

MINUTES

Montevallo City Council Work Session

February 23, 2026

5:30 p.m. at City Hall

Present: Mayor Rusty Nix, Council Member Lelia Mitchell, Council Member Kenneth Dukes, Council Member Brandelyn Nelson, Council Member Alyssa Green. Absent: Council Member David King. Quorum present.

Work Session Called to Order at 5:30 P.M. by Mayor Nix with Quorum present.

Mayor Nix advised there would be a Public Hearing: Case No. C25-001 Hernandez Duplex – Conditional Use when the Council Meeting starts.

Discussion of New Business Items:

- **Discussion of Resolution C25-001** a Resolution from the Planning and Zoning Commission recommending approval of a conditional use to construct a duplex on Evansville Circle from Aaron Hernandez.
- **Discussion of Resolution 02232026-725** a Resolution authorizing the Mayor to negotiate and execute an MOU with the Salem Cemetery Association and the Salem Cemetery Trustees for the transfer of certain real property known as Salem Cemetery and Salem Memory Chapel and accept funds in the amount of \$30,067.03 for the perpetual care of the property.

Discussion of Other Business: Adoption of Performance Bond from AMAC Development Group, LLC for Ammersee Lakes Phase III.

Mayor Nix Called for Committee Reports:

Mayor Nix called for the Public Health and Safety Reports. Council Member Dukes called on Chief Burr for the Police Department report. Chief Burr reported there were 70 Reports in February and 163 Total Reports. See Appendix 1.

Council Member Dukes called on Chief Davis for the Fire Department report. Chief Davis advised he had no formal report; Explorers attended Fire College this past weekend. No written report submitted.

Council Member Dukes called on Sarah Hogan Shaw, Impact Montevallo. Sarah recognized the youth in the Leaders of Tomorrow program and reminded everyone the mock City Meeting would be held on March 20th at 8 AM in Council Chambers and invited everyone to attend; Coalition Meeting will be held on March 3rd via Zoom; March 2nd is Royal Team Mental Health and Impact will be doing positive messages around that; March 6th Impact will be participating in the SafeHouse training with their SPOT Trailer; March 9th is National No Smoking Day; March 11th is Prevention Day at the Alabama State Capitol; March 16th – March 20th is National Mental Health Campaign and Impact will be having activities all week; March 20th is the LOT Mock City Council Meeting at 8:15 AM in Council Chambers and invited everyone to join come; March 26th is the Alabama School of Alcohol and Other Drug Studies (ASADS) Conference in Tuscaloosa.

Mayor Nix called for the Sustainability Reports. Council Member Mitchell called on Kirk Hamby, Director of Public Works. Kirk reported Saturday, February 28th is Arbor Day at the Recycling Center; Saturday, February 28th is the Privet Pull at Shoal Creek Park; he reported Shoal Creek Park has been marked for signage; March 28th is Free Dump Day and requested we get some things inline prior to Dump Day regarding residency, size of trailers, etc.; he made comments about the city taking over the maintenance for the Salem Cemetery .

Council Member Mitchell reported the Historical Commission meeting will be held on the 1st Tuesday at 6 PM at the library and Arbor Board will meet on the 2nd Tuesday of the month at the library.

Mayor Nix called for the Recreation and Community Development report. Council Member Alyssa Green reported Shoal Creek Park Foundation is having a Privet Pull/ Clean-up event on Saturday, February 28th from 9 AM – 1 PM and volunteers are needed.

Council Member Green read a report from Sydney Aguilar-Baugh on Youth Athletics: The 3rd and 5th grade teams are in the semi-final round at MMS; Spring sport practice starts this week. See Appendix 2.

Mayor Nix called for the Education, Arts & Outreach Reports. Council Member Nelson called on Marissa Wilson, Library Director, Parnell Memorial Library. Marissa reported on the programs coming up next week and for the month of March; March 2nd and March 5th the library will have introductory meetings for the Teen Advisory Board to the library and will be taking applications. No written report submitted.

Council Member Mitchell called on Mary Elizabeth House, Junior Mayor, Montevallo Junior City Council (MJCC). Mary Elizabeth reported that the MJCC will be accepting invitations from organizations interested in participating in the literary-themed bird house painting contest which is in partnership with the Parnell Memorial Library Foundation for the 2nd Annual Backyard BookFest; she gave the Youth Reports on the Random Acts of Kindness Campaign and updates on the Sports Youth reports.

