$ 163.00	\$ 12,225.00	\$ 200.00	\$ 15,000.00	\$ 310.00	\$ 23,250.00	\$ 15,431.25	\$ 225.00	\$ 16,875.00	
7	Manhole Covers Reset	1	EA	\$ 500.00	\$ 500.00	\$ 145.00	\$ 145.00	\$ 1,000.00	\$ 1,000.00	\$ 500.00	\$ 500.00	\$ 536.25	\$ 975.00	\$ 975.00	
8	Maintenance of Traffic	1	LS	\$ 500.00	\$ 500.00	\$ 4,500.00	\$ 4,500.00	\$ 13,500.00	\$ 13,500.00	\$ 7,500.00	\$ 7,500.00	\$ 8,500.00	\$ 5,000.00	\$ 5,000.00	
TOTAL BID AMOUNT				\$	147,940.00	\$	172,974.50	\$	199,528.50	\$	259,983.04	\$	195,106.51	\$	178,842.80

I CERTIFY THAT THE ABOVE BIDS WERE RECEIVED SEALED AND WERE PUBLICLY OPENED AND READ ALOUD AT THE TIME AND PLACE INDICATED AND THAT THIS IS TRUE AND CORRECT TABULATION OF ALL BIDS RECEIVED FOR THIS PROJECT.



James Matthew Burgess, PE
 Alabama License No. 32730
 Project Manager
 Kimley-Horn & Associates

Sworn to and subscribed before me this 1st day of December, 2023.
Valerie V. Daniels 12/25/23
 Notary Public My Commission Expires



• **Sec. 4-180. - [Permit parking zones.] Amendments In Yellow**

The following areas of the city are hereby designated as permit parking zones, within which it shall be unlawful for any motor vehicle to be parked on a public right-of-way or street unless such vehicle shall properly display a valid parking permit. Permits may be procured from the city clerk only by residents of the designated permit parking zone for an annual fee of \$20.00. Permits will be issued for specific zones only and parking will be authorized only within that designated zone. Permit holders parking outside of their designated zone will be in violation of city code and will be subject to applicable fines and other remedies. Residents shall display parking permit decals in plain sight on the lower, rear, driver-side window.

Parking zones shall be established as follows:

Zone A. Highland Street—Commencing at the intersection of Highland and Bloch, terminating at the intersection of Highland and Moody Streets.

Zone B. Middle Street—Commencing at the intersection of Middle and Valley, terminating at the midpoint on Middle, between Valley and Oak Streets.

Zone C. Nabors street—Commencing at the intersection of Nabors and Plowman, terminating at the intersection of Nabors and Moody Streets.

Zone D. Oak Street, along the NW side thereof, beginning at the end of the yellow curb southwest of the intersection with Middle Street, and extending 20 feet southwest.

Zone E. Plowman Street—Commencing at the intersection of King and Plowman, terminating at the intersection of Oak and Plowman Streets.

Zone F. Valley Street—Commencing at the intersection of Vine and Valley, terminating at the intersection of Bloch and Valley Streets.

Zones G. University of Montevallo Administrative Properties along Oak Street, Commencing at Middle Street Intersection and terminating at the Intersection of Vine Street and Oak Street.

Zone H. University of Montevallo Administrative Property Global Outreach Building along Valley Street, commencing at the intersection of North Boundary Street and terminating at the neighboring adjacent residential property boundary along Valley Street.

Zone I. University of Montevallo Administrative Property Sharpe House along Bloch Street, commencing at the intersection of Oak Street and terminating at property boundary along Bloch Street.

Zones G-I Shall be designated University of Montevallo Faculty Staff Parking Only 7:00 AM to 5:00 PM Monday through Friday. After Hours and Parking on Weekends are available to the general public.

Enforcement and Fines levied for violations in Zones G-I shall be the responsibility of the University of Montevallo Police Department.

(Code 1982, § 4-180; Ord. of 1-28-1980; Ord. No. 89F, §§ 4-180(c)—(e), 7-24-1989; Ord. No. 93c, 2-22-1993; Ord. No. 05S, §§ 4-180(d)—(f), 4-25-2005; Ord. No. 12092013-302, § 1, 2, 11-9-2013)



City of Montevallo

Montevallo City Council

Public Hearing Attendance Record

APPENDIX 11

Public Hearings: Case No. Z23-003 Montevallo Commons Rezoning from B-2 to M-1
Case No. Z23-005 Cobblestone Bend Rezoning from B-1SD to R-2
Case No. Z23-007 Spring Creek Preserve Rezoning from A-R to E-1

Date: December 11, 2023

Time: 6:00 PM

Location: City Council Chamber

<u>Name</u>	<u>Address</u>	<u>Signature</u>
Scott Lovelady	18 Creekwood Xing, Montevallo, AL 35115	<i>No Signature</i>