

Montevallo City Council Work Session
April 13, 2015
5:30 p.m. at City Hall

Mayor Hollie Cost, Council members Willie Goldsmith, Jason Peterson, Rusty Nix, and Dee Woodham were in attendance. Council Member Gilbert was absent.

Mayor Hollie Cost called the work session to order at 5:30 p.m.

A representative from Great Western Retirement Services informed the council about recent federal legislation allowing cities to adopt an RSA-like plan which is a free, federally-funded retirement program in which employees may pick and choose their investments. The program also calculates employees' needed pension and social security savings and offers flexible deferment options. The finance committee agreed that this plan is very beneficial to city employees and has no real drawbacks.

Court Magistrate / Clerk Ivy Krukowski presented information on a software package which would allow traffic law offenders to pay their tickets online at a rate of 3.5% of the ticket amount. Offenders will be notified of this online fee at the time of payment and may opt-out if they choose (in which case they must pay the ticket in person). Surrounding cities such as Alabaster use this software package as it charges offenders at a reasonably competitive rate (other service providers charge up to 11% of the ticket amount). The software is a one-time purchase and requires no contract.

Our Code Enforcement Officer, David Holloway, presented the Housing Abatement Board's top five properties within the municipality that need to be torn down or repaired. He needs to know the budget for taking down or repairing said houses. City Clerk Lehman pointed out that it cost \$4,600 to remove a house last year, but that figure was on the low-end. The Council broadly estimated \$6,000 per house removal this year and speculated the county may help with debris removal.

The properties discussed included:

- 1) 320 Selma Road (The Burned Out house)
- 2) 613 Shelby Street
- 3) 171 Commerce Street
- 4) 23 Motley Ave
- 5) 1171 Spring Creek Road

The Board needs the council to approve the funding available for the destruction of the buildings. Once the Council approves the funding, letters will be sent to property owners requesting action and giving a timeline. If no action is taken we will move ahead with the abatement process.

The Police Department Chief Littleton gave his report:

Council Meeting April 13, 2015

Total Calls	563
Total Cases	95
Traffic Accidents	12
Traffic Stops	223
Traffic Citations	113
Total Arrests	22
Burglaries	2
Auto Burglaries	6
Domestic Related	11
Assaults	2
Thefts/Attempts	10
Zone Checks	859
School Patrols	65
School Report	
Reports	4
Investigations	
New cases for April	3
Cases Closed	1
Total Felony Cases Open	10

Code Enforcement Activity Report

March 23, 2015 – April 13, 2015

<u>Junk Cars Inspections</u>	- 0
Pending	- 0
Closed	- 1
<u>Animal Complaints Inspections</u>	- 0
Pending	- 0
Closed	- 0
<u>Abandoned Buildings/Houses</u>	- 1
Pending	- 29
Closed	- 2
<u>Un-Kept Property Inspections</u>	- 1
Pending	- 4
Closed	- 3
<u>Misc. Complaints</u>	- 2
Pending	- 1
Closed	- 1
<u>Total New Inspections This Period</u>	- 4
<u>Total Inspection Year To Date</u>	- 19

Inspections This Period

Recreational Shooting – HWY 22; Safe direction, property with enough acreage.

Parking issues on Merchant’s Alley.

Unkept property on Evansville Circle.

Structure on Middle St. – No danger to public found on exterior. Issues viewed in windows, no public access.

Inspections Pending Continued from Last Period

Property on Hwy 25 – Inoperable vehicle removed. Large amounts of debris still on property.

White St. - Trash on roadside to be removed by city

Property on Hwy 119 checked for violations – awaiting decision of city to pursue

Norfolk Southern Railroad will clear area behind Scott’s Village. Equipment coming from Mobile and RR scheduling to close tracks. Spoke to maintenance supervisor. He advised his superiors determine when equipment will come.

Cases Closed this Period

Structure on Middle Street determined safe. No public access.

Graham St. empty lots – lots cleared by owner.

Trash behind Dollar General – area cleaned.

Trash behind Lucky’s Foodland – area cleaned.

Recreational Shooting – HWY 22; Safe direction, property with enough acreage.

House of Serendipity Closed to the Public.

The Abatement Board has meet and determined the top five unsafe structures in the city.

Brandon Broadhead gave the Fire Department report on behalf of Chief Reid:

MONTEVALLO

Inspections by Inspector

Date Completed Between {03/01/2015} And
 {03/31/2015} and Inspector (Staff ID) = "0075
 "

Date	Time	Inspection Type/Occupancy	Hours
0075 DANZER, JONATHAN			
03/03/2015	10:55	200 INSPECTION - General A000004 ALFA INSURANCE 740 MAIN ST	0.05
03/03/2015	11:01	200 INSPECTION - General 00001 Nails Star 736 MAIN ST	0.13
03/03/2015	11:13	200 INSPECTION - General 00002 World Finance 732 MAIN ST	0.05
03/03/2015	11:20	200 INSPECTION - General 00003 Lula B's Frozen Yogurt 728 MAIN ST	0.04
03/03/2015	14:06	200 INSPECTION - General S000023 The Type Shop 616 MAIN ST	0.08
03/03/2015	15:27	200 INSPECTION - General S000014 STATE FARM 609 MAIN ST	0.05
03/03/2015	15:32	200 INSPECTION - General H000014 HOUSE OF SERENDIPITY 645 MAIN ST	0.01
03/03/2015	15:34	200 INSPECTION - General C000005 Homeland Computer Systems 968-A MAIN ST	0.05
03/03/2015	15:39	200 INSPECTION - General C000003 Cash Max 1205 ASHVILLE RD /100	0.05
03/03/2015	15:45	200 INSPECTION - General 00003 Lula B's Frozen Yogurt 728 MAIN ST	0.01
03/03/2015	15:46	200 INSPECTION - General 00003 Lula B's Frozen Yogurt 728 MAIN ST	0.01
03/03/2015	15:47	200 INSPECTION - General 00003 Lula B's Frozen Yogurt 728 MAIN ST	0.01