Mayor Nix called for Finance, Economic Development & Tourism. Council Member King reported that MDCD met on Monday, February 9th at 1 PM in Council Chambers.

Finance Committee will meet Tuesday, February 24th at 4 PM in Council Chambers.

Planning and Zoning Commission will meet next month on March 19th at 6 PM.

Council Member King called on Adele Nelson, Executive Director, Montevallo Chamber of Commerce. Adele reported that the 10th Annual Festival of Tulips and 7th Annual Blooming Bargains begins February 25th; 4th Annual Montevallo Community Grant is open until March 1st; Chamber Chatter will be delivered February 27th; monthly luncheon topic will be AMERICA 250 ALABAMA on March 18th. See Appendix 3.

Montevallo City Council Meeting

February 9, 2026

6:00 p.m. at City Hall

Present: Mayor Rusty Nix, Council Member Lelia Mitchell, Council Member Kenneth Dukes, Council Member Brandelyn Nelson, Council Member Alyssa Green. Absent: Council Member David King. Quorum present.

Pledge of Allegiance

Council Meeting was called to order at 6 P.M. by Mayor Rusty Nix.

Invocation Michael Fisher, St. Thomas The Apostle Catholic Church gave the invocation.

Mayor Nix called the Public Hearing Open at 6:01 PM

Public Hearing: Case No. C25-001 Hernandez Duplex – Conditional Use

This is a request from Aaron Hernandez, property owner, for approval of a conditional use to construct a duplex on an approximately 14,000 square foot lot, zoned R-2 Single-Family Residential District outside of the Urban Core in accordance with Article 11.02 B of the *City of Montevallo Zoning Regulations*. The subject property is located at 28 Evansville Circle at the southeast corner of the intersection with Salem Road. (Parcel ID 58-27-5-16-3-001-037.000)

Mayor Nix asked if there was anyone to speak on behalf of Hernandez Duplex – Conditional Use.

Aaron Hernandez spoke on his behalf about constructing the duplex. Council Member Dukes asked Mr. Hernandez to communicate with his neighbors about his building. Council Member Mitchell asked about property boundaries. Mr. Hernandez advised that a survey has been conducted to establish boundaries.

Mayor Nix asked if there was anyone to speak in opposition. There was none.

Public Hearing Closed at 6:06 PM. See Appendix 4.

Approval and/ or corrections of the Minutes: 1.26.25 Minutes - Motion made by Council Member Mitchell, Seconded by Council Member Green, 5 Ayes, 1 Abstain – Council Member King; Motion Passed.

Recognitions/Awards: Recognition of Leaders of Tomorrow and student's presentation to Council – Certificates presented by Impact Director Sarah Hogan Shaw and Jennifer Toliver of Montevallo Police Department. Presentation to the Mayor and City Council of their experiences and items they would like to see Montevallo have in the future for the youth.

Opportunities for Citizens to speak to the Council: Peg Hill, Candidate for Superintendent on the Shelby County Board of Education, addressed Council on her experience that qualifies her candidacy.

Joel Dixon, Candidate for Superintendent on the Shelby County Board of Education, addressed Council on his credentials that qualifies his candidacy.

CP Pierson 1131 SW Oak St spoke to Joel Dixon and Peg Hill and wished them luck and gave them both his support in the elections.

Michael Fisher St. Thomas the Apostle Catholic Church addressed Council about St. Thomas Catholic School opening in the community and church. The private school will service K-2nd grade in the beginning. The school is seeking families that want their children to pass along in their faith and academic and spiritual learning. There will be an open house on March 14th from 1 PM – 3 PM.

Public Health & Safety (Police, Fire Code Enforcement, Impact, Housing Abatement, Annexation) - Reported during City Council Work Session.

Sustainability (Streets & Sanitation, Recycling, Arbor & Beautification, Environmental, Historical Comm.)
- Reported during City Council Work Session.

Recreation and Community Development (Parks & Recreation, Vallo Cycle, Youth Athletics, Trails) -
Reported during City Council Work Session.

Education, Arts & Outreach (Schools, UM. Boys & Girls Club, Library, American Village, Sister City
Commission, Art Walk, MJCC) - Reported during City Council Work Session.

Finance, Economic Development & Tourism (Finance, MDCD, IDB, Chamber, Main Street, Planning and
Zoning) - Reported during City Council Work Session and City Council Meeting.

