

MINUTES

Montevallo City Council Work Session

September 14, 2020

5:30 p.m. at City Hall

Mayor Hollie Cost, Council Member Tiffany Bunt, Council Member Jason Peterson, Council Member Arthur Herbert and Council Member Rusty Nix were in attendance. Council Member Willie Goldsmith attended via Zoom.

Mayor Cost opened the work session at 5:30 p.m.

Mark Richard, Athletic Director at UM, discussed the university’s plans to take back control of the Golf Course.

Mayor Cost explained that our lease with UM expires at the end of September.

The City Clerk read the following:

**AN ORDNANCE AUTHORIZING TRANSFER OF
GOLF COURSE ASSETS TO THE UNIVERSITY OF MONTEVALLO**

WHÉREAS, the city of Montevallo has paid certain amounts for various pieces of equipment, furniture and fixture dedicated to the operation of the Montevallo Golf Course; and

WHEREAS, the city’s lease agreement for the Golf Course expires on September 30, 2020; and

WHEREAS, the University of Montevallo has agreed to continue to operate the property as a municipal golf course for the enjoyment of our residents and betterment of our community with the continued support of the City in the form annual financial support - \$15,000 Year 1 and \$37,500 Year 2 – and the transfer of certain pieces of furniture, fixtures and equipment as further described in the attached;

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

- 1) That the Mayor of the City of Montevallo is authorized, on behalf of the City of Montevallo, to transfer the following assets to the University of Montevallo:

OFFICE FURN & EQUIP.

CASH REGISTER SHARP XE-A207
RENTAL GOLF CLUBS W/ BAGS (3 SETS)
COMPUTER W/MONITOR #840
BROTHER COPIER HL-L2320D
SHARP MICROWAVE OVEN
VIZIO TELEVISION - MODEL E320AR
BROTHER COPIER DCP-L-2540DW
DESK (was in Pro Shop office - Had extension)
DELL COMPUTER W/MONITOR
REFRIGERATOR - FRIDGIDARE
DESK
FILE CABINET - 4 DRAWER BROWN
MICROWAVE - RCA
LAPTOP COMPUTER
PRINTER - CANON
LASER RANGE FINDER
LASER RANGE FINDER

MACHINERY & EQUIP.

WATER FILTRATION SYSTEM - ICE
MAKER
WATER FILTRATION - CART WASHING
SYSTEM
AIR COMPRESSOR - PORTABLE
BARREL FAN - 48"
RANGE BALL WASHER
HUSQVARNA POLE SAW 327 PT5S
HUSQVARNA POWER HEDGE TRIMMER
HUSQVARNA POWER ARTICULATING
POLE HEDGE TRIMMER
HUSQVARNA BACKPACK BLOWER
MODEL 560BTS
HUSQVARNA CHAIN SAW 562 XP
TORO GREENS AERIATOR MODEL #09120
BATTERY CHARGER MODEL 85-1500
DEWALT CORDLESS TOOL SET 20V MAX

WINCH ON BACK OF CITY SHOP MULE
TRAVELER
15 GALLON SPRAYER - FIMCO
TRAILER - CARRY ON TRAILER
CAMPBELL-HAUSEFIELD 60 GALLON AIR
COMPRESSOR

Items on Course

Yardage signs (7)
Bag stands (2)
Range baskets (12)
Range balls
Trash cans (8)
Ball washers (8)
Wooden picnic tables (4)
Metal picnic table
BARREL FAN - 36"
SMALL TABLE
ACER MONITOR
KEYBOARDS (3)
TABLE & 4 CHAIRS
ROUND MESH TABLE W/ 4 CHAIRS

- 2) In addition, the city agrees to transfer interest in the golf cart fleet and chargers, consisting of approximately 35 carts.
- 3) Should the University fail to keep the course open for public use as contemplated, all remaining items transferred by the City to the University shall be returned to the City.

ADOPTED AND APPROVED this the 14th day of September, 2020.

Hollie C. Cost, Mayor

ATTEST:

Herman Lehman, City Clerk & Treasurer

Mayor Cost reminded everyone we've known for a long time that our lease expires this year. As a result, we've been working diligently with UM to ensure a smooth transition. UM put out an RFP for a third-party management company, and they have been working with the most qualified respondent to work out a plan for the transition. According to UM, this is the only way they are interested in running the course. They do not want to operate it themselves.

Mr. Richard said they started working on this last year. The university wants to keep the course open. They understand how important it is to our city. A lot of people come to Montevallo because of the course. However, they need the third-party firm to manage it.

Council Member Nix said he would like to see the city keep control of the course because it does a lot for our city. He said there are things we could do to market it better. He said it is starting to look really good out there. He said he understands it loses money, but it is valuable to our overall quality of life.

Council Member Herbert asked how using a third-party management company will benefit UM.

Mr. Richard said the company they are negotiating with is in the turf business. As such, they have plans to greatly improve the condition of the course. In addition, the owner of that firm has extensive golf course experience and has plans to improve the pro shop, advertising, and everything.

Council Member Nix noted that the value of the assets they want transferred from the city to UM is well more than \$100,000. He suggested that be considered in lieu of cash support. His main concern is this transfer of assets.

Mayor Cost asked if Council Member Nix was suggesting the city should continue to manage the course.

He said yes, and he said he thinks UM would go along with that.

Mayor Cost agreed that UM would be greatly benefited if we continue to absorb the loss ourselves.

The City Clerk reminded everyone that it is not just the routine operating losses we need to be concerned about. For example, our golf cart fleet is nearing the end of its useful life. As such, it will soon be time to purchase or lease a new fleet. The last time, even with the trade-in of the old carts, we had to write a check for nearly \$110,000 for the new carts. It will probably be even more this time. Plus, we had the benefit of the gift from Ms. Mahler to purchase tractors and make other improvements at the course. Where are we going to get the money for those large capital purchases?

Council Member Peterson asked about our employees.

Mr. Richard said the new management company will interview them, and many will most likely be hired by them after September 30th.

Council Member Bunt asked if we would consider renewing a short-term lease to have time to work through all of this.

Council Member Peterson reminded everyone that's what we did last year. This was supposed to be the transition year.

Council Member Herbert pointed out that we may be giving up some valuable assets up front, but we make back more than that by avoiding losses over just the next 2-3 years. He agreed it needs to remain open, but not operated by the city.

Council Member Nix pointed out they have golf carts at his plant that they've been using for 15 years.

Mr. Richard said their agreement with the third-party manager is for two years. After that, the plan is to assess where they are and decide if they are willing to move forward for a longer term.

Council Member Nix asked about the legality of transferring city assets to UM.

Both the City Clerk and City Attorney Bent Owens said there should not be a problem transferring assets between governmental entities.

Chief Littleton presented the Police Department report:

Montevallo Police Department Stats

	January-20	February-20	March-20	April-20	May-20	June-20	July-20	August-20	September-20	October-20	November-20	December-20	Total
Total Reports	98	75	76	63	99	67	68	58					604
Criminal Cases	40	22	22	30	44	35	40	35					268
Non-Criminal	11	15	18	6	15	12	14	10					74
Traffic Accidents	13	15	9	8	12	12	9	8					86
Traffic Citations	150	140	68	16	101	67	95	127					784
DUI Arrests	3	9	2	2	3	5	1	3					28
Public Intox Arr	0	1	1	2	2	3	1	4					14
Alias Arrests	13	3	8	1	5	2	1	6					40
Juvenile Arrests	2	0	0	0	0	0	0	0					2
Misd Arrests	3	7	5	0	12	2	3	8					40
Felony Arrests	1	0	1	5	8	4	3	2					24
Drug Related	5	2	2	7	9	3	6	6					40
Total Arrest	25	23	19	17	39	19	15	27					194
Auto Thefts	0	0	1	2	1	0	0	0					4
Burglaries	1	3	2	0	2	1	1	0					10
Auto Recoveries	0	0	1	1	0	0	0	0					2
Auto Burglaries	4	1	0	0	0	1	0	0					6
Criminal Mischief	4	2	4	5	0	2	4	1					22
DV Related	64	7	9	12	11	5	12	8					64
Assaults	8	4	4	3	3	2	9	2					35
Fraud/Forgery	0	2	1	1	0	1	2	1					8
Harass / Fleck	4	0	6	2	8	4	4	2					30
Misc. Offenses	25	10	18	7	1	23	20	11					115
Robberies	0	1	0	0	0	0	0	0					1
Thefts / Attempts	8	12	4	4	4	2	0	4					38
Suicide Attempts	0	0	0	1	0	0	0	0					1
Suicides	0	0	0	0	0	0	0	0					0
Deaths	0	0	0	0	1	0	0	0					1

Karen Kiker
10:01 AM
9/13/2020

Activity Report
8 August to 6 September 2020

- ***Reported this period: 10***
- ***Animal Complaints: 0***
- ***Overgrown Grass and Weeds: 3***
- ***Trash and/or Debris: 2***
- ***Inoperable Vehicles: 1***
- ***Unsafe Structures: 2***
- ***Miscellaneous: 2***
- ***Continued from last period: 1***
- ***Closed Cases: 2***

Council Member Goldsmith asked the Chief if everything is going well.

Chief Littleton said everything is running smoothly – no problems.

Fire Chief Brad Davis reported they responded to 130 calls in August, including 7 fires, 75 EMS, 21 public assists, and 14 false alarms. So far in September they've responded to 64 calls.

Kirk Hamby, Director of Public Works, reported his crews have been busy with storm prep. They are getting as much done now as they can ahead of the storm. In addition, they added another crosswalk today. This one is on Oak accessing the High School. They will add the crosswalk signs in a week or so.

Council Member Arthur Herbert said the Sustainability Committee met. They recommend entering into a contract with AmWaste to haul our combined recycling materials to the MRF in Montgomery. He also said ValloCycle met recently, and sponsored another ride. 18 people attended that ride. Also, the Animal Health & Wellness Forum was well attended and they generated some very helpful ideas.

Montevillo City Council Meeting

September 14, 2020

6:00 p.m. at City Hall

Mayor Hollie Cost, Council Member Tiffany Bunt, Council Member Jason Peterson, Council Member Arthur Herbert and Council Member Rusty Nix were in attendance. Council Member Willie Goldsmith attended via Zoom.

Mayor Cost welcomed our new MJCC Junior Mayor, Olivia Gilbert.

Pledge of Allegiance

PUBLIC HEARING:

9/14/20

COUNCIL MEETING
PUBLIC HEARING

- 1) TYLER DAVIS CCI
- 2) JEFF Werszel Explorade
- 3) Joyce Jones
- 4) Joyce Sherrer
- 5) Veruca Bailey
- 6) Brian K. Burt
- 7) Celia G. Mitchell
- 8) Brandon J. Sumer
- 9)
- 10)

SD20-005 Colonial Oaks Phase 7 – Amended Master Plan –

Mayor Cost opened the Public Hearing at 6:01 p.m.

Kristine Goddard with Shelby County Development Services presented their staff report and recommendation of the Planning Commission.



SHELBY COUNTY
DEPARTMENT OF DEVELOPMENT SERVICES
1123 County Services Drive
Pelham, AL 35124
WWW.SHELBYAL.COM

MEMORANDUM

To: Mayor Cost and Montevallo City Council
From: Kristine Goddard, ACIP- Principal Planner
Subject: SD20-005 Colonial Oaks Phase 7-Amended Master Plan
Date: September 14, 2020

Mayor and City Council,

On August 20, 2020 the Montevallo Planning and Zoning Commission recommended approval of the above referenced case, SD 20-005 Colonial Oaks Phase 7, Amended Master Plan and accepted the revised setbacks for 70 foot lots to be consistent with earlier phases of Colonial Oaks.

Attached with this memo is the staff report presented to the Planning and Zoning Commission on August 20, 2020. The applicant requested at that meeting to adjust proposed setbacks to be consistent with other phases of Colonial Oaks. The setbacks for Colonial Oaks are below.

Colonial Oaks Special District: Minimum Yards				Minimum Lot Width
Front	Rear	Side		
25 feet	25 feet	6 feet	14 feet total	70 feet

I did want to offer some additional information that was asked at the P&Z meeting. One question related to the six foot side yard setback. There are five other R-2 Special District subdivisions in Montevallo that were approved and being constructed with six foot side yard setbacks including: The Lakes at Hidden Forest, Hidden Forest, Lexington Parc, Patriot Point, and Ammersee Lakes. Cambridge Park was amended to allow five foot side yard setbacks and Heritage Trace has in place a 7 foot minimum side yard setback.