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MONTEVALLO

Inspections by Inspector

**Date Completed Between {03/01/2015} And
{03/31/2015} and Inspector (Staff ID) = "0075**

"

Date	Time	Inspection Type/Occupancy	Hours
0075 DANZER, JONATHAN			
03/06/2015	14:09	200 INSPECTION - General 00008 The Hair Station 968-E MAIN ST	0.18
03/09/2015	09:01	200 INSPECTION - General W000004 Allstate 840 MAIN ST	0.28
03/09/2015	11:37	200 INSPECTION - General 00004 Montevallo Cleaners 745 MIDDLE ST	0.13
03/09/2015	11:46	200 INSPECTION - General S000006 SHELBY EMERGENCY ASSISTANCE 620 VALLEY ST	0.10
03/09/2015	12:48	200 INSPECTION - General I000004 Joe's Italian 4735 N 119 SH	0.00
03/12/2015	08:31	200 INSPECTION - General V000002 Main Street Beauty Supply and Fashion 707 MAIN ST	0.01
03/12/2015	08:32	200 INSPECTION - General V000002 Main Street Beauty Supply and Fashion 707 MAIN ST	0.01
03/12/2015	08:34	200 INSPECTION - General I000003 It's About Time Barber Shop 709 MAIN ST	0.01
03/12/2015	08:35	200 INSPECTION - General V000002 Main Street Beauty Supply and Fashion 707 MAIN ST	0.01
03/12/2015	08:35	200 INSPECTION - General V000002 Main Street Beauty Supply and Fashion 707 MAIN ST	0.01
03/12/2015	08:36	200 INSPECTION - General V000002 Main Street Beauty Supply and Fashion 707 MAIN ST	0.01
03/12/2015	08:37	200 INSPECTION - General V000002 Main Street Beauty Supply and Fashion 707 MAIN ST	0.01

MONTEVALLO

Inspections by Inspector

Date Completed Between {03/01/2015} And
 {03/31/2015} and Inspector (Staff ID) = "0075
 "

Date	Time	Inspection Type/Occupancy	Hours
0075 DANZER, JONATHAN			
03/12/2015	08:38	200 INSPECTION - General I000003 It's About Time Barber Shop 709 MAIN ST	0.01
03/12/2015	08:38	200 INSPECTION - General I000003 It's About Time Barber Shop 709 MAIN ST	0.01
03/12/2015	08:39	200 INSPECTION - General I000003 It's About Time Barber Shop 709 MAIN ST	0.01
03/12/2015	08:39	200 INSPECTION - General I000003 It's About Time Barber Shop 709 MAIN ST	0.01
03/12/2015	13:42	200 INSPECTION - General 00003 Lula B's Frozen Yogurt 728 MAIN ST	0.01
03/12/2015	14:15	200 INSPECTION - General 00003 Lula B's Frozen Yogurt 728 MAIN ST	0.01
03/13/2015	14:10	200 INSPECTION - General S000017 SUBWAY 818 MAIN ST	0.06
03/17/2015	12:17	200 INSPECTION - General 00005 Video Underground 727 MIDDLE ST	0.07
03/17/2015	13:04	200 INSPECTION - General V000002 Main Street Beauty Supply and Fashion 707 MAIN ST	0.05
03/17/2015	13:09	200 INSPECTION - General S000009 SMITHERMAN'S PHARMACY 703 MAIN ST	0.09
03/18/2015		200 INSPECTION - General H000012 Tattoo Parlor 968 MAIN ST	0.00
03/20/2015	06:58	250 INSPECTION - Permit FD001 MHS Farm Day VALLEY ST	0.12

MONTEVALLO

Inspections by Inspector

Date Completed Between {03/01/2015} And
{03/31/2015} and Inspector (Staff ID) = "0075
'"

Date	Time	Inspection Type/Occupancy	Hours
0075 DANZER, JONATHAN			
03/25/2015	10:18	223 INSPECTION - Ansul System 00011 Pizza Hut-New 750 MAIN ST	0.51
03/25/2015	10:23	200 INSPECTION - General L000004 Doodles Campus Store 935 MAIN ST	0.19
03/25/2015	12:10	200 INSPECTION - General P000004 PERSONAL TOUCH 915 MAIN ST /4	0.19
03/25/2015	12:33	200 INSPECTION - General 00010 Correct Means Tax Service 915 MAIN ST /2	0.07
03/25/2015	12:38	200 INSPECTION - General 00009 Bradford Real Estate Group 915 MAIN ST /1	0.09
Total for Staff: 41			Total Hours: 2.80
Grand Total Activities: 41			Grand Totals: 2.80

MONTEVALLO

Incident Type Report (Summary)