Consent to Pay the Bills: Mayor Nix asked for a Motion to Pay the Bills. Council Member Dukes made a
motion to pay the bills, Seconded by Council Member Nelson, All Ayes. Motion Passed.

Mayor Nix called for Committee Reports to Continue:

Council Member King called on Courtney Bennett, Montevallo Main Street. Courtney reported yesterday
was "Walt Czeskleba Day" which was proclaimed in 2022 and that he has been in business 54 years;
Main Street is partnering with the Montevallo Chamber of Commerce for the 7th Annual Blooming
Bargains which occurs during The Festival of Tulips at American Village; she reported Shelby County's
Best of the Best is still open for voting and encouraged everyone to vote for Montevallo's businesses;
March Business Basics class is Marketing Essentials on March 18th from 8:30 AM – 9:30 AM at University
of Montevallo Stephens Hall. See Appendix 4.

New Business:

- **Resolution C25-001** a Resolution from the Planning and Zoning Commission recommending approval of a conditional use to construct a duplex on Evansville Circle from Aaron Hernandez. Motion made by Council Member King, Seconded by Council Member Nelson, All Ayes, Motion Passed. See Appendix 6.
- **Resolution 02232026-725** a Resolution authorizing the Mayor to negotiate and execute an MOU with the Salem Cemetery Association and the Salem Cemetery Trustees for the transfer of certain real property known as Salem Cemetery and Salem Memory Chapel and accept funds in the amount of \$30,067.03 for the perpetual care of the property.

Old Business: None

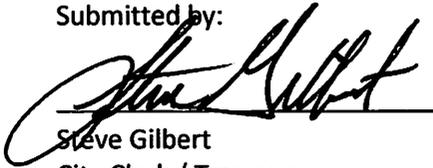
Board Appointments: None

Other Business: Acceptance of Performance Bond from AMAC Development Group, LLC in the amount
of \$24, 757.00 for Ammersee Lakes Subdivision Phase III. Motion made by Council Member King,
Seconded by Council Member Nelson. See Appendix 7.

Citizen Participation: None

Adjourn: Mayor Nix called for a Motion to adjourn the meeting. Motion made by Council Member Dukes, Seconded by Council Member Mitchell, All Ayes. Meeting adjourned at 6:47 PM.

Submitted by:

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

Steve Gilbert
City Clerk / Treasurer

Montevallo Youth Athletics Report 2.23.26

- Tonight our 3rd and 5th grade team are in the semi-final round at MMS
- Spring sports practices start this week
- Scheduling meeting will be tomorrow so our Spring schedule should come out next week

Sydney Aguilar-Baugh, Youth Athletics Director

- 1) **The 10th Annual Festival of Tulips and the 7th Annual Blooming Bargains** will start Wed Feb. 25th. Blooming Bargains is a partnership with the Montevallo Chamber, Montevallo Main Street and The American Village Festival of Tulips. The 2026 participating Montevallo businesses are C's Cake and Coffee House, China Mix, Falcon Art Supply, Indigo Cafe & Bar, Meri Moon, Save My Cell, Sophie's Kitchen and Xcaret Grill.
- 2) Reminder that the **4th Annual Montevallo Community Grant** is currently open and will close March 1, 2026. Applicants will need to have a Montevallo address and a current non-profit status with an EIN #. link to <https://www.montevallochamberofcommerce.com/community-grant> to apply online. For more info contact montevallochamber@gmail.com
- 3) **Mar. 2026 Chamber Chatter** will be delivered on Friday, Feb. 27th
- 4) **Montebrier Estate Ribbon Cutting Brunch** will be Tues March 10 at 10am, 19275 Hwy 139, Brierfield - RSVP by 3/6 montevallochamber@gmail.com / hosted by Montevallo and Bibb County Chambers
- 5) **March Chamber Luncheon / "AMERICA 250 ALABAMA"** / Speaker: Natalie Steed, Development Officer American Village and Executive Officer Alabama USA Semiquincentennial Commission (A250AL) / Wed. Mar. 18 from 11:30am to 1pm / noon - lunch \$15.00 per person , at Parnell Library meeting room, RSVP by FRI. 3/13/26
- 6) **2026 Montevallo Onion Sale** order deadline April 13th with tentative pick-up date to be announced for May. Funds raised will go to support the **Annual Montevallo Community Grant Fund**. A 5 lbs. bag of Onions will cost \$6. each