A secondary question that asked by the Commissioners related to the overall density of the Colonial Oaks subdivision. The Colonial Oaks Special District was approved in 2003 with 228 total lots on approximately 110 acres with a density of 2 units per acre and a proposed school. Since the original approval approximately 14.5 acres of the original Master Plan area has been

transferred to the Evangel School Foundation. That 14.5 acre area primarily included where the school was proposed in the 2003 Master Plan for Colonial Oaks. The adjusted total acreage for Colonial Oaks is approximately 96 acres. The overall density and density average per phase is shown in the chart below.

Colonial Oaks Density by Phase

Phase	Lots	Area	Density	Status
Phase 1	22	8.86 acres	2.5 units/acre	Complete
Phase 2	25	8.65 Acres	2.9 units/acre	In final Platting
Phase 3	7	2.52 Acres	2.8 units/acre	Preliminary Approve
Phase 4	36	13.45 Acres	2.7 units/acre	Preliminary approved
Phase 5/6	41	17.5 acres	2.3 units/acre	Future
Phase 7	82	35.76 acres	2.3 units/acre	proposed
Total	213 total lots <i>(2003 Master Plan Lots: 228)</i>	96 acres	2.2 units/acre	--

**REPORT TO THE
MONTEVALLO PLANNING & ZONING COMMISSION**

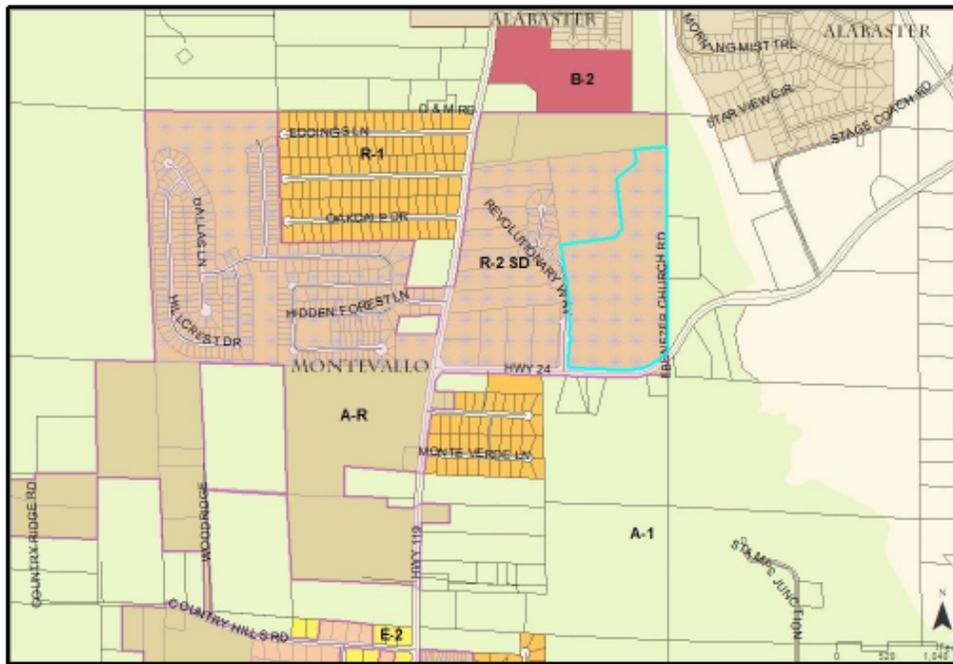
Department of Development Services

August 20, 2020

SD20-005 Colonial Oaks Phase 7– Amended Master Plan

This is a request from Bryan Adams, Esplanade Communities of Florida, LLC, for the approval of an Amended Special District Master Plan for Colonial Oaks Residential Subdivision to modify the lot configuration, lot count and road network in Phase 7 to include the development of 82 new lots located on the east side of Revolutionary Way and within the existing greater Colonial Oaks Residential Subdivision. The subject property is identified as Colonial Oaks Residential Subdivision and is located in the City of Montevallo off Revolutionary Way, adjacent to and north of County Road 24 and east of Montevallo Road (Alabama Highway 119). The 35.76 acre subject property is zoned R-2 Single Family Special District; Parcel Identification No. 58-23-7-35-1-001-016.000.

Colonial Oaks to Date		
	Approval Date	Units or Lots
Original Master Plan	2003	228 total units
Phase I	May 2005	23 units
Phase II-Preliminary Approval	June 2019	25 units
Phase II- Final Plat	In Review	
Phase III –Preliminary Plat	June 2019	7 units
Phase IV- Preliminary Plat	June 2019	36 units
Future Phase V & VI- Preliminary Plats	TBD	49 units
<i>Master Plan- Proposed Phase 7 Amendment</i>	<i>Proposed July 2020</i>	82 units
<i>Amended Master Plan</i>	<i>Proposed July 2020</i>	222 total units



Site Description

Colonial Oaks Subdivision was established as a master planned community under the previous regulatory standards (D-2 zoning) for Montevallo and received Master Plan approval in 2003. At that time, the total buildout for the subdivision included 228 lots with standard R-2 type lots ranging in size from 9,000 -12,000 square feet and eight, Estate lots, approximately 22,000 square feet in area. Phase I of Colonial Oaks was reviewed and recorded under the previous regulatory standards in 2007 (MB 39, PG 45) and amended and recorded in 2008 (MB 39, PG 115) to identify common area and a designated pump station lot.

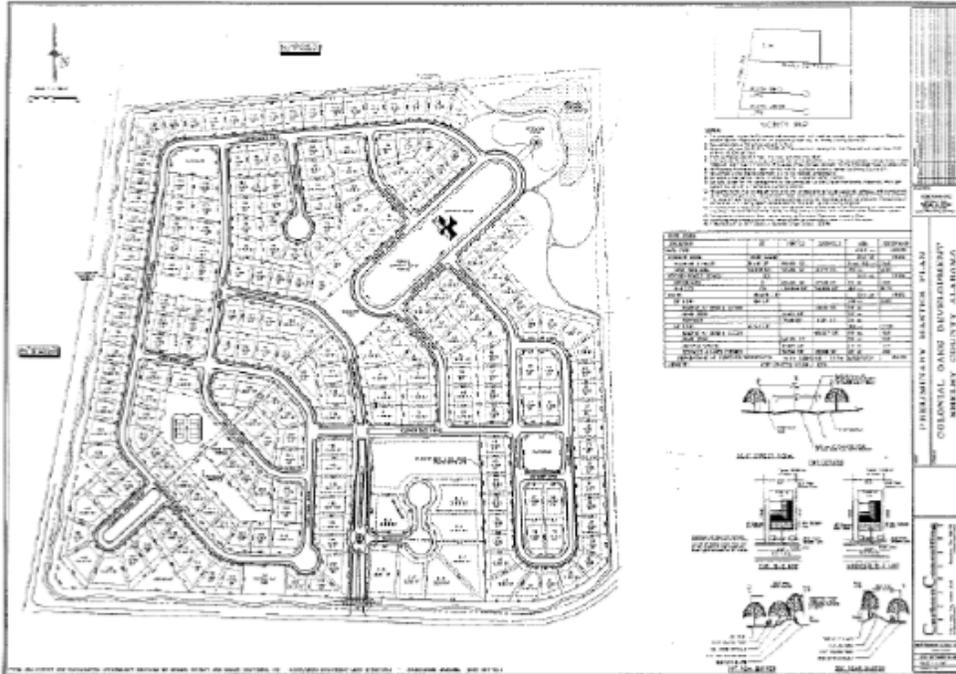
In 2010 the City of Montevallo and Shelby County Development Services entered into a Development Services Agreement that included updating Zoning, Subdivision and Flood Regulations; and the implementation and administration of those regulations. The current Zoning Regulations were adopted by the City Council in February, 2012. The SD, Special District designation was applied to those developments that include areas where expansion of the existing development could occur and may apply for additional lots subject to submission of a revised site development plan that:

- Meets the minimum requirements of the ordinance;
- Conforms and compliments the existing development;
- Has been reviewed and approved by the Planning and Zoning Commission and City Council.

Any changes to previously approved Site Development Plans, Master Plans or Preliminary Plats require Planning Commission and City Council approval and will be reviewed pursuant to the R-2, Single Family Residential zoning district with special consideration of Article 18, Special Districts of the Zoning Ordinance of the City of Montevallo.

Colonial Oaks, Phases II, III and IV were submitted for preliminary plat approval in 2017 under the 2012 regulatory standards. Preliminary plat approval was granted in August, 2019. Phase II, containing 25 lots, has submitted a final plat for recording and is currently undergoing administrative review. The proposed Colonial Oaks, Phase 7, located east of Revolutionary Way, is to be developed by a different developer and includes a request to modify the previously approved master plan.

Original Master Plan, 2003



Proposed Amendment

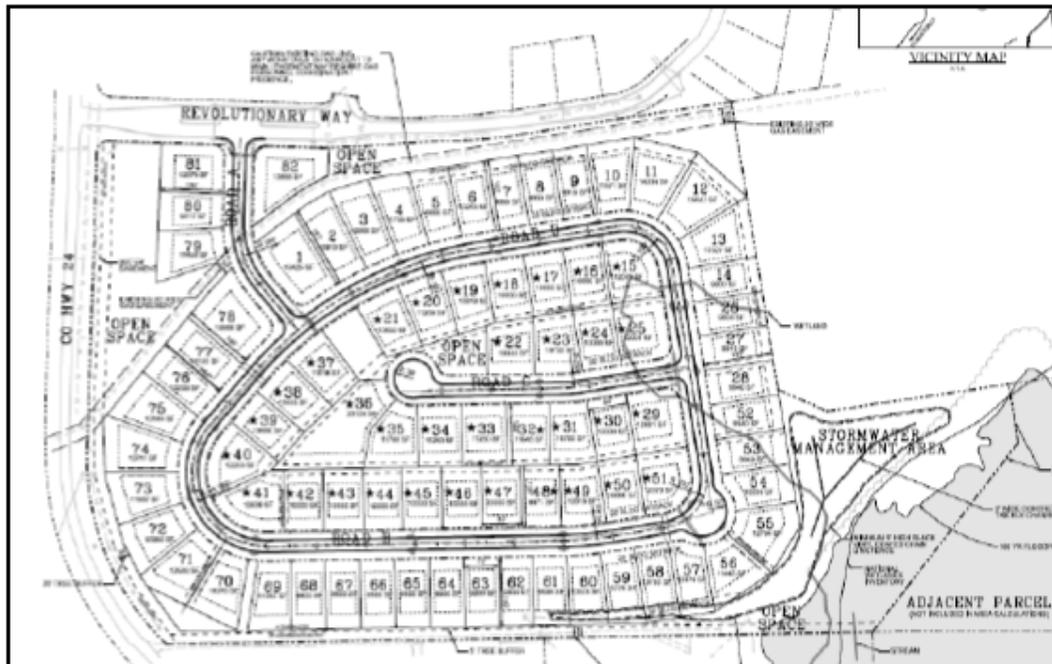
The proposed Colonial Oaks, Phase 7 plan includes an approximately 35.76 acre portion of Lot 1 of Stough Estates (MB 23, PG 130). The remaining portion of Lot 1 is owned by the Evangel School Foundation. Colonial Oaks, Phase 7 is located between Revolutionary Way to the west and Ebenezer Church Road and the Ebenezer Swamp to the east. Evangel Sports Complex is located to the north and County Road 24 is to the south.

The approved 2003 Master Plan for Colonial Oaks, Phase 7 included eight, Estate type lots and 67, R-2 type lots; totaling 75 lots at approximately two units per acre. The proposed amendment includes 82 total lots with 48, 70-foot wide lots and 34, 80-foot wide lots that range in size from 9,600 square feet to 23,109 square feet with an average lot size of 11,565 square feet and an overall density of 2.29 units per acre. The proposed setbacks for Phase 7 are consistent with the approved front yard setback of the Colonial Oaks Special District and slightly greater side and rear yard setbacks than the previous phases.