Alarm Date Between {03/01/2015} And {03/31/2015}

Incident Type	Count	Pct of Incidents	Total Est Loss	Pct of Losses
1 Fire				
100 Fire, Other	1	1.26%	\$4,000,000	100.00%
130 Mobile property (vehicle) fire, Other	1	1.26%	\$0	0.00%
143 Grass fire	1	1.26%	\$0	0.00%
150 Outside rubbish fire, Other	1	1.26%	\$0	0.00%
	<u>4</u>	<u>5.06%</u>	<u>\$4,000,000</u>	<u>100.00%</u>
2 Overpressure Rupture, Explosion, Overheat(no fire)				
251 Excessive heat, scorch burns with no	1	1.26%	\$0	0.00%
	<u>1</u>	<u>1.26%</u>	<u>\$0</u>	<u>0.00%</u>
3 Rescue & Emergency Medical Service Incident				
311 Medical assist, assist EMS crew	6	7.59%	\$0	0.00%
320 Emergency medical service, other	1	1.26%	\$0	0.00%
321 EMS call, excluding vehicle accident with	37	46.83%	\$0	0.00%
322 Motor vehicle accident with injuries	2	2.53%	\$0	0.00%
324 Motor Vehicle Accident with no injuries	2	2.53%	\$0	0.00%
	<u>48</u>	<u>60.75%</u>	<u>\$0</u>	<u>0.00%</u>
5 Service Call				
500 Service Call, other	2	2.53%	\$0	0.00%
550 Public service assistance, Other	2	2.53%	\$0	0.00%
551 Assist police or other governmental agency	2	2.53%	\$0	0.00%
553 Public service	2	2.53%	\$0	0.00%
554 Assist invalid	1	1.26%	\$0	0.00%
	<u>9</u>	<u>11.39%</u>	<u>\$0</u>	<u>0.00%</u>
6 Good Intent Call				
611 Dispatched & cancelled en route	4	5.06%	\$0	0.00%
6112 No Response	10	12.65%	\$0	0.00%
	<u>14</u>	<u>17.72%</u>	<u>\$0</u>	<u>0.00%</u>
7 False Alarm & False Call				
700 False alarm or false call, Other	1	1.26%	\$0	0.00%
	<u>1</u>	<u>1.26%</u>	<u>\$0</u>	<u>0.00%</u>

MONTEVALLO

Incident Type Report (Summary)

Alarm Date Between {03/01/2015} And {03/31/2015}

Incident Type	Count	Pct of Incidents	Total Est Loss	Pct of Losses
9 Special Incident Type				
900 Special type of incident, Other	2	2.53%	\$0	0.00%
	2	2.53%	\$0	0.00%

Total Incident Count: 79

Total Est Loss: \$4,000,000

As Mr. Broadhead pointed out, the Fire Department is doing more fire code inspections this month. The new fire inspector is doing an excellent job and many business owners have praised the way he handles himself on the job. ISO wanted to inspect the Fire Department this week but are now coming early May. The Fire Department is working to get “bonus points” to help reach their goal of scoring at least an ISO 3. From this point forward, the Fire Department will experience an ISO inspection every 5 years—the score of which will impact the insurance and risk management of local businesses. Mr. Broadhead mentioned that our Fire Department helped cover the explosion in Brent and explained that the building was a total loss estimated at \$4 million.

Director of Public Works Kirk Hamby reported that the drains and ditches discussed at the last meeting are flowing well but that they may max out this week as we are expected to get heavy rainfall. The city is using a loaner brush truck from Alabaster until Alabaster officially adds it to surplus. The city is still taking its excess dirt to the clay pit. The Arts Festival went well and there were many vendors. The Big Event resulted in many leaves stockpiled next curbs. Not all of these piles have been cleared due to the large amounts of rainfall. The recycling center and the community garden were cleaned out during the Big Event.

Montevallo City Council Meeting

April 13, 2015

6:00 p.m. at City Hall

Mayor Hollie Cost, Council members Willie Goldsmith, Jason Peterson, Rusty Nix, and Dee Woodham were in attendance. Council Member Gilbert was absent.

Pledge of Allegiance

Meeting Called to Order – Mayor Cost called the meeting top order at 6:00 p.m.

Minutes: Mayor Cost entertained a motion to approve the minutes from March 23rd, 2015 as presented. Council Member Peterson made a motion to approve the Minutes as presented. Council Member Goldsmith seconded. Council Member Nix ABSTAINED. ALL OTHERS VOTED AYE . . . MOTION APPROVED.

Student Recognition / Awards: Mayor Cost presented student and faculty awards.

Portia Mason (Employee)
Tim Ray (Educator)
Carol Lightfoot (Employee)
Monisha Seay (Educator)
Steven Martinez (Student Leader)
Rebekah Brantley (Student Leader)

Opportunity for Citizens to Speak to the Council:

TJ , a local business owner, discussed his desire to open two bars in town. He plans to take over the old Alabama Coach building on Main Street. There are no city-specific codes or restrictions for opening a bar in Montevallo. TJ will first need a business license and then the city will need to look at the required permits, such as an ABC license.

Committee Reports and Consideration of Bills:

Public Health & Safety (Police, Fire, Code Enforcement, Housing Abatement)– Discussed earlier.

Sustainability (Streets & Sanitation, Recycling, Arbor & Beautification, ValloCycle, Environmental Preservation Initiatives) –

Mayor Cost read the following letter recognizing Public Works Director Kirk Hamby into the record:



Loss Control Division

of the Alabama Municipal Insurance Corporation
and the Municipal Workers Compensation Fund



April 6, 2015

Kirk Hamby
City of Montevallo
545 Main St
Montevallo, AL 35115

Dear Safety Coordinator,

It is a distinct pleasure to congratulate you for performing such an outstanding job as the safety coordinator for your municipal entity! The safety of Alabama's citizens and local government employees has been greatly enhanced due to the efforts of you and your municipality. Your efforts have also had a direct impact on the reduction of dollars that your entity pays in annual insurance premiums. You are to be commended for this achievement!