Adele Nelson

Executive Director

Montevallo Chamber of Commerce

P.O. Box 270 Montevallo, AL 35115

205.665.1519 office

www.montevallocc.com

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

APPENDIX 4

Case No. C25-001

Hernandez Duplex – Conditional Use

WHEREAS, Aaron Hernandez, property owner, has requested approval of a conditional use to construct a duplex on an approximately 14,000 square foot lot, zoned R-2 Single-Family Residential District outside of the Urban Core, in accordance with Article 11.02 B of the *City of Montevallo Zoning Regulations*; and

WHEREAS, the subject property is located at 28 Evansville Circle at the southeast corner of the intersection with Salem Road (Parcel ID 58-27-5-16-3-001-037.000); and

WHEREAS, construction of a duplex in a R-2 district outside of the Urban Core Overlay District requires conditional use approval; and

WHEREAS, the proposed use shall be in harmony with the general purpose, goals, objectives and standards of the City of Montevallo Comprehensive Plan, the *City of Montevallo Zoning Regulations*, or any other official plan, program, map or regulation of City of Montevallo; and

WHEREAS, the proposed use shall be consistent with the community welfare and not detract from the public's convenience at the specific location; and

WHEREAS, the proposed use shall not unduly decrease the value of neighboring property; and

WHEREAS, a conditional use shall be compatible with the surrounding area and not impose an excessive burden or have a substantial negative impact on surrounding or adjacent uses or on community facilities or services; and

WHEREAS, the subject property is approximately 14,000 square feet, exceeding the minimum lot size of 12,000 square feet for the construction of a duplex in a R-2 district; and

WHEREAS, Evansville Circle includes a mix of residential homes including traditional single-family construction and manufactured homes with Salem Manor Apartments adjoining the subject property to the west; and

WHEREAS, each unit of the duplex is proposed at 1,200 square feet and exceeds the minimum 1,100 required square footage of livable space for single-family home construction in accordance with the *City of Montevallo Zoning Regulations*; and

NOW, THEREFORE, BE IT RESOLVED by the Montevallo Planning and Zoning Commission that the request from Aaron Hernandez, property owner, for approval of a conditional use to construct a duplex on an approximately 14,000 square foot lot, zoned R-2 Single-Family Residential District outside of the Urban Core, in accordance with Article 11.02 B of the *City of Montevallo Zoning Regulations* and located at 28 Evansville Circle at the southeast corner of the intersection with Salem Road (Parcel ID 58-27-5-16-3-001-037.000) be and the same hereby recommends **APPROVAL** subject to:

- Approval by the Montevallo City Council; and
- The applicant completing all requirements for building permits; and
- Compliance with the regulations, policies and guidelines of the City of Montevallo.

**STATE OF ALABAMA
SHELBY COUNTY**

I, Steve Gilbert, technical advisor to the Montevallo Planning and Zoning Commission, do hereby certify that the above is a true and correct copy of a resolution adopted by the Montevallo Planning and Zoning Commission at its meeting held on December 18, 2025.

GIVEN UNDER MY HAND on this the 19th day of December, 2025.



Steve Gilbert, Clerk/Treasurer, City of Montevallo



**Report to City Council
February 23, 2026**

APPENDIX 5

General Updates

- Proclaimed in 2022 by our Mayor & City Council to recognize 50 years of Czeskleba TV Service being in business, February 22 (yesterday) was "Walt Czeskleba Day" in Montevallo! Be sure to stop by 665 Main Street to say hello to one of our favorite downtown business owners--now celebrating 54 years in business!
- The 10th Annual Festival of Tulips at American Village will open this Wednesday, February 25th at 10AM-4PM! The festival can last anywhere from 3-5 weeks, and is open daily Monday-Saturday 10AM-4PM, and Sunday 12PM-4PM (depending on weather). Check American Village's social media prior to your visit to confirm details. Montevallo Main Street is proud to partner with Montevallo Chamber of Commerce again this year for the 7th Annual Blooming Bargains Promotion, inviting festival visitors to come downtown for 20% off one item at participating businesses. This year they include C's Cake & Coffee House, China Mix, Falcon Art Supply, Indigo Café & Bar, Meri Moon, Save My Cell, Sophie's Kitchen, and Xcaret Grill.
- All are encouraged to vote for their favorite Montevallo businesses in Shelby Living's Best of the Best. You can vote once a day, per category, every day, from now until March 7th. Link: <https://www.shelbyliving.com/magazine/shelby-livings-best-of-the-best-2026>
- March's Business Basics will be held on March 18 from 8:30-9:30 AM about Marketing Essentials. This session will be held at University of Montevallo Stephens Hall (999 Farmer Street, Montevallo, AL 35115) in room 201 (large conference room on the 2nd floor). Attendees are encouraged to bring a computer, tablet, or smartphone to use during each session. Register online for \$10/session at this link: <https://montevallo-main-street.square.site/business-basics-2026> Business Basics 2026 is co-hosted by the University of Montevallo Stephens College of Business, Montevallo Main Street, and Montevallo Chamber of Commerce.