Colonial Oaks, Phase 7: Minimum Yards				Minimum Lot Width
Front	Rear	One Side	Total Both Sides	
25 feet	30 feet	9 feet	18 feet	70 feet
Colonial Oaks Special District: Minimum Yards				Minimum Lot Width
25 feet	25 feet	6 feet	14 feet	

Access

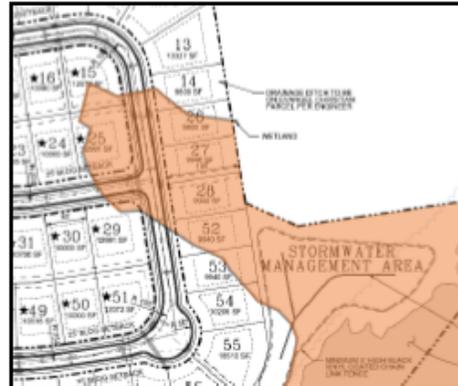
A single access is proposed for Phase 7 via Revolutionary Way at the existing pavement cut with an internal street network consisting of a singular loop road and one internally accessed cul-de-sac. Streets within Colonial Oaks have been designed with a reduced 20 mile per hour speed limit. The streets proposed in Phase 7 are consistent with other streets in Colonial Oaks with a design speed of 20 mph. The proposed development initially identified sidewalks on each side of the roadways; however, because of its proximity to Ebenezer Swamp, a highly sensitive and protected ecosystem, the elimination of sidewalks would provide a reduction of impervious surface created by the development while having a neutral effect on the overall internal circulation patterns for residents, and emergency services. Sidewalks are typically required but under the Special District Amendment process the applicant can request their elimination due to special circumstances of the property and environmental sensitivity and consideration. The elimination of the sidewalk would be formalized through the Preliminary Plat process.



Wetlands

The applicant has engaged Spectrum Environmental to delineate the Waters of the United States (WOTUS, a.k.a. wetlands) for the subject property. The delineation of the wetland line does encroach into the development at lots 14, 15, 25, 26, 27, 28, 29, 52, 53 and 54. This area has been identified as a wet-meadow. The ground holds moisture and may be spongy but does not typically display standing water outside the growing season.

The applicant, along with their Environmental Consultant has submitted an application to the U.S. Army Corp of Engineers for a permit to allow for development within the WOTUS. The permit will be posted for public comment and will include the various requests related to work within the wetland area for the construction of the subdivision and installation of utilities. The public comment period is expected to open by the end of this month.



Additionally, any permit issued by the U.S. Army Corp of Engineers would be in conjunction with a National Pollutant Discharge Elimination System permit (NPDES) issued by the Alabama Department of Environmental Management.

The City Engineer and Development Services staff met with the applicant, Spectrum Environmental and the applicant's Engineer to discuss the wetland encroachment and proximity to Ebenezer Swamp. It was the opinion of the Environmental Consultant that minimal impact would occur to Ebenezer Swamp as the proposed development is located beyond the forested canopy, standing water and ecological preserve boundaries of the swamp.

Ebenezer Swamp

The subject property is located directly adjacent to Ebenezer Swamp and the University of Montevallo Ebenezer Swamp Ecological Preserve. The preserve is an upland hardwood swamp on Spring Creek, made accessible by a boardwalk built and maintained by the University of Montevallo. The dominant tree is the Tupelo Gum, with a rich mixture of other hardwoods and Loblolly Pine and an abundance of various wetland species of flora and fauna. The applicant and his team, along with the City Engineer met with Dr. Hardig of the University of Montevallo to discuss possible impacts or concerns related to Ebenezer Swamp. Dr. Hardig identified that Ebenezer Swamp is home to two very rare species, both of which are located in close proximity to the proposed development: *Xyris tennesseensis* (Tennessee Yellow-eyed Grass) and *Elimia bellacrenata* (Princess Elimia), a snail species that was presumed extinct until being discovered in Ebenezer Swamp. *Xyris tennesseensis* is listed as a Federally Endangered species. The current state rank for *E. bellacrenata* is S-1 and its global rank is G1 (Definition: Critically imperiled globally because of extreme rarity).



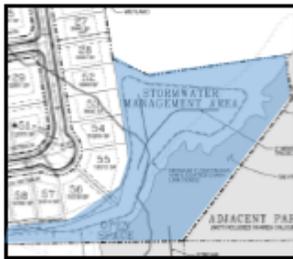
Open Space

The applicant proposes approximately 25% of the total developable area to remain as passive open space and common area within the development. These areas are identified along Revolutionary Way, at the entrance drive along County Road 24; linking the cul-de-sac to the loop road and around the storm water control structure (*open areas shown to the right*).



Storm Water

Storm water for the proposed development will be collected via the street curb and gutter system along with sheet flow capture into a single retention pond located in the southeast corner of the property. This location helps to create a physical buffer and filtration of storm water runoff prior to discharge back into the neighboring Ebenezer Swamp. The applicant's Engineer and Environmental Consultant have begun conversations on how to create the least impact to Ebenezer Swamp that will collect development run-off, provide a level of filtration and allow for recharge of the neighboring wetland soils. This process of storm water collection evaluation will undergo more detailed review during the preliminary plat review. The applicant is working with the City Engineer on specific pond design requirements related to Ebenezer Swamp and based on additional input supplied by Dr. Hardig with the University of Montevallo to adjust the storm water pond and promote groundwater recharge, particularly in the areas that may impact the swamp. Additionally the proposed Master Plan for Phase 7 maintains 25% of open space in the overall plan.



Impact on Community Facilities and Infrastructure

The Montevallo Sewer and Water Board has completed a review of the proposed amendment to the Special District and provided comments that, if the amendment is approved, will be addressed during the preliminary plat review.

Fire Chief Brad Davis has reviewed the proposed amendment to the Special District and has no comments at this time regarding the amendment to the Master Plan.

The addition of 82 single family homes, with a standardized calculation 0.62 children per single family home, could provide approximately 51 new students for the Montevallo School System.

Development Process

Pursuant to an approval of the amended Master Plan, the applicant is required to submit a preliminary plat to be reviewed and approved by the Montevallo Planning and Zoning Commission and the Montevallo City Council prior to construction activity.

Due to land clearing activities that will be required for the development of the roadways and storm water management; and the sensitivity of these activities occurring adjacent to the Ebenezer Swamp requiring mitigation of wetland areas on the site it is recommended that the Land Disturbance Permit and Best Management Plan for the project be reviewed, approved and bonded prior to final approval of the preliminary plat. The U.S. Army Corp of Engineers and ADEM permits related to wetland disturbance and the NPDES are required to be in place as a requirement of the Land Disturbance Permit.

Any amendments, additions, deletions, alterations or changes to the approved Special District master plan shall require the review of such modifications by the Montevallo Planning and Zoning Commission and approval of the Montevallo City Council in a public hearing.

Planning Summary

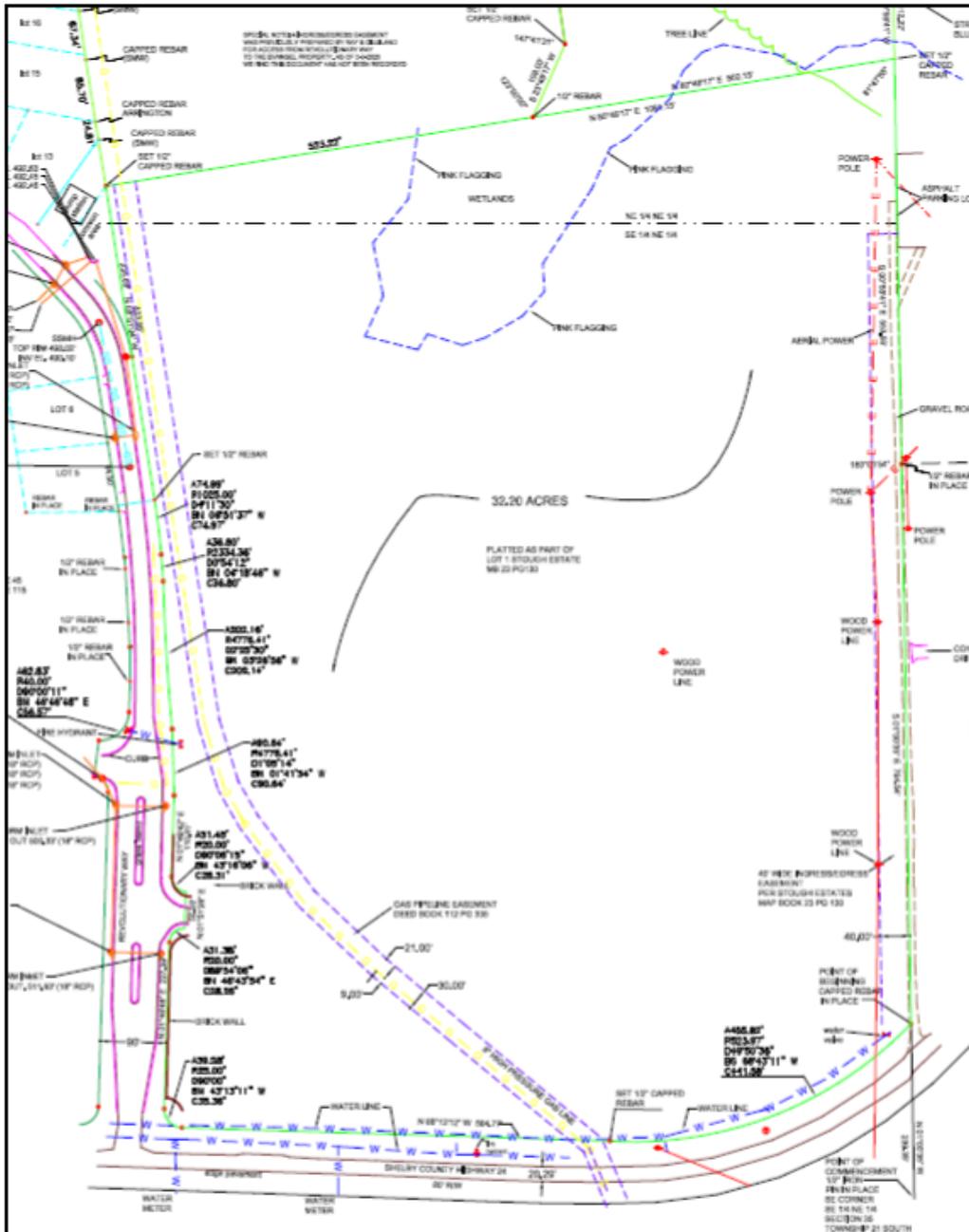
Special Districts are authorized for the purpose of providing optional methods of land development that encourages imaginative solutions to environmental design problems, including infill development. Areas so established shall be characterized by a unified building and site development program providing for coordinated open space and architectural treatment. The Special District zoning binds the amendment request to a specific development proposal and site development plan.

The proposed amendment to the Colonial Oaks Master Plan for Phase 7 is consistent with the previously approved Colonial Oaks Special District. The overall density remains relatively unchanged with the increased number of units. Lot sizes are consistent with previously approved phases of development. The proximity of the development to Ebenezer Swamp will remain a factor for careful consideration throughout the development review and construction if approved. The applicant has made efforts to communicate with local resources and engaged professional Environmental Consultants to ensure proper consideration of the neighboring Ecological Preserve is consistent throughout the development process.

The following information should be submitted pursuant to amendment approval:

- Applicant submitting a fully engineered preliminary plat that meets all requirements of the Zoning Ordinance of the City of Montevallo;
- Applicant submitting an application for final plat approval within two (2) years of approval of each preliminary plat. Failure to apply may necessitate reapplication for preliminary plat approval; and
- Any amendments, additions, deletions, alterations or changes to the approved Special District plan shall require the review and approval of an amendment to the approved Special District plan by the City of Montevallo Planning & Zoning Commission.

Wetland mapping from WOTUS Report



Proposed Amendment to Colonial Oaks Phase 7



Ms. Goddard explained that the proposed density of the project is consistent with our zoning requirements. In an effort to protect Ebenezer Swamp, she said the developer worked closely with our City Engineer to ensure his plan actually improved water quality at the site.

Tyler Davis, the project engineer, said he was there to answer any questions anyone may have.

Mayor Cost then invited anyone opposed to the plan to the address the council.

Martha Ann Eisenberg expressed her concerns regarding the proposal, especially efforts to protect the water quality of the swamp.

Mayor Cost noted that Dr. Hardig volunteered his time and worked closely with our engineer and the developer to ensure the swamp was protected. She thanked him for all his efforts.

Ms. Eisenberg requested that the council require the developer to keep the sidewalks in the development.

There being no further public comment or questions, Mayor Cost closed the Public Hearing at 6:04 p.m.

Meeting Call to Order –

The Mayor then called the regular meeting to order at 6:04p.m.

Approval and/or corrections of the minutes – 8/24/20 and 9/1/20

Council Member Herbert made a motion to approve the Minutes from August 24, 2020 as corrected. Council Member Nix seconded. ALL AYES . . . MOTION APPROVED.