Each year the loss control department, representing The Alabama Municipal Insurance Corporation and The Municipal Workers' Compensation Fund, issues risk management awards to our members that maintain an excellent loss ratio. Four levels of awards are being presented to acknowledge the efforts and accomplishments of those members in the areas of Risk Management for the year 2014:

ALM President's Award	Top 5% for 5 years
Gold Award	Loss Ratio below 5%
Silver Award	Loss Ratio of 5% to 20%
Bronze Award	Loss Ratio of 20% to 40%

The intent of this letter is to congratulate you on a job well done and inform you that your entity has received a **Gold award** this year! It has been brought to the loss control division's attention that in some instances the safety coordinator is unaware that their entity has received an award. The award was mailed to the Mayor or Chairman's attention last week. Your loss control representative feels as if the performance of your job has directly contributed to this low loss ratio and your entity's eligibility for an award. Again, the awards are simply in recognition of your outstanding efforts of maintaining a safe working environment. Keep up the good work!

Loss Control Division

P.O. Box 1270 • 535 Adams Avenue • Montgomery, AL 36102
Phone: (334) 262-2566 • FAX: (334) 262-2809

Mr. Hamby informed the council that the recognition should go to all of his employees for doing such a wonderful job.

Parks and Recreation Director Shane Baugh received a letter noting his outstanding work.



4/6/15

Mayor Hollie Cost
City Hall
545 Main Street
Montevallo, AL 35115

Mayor Cost:

I expect you already know this, but I want to make sure. Shane Baugh is worth three or four normal men. You know my company works all over the state and I come in contact with lots of park and rec types at the municipal, county, and university level. What Shane does normally takes a department of people.

Give him a truck, raise, personalized golf cart, whatever. One motivated individual is more effective than a dozen clock-watching folks.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Lee Moore". The signature is written in a cursive, flowing style.

R. Lee Moore,
President,
Suburban Irrigation, Inc.

Recreation, Preservation and Community Development (Parks & recreation, Golf Course, Youth Athletics, Trails, Historical Commission, Planning & Zoning, Annexations) –

Council member Nix reported that the Easter egg hunt was very successful and that 200-250 showed up for the event.

Shane Baugh reported that due to the rain several teams including baseball and softball are behind schedule. The university is planning to host a soccer clinic in which university students will volunteer and coach.

Council member Nix reported that the Historical Commission hearing will be April 23rd at 6:30 in City Hall. There was nothing to report on the Golf Club or on planning, zoning and annexation. More greenery was grown on the property next to the Summer Classics building which should help protect the creek from runoff.

Mayor Cost mentioned that the Boys & Girls has agreed to partner with MARC.

Education, Arts & Outreach (Schools, UM, Boys & Girls Club, Library, American Village, Sister City Commission, Artwalk, Middle School Grant) –

Library Director Allie Williams gave her report on the library:

PARNELL MEMORIAL LIBRARY
MONTHLY REPORT
MARCH 2015

CIRCULATION:	3832 Items Charged (Decreased by 3%)	
COMPUTER USE:	689 users (Decreased by 24%)	
STORYTIME/4:	64 Children (Increased by 11%)	
MOVIES/4:	157 People Attended (Increased by 140%)	
CHILDREN'S PROGRAMS:	109	
ADULT PROGRAMS:	84	
WEBSITE VISITS:	2,535 visits since March 23, 2015	
DEPOSITS:	3/6/15	\$217.55
	3/12/15	\$187.14
	3/19/15	\$176.50
	3/26/15	\$163.80
	3/31/15	\$43.35
	3/31/15	\$99.25
	TOTAL	\$887.59

She requested to use \$395 in surplus funds to wash the doors and windows of the library as they haven't been cleaned in years. The library needs old t-shirts for a project.

Finance, Economic Development & Tourism (Finance, MDCD, IDB, Chamber) –

Executive Director of the Chamber of Commerce Steve Gilbert noted that the Chamber helped with the Easter egg hunt and that the Big Event was very helpful in cleaning up the town. A women's clothing boutique is looking to possibly move onto Montevallo's Main Street. A "jobline" was added to the Chamber website to aid residents looking for local work. Finally, the Chamber is hosting its Golf Tournament on April 23rd—the proceeds of which will fund a local student's scholarship as well as various Chamber activities.

Council Member Woodham reported that the formal opening of the track facility will be April 16th at 11:00 a.m. The finance committee met as scheduled wherein they discussed the new Main Street project and the new retirement plan. Their biggest expenses were the \$2,000 auditor bill and the amount they paid to the engineer. She mentioned that auditors are coming next week and that Debby is ahead of budget on revenue from business licenses.

Mayor Cost entertained a motion to pay the bills. Council Member Woodham made a motion to pay the bills. Council Member Nix seconded. ALL AYES . . . MOTION APPROVED.

Consent Agenda: NONE

New Business

Public Defender Position - \$600/month salary - Mayor Cost entertained a motion to install a \$600/month public defender position as recommended by the city judge. Council Member Nix made a motion to create the position as described. Council Member Woodham seconded. ALL AYES . . . MOTION APPROVED.

Mill Dam Property Gift - Council Member Woodham made a motion to accept the gift of the Dam Property valued at \$40,000. Council Member Nix seconded. ALL AYES . . . MOTION APPROVED.