Council Member Nix made a motion to approve the Minutes from September 1, 2020 as presented. Council Member Peterson seconded. ALL AYES . . . MOTION APPROVED.

Recognitions / Awards:

Family Day / Week Proclamation –

Mayor Cost presented the following:



PROCLAMATION

WHEREAS, children are our future and society's greatest asset, and committed families shape and guide children by preparing them for obstacles and encouraging them to overcome life's demanding challenges; and

WHEREAS, children who spend significant time with both parents show lower risks of suicide, dropout, teen pregnancy, incarceration, and drug abuse; however, the importance of children having two parents is diminishing in society as approximately 40,000 Alabama children a year experience court ordered visitation with one parent for only two to six days a month; and

WHEREAS, children of concerned and active parents are far less likely to exhibit risky and unhealthy behaviors such as smoking, drinking, or using illegal drugs because of the valuable time spent with parents and the positive examples set by parents, and social scientists agree that shared parenting should be the norm for children of all ages; and

WHEREAS, simple daily activities like sharing a meal, a conversation, or a book can have an enormous impact on the life of a child. Strong and engaged families help build a strong Alabama, and it is our responsibility as concerned family members to help create a solid foundation for the future health and happiness of all of Alabama's children; and

WHEREAS, Family Day in Alabama has grown to promote the importance of family interaction and connecting with kids throughout the Day/Week, and to stress that children need both parents, and during Family Day/Week we honor the devotion of parents and recognize their critical role in teaching children positive and healthy behaviors; and

WHEREAS, we encourage all Alabamians to visit CASAFamilyDay.org or ALFRA.ORG/FAMILY-DAY for information on talking with children about the perils of drug use, and we call on community and state leaders to support shared parenting because of its benefits for children.

NOW, THEREFORE, I, Hollie C. Cost, Mayor of the City of Montevallo, do hereby proclaim September 28, 2020 as **FAMILY DAY** and the week of September 27 through October 3, 2020 as **FAMILY WEEK** and in the City of Montevallo and encourage our citizens to join together in observing this day/week by spending time with their families and by engaging in appropriate ceremonies and activities to honor and strengthen both our city's and state's families.

Mayor Cost then presented the City Clerk, “who was tearing up with emotion,” with the following proclamation:



Herman Francis Lehman Day Proclamation

Whereas, Herman Francis Lehman, III first graced the world with his presence on September 3, 1960; and

Whereas, Herman was the only male born to parents Herman Francis Lehman II and Kay Lehman, having sisters Missy, Liz and Janie; and

Whereas on December 16, 1989 Herman married Susan Belcher Lehman, the love of his life, a local real estate guru and one of the kindest and most loving spirits around; and

Whereas his dogs, Gracie and Barkley (true beasts) and his super cool cat, Jasper literally worship the ground he walks on; and

Whereas, Herman was hired as City Clerk and Treasurer of Montevallo on April 13, 2007, during a time when the city was on the cusp of an economic downturn; and

Whereas, Herman thoughtfully and strategically navigated that economic downturn so that the city would not only survive but prosper through it; and

Whereas, Herman Lehman loyally and professionally served under Mayor Sharon Anderson from 2004-2008 and Mayor Ben McCrory from 2008-2012 and Mayor Hollie Cost from 2012-2020; and

Whereas, Herman is the absolute “go-to” guy for department heads regarding complicated situations and all financial matters; and

Whereas, during the time of Herman’s service, the City of Montevallo gained a reputation across the state as a leader in many respects including securing accolades and invitations from Alabama Communities of Excellence, Main Street, David Mathews Center for Civic Life and the Kettering Foundation; and

Whereas, since Herman’s employment, city revenues more than doubled, the Main Street District was completely renovated, millions of dollars in grants were secured and soundly managed, and city audits successively improved dramatically; and

Whereas, Herman has set a tone of commitment to diversity, inclusivity, to all who work, stay and play in our lovely city; and

Whereas, Herman’s sense of humor, colorful vocabulary, brilliant mind and distinctive disposition is a comfort and welcome deviation to the somewhat mundane climate that typical of city governments;

Now, therefore, I, Hollie C. Cost, Mayor of the City of Montevallo, do hereby proclaim September 3, 2020 as Herman Francis Lehman Day in Montevallo, Alabama, a day to celebrate the gift that was bestowed upon these 12.59 square miles approximately 13 ½ years ago and a day we are all free to exceed the 12-word limit.

Hollie C. Cost, Mayor

The Mayor thanked the City Clerk for his service to our city.

Mayor Cost then asked Olivia Gilbert to help coordinate future student recognitions, which has been a challenge in light of the ongoing pandemic.

Opportunities for citizens to speak to the Council:

Patricia Gilmore requested an update on the investigation regarding the water problem in her yard.

Mayor Cost informed Ms. Gilmore that our City Engineer has looked at the issue. She said Mr. Hamby has been coordinating those efforts.

Ms. Gilmore said there is also an issue in her front yard which needs to be addressed.

Mr. Hamby said he would follow-up with Ms. Gilmore after the meeting.

Bobby Hirt addressed the council and started to read a letter written by another resident which was critical of the current administration. When his three-minute time limit was up, he handed the letter off to another citizen to continue reading. (He did not provide a copy of the letter to the City Clerk. As such, we have no formal record of what it said.)

Martha Ann Eisenburg took the letter from Mr. Hirt. Instead of reading from that letter, she rattled off a list of complaints and criticisms of her own.

Veronica Bailey addressed the council and reminded them of the need to replace the sign in Aldrich. She also bemoaned the fact that while residents try to keep their homes looking good, there are city-owned properties that are not being well maintained. For example, she said the land along Hwy 10 fronting the Golf Course is overgrown and needs to be cleared so you can actually see the course.

Mr. Hamby pointed out that land is not city property.

Ms. Bailey also said there is a limb on a power line in Aldrich that needs to be cut. She talked to Alabama Power and they said it was not their line.

Mr. Hamby said he would check that out.

Sherry Valedes addressed the council with a list of complaints of her own, including criticisms of our plans to build a centrally located storm shelter, potentially lease the Victory Building to a Craft Brewery, and encourage a hotel development within our city. She also presented the council with a letter reportedly containing additional complaints and allegations regarding our administration. However, here again, Ms. Valedes did not give the City Clerk a copy of the letter. As such, it is not part of the public record.

Mayor Cost addressed the negative comments made by Ms. Valedes and others, noting that there are gross factual errors in most of what they've said. We have independent auditors which audit our city each year, and each year during our administration they have issued

“clean” audits. With regard to criticisms regarding the MDCD (Montevallo Development Cooperative District), the creation of the MDCD is responsible for the improvements to our downtown, our new City Hall Building, improvements to our Ball Fields, Sidewalks, Roads and more. She said she is incredibly proud of what we’ve been able to accomplish via the MDCD.

In addition, the Mayor noted we made budget cuts this year in response to the COVID-19 Pandemic and our concerns over what that might do to our revenues. That is called being fiscally responsible. Even so, unlike other cities, we were not forced to make any significant personnel changes. We lost one position at City Hall, kept hiring on hold across the board, but did not lose any other full-time employee, anywhere else. Here again, we are fiscally responsible.

With regard to the criticisms made by Ms. Eisenberg, the Mayor expressed her deep concern and amazement that Ms. Eisenberg, who was recently elected to the City Council and will take office in November, felt it right and appropriate to express her ill-informed comments about our administration in the manner she did. She said this does not bode well for the future of our city if she is an example of the caliber of leader that is about to assume office in Montevallo.

The Mayor then asked the City Clerk and Treasurer to comment.

The City Clerk explained, as had the Mayor, that our city is in the best financial condition in years – perhaps ever. For the past 13 ½ years, we have received clean audits. We have more money in the bank than ever, more assets. There is no rational justification for any of the lies and misinformation spread during the recent campaign, or expressed this evening. The City Clerk said this hateful, negative attitude, these lies are why he made the decision to resign in October. It is disheartening. In essence, he said he cares about the future of Montevallo, but will not serve those who espouse or believe such nonsense.

Bobby Pierson asked the Mayor to define the acronym, MDCD.

Mayor Cost said it stands for the Montevallo Development Cooperative District. It is a municipal cooperative district created around 2011-12.

David King said he understands that the Golf Course proposal includes support payments Year 1 of \$15,000 and Year 2 of \$37,500. He asked if there would be additional payments required after that.

Mark Richard explained that the contract is for two years. They do not have an agreement in place after that. It could be that future support from UM and the city will be necessary, but that is not known at this time.

Mr. King also asked if the city ever considered a ground lease for the hotel site.

Mayor Cost said that was discussed, but it is nearly impossible for a developer to obtain financing for a project like this with only a ground lease.

Glenn Stewart asked if the city plans to cancel all our upcoming parades and other celebrations, such as the Fire Parade, Downtown Halloween, etc.

Mayor Cost said there are no plans as of yet.

Mr. Stewart said he has a hard time understanding how we can hold athletic events but can't hold others.

Joyce Sherer asked what our plans are for the Fire Prevention Parade.

Mayor Cost said Chief Davis and his volunteers have a great plan for that event, but she does not want to steal their thunder. They will discuss it later in the meeting.

Ms. Sherer said we are all very proud of our first responders and volunteers. We need to thank them for their efforts. The Fire Prevention Parade is very important in that regard. She said she feels the same way about our other events such as Hometown Halloween, the Christmas Parade, etc.

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) – Discussed earlier.

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

Shane Baugh reported that football season as begun.

Council Member Nix said there was a good crowd at Orr Park this weekend.

Montevallo Golf Club Monthly Report – August 2020

9/11/2020

To: Herman Lehman
From: Dwight Dellinger

1. Rounds Played.

During August we had 962 rounds played compared to 1,042 rounds played over the same days last year. Year to date we are 711 rounds behind last year.

Council Member Nix said the golf course looks really good.

The Planning Commission recommends the approval of the item on the agenda tonight. Also, he mentioned that the Commission will be discussing adopting the Existing Building Code and other measures to help our older properties be brought back into productive use.

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

Council Member Bunt noted that students are back at all of our schools. She said UM was recognized again as one of the top schools in its class (#26) by US News & World Report.

Olivia Gilbert reported that the MJCC shared their meeting on Facebook. They are planning several activities, a recent reading they performed for the library's Storybook Project.

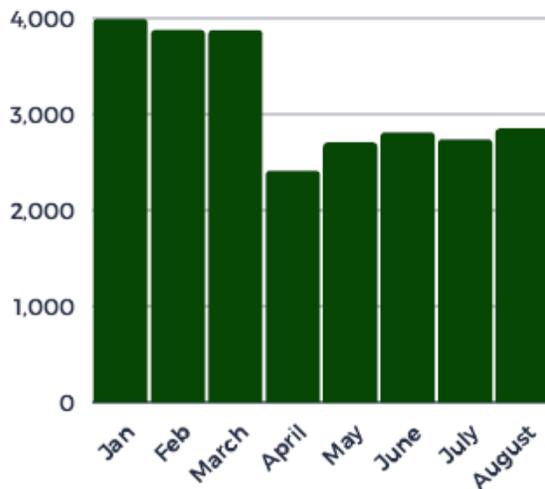
Sarah Hogan, IMPACT Director, asked the Council to add under other business permission to create a new bank account for IMPACT. She explained that their fiscal year is different from the city's, and they need to preserve some of their funds using the separate account.

Savannah Kitchens., Library Director, presented the following:

Parnell Memorial Library

AUGUST 2020

CIRCULATION



Montevallo saved
\$32,677.00
by using the library

PROGRAMS & SERVICES

- curbside library service
- weekly virtual storytime
- weekly take home craft kits for kids and teens
- weekly Drive In Stories with Mr. Mac
- mask project (1,020)
- 5 new circulating Wifi HotSpots (147 since July)
- book bundles for all ages and interests
- StoryWalk installed - the perfect activity for social distancing

2,843

August Circulation

335

patron interactions
Aug 17 - Sep 11

361

August program participation

Council Member Bunt thanked Ms. Kitchens and her staff for all they do for our community.

If anyone is interested in learning more about what is going on at our schools, Council Member Bunt suggested they checkout Community Connections on Facebook.

Mayor Cost noted that our Facebook Live connection for tonight's meeting is not working. However, the meeting is being recorded and will be posted later.

Finance, Economic Development & Tourism (Finance, MDCD, IDB, Chamber, Historical Commission, Main Street) –

Chamber Director Steve Gilbert reminded the Council there will be a ribbon cutting at B&M Warehouse tomorrow morning at 10:30. With regard to the fate of various events, Mr. Gilbert noted that Tinglewood draws over 6,000 people to Montevallo. Unfortunately, due to COVID related safety concerns, and the Governor's orders, we had to pull the plug on that event. The Hometown Halloween celebration is a Chamber event, as well. They are trying to figure out a way to handle that safely. We also have to consider the fact that event is extremely costly to our merchants. We don't want them spending a lot of money if we can't hold an event which is safe and benefits everyone.

Montevallo Main Street Director Courtney Bennett reported that Tobacco Plus opened Friday. Two other stores are scheduled to open shortly. A total of five new businesses are expected to open soon. She also mentioned that the Main Street Awards will be presented soon. She also noted Mainstreet's Economic Vitality Committee has helped to support the repainting of the hydrants along the Pendleton Fire Hydrant Trail. Mainstreet is still accepting nominations for new board members. Veteran Banners are still available. We will be ordering another round soon.

Council Member Peterson informed the council the MDCD met earlier that day. The crosswalk at the intersection of Hwy 119 and Hwy 25 is underway. Paving in Arden should be completed by mid-October.

Council Member Peterson then made a motion to approve payment of the bills. Council Member Nix seconded. ALL AYES . . . MOTION APPROVED.

(The Council then took a short recess beginning at 6:55 p.m. They returned at 7:02 p.m.)

Consent Agenda: NONE

New Business:

In an effort to let the City Attorney leave the meeting as early as possible, Council Member Herbert made a motion to suspend the rules and leave the regular order of business to consider the Cell Tower Sale Agreement. Council Member Bunt seconded. Mayor Cost, Council Member Bunt, Council Member Peterson, Council Member Herbert and Council Member Nix voted AYE . . . MOTION APPROVED.

Mayor Cost said the funds from this sale will be used to pay-off our existing Fire Truck loan. The remainder can be used as directed by the council.

Council Member Nix noted there was an Option 2 in their proposal which would payout the purchase price over time and generate an additional \$130,000 over time. He said he felt the company jumped too quickly at our \$600,000 counteroffer, and we may have been able to get even more.

Mayor Cost cautioned that one concern is whether or not their business will remain viable over that period of time. She suggested we take the \$600,000 now.

Council Member Herbert said he felt \$600,000 was an excellent offer.

Council Member Peterson reminded everyone this involves the sale of an easement only. He said he thinks this is a good deal for us. He then made a motion to authorize the adoption of the ordinance. Council Member Herbert seconded. Mayor Cost, Council Member Peterson and Council Member Herbert voted AYE. Council Member Nix and Council Member Bunt voted NAY . . . MOTION APPROVED.

Ordinance No.09142020-300

AN ORDINANCE APPROVING THE TRANSFER OF AN EASEMENT

WHEREAS, the City of Montevallo, Alabama is the owner of the real property described in Exhibit "A" attached hereto and by this reference made a part hereof; and,

WHEREAS, the City desires to amend its Easement and Assignment Agreement with Nextel South Corp., a Georgia corporation, d/b/a Nextel Communications by entering into a *First Amendment to that Agreement* with American Tower LLC (which is more particularly described on Exhibit "B" and attached hereto and by this reference made a part hereof) thereby granting

certain easement rights with respect to the property, as more particularly described below, and subject to the terms and conditions of this Amendment; and,

WHEREAS, the City and Nextel South Corp., a Georgia corporation, d/b/a Nextel Communications entered into that certain Easement Agreement dated March 14, 2012 and recorded on June 5, 2012 with the records of Shelby County, Alabama as Document Number 20120605000198230, and further, the Original Easement Agreement was assigned to American Tower LLC in that certain Assumption of Easement Agreement dated October 25, 2019 and recorded in Shelby County, Alabama on January 16, 2020 as Document Number 2020116000022630, pursuant to which American Tower LLC was assigned (i) a perpetual, exclusive easement over a portion of the property and (ii) a perpetual, non-exclusive easement in and to a portion of the property more particularly described in the agreement (collectively, the “Easements”); and,

WHEREAS, the Easements shall be used for the purposes of installing, constructing, maintaining, operating, modifying, repairing and/or replacing improvements, equipment, structures, fixtures, a communications tower, antennae and other personal property as American Tower, LLC may deem necessary or appropriate, which may be located on or in the Exclusive Easement Area from time to time, for the facilitation of communications and other related uses.

WHEREAS, in consideration of the payment by American Tower, LLC to the City the sum of Six Hundred Thousand Dollars (\$600,000.00), the City also agrees to enter into a *Termination of Letter Agreement* with American Tower, LLC, (which is more particularly described on Exhibit “C” and attached hereto and by this reference made a part hereof) thereby terminating the *Site Lease Agreement* (Ground) dated March 2, 2000 by and between the City and Nextel South Corp., a Georgia corporation, d/b/a Nextel Communications;

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

Section 1. Pursuant to § 11-47-20, *Code of Alabama* 1975, it is hereby established and declared that the Easements conveyed by the City to American Tower, LLC contained within the

real property owned by the City of Montevallo, Alabama, as described in Exhibit "A" is no longer needed for public or municipal purposes.

Section 2. Pursuant to the authority granted by § 11-47-20, *Code of Alabama* 1975, and for the promotion of local economic and industrial development, the mayor is hereby authorized and directed to execute a statutory warranty deed, conveying the Easements described herein in the name of the City of Montevallo, Alabama, to the American Towers, LLC for and in consideration of the sum of Six Hundred Thousand Dollars (\$600,000.00) which represents an amount more than the actual purchase and development cost of such property.

Section 3. The Mayor is also hereby authorized and directed to execute the agreements identified herein as wells as any other, further or different documents as may be necessary to effect the sale of the Easements from the City to American Tower, LLC. or as are necessary to otherwise carry out the remaining terms and conditions hereof.

Section 4. This Ordinance shall become effective upon its passage and publication or posting as required by law.

ADOPTED AND APPROVED THIS 14th DAY OF SEPTEMBER, 2020.

Hollie. C. Cost, Mayor

ATTEST:

Herman Lehman, City Clerk & Treasurer

City Attorney Bent Owens pointed out the company must use the property for what is described in the agreement. They must follow our zoning restrictions, and cannot sell it to someone else for use as anything other than a cell tower.

Council member Nix made a motion to return to the regular order of business. Council Member Herbert seconded. Mayor Cost, Council Member Bunt, Council Member Peterson, Council Member Herbert and Council Member Nix voted AYE . . . MOTION APPROVED.

Approval of SD20-005 Colonial Oaks Phase 7 – Amended Master Plan

In response to a question from Council Member Nix, Kristine Goddard explained the density of the project increases by 8 homes. However, the developer has added more greenspace to the plan. Removing the concrete sidewalks and going to unpaved walking paths greatly reduces the amount of impervious surfaces on the site. All of this was done to further protect the swamp.

Council Member Herbert made a motion to approve the plan. Council Member Bunt seconded. Council Member Nix voted NAY. ALL OTHERS VOTED AYE . . . MOTION APPROVED.

Recommendation Regarding Annual Fire Prevention Parade –

Mayor Cost commended Chief Davis and his firefighters for coming up with a really great solution to the Fire Parade safety concerns.

Chief Davis explained that, in order to allow for greater social distancing, they are extending the parade route all the way down to Railroad Avenue. This should give folks plenty of room to spread out. It also draws into the event residents who may otherwise have difficulty enjoying the regular parade route.

Mayor Cost said she really appreciates their creativity.

Chief Davis said this will be the Parade's 43rd year in Montevallo.

David King, a volunteer firefighter, said they all worked together to come up with this alternative. No one wanted to see this event canceled due to COVID. He thanked the administration for working with them and supporting them in this plan. This event is important to everyone in their department.

Council Member Bunt made a motion to formally endorse this plan. Council Member Nix seconded. ALL AYES . . . MOTION APPROVED.

Recycling Center Proposal - \$6,600 from the sanitation fund for welding – (Olivia Barone)

Council Member Herbert explained we have a plan to take our recycling materials to the MRF in Montgomery. They will accept all of the recyclable materials lumped together, so we can collect them in one bin. Our plan is to alter the compactor unit so people can place the material directly into it. The proposal from AMWASTE is to haul the material to the MRF in Montgomery.

AMWASTE

1400 Porter Road • Sylvan Springs, AL 35118
 Phone: (205) 313-0423 • Fax: (205) 623-3807

USE THIS AGREEMENT
 WITH ALL SERVICES

GENERAL CUSTOMER INFO

COMPANY NAME: City of Montevallo, AL PHONE: _____
 ADDRESS: 541 Main Street SUITE: _____
Montevallo STATE: AL ZIP: 35115
1120 Overland Road SUITE: _____
Montevallo STATE: AL ZIP: 35115
 CONTACT NAME: Clinton Barone PHONE: (205) 732-0538

WE HEREBY AUTHORIZE YOU TO PROVIDE AND CUSTOMER AGREES TO ACCEPT THE SERVICES AND EQUIPMENT AT THE CHARGES AND TERMS SPECIFIED TO THE TERMS AND CONDITIONS SPECIFIED ON THE REVERSE SIDE

REUSE	SERVICE SPECIFICATIONS	SERVICE EFFECTIVE DATE							RATE	UNIT
		MON	TUE	WED	THU	FRI	SAT	SUN		

customer owned compactor box to Chilton Transfer
 located in Thorsby, AL. 24 month - (2 year)
 \$400 per haul + fuel surcharge service agreement
 \$1000 per disposal
 customer will provide 2 packer containers for service.
 call us as needed.

BY SIGNING THIS AGREEMENT ON BEHALF OF CUSTOMER ACKNOWLEDGES THAT HE OR SHE HAS READ AND UNDERSTANDS THE TERMS AND CONDITIONS OF THIS AGREEMENT INCLUDING THOSE ARTICLES ON THE REVERSE SIDE AND THAT HE OR SHE HAS THE AUTHORITY TO SIGN THE AGREEMENT ON BEHALF OF CUSTOMER.

Jon Morris

09/10/20

This would save \$13,000 out of our budget. It costs \$6,600 to modify the compactor.

Mr. Hamby said that cost will be to cut one side of the unit and add a door.

Council Member Nix cautioned that we need to make sure the unit is locked out and tagged out properly so it can't be mistakenly activated.

Mr. Hamby said they will make sure it is secured.

Council Member Herbert made a motion to approve the \$6,600 quote to modify the compactor. Council Member Peterson seconded. ALL AYES . . . MOTION APPROVED.

With regard to the AMWASTE proposal. Mr. Hamby explained that this plan will save is a lot of money. He estimates his crews spend 12-15 hours at the center each week moving materials from the bins to the compactor. All of that goes away with this new plan. He said he is behind it 100%.

Council Member Herbert made a motion to approve the AMWASTE contract. Council Member Bunt seconded. ALL AYES . . . MOTION APPROVED.

Approval of Kellis Turf Management Contract - \$12,208/year (Shane Baugh) –

Mr. Baugh said they tested this out on one field and got amazing results. Doing this on all of our fields will save is a lot of time and money. He said he may be able to get a cheaper quote from another vendor, so no action was taken.

Mayor Cost commended Mr. Baugh on all he has done. Our youth sports programs under his direction really bring in a lot of visitors to our city.

Approval of Chamber of Commerce Memorandum of Agreement (Steve Gilbert) –

State of Alabama
Shelby County

Contract

This Agreement, made this ____ day of _____ 2020, between the City of Montevallo, hereinafter referred to as City, and the Montevallo Chamber of Commerce, Inc. hereinafter referred to as Chamber, hereby agrees as follows:

- 1. The City desiring to promote Economic and Community development within the City recognizes the ability of the Chamber to assist the City in the following matters:**
 - a. To collaborate with the City of Montevallo to attract and promote new and expanding industries and business in order to create new jobs and employment for its benefit and economic improvement
 - b. To work with existing industry to enhance Workforce Development and Talent Attraction opportunities, for the benefit of the City.
 - c. To work with agencies and organizations with similar purposes such as; Montevallo Main Street, The University of Montevallo, the Montevallo Industrial Development Board, the Greater Shelby Chamber of Commerce, 58 Inc., Birmingham Business Alliance, Chamber of Commerce Association of Alabama, the City of Montevallo and other local, state and private organizations to further the City of Montevallo and Chamber initiatives.
 - d. To work with local, state, and national officials, elected and appointed, to assist in furthering the interests and development of business, and industries within the City.
 - e. To work with local, state, and national officials, elected and appointed to foster and support legislation mutually beneficial to the business community and the City
 - f. To assist and help in coordinating the groundbreaking, openings, civic presentations and other activities involving the City and its officials.
 - g. To assist the City of Montevallo with Community Development efforts in tandem with the City's Comprehensive Plan.
 - h. To provide a public forum for the Mayor's annual State of the City address to the Chamber's membership and guests.
 - i. To provide and maintain current community information and marketing materials for the purpose of promoting tourism in Montevallo the area.
 - j. To establish working partnerships with local, regional, and state agencies to communicate information regarding community events, festivals, and other activities as related to tourism.