This instrument was prepared without evidence of title or survey by:

Grantee's address:
545 Main Street
Montevallo, AL 35115

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That as a gift, and for no monetary consideration, the undersigned Stephen P. Morton, married (herein referred to as GRANTOR) does grant, bargain, sell and convey unto the City of Montevallo, Alabama (herein referred to as GRANTEE) an undivided one-half interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

Property located in Section 28, Township 22 South, Range 3 West, and Section 3, Township 24 North, Range 12 East, Shelby County, Alabama, more particularly described as follows:

Begin at the Southwest right of way intersection of Shelby Street and Island Street; thence in a Southwesterly direction along the Southeast right of way boundary of said Island Street 93.00 feet to the point of beginning; thence turn 87 degrees 35 minutes to the left in a Southeasterly direction 124.60 feet; thence turn 87 degrees 35 minutes to the right in a Southwesterly direction 49.60 feet; thence turn 54 degrees 30 minutes to the left in a Southerly direction 45.21 feet; thence turn 29 degrees 45 minutes to the left in a Southeasterly direction 150.30 feet; thence turn 60 degrees 00 minutes to the left in an Easterly direction 34.00 feet; thence turn 51 degrees 45 minutes to the right in a Southeasterly direction 119.00 feet; thence turn 35 degrees 23 minutes to the right in a Southerly direction 122.60 feet; thence turn 9 degrees 00 minutes to the left in a Southerly direction 40.00 feet; thence turn 35 degrees 30 minutes to the right in a Southwesterly direction 29.00 feet, more or less, to the Northeast bank of Mill Pond; thence Southeasterly along said Northeast bank of Mill Pond 66.00 feet; thence Southerly across said Mill Pond 227.00 feet, more or less, to the high-water line on the Southwest side of said Mill Pond; thence Northwesterly along said high-water line 850.00 feet, more or less, to the Northwest corner of Section 3, Township 24 North, Range 12 East, which is also intersection with the Southeast right of way boundary of said Island Street; thence Northeasterly along said Southeast right of way boundary of Island Street to the Northeast bank of Shoal Creek; thence Northwesterly along said Northeast bank of Shoal Creek 10.00 feet, more or less, to intersection with a line parallel to and 10.00 feet Northeast of said Southeast right of way boundary of Island Street; thence northeasterly along said parallel line 347.00 feet, more or less, to intersection with a line 93.00 feet Southwest of and parallel to said Southwest right of way boundary of Shelby Street; thence Southeasterly along said last mentioned parallel line 10.00 feet to the point of beginning.

LESS AND EXCEPT that portion of the above-described property conveyed by deeds recorded as Instrument #1993-02143 and Instrument #20040820000466070 in Probate Office of Shelby County, Alabama.

This conveyance is subject to the following covenants and conditions:

1. The property is restricted to use for a public park or recreation area to commemorate its earlier historical industrial use.
2. The park or recreation area shall be named after Stanley "Red" Mahan.
3. The property may not be subdivided.
4. Grantor may erect a suitable historical marker, or have one erected, at a reasonable cost to be split between Grantor and Grantee.
5. Grantee shall continue efforts to have the property listed on the National Register of Historical Places.

[if GRANTOR is married]The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse.

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S successors and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this _____ day of _____, 2015.

Stephen P. Morton

STATE OF ALABAMA
COUNTY OF _____

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephen P. Morton, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____, 2015.

Notary Public

This instrument was prepared without evidence of title or survey by:

Grantee's address:
545 Main Street
Montevallo, AL 35115

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That as a gift, and for no monetary consideration, the undersigned Stanley M. Mahan, Jr., married, (herein referred to as GRANTOR) does grant, bargain, sell and convey unto the City of Montevallo, Alabama (herein referred to as GRANTEE) an undivided one-half interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

Property located in Section 28, Township 22 South, Range 3 West, and Section 3, Township 24 North, Range 12 East, Shelby County, Alabama, more particularly described as follows:

Begin at the Southwest right of way intersection of Shelby Street and Island Street; thence in a Southwesterly direction along the Southeast right of way boundary of said Island Street 93.00 feet to the point of beginning; thence turn 87 degrees 35 minutes to the left in a Southeasterly direction 124.60 feet; thence turn 87 degrees 35 minutes to the right in a Southwesterly direction 49.60 feet; thence turn 54 degrees 30 minutes to the left in a Southerly direction 45.21 feet; thence turn 29 degrees 45 minutes to the left in a Southeasterly direction 150.30 feet; thence turn 60 degrees 00 minutes to the left in an Easterly direction 34.00 feet; thence turn 51 degrees 45 minutes to the right in a Southeasterly direction 119.00 feet; thence turn 35 degrees 23 minutes to the right in a Southerly direction 122.60 feet; thence turn 9 degrees 00 minutes to the left in a Southerly direction 40.00 feet; thence turn 35 degrees 30 minutes to the right in a Southwesterly direction 29.00 feet, more or less, to the Northeast bank of Mill Pond; thence Southeasterly along said Northeast bank of Mill Pond 66.00 feet; thence Southerly across said Mill Pond 227.00 feet, more or less, to the high-water line on the Southwest side of said Mill Pond; thence Northwesterly along said high-water line 850.00 feet, more or less, to the Northwest corner of Section 3, Township 24 North, Range 12 East, which is also intersection with the Southeast right of way boundary of said Island Street; thence Northeasterly along said Southeast right of way boundary of Island Street to the Northeast bank of Shoal Creek; thence Northwesterly along said Northeast bank of Shoal Creek 10.00 feet, more or less, to intersection with a line parallel to and 10.00 feet Northeast of said Southeast right of way boundary of Island Street; thence northeasterly along said parallel line 347.00 feet, more or less, to intersection with a line 93.00 feet Southwest of and parallel to said Southwest right of way boundary of Shelby Street; thence Southeasterly along said last mentioned parallel line 10.00 feet to the point of beginning.