2. The Chamber recognizes the needs of the City in above-enumerated areas and, while not guaranteeing results, agrees that the Chamber will exert its best efforts to assist the City:

- a. By promoting and marketing through all forms of media and other advertising activities, providing the date, material, copy, brochures, pamphlets, and any other information necessary for the advertisement or promotion of the City.
- b. By producing a monthly Chamber newsletter publication to be distributed within the City for the purpose of providing, Chamber, City, and Community news and information.
- c. By providing monthly luncheons for the purpose of business networking
- d. By providing After Hours Networking, and Membership Programming including but not limited to; seminars, and meetings for the purpose of business and professional development.
- e. By serving as the first point of contact for Economic Development and Business Relations
- f. By maintaining a professional web site and social media presence for the purpose of providing on line information to current and future business and industry.
- g. By maintaining a current inventory of available business properties for sale, or lease, including undeveloped land.
- h. By working with local non profits, and community groups for the purpose of promoting quality of life and the development and organization of community programs such as but not limited to; Scholarship Golf, Tournament, Community Awards BBQ Picnic, Hometown Halloween, Christmas Parade, Art Fest, Art Stalk, and the Tinglewood Festival.
- i. To assist the City, upon request, with any prospect, project or policy recommendation, and in return for the Chamber's efforts the City agrees to enter into a Contract with the Chamber for the period of approximately One (1) Year, beginning October 1, 2020 and ending on September 30, 2021.

The City hereby agrees to reimburse the Chamber for its efforts for the annual fee of \$20,200 which is to be paid annually.

In addition, the City agrees to pay one half (1/2) of the cost of printing the Chamber Chatter, payable every other month to the printer. (Payment not to exceed \$2,000.00 per month)

The Chamber Agrees to provide the City quarterly written reports outlining the activities of the Chamber in regards to services provided by the Chamber in this agreement. The format of reports shall be agreed to by both parties and attached as an addendum to this document.

This Contract shall automatically renew itself on October 1 of each succeeding year upon the terms as stated herein or terms which shall be mutually agreeable to both parties, executed in writing signed by the proper authorities' and attached as an addendum hereto.

This Contract may be cancelled by either party by giving at least thirty (30) days advanced notice in writing prior to any subsequent renewal date, and delivered to the other party in person or by certified mail.

All parties whose name and titles are signed below certify that they are legally empowered and authorized by their respective entities to execute this document.

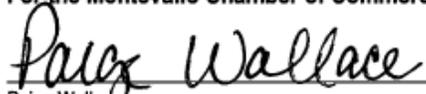
Done this the _____ day of _____, 2020

For the City

City of Montevallo MAYOR Hollie C. Cost

City of Montevallo Clerk Herman Lehman

For the Montevallo Chamber of Commerce, Inc.



Paige Wallace
President of the Board of Directors



Steve Gilbert
Executive Director

State of Alabama
County of Shelby

Subscribed, sworn to and acknowledged before me by, _____, this the _____
day of _____, 2020.

Notary Public My commission expires:

Council Member Herbert made a motion to authorize the Mayor to enter into the Chamber agreement. Council Member Nix seconded. ALL AYES . . . MOTION APPROVED.

Purchase of Vehicle for Fire Chief using unallocated funds in the Regions Capital Reserve - \$59,228.43 (Chief Davis)

In response to a question from Council Member Herbert, Chief Davis explained that this will be a multi-purpose vehicle purchased off the state bid list. It will serve as the Command Center vehicle and support for EMS. Right now, he has to respond in his personal vehicle and it does not contain any of the equipment he or his firefighters need to do their jobs. Other officers will use the vehicle when he is out of town.

Mayor Cost pointed out we have adequate funds accumulated in our Regions Capital Reserve Account to pay for this.

David King reiterated the importance of this vehicle with all of its capabilities as a command center.

Council Member Bunt asked if he plans to purchase a new vehicle. The Chief explained that the state bid list is for new vehicles only.

Council Member Nix made a motion to approve the request. Council Member Herbert seconded. ALL AYES . . . MOTION APPROVED.

Purchase of Lucas CPR Device for \$15,524 using funds from the Regions Capital Reserve – Eligible for reimbursement under CARES ACT (Chief Davis)

Council Member Nix made a motion to approve the request. Council Member Bunt seconded.
ALL AYES . . . MOTION APPROVED.

City Hall Server & Firewall Upgrade Project using unallocated funds in the Regions Capital Reserve - \$26,212.55

Herman Lehman

From: Herman Lehman
Sent: Thursday, June 4, 2020 11:16 AM
To: Mayor's Office
Cc: Jason Peterson; Hollie Cost
Subject: FW: Server and Network Project - Montevallo
Attachments: Sophos XG Quote.pdf; Dell Server Quote.html; AP Quote.pdf; CradlePoint Quote.pdf

We need to look at this.

From: Cale Collins <calecollins@sophicity.com>
Sent: Wednesday, June 03, 2020 12:23 PM
To: Herman Lehman <hlehman@CityofMontevallo.com>
Cc: Lisa Terrill <lterrill@CityofMontevallo.com>; Mike Smith <mikesmith@sophicity.com>; Jessica Zubizarreta <jessicazubizarreta@sophicity.com>
Subject: Server and Network Project - Montevallo

Herman,

Below is the project outline for Installing and configuring Firewall Appliances at multiple sites, setting up secondary ISP for Failover, setting up new Access Points and a WiFi Network, and Installing and configuring a new Server with a Domain Controller, Folder Redirection and Migrating the current App Server. There are Four Different Quotes for this project attached to this email. The First one is the Firewall Quote that includes the Sophos Firewall Appliance that will be installed and configured at City Hall, as well as RED devices that will be placed at the Fire Department, Public Works, and the Golf Course to provide Secure VPN Tunneling from those sites to City Hall. The Enterprise Protect Licensing is for extra Network and Web Protection like Intrusion Prevention and Enhanced protection against website threats. The Second Quote is for a Dell Server. We will be consolidating the equipment onsite and taking advantage of Virtualization to make more space in the Server Rack. Both Domain Controllers will be consolidated into one server and we will implement Folder Redirection from that server as well. As for the App server, we will migrate it as a Virtual Machine to run from the quoted Dell Server. The Third Quote is for new Access Points to replace the older current access points at City Hall, Police Department, Fire Department, Public Works, and the Golf Course. The Forth Quote is for Cradlepoint Routers to be used for the FirstNet Sims Cards for the internet failover at City Hall and the Fire Department. FirstNet will be the Internet Service Provider for the Cradlepoint devices and the Sims card for that will be \$39.99 per month per SIMS card. The estimated time to complete this project would be 7 full days. If we should finish the project earlier than 7 days, you would only be billed for the number of days taken to complete the project. Please reach out if you have any questions about any of the quotes or process that will be taken to setup any of the devices.

1. Firewall

- a. Configure new firewall for CityHall
- b. Remove old Firewall
- c. Configure Firstnet Failover
- d. Register SD-Red Devices
- e. Deploy SD-Red Devices at Branch locations
- f. Adjust Configurations on the CityHall Firewall for each SD-Red Device
- g. Verify connectivity between all locations

1. AP (Access Point)

- a. Install Unifi Controller on Server
- b. Configure Controller with WIFI configurations

- c. Install 2 AP at City Hall and verify connectivity
- d. Install 2 AP's at Police Department and Verify Connectivity
- e. Install 2 AP's at Fire Department and Verify Connectivity
- f. Install 1 AP at Golf Course and Verify Connectivity
- g. Install 1 AP at Public Works and Verify Connectivity
- h. Remove any previous AP's

1. Server

- a. Install New Server in Rack
- b. Configure iDrac
- c. Install OS and Configure Roles and Features
- d. Create Separate volumes for Data and VM files
- e. Setup AD and Transfer FSMO Roles
- f. Setup Authoritative Time Server
- g. Setup and Configure Hyper-V
- h. Migrate COM-APPS2016 to Hyper-V
- i. Verify COM-APPS2016 is working and people can access applications
- j. Transfer data from ADPrimary and COM-FILESERVER
- k. Verify all data has been transferred
- l. Decommission ADPrimary and COM-Fileserver
- m. Setup Folder Redirection
- n. Setup Sophicity Backups for Onsite/Offsite backups

Firewall Installation

- Hardware (Sophos) with 1-year Enterprise Protect: \$3,572.00
- (OR)
- Hardware (Sophos) with 3-year Enterprise Protect: \$5,080.00

Server Upgrade and Replacement

- Hardware (Dell Server): \$13,110.61

AP Upgrade and Replacement

- Hardware (Ubiquiti AP): \$740.64

CradlePoint Routers

- Hardware (CradlePoint Router) with 3-year License: \$1,611.30

Labor Cost

- 7 day Labor Cost: \$5,670.00

Total Cost

- Total Cost with 1-year Enterprise Protect: \$24,704.55
- Total Cost with 3-year Enterprise Connect: \$26,212.55

Thanks,

[Cala Collins | Center for Government and Technology | 202.462.1100](#)

Council Member Peterson explained that upgrades like this are needed every 5-6 years. He said the pricing on this looks reasonable. He, therefore, made a motion to approve the request. Council Member Herbert seconded. Mayor Cost, Council Member Peterson, Council Member Herbert, and Council Member Nix voted AYE. Council Member Bunt abstained ... MOTION APPROVED.

Declaration of Surplus Electronic Items and Approval to Recycle –

ASSET DISPOSAL LIST

Number of Items	Item	Serial #
23	Yealink Phones	N/A
1	HP Laptop	001267
1	HP Laser Printer	CNBCH8S0K9
1	Snap Scanner	AWTHG50557
1	Dell Hard Drive	BHZBCH2
1	Money Drawer	542756
1	Epson Printer	J9QG005927
1	HP Printer	M452DN
1	HP Laser Jet Printer 4250N	CNGXC26851
1	Rolling File Folder Container	000339

09/2020

ALL OUT OF WORKING ORDER
PHONES WERE UPGRADED

Council Member Nix made a motion to approve the request. Council Member Herbert seconded. ALL AYES . . . MOTION APPROVED.

Approval of policy to provide officers with guidelines of approved use of miniature red dot sights (MRDS) on the duty handgun (Chief Littleton) –

Miniature Red Dot Use on Duty Handguns

Purpose:

It is the purpose of this policy to provide officers with guidelines of approved use of miniature red dot sights (MRDS) on the duty handgun. This includes approved items, safety and qualification requirements related to the use of MRDS on the duty handgun.

Policy:

It is the policy of the Montevallo Police Department that officers who wish to deploy MRDS on duty handguns adhere to the requirements established in this order to ensure the safe handling and use of MRDS on the police duty handgun.

Procedure:

1. This policy will be administrated in conjunction with the “Carrying of Firearms” section of the Montevallo Police Department policy and procedures manual. No portion of this policy is intended to supersede the “Carrying of Firearms” section.

2. Officers wishing to deploy MRDS on their duty handguns shall meet the following criteria:

A. The OFFICER is responsible for all financial cost associated with the fielding of the MRDS on the duty handgun. This includes, but is not limited to: acquisition of a suitable MRDS, acquisition of a suitable firearm upon which to mount the MRDS, acquisition of a reliable duty holster to carry the MRDS equipped weapon, routine maintenance costs of fielding the MRDS.

B. The MRDS must be mounted to an Original Equipment Manufacturer (OEM) firearm of approved manufacture designed to accept MRDS. Examples include, Glock MOS, Springfield XD OSP, Smith and Wesson M&P CORE, and Sig Sauer Optics Ready P320 Series pistols. Other manufactures may be approved by the Senior Firearms Instructor and Chief of Police. The MRDS can be mounted to an existing slide that has been milled by a company approved by the Senior Firearms Instructor and Chief of Police

C. Officers will select a MRDS from the following manufacturers, Trijicon, Vortex Leopold, Holoson, Aimpoint, Sig Sauer. Any officer wishing to purchase a MRDS from another manufacturer, must receive approval from the Senior Firearms Instructor and the Chief of Police.