LESS AND EXCEPT that portion of the above-described property conveyed by deeds recorded as Instrument #1993-02143 and Instrument #20040820000466070 in Probate Office of Shelby County, Alabama.

This conveyance is subject to the following covenants and conditions:

1. The property is restricted to use for a public park or recreation area to commemorate its earlier historical industrial use.
2. The park or recreation area shall be named after Stanley "Red" Mahan.
3. The property may not be subdivided.
4. Grantor may erect a suitable historical marker, or have one erected, at a reasonable cost to be split between Grantor and Grantee.
5. Grantee shall continue efforts to have the property listed on the National Register of Historical Places.

[if GRANTOR is married]The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse.

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S successors and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this _____ day of _____, 2015.

Stanley M. Mahan, Jr.

STATE OF ALABAMA
COUNTY OF _____

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stanley M. Mahan, Jr., whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____, 2015.

Notary Public

\$4,000 from City Capital Reserve for Appraisal on Shoal Creek Park - Mayor Cost entertained a motion to use \$4,000 from the City Capital Reserve account for an appraisal of the Shoal Creek Park easement. This appraisal will determine whether or not the city should apply for USDA

funds. Council Member Woodham made a motion to approve the expenditure. Council Member Peterson seconded. ALL AYES . . . MOTION APPROVED.

Incredible Health Farms Proposal -

Mayor Cost introduced the Incredible Health Farms proposal. Janice Seaman gave a report on the proposal and Denise Arseneaux gave her report on the aquaponic aspect of the proposal. The council will consider the proposal and discuss it further at the next City Council meeting.

Incredible Health Farms, LLC

Presentation for City of Montevallo leasing a maximum of 5 acres of city land off 119

This presentation is serving as an introduction to Incredible Health Farms, our mission, the people involved and the benefit to the City of Montevallo. We feel strongly that this relationship can serve the needs of everyone involved.

Incredible Health Farms is an aquaponics farm producing organic, year round fruits and vegetables. Aquaponics is a food production system that combines conventional aquaculture (raising aquatic animals, in this case tilapia, in tanks) with hydroponics (cultivating plants in water) in a symbiotic environment. Their mission is to not only provide healthy, organic produce locally but also educate the community on the sustainability and operation of this type of farming.

Denise Arceneaux is teaming up with her father, Don Robuck to build a farm that will grow up to 25 greenhouses supplying upwards of 450,000 pounds of fruits and vegetables per year. Denise's passion has been in health and nutrition although her work background has been in business training. Her vision extends past the food production to the individuals who are sick and in need of food for medicine. Her husband, Cliff is a Physician Assistant obtaining a Plant Based Nutrition Consulting certification to help with his Doctor's office. Their vision includes integrating this as an extended service to the community. Don's background has been in home building and custom interior trim, always a business owner. His switch to a plant based diet fueled an interest in understanding how to grow produce to provide for his family. As he learned more about the sustainability of aquafarming and the need for more food per acre in the farming industry he knew he had found something that was needed not only in his local community but also in the state of Alabama. In their conversations with local grocery stores and restaurants as well as friends and family they know there will be no shortage of clients for their produce. They have partnered with an expert in the field, Doug Burdette who is providing the construction plans and consulting in the daily activities and needs for the farm. With his 40+ years in aquafarming they know they are in safe hands.

With Montevallo's interest in teaching sustainability and farming to the surrounding schools and community this can be easily provided on city land. By leasing the land in Montevallo Incredible Health Farms has the location it needs to provide produce to Birmingham and Montgomery restaurants, schools, locals and grocery stores. The forward thinking community of Montevallo matches well with their vision to help both community and individuals with better health.

Attached you will find the numbers we expect in the first three years of growth. These numbers represent the money we are investing in this business and what we can expect from sales of both fish and produce.

Documents provided with the intent of showing our projected income and cost as well as the money that has been and will be invested to start up:

Capital Account Start up Cash Flow

Full Growing Operations Projections for year 1-3

Available upon request if desired: Construction Cost Estimates and Daily Operating Cost Estimates

Capital Account Start up Cash Flow

This is **THE EXPENSES OF INCREDIBLE HEALTH FARMS NOT THE CITY OF MONTEVALLO**. This shows you what they have invested in the startup. This also depicts the order of construction based on the need and operating income. The first construction will be the fish house with two tanks. One tank is dedicated to the fingerlings (baby fish) and as they grow they will be moved to the next tank where their waste will be filtered through the system to provide nutrients for the vegetables. It takes 4 months for this process to produce enough nutrients for the first greenhouse. While the fish are growing the first greenhouse will be built and the first crop will be germinated. Greenhouse 2 through 5 will be built in year 2. This document shows the fish operation costs, construction costs, bank balance along with management expense when needed the second year.

Full Growing Operations Projections

This spreadsheet looks complicated at first glance. There is a great deal of calculations combined on one sheet to give the overall picture of the first three years. The dates will change depending on when the farm starts so pay little attention to the dates. Cash from Capital is funding operations until the sale of the fish and produce which begins at 6th month with the sale of fish. The green highlighted numbers in the Income column represents income from the greenhouses and they darken as additional greenhouses are added.

Assumptions that were made in these numbers:

- Sale of fish - \$3/lb. which fluctuates with the market
- Sale of tomatoes - \$3/lb. certified organic heirloom Cherokee purple
- Cost projections of daily operations – .80/lb. based on Doug Burdette’s projections then compared to Mississippi State’s cost of tomato production
- All numbers are based on a greenhouse of heirloom Cherokee purple tomatoes because they are in high demand and extremely low supply. As supply and demand fluctuates the farm intends to find the holes in the market and fill in those holes.

INCREDIBLE HEALTH FARMS, LLC.

One Fish house = 4 Tanks 4,000 Gal.
 But we are going to 2 Fish houses and 8 tanks for these projections
CAPITAL ACCOUNT START UP CASH FLOW.

MY CONSTRUCTION & RAMP UP COST FUNDING SCHEDULE

Construction Cost fund schedule.	Mth.	2015	2016	Cash out	Cumulative	Capital need	
Purchased Items							
Finish Fish House thru 2 tanks	Mar.				Bank Balance	10,403.39	this has been funded by owners.
To start up fish 2 tanks	Apr.	600		615	13,700	13,700	
Fund fish 2nd. Month	May	600		300	1,183	1,200	
Fish operation labor	June	1,200			583	1,783	
Fund fish 3rd. Month	July	1,200		600	1,783	1,800	
Fish operation labor	Aug.	1,200			583	1,783	
Fund fish 5th. Month	Sept.	1,200		400	15,216.63	2,366	
Fish operation labor	Oct.	1,200			1,166	1,266	
Fund fish 6th. Month	2016	700			66	500	
Fish operation labor	Jan.		2,000		66	2,000	
Management funding Apr. 2016	Feb.		5,000		66	5,000	
	Mar.		5,000		66	5,000	
	Apr.		1,000		66	1,000	
	May		700		66	700	
	June		8,700		66	8,700	
Total Management funding since Apr. 2015							
Bldg 2nd Greenhouse							
Bldg 3rd - 5th Greenhouse						55,503	CAPITAL REQUIREMENT From SHAREHOLDERS.

This ends capital requirements go onto Full Growing Operations

To Do
 Land value ??

Ramp up to Full Growing Operations Projections

This is cash flow after fish production is started up APRIL, 2015.

4,000
Gallon = 26
of 15,000
Gallon.

RED #5 come
from above
Capital start up
account

This column
comes from Daily
operating cost
sheet, Monthly
Revenue column

Start up Fish Operating Budget	Months	Cash out-Direct cost of fish operation	Bank Balance end of month	Cash from Capital	INCOME Cash In from Fish & Veggie	CAPITAL IMPROVEMENT FROM PROFITS Pn.2 & 3 Greenhouse cost	Comments
April 15, 2015	1	-307.20	307.80	615.00 net operating	750.00		
May	2	-138.58	469.23	300.00 profits from	3,612.20		
June	3	-158.40	910.82	600.00 prior month.	4,050.00		
July	4	-354.20	956.62	400.00	4,050.00		
Aug.	5	-307.55	316.28				
Sept.	6	-626.12	440.16	BREAK EVEN POINT			
Oct.	7	-654.35	1,285.81		1,500.00		
Nov.	8	-454.35	4,743.65		3,612.20		
Dec.	9	-1,279.18	7,014.47		4,050.00		
January 16, 2016	10	-1,279.18	9,785.29		4,050.00		
Feb.	11	-1,279.18	12,556.11		4,050.00		
Mar.	12	-1,279.18	15,326.92		4,050.00		
Apr.	13	-1,279.18	3,868.61	Funding Mgmt cost	4,050.00		
May	14	-1,279.18	5,626.92	2,000.00	4,050.00		15,216.63 2nd GH
June	15	-1,279.18	13,937.74	5,000.00	6,120.00		
July	16	-1,279.18	2,175.42		7,550.00		16,145.63 3rd GH
Aug.	17	-1,279.18	7,723.74	1,000.00	7,770.00		
Sept.	18	-1,279.18	15,694.55	700.00	11,400.00		
Oct.	19	-1,279.18	9,707.24				16,145.63 4th GH
Nov.	20	-1,279.18	5,782.43				16,145.63 5th GH
Dec.	21	-1,279.18	18,003.24				
January 17, 2017	22	-1,279.18	30,224.06				
Feb.	23	-1,279.18	18,939.56				
Mar.	24	-1,279.18	24,806.38				
Apr.	25	-1,279.18	36,037.19				
May	26	-1,279.18	28,458.01				
Jun	27	-1,279.18	39,278.82				
Jul	28	-1,279.18	52,124.04				
Aug	29	-1,279.18	67,494.86				
Sept	30	-1,279.18	82,865.67				
Oct	31	-1,279.18	95,926.49				
Nov	32	-1,279.18	115,597.30				
Dec	33	-1,279.18	137,408.12				
January 18, 2018	34	-1,279.18	142,728.93				
Feb	35	-1,279.18	149,189.75				
Mar	36	-1,279.18	159,610.57				
Apr	37	-1,279.18	175,311.38				
May	38	-1,279.18	208,792.20				
Column Totals are this row				8,700			
All Capital Refunded			55,503				
Retained cash in 37 Months operation			153,289				

Green colors indicate # of GHs in harvest stage
Lightest green 1 GH, next darker shade 2 GHs,
next darker 3 GHs, to the darkest green all 5 GHs.