D. Officers wishing to deploy MRDS on their duty handgun must equip the duty handgun with backup iron sights that can be used *with* the MRDS mounted to the firearm ie. “suppressor height sights.”

E. The Officer shall replace the battery in the MRDS system annually.

F. The holster utilized for a MRDS equipped handgun must meet policy requirements regarding retention and appearance and are the financial responsibility of the officer.

G. Officers utilizing an MRDS system shall qualify annually on the Alabama Police Officer Standards and Training Commission state mandated qualification course with their MRDS system **AND** their back up iron sights. Officers who do not qualify with their MRDS system and their backup iron sights will not be allowed to carry the MRDS equipped firearm for duty purposes. Officers who fail to qualify will be subject to the

remedial training section of the Montevallo Police Department policy and procedures manual.

H. Equipment failures during training, qualifications, or duty use shall result in the MRDS system being deemed non-operational. Once the equipment failure is corrected the firearm must be examined and approved for use by a department firearms instructor. After approval, the officer shall be required to requalify with the MRDS system.

Lt Harrelson demonstrated the difference in the red dot sighting system. He said it is much more accurate and will reduce the likelihood of shooting errors. He also said it won't cost the city anything because the officers purchase the equipment themselves.

Mayor Cost thanked the Chief for bringing this forward. She commended them on how forward thinking his department is.

Council Member Nix agreed, noting we had the Flock Cameras before Birmingham.

Council Member Herbert made a motion to approve the policies. Council Member Nix seconded. ALL AYES . . . MOTION APPROVED.

Acceptance of Capital Project financing bid –

The City Clerk explained the bids are under review. They will be presented at the next meeting.

Ordinance transferring Golf Course Assets to the University of Montevallo –

Council Member Herbert noted that his understanding is the course could close if we don't agree to this transfer.

Mayor Cost said the lease is also up at the end of this month.

Council Member Bunt suggested we extend the term of the lease for a while.

Council Member Nix said he thinks UM would be happy for us to continue operating the course.

Mark Richard said we need a decision now, because making a decision on the 28th would not give them adequate time to finalize the agreement with the third-party manager and have a smooth transition by Oct 1. Their goal is to keep the course open. They feel the third-party management firm offers the best way to do that.

Council Member Nix said it seemed obvious to him that this will pass, so he made a motion to suspend the rules and leave the regular order of business to consider this ordinance. Council

Member Herbert seconded. Mayor Cost, Council Member Bunt, Council Member Peterson, Council Member Herbert and Council Member Nix voted AYE . . . MOTION APPROVED.

Council Member Peterson made a motion to approve the Ordinance authorizing the transfer of the Golf assets to the University. Council Member Herbert seconded. Mayor Cost, Council Member Peterson, and Council Member Herbert voted AYE. Council Member Bunt and Council Member Nix voted NAY . . . MOTION APPROVED.

Ordinance No. 09142020-500

**AN ORDINANCE AUTHORIZING TRANSFER OF
GOLF COURSE ASSETS TO THE UNIVERSITY OF MONTEVALLO**

WHEREAS, the city of Montevallo has paid certain amounts for various pieces of equipment, furniture and fixture dedicated to the operation of the Montevallo Golf Course; and

WHEREAS, the city's lease agreement for the Golf Course expires on September 30, 2020; and

WHEREAS, the University of Montevallo has agreed to continue to operate the property as a municipal golf course for the enjoyment of our residents and betterment of our community with the continued support of the City in the form annual financial support - \$15,000 Year 1 and \$37,500 Year 2 – and the transfer of certain pieces of furniture, fixtures and equipment as further described in the attached;

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

4) That the Mayor of the City of Montevallo is authorized, on behalf of the City of Montevallo, to transfer the following assets to the University of Montevallo:

OFFICE FURN & EQUIP.

CASH REGISTER SHARP XE-A207
RENTAL GOLF CLUBS W/ BAGS (3 SETS)
COMPUTER W/MONITOR #840
BROTHER COPIER HL-L2320D
SHARP MICROWAVE OVEN
VIZIO TELEVISION - MODEL E320AR

BROTHER COPIER DCP-L-2540DW
DESK (was in Pro Shop office - Had extension)
DELL COMPUTER W/MONITOR
REFRIGERATOR - FRIDGIDARE
DESK
FILE CABINET - 4 DRAWER BROWN
MICROWAVE - RCA
LAPTOP COMPUTER
PRINTER - CANON
LASER RANGE FINDER
LASER RANGE FINDER

MACHINERY & EQUIP.

WATER FILTRATION SYSTEM - ICE
MAKER
WATER FILTRATION - CART WASHING
SYSTEM
AIR COMPRESSOR - PORTABLE
BARREL FAN - 48"
RANGE BALL WASHER
HUSQVARNA POLE SAW 327 PT5S
HUSQVARNA POWER HEDGE TRIMMER
HUSQVARNA POWER ARTICULATING
POLE HEDGE TRIMMER
HUSQVARNA BACKPACK BLOWER
MODEL 560BTS
HUSQVARNA CHAIN SAW 562 XP
TORO GREENS AERIATOR MODEL #09120
BATTERY CHARGER MODEL 85-1500
DEWALT CORDLESS TOOL SET 20V MAX
WINCH ON BACK OF CITY SHOP MULE
TRAVELER
15 GALLON SPRAYER - FIMCO
TRAILER - CARRY ON TRAILER
CAMPBELL-HAUSEFIELD 60 GALLON AIR
COMPRESSOR

Items on Course

Yardage signs (7)
Bag stands (2)

Range baskets (12)
Range balls
Trash cans (8)
Ball washers (8)
Wooden picnic tables (4)
Metal picnic table
BARREL FAN - 36"
SMALL TABLE
ACER MONITOR
KEYBOARDS (3)
TABLE & 4 CHAIRS
ROUND MESH TABLE W/ 4 CHAIRS

- 5) In addition, the city agrees to transfer interest in the golf cart fleet and chargers, consisting of approximately 35 carts.
- 6) Should the University fail to keep the course open for public use as contemplated, all remaining items transferred by the City to the University shall be returned to the City.

ADOPTED AND APPROVED this the 14th day of September, 2020.

Hollie C. Cost, Mayor

ATTEST:

Herman Lehman, City Clerk & Treasurer

Council Member Nix made a motion return to the regular order of business. Council Member Herbert seconded. Mayor Cost, Council Member Bunt, Council Member Peterson, Council Member Herbert and Council Member Nix voted AYE . . . MOTION APPROVED.

2020-2021 Budget Resolution – Enter as First Reading and Set Budget Work Session



541 Main Street
Montevallo, AL 35115
205-665-2555
205-665-9203 Fax
www.cityofmontevallo.com

Hollie C. Cost, Ph.D. – Mayor
Herman Lehman – City Clerk
Jeremy Littleton – Chief of Police
Bill Reid - Fire Chief

Council Members
Tiffany Bunt
Willie Goldsmith
Rusty Nix
Jason Peterson
Arthur Herbert

September 11, 2020

Council, Mayor-elect and Council-elect:

It is my distinct honor and pleasure to present you with our administration's final proposed budget. As detailed in the attached resolution, the 2020-2021 Fiscal Budgets reflect our anticipated revenues and expenditures for the coming fiscal year. As we have done throughout the eight years of our administration, our projected revenues are based on historical data and reflect conservatively what we expect to receive next year. Keep in mind, however, that we still do not know what future impacts the COVID-19 Pandemic may have on our local economy. Therefore, you must continue to monitor Sales Tax receipts and other revenues on a monthly basis to ensure they remain in-line with last year's results. If you notice a significant decline in revenue, you will need to make adjustments accordingly.

The proposed budget also fully funds each of our departments' requests for the coming year. In addition, the budget provides a full 3% merit salary increase for all eligible employees. It also reflects the city covering the full cost of a 5.5% increase in health insurance premiums. As you will note in the complete line-item budget as also attached, the budget provides ongoing support for Tinglewood, our local Chamber, Montevallo Main Street, SEA, our schools, and various other key community partners. Importantly, it also provides funding for various capital projects, such as the Victory redevelopment project, a lease of four new police cars, new mowers for the street department and parks, and various supply and equipment needs for the fire department.

As always, I want to express my sincere gratitude to our city staff and department heads for their assistance in putting together our annual budget, and most importantly, for ensuring that their departments are run efficiently and effectively. Year after year, they have worked to keep costs down and stay within budget. As a result, year after year, we've been able to receive "clean" audits. Thanks to their efforts, I am proud to leave the City of Montevallo in the best financial condition in recent memory, perhaps ever! Our budgets are balanced. Our audits are clean. Our departments are well staffed and equipped. We own more property and assets than ever before. And, we are able to better serve our residents and local businesses than at any time in our history. I'm proud of our

accomplishments, and I'm ever so proud of all of our employees – and you as councilmembers – for helping to make these achievements a reality.

Monday night will be the introduction of the proposed budget. We will need to set a date and time for a Budget Work Session – I was thinking this coming Wednesday night. Our department heads should be able to answer any questions you may have at that time. If not, we have plenty of time to hold a second Work Session prior to the September 28th meeting. At that meeting, we will need to adopt the final budget.

Thank you for your consideration and support all these years. We've been a great team.

Sincerely yours,


Hollie C. Cost, Mayor

Community Band -	250
Recycling Center	144,553
Mahler Property	1,200
90% of 1 Cent Expense (MDCD)	577,575
10% of 1 Cent Expense	64,175
Fire Truck Lease Repayment	54,654
Library Loan Repayment	70,776
Transfer to Library -	<u>280,205</u>

TOTAL EXPENDITURES \$5,807,018

REVENUES OVER
EXPENDITURES \$ 2,867

4/5 CENT GAS EXCISE TAX FUND

REVENUES	\$ 11,462
EXPENDITURES	<u>11,000</u>
REVENUES OVER EXPENDITURES	\$ 462

2 & 7 CENT GAS EXCISE TAX FUND

REVENUES	\$ 14,805
EXPENDITURES	<u>14,805</u>
REVENUES OVER EXPENDITURES	\$ 0

10 CENT GAS TAX FUND

REVENUES	\$ 33,976
EXPENDITURES	<u>30,000</u>
REVENUES OVER EXPENDITURES	\$ 3,976

COURT

REVENUES	\$ 310,100
EXPENDITURES	<u>308,670</u>
REVENUES OVER EXPENDITURES	\$ 1,430

FORFEITURE FUND

REVENUES	\$ 0
----------	------

EXPENDITURES	<u>0</u>
REVENUES OVER	
EXPENDITURES	\$ 0

CAPITAL IMPROVEMENT FUND

REVENUES	\$ 65,000
EXPENDITURES:	
(Victory Project Financing)	<u>50,000</u>

REVENUES OVER	
EXPENDITURES	\$ 15,000

LIBRARY FUND

REVENUES	\$ 280,205
EXPENDITURES	<u>280,205</u>

REVENUES OVER	
EXPENDITURES	\$ 0

MONTEVALLO REGIONS CAPITAL RESERVE FUND

REVENUE

Library Debt Payments	\$ 70,776
Fire Truck Lease Payments	54,654
10% of 1 Cent Tax	<u>64,175</u>
TOTAL	\$189,605

EXPENDITURES

City Hall	97,500
Police - Vehicles	46,000
Fire Dept – Capital	15,000
Misc. –	20,500
Street Mower	<u>9,300</u>

TOTAL \$188,300

UNALLOCATED \$ 1,305

ADOPTED AND APPROVED THIS ____ DAY OF SEPTEMBER,
2020.

Mayor

ATTEST:

City Clerk

The Council agreed to hold a Work Session to discuss this proposed budget on Tuesday, September 22nd at 4:00 p.m. at City Hall.

Old Business:

Ordinance approving of Cell Tower Sale for \$600,000 – Approved earlier.