189,866.83 Capital improvements from profits

Donate Life Month - Mayor Cost reported that April will be proclaimed as Donate Life month.



March 9, 2015

The Honorable Hollie C. Cost
Mayor, City of Montevallo
545 Main Street
Montevallo, Alabama 35115

Dear Mayor Cost,

In 2003, President Bush first announced that the month of April will be observed as National Donate Life Month, a time to raise public awareness of the critical need for organ, tissue, marrow and blood donations.

Today, there are over 123,200 men, women and children in the United States on the organ transplant waiting list. Unfortunately, 21 of them will die each day because an organ does not become available in time. The need for organ donors is more critical than ever.

On behalf of the more than 3,700 citizens awaiting a second chance at life in Alabama, the Alabama Organ Center, Alabama's organ procurement organization, requests that you sign a proclamation designating April as Donate Life Month in Montevallo. This proclamation will coincide with the national observance and may be presented during a City Council Meeting in April or other suitable venue. If possible, we would like to have a transplant recipient or donor family member available to receive this important proclamation and thank you for your support.

Through awareness efforts such as this proclamation, thousands of lives can be saved or enhanced. With your help, we will continue to bring this life-saving message to the citizens of Montevallo.

Please contact Becky Davis at 731-9200 or 1-800-252-3677 if you have any questions or are interested in pursuing this opportunity. Thank you very much for your time in considering this request.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chris Meeks', written in a cursive style.

Chris Meeks
Executive Director

Enclosure

500 22nd Street South • Suite 102 • Birmingham, AL 35233
1.800.252.3677 • 205.731.9200 • 205.731.9250 fax • www.alabamaorgancenter.org



NATIONAL DONATE LIFE MONTH PROCLAMATION

CITY, Alabama PROCLAMATION

WHEREAS, one of the most meaningful gifts that a human being can bestow upon another is the gift of life; and

WHEREAS, 23,715* candidates on the nation's organ transplant waiting list received a life-saving or life-enhancing organ transplant in 2014; of those 401* received an organ transplant in Alabama; and

WHEREAS, a new patient is added to the national waiting list for an organ transplant every 21* minutes; and

WHEREAS, nearly 123,213* men, women and children are currently on the national waiting list for organ transplantations, of which approximately 3,737* are on Alabama's list; and

WHEREAS, 6,043* candidates on the national waiting list died waiting for an organ transplant which did not come in time; of those 221* were on Alabama's waiting list.

WHEREAS, the Alabama Organ Center is the non-profit, independent organ recovery organization dedicated to the recovery of high quality organs and tissues for transplantation therapy; and

WHEREAS, CITY, Alabama supports the Alabama Organ Center's life-saving mission;

NOW, THEREFORE, I, MAYOR'S NAME, Mayor of the City of CITY, Alabama, do hereby proclaim April 2015 as

DONATE LIFE MONTH

In CITY, Alabama we honor all who have given the gift of life, we focus our efforts on the extreme need for organ and tissue donors, and we encourage residents to designate their donation decision and share the decision to donate with family members.

On this, the ___ day of April, 2015.

The Honorable MAYOR'S NAME, Mayor
CITY, Alabama



*Data source: United Network for Organ Sharing, 2015

Old Business

Dailey Park Improvements – Kirk Hamby explained that he met with representatives of the School Board. Dailey Park is to be altered to adjust for the widening of AL-119. The park will lose 6' 8" on the side closest to the road. Accordingly, the city intends to propose that this amount be added to the other side so that the park does not lose square footage. The city is also interested in stipulating that the three trees that are to be cut down be replaced and that a restroom be added. Mayor Cost entertained a motion to grant her the power to negotiate and finalize the terms of this agreement. Council Member Nix made a motion to that effect. Council Member Goldsmith seconded. ALL AYES . . . MOTION APPROVED.

Board Appointments: None.

Other Business:

The Trail Committee proposed mowing a temporary walking trail at Shoal Creek Park as identified by the stakes. This would allow residents to begin to enjoy the property without costing a lot of money or limiting our flexibility. We can mow new sections as we want to extend the trail.

Mayor Cost noted that things start small and take time to develop; noting that our existing 2.5 mile trail took 5 years to complete. Council Member Woodham agreed that this would be a good way to get started without much expense. Council Member Nix made a motion to allow the trail committee to proceed with their trail at Shoal Creek Park as discussed. Council Member Woodham seconded. ALL AYES . . . MOTION APPROVED.

Council Member Peterson made a motion to allow the library to use \$395 of its unallocated surplus to clean windows. Council Member Nix seconded. ALL AYES . . . MOTION APPROVED.

Council Member Woodham made a motion to authorize the city to work with Great Western to offer additional retirement planning and investment options to our employees. Council Member Nix seconded. ALL AYES . . . MOTION APPROVED.

Council Member Goldsmith made a motion to authorize the court to use on-line payments as described earlier. Council Member Peterson seconded. ALL AYES . . . MOTION APPROVED.

Citizen Participation: Albert Jones reminded everyone about the upcoming 5K. Mayor Cost reminded everyone about Family Fun & Fitness Day on April 26.

There being no further business before the council, Council Member Nix made a motion to adjourn. Council Member Peterson seconded. ALL AYES . . . MEETING ADJOURNED at 7:20 p.m.

Submitted by:

Herman Lehman
City Clerk