Adoption of walkability priority list –

Montevallo Walkability Priorities
Observations of Existing Pedestrian Elements and New Construction



ID	Project	Street	Block or Cross Street	Note	Upgrade Needed	Severity	Difficulty	Linear Feet	Cost 1	RoundCost	Costs based on Severity	
											High	Low
A	ADA Transition Plan	Moore Spring Road	Antislope Jakes Subdivision	Exclude ADA projects, 2500 LF of 2' sidewalks, wider 2.75 at corner driveway					\$ 179,187	\$ 180,000	\$ -	\$ -
B	ADA Transition Plan	Shoat Creek Park		Good pedestrian route, good parking, 2 wheelchair accessible picnic tables					\$ -	\$ -	\$ -	\$ -
C	ADA Transition Plan	Golf Course		Has Facility ADA parking, no signs, no other ADA facilities	Restripe & add signs	Low	Easy	\$ 500	\$ 1,000	\$ -	\$ -	\$ 1,000
D	ADA Transition Plan	Strophius Park		If wide running track, 5 van ADA parking spots, 2 wheelchair accessible picnic tables					\$ -	\$ -	\$ -	\$ -
E	ADA Transition Plan	Dailey Park		ADA playground equipment in 4' off ground, 2 wheelchair accessible picnic tables	Restripe & add signs	Low	Easy	\$ 300	\$ 1,000	\$ -	\$ -	\$ 1,000
F	ADA Transition Plan	Island		Has 2 ADA parking spaces, parking is not signed	Add signs	Low	Easy	\$ 200	\$ 1,000	\$ -	\$ -	\$ 1,000
G	ADA Transition Plan	On Park		1 ADA parking spaces but none that are van accessible, parking is not signed	Restripe & add signs	Low	Easy	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ 1,000
Phase 1 Priorities												
1	ADA Transition Plan	Madala	SE corner @ Alabama	2 steps	Remove & replace	High	Hard	\$ 1,000	\$ 2,000	\$ 3,000	\$ -	\$ -
2	ADA Transition Plan	Madala	SE corner @ E Boundary	4 steps at N corner	Remove & replace	High	Hard	\$ 12,000	\$ 12,000	\$ 12,000	\$ -	\$ -
3	ADA Transition Plan	Madala	Clark @ SE corner	Steps instead of ramp	Remove & replace	High	Hard	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	\$ -
4	ADA Transition Plan	Madala		2 steps instead of ramps at 3 locations, 3 other ramps needs updating	Remove & replace	High	Hard	\$ 5,000	\$ 10,000	\$ 10,000	\$ -	\$ -
5	ADA Transition Plan	Madala	Vine to N Boundary	Need 1 curb ramp in this block, 1 of which currently has 2 steps	Remove & replace	High	Med	\$ 4,000	\$ 4,000	\$ 4,000	\$ -	\$ -
6	University Priorities	Madala/Vine St	Valley to safety station	Construction on West side of Madala - Council Prioritized Large Project	New Construction	High	Hard	780	\$ 52,000	\$ 52,000	\$ -	\$ -
7	University Priorities	Vine	119 to Island	Sidewalk - Council Prioritized Small Project	New Construction	Med	Med	118	\$ 11,800	\$ 11,800	\$ -	\$ -
8	University Priorities	Vine	Madala to Valley	Sidewalk along slip of driveway	Remove & replace	High	Hard	30	\$ 6,000	\$ 6,000	\$ -	\$ -
9	University Priorities	Vine 213	Block to Pleasant	Construction on North side of 119 - Council Prioritized Large Project	New Construction	High	Hard	370	\$ 24,000	\$ 24,000	\$ -	\$ -
10	University Priorities	Vine 219	Low Station to Pleasant	Construction on East side of 119 - Council Prioritized Large Project	New Construction	High	Hard	413	\$ 27,513	\$ 27,513	\$ -	\$ -
11	ADA Transition Plan	Madala	Island to Main	Width = 48" 30 LF	Remove & replace	Low	Med	150	\$ 14,400	\$ 14,400	\$ -	\$ -
12	University Priorities	Vine 219	Sidewalk access	Access to Rogers parking lot - Council Prioritized Small Project	Add curb ramp	Med	Med	1	\$ 5,000	\$ 2,000	\$ -	\$ -
13	ADA Transition Plan	Shelby	E Boundary to Alabama	In side, older sidewalk with some disjointed panels, width less than 48", 385 LF	Remove & replace	Low	Med	165	\$ 16,683	\$ 17,000	\$ -	\$ -
14	ADA Transition Plan	Shelby	E Boundary to Alabama	5 side, older sidewalk with some disjointed panels, width less than 48", 345 LF	Remove & replace	Low	Med	165	\$ 16,683	\$ 17,000	\$ -	\$ -
15	ADA Transition Plan	Shelby	Island to Vine	17 sidewalk, 300 LF	Remove & replace	Med	Med	295	\$ 14,715	\$ 15,000	\$ -	\$ -
16	ADA Transition Plan	Shelby	Island to Main	Sidewalk terminates midblock, add 120 LF	Extend sidewalk	Med	Med	120	\$ 7,200	\$ 8,000	\$ -	\$ -
17	ADA Transition Plan	Madala	Alabama	Max 4' sidewalk ADA ramp	Remove & replace	Low	Easy	\$ 4,000	\$ 4,000	\$ -	\$ -	\$ 4,000
18	ADA Transition Plan	Madala	E Boundary to Alabama	Width = 48" 300 LF 2 sides	Remove & replace	Low	Med	300	\$ 44,000	\$ 44,000	\$ -	\$ -
19	ADA Transition Plan	Madala	Madala to Vine	Width = 48" 300 LF 2 sides, has had grading to remove discontinuity	Remove & replace	Low	Med	300	\$ 44,000	\$ 44,000	\$ -	\$ -
20	ADA Transition Plan	Vine 119	Shelby	Sidewalk does have ADA ramps, but discontinuities at inlets	Extend discontinuities	Med	Med	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -
21	ADA Transition Plan	White	Sandford	Has ramps, but no turning space at cross street exceed 2%	Remove & replace	Med	Med	\$ 1,500	\$ 2,000	\$ -	\$ -	\$ -
22	ADA Transition Plan	White	at Vine 119	Ramp needs to be updated to current standards	Add curb ramp	Med	Med	\$ 1,500	\$ 2,000	\$ -	\$ -	\$ -
23	ADA Transition Plan	White 119	Madala	Needs ADA ramp	Add curb ramp	Med	Med	\$ 1,500	\$ 2,000	\$ -	\$ -	\$ -
ADA Transition Plan and												
24	University Priorities	Shelby	Main to Valley	Sidewalk not compliant where cross driveway, 120 LF, very difficult grades	Remove & replace	High	Hard	120	\$ 42,000	\$ 43,000	\$ -	\$ -
25	ADA Transition Plan	Madala	Clark to Valley	Width = 48" 30 LF 2 sides	Remove & replace	Low	Med	\$ 44,000	\$ 44,000	\$ -	\$ -	\$ 44,000
26	ADA Transition Plan	Vine	Clark	2 Older ADA ramps need upgrading	Remove & replace	Low	Easy	\$ 4,000	\$ 4,000	\$ -	\$ -	\$ 4,000
27	ADA Transition Plan	Clark	Vine to N Boundary	South side of Clark needs 1 curb ramp	Add curb ramp	Med	Easy	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -
28	ADA Transition Plan	Clark	Vine to N Boundary	East side of Clark needs 1 curb ramp	Add curb ramp	Med	Easy	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -
29	ADA Transition Plan	Valley	Island to Birch	Need no sidewalks here to access school				\$ -	\$ -	\$ -	\$ -	\$ -
30	ADA Transition Plan	Black	Main to Valley	Need no sidewalks here to access school				\$ -	\$ -	\$ -	\$ -	\$ -
31	ADA Transition Plan	Madala	Island to Auburn	Older sidewalk but has some disjointed panels at trees, 20 LF	Remove & replace	Med	Med	20	\$ 2,813	\$ 3,000	\$ -	\$ -
32	ADA Transition Plan	Highland	Madala to Main	Sidewalk cross slip at 1 driveway	Remove & replace	Low	Med	30	\$ 4,400	\$ 5,000	\$ -	\$ -
33	ADA Transition Plan	Madala	Highland to Madala	Older sidewalk, no ADA ramps at Westworth, some obstructions 2-3%, 50 LF	Remove & replace	Med	Hard	50	\$ 6,667	\$ 7,000	\$ -	\$ -
34	ADA Transition Plan	Clark	Westworth to Pleasant	Older sidewalk but compliant				\$ -	\$ -	\$ -	\$ -	\$ -
35	ADA Transition Plan	Black	Highland	Older ramps need updated, 3 each	Remove & replace	Low	Med	50	\$ 5,667	\$ 6,000	\$ -	\$ -
36	ADA Transition Plan	Black	Highland to Clark	Width = 48" sidewalk, 110 LF	Remove & replace	Low	Med	110	\$ 22,728	\$ 23,000	\$ -	\$ -
37	University Priorities	Shelby	Construction by May 25	Council Prioritized Large Project	New Construction	High	Hard	\$ -	\$ -	\$ -	\$ -	\$ -
38	University Priorities	Overland	Madala to Carverton	Construction on South side of Overland - Council Prioritized Large Project	New Construction	High	Hard	\$ -	\$ -	\$ -	\$ -	\$ -
39	University Priorities	Shelby Street	Valley to Madala	Construction on West side of Shelby - Council Prioritized Large Project	New Construction	High	Hard	\$ -	\$ -	\$ -	\$ -	\$ -
40	University Priorities	Vine 22	Overland to Shoat Creek Park	Construction on West side of 119 - Council Prioritized Large Project	New Construction	High	Hard	\$ -	\$ -	\$ -	\$ -	\$ -
41	University Priorities	Alabama	Shelby to Madala	Council Prioritized Large Project	New Construction	High	Hard	168	\$ 16,513	\$ 17,000	\$ -	\$ -
42	University Priorities	Vine 119	Sidewalk access	Access to CVS parking lot - Council Prioritized Small Project	Add curb ramp	Med	Med	\$ 1,500	\$ 2,000	\$ -	\$ -	\$ -
43	University Priorities	Vine 119	Island to Overland	Crosswalk - Council Prioritized Small Project	New Construction	Low	Low	\$ 200	\$ 200	\$ -	\$ -	\$ 200
44	University Priorities	Island	Alabama	Crosswalk - Council Prioritized Small Project	New Construction	Low	Low	\$ 200	\$ 200	\$ -	\$ -	\$ 200
45	University Priorities	Madala	Island	Crosswalk - Council Prioritized Small Project	New Construction	Low	Low	\$ 200	\$ 200	\$ -	\$ -	\$ 200
46	University Priorities	Overland	Alabama	Crosswalk - Council Prioritized Small Project	New Construction	Low	Low	\$ 200	\$ 200	\$ -	\$ -	\$ 200
47	University Priorities	Clark	Shelby	Crosswalk - Council Prioritized Small Project	New Construction	Low	Low	\$ 200	\$ 200	\$ -	\$ -	\$ 200
48	University Priorities	Valley	Shelby	Crosswalk - Council Prioritized Small Project	New Construction	Low	Low	\$ 200	\$ 200	\$ -	\$ -	\$ 200

Remove & replacement cost is estimated at \$11/ly for removal + \$300/ly for replacement + an amount based on difficulty

\$ 11,000 \$ 29,000 \$ 115,000

Total \$115,000

ADA Transition Plan
Appendix B-1

Mayor Cost said she wants to make sure these projects are not lost in the shuffle.

Council Member Herbert thanked Ms. Barone for her work prioritizing these sections of sidewalk. She did a great job.

Mayor Cost noted that the MDCD has funding which can be used for some portion of these improvements.

Council Member Herbert made a motion to adopt the priority list. Council Member Peterson seconded. ALL AYES . . . MOTION APPROVED.

Updated Employee Handbook – NO ACTION.

Ammersee Lakes Paving Update – City Engineer Matthew Burgess updated the Council on the progress. He said the sectors being paved by Mr. Bagley are going well. The first phase sector should be considered by the council at their second meeting in October.

Dailey Park Update –

Mayor Cost said the project is going out to bid.

Council Member Peterson made a motion to move forward on the restroom portion of the project in conjunction with Shelby County. Council Member Nix seconded. ALL AYES . . . MOTION APPROVED.

Board Appointments

Ratification of Terms: Kelly Wacker: Trails Committee: 5 yr term: 9.14.2025; Michele Pawlik: Trails Committee: 4 yr term: 9.14.2024

Council Member Herbert made a motion to ratify both members' terms. Council Member Peterson seconded. ALL AYES . . . MOTION APPROVED.

Appointment:

Dee Woodham: Trails Committee: 3 yr term: 9.14.2023 (See LOI Attached)

Council Member Herbert made a motion to appoint Dee Woodham to the trail committee. Council Member Bunt seconded. ALL AYES . . . MOTION APPROVED.

Other Business: NONE

Citizen Participation: NONE

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 8:30 p.m.

Submitted by:

Herman Lehman
City Clerk