Properties for sale/rent within the District:

1. Sale:
 - 1.727 Middle Street: call Anna Picklesimer at (205) 229-2499
 - 2.Lot on Island Street for sale or build to suit—listed by Bob Nesbitt, (205) 939-8219
2. Rent:
 - 1.440 Middle Street: Call Montevallo Realty at (205) 665-4689
 - 2.1259 Ashville Road, Suite 600: Call Shoal Creek Realty at (205) 567-9659
 - 3.1225 Valley Street: Call Shoal Creek Realty at (205) 567-9659

Courtney Bennett, Executive Director



RESOLUTION NUMBER 02232026-725

Whereas, the Salem Cemetery Association, Salem Memory Chapel Trustees and the Salem Cemetery Trustees, desire to provide for the perpetual care of the grounds of the Salem Cemetery and the perpetual maintenance of the Salem Memory Chapel Building; and,

Whereas, the City of Montevallo desires to preserve the history of these grounds and structure in the public interest; and,

Whereas, the City of Montevallo has surveyed the property comprising the cemetery grounds to determine the current owners; and,

Whereas, the Trustees have requested that the property be transferred to the City to facilitate the perpetual care and maintenance of the cemetery grounds.

NOW THEREFORE, BE IT RESOLVED by the City of Montevallo as follows:

That the City of Montevallo hereby authorizes Mayor Rusty Nix to engage in all negotiations necessary to effect the perpetual care and maintenance of the cemetery grounds, including but not limited to the execution of a memorandum of understanding with the Salem Cemetery Association, Salem Memory Chapel Trustees and the Salem Cemetery Trustees, regarding the transfer to and the acceptance of certain real property within the City of Montevallo known as Salem Cemetery and the structure known as Salem Memory Chapel based on the survey commissioned by the City.

I, the undersigned qualified and acting Clerk of the City of Montevallo, Alabama, do hereby certify that the above and foregoing is a true copy of a resolution lawfully passed and adopted by the City named therein, at a regular meeting of such Council held on the 23rd day of February 2026, and that such resolution is on file in the City Clerk's Office.

ATTESTED:

Steve Gilbert City Clerk

Rusty Nix Mayor

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City on the 23rd day of February 2026.

Steve Gilbert City Clerk

Subdivision Performance Bond Site Improvements

KNOW ALL PERSONS BY THESE PRESENTS that we, AMAC Development Group, LLC, as Principal, and Great Midwest Insurance Company, a corporation organized and doing business under the laws of the state of Texas and duly licensed to conduct a general surety business in the state of Alabama, as Surety, are held and firmly bound unto City of Montevallo, as Obligee, in the sum of Twenty-Four Thousand Seven Hundred Fifty-Seven 00/100 (\$24,757.00) dollars, for which payment, well and truly to be made, we bind ourselves, our heirs, successors and assigns, jointly and severally, firmly by these presents.

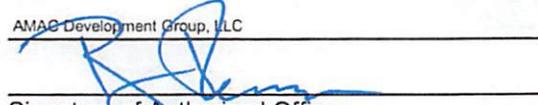
WHEREAS, the Principal has entered into a development agreement (the "Agreement") with said Obligee relating to a subdivision identified as: Ammersee Lakes Subdivision Sector 3, Sealcoat (Wearing Surface).

NOW, THEREFORE, the condition of this obligation is such that if the Principal shall well and truly perform said Agreement during the original term thereof, or of any extension of said term that may be granted by the Obligee in writing and consented to in writing by the Surety, then this obligation shall be void, otherwise it shall remain in full force and effect. This obligation is subject to the following conditions:

1. This bond runs to the benefit of the named Obligee(s) only, and no other person or entity shall have any rights under this bond.
2. No claim shall be allowed against this bond after the expiration of one year from the completion date set forth in the Agreement, or one year from the end of the latest extension of time consented to in writing by the Surety, whichever occurs last. If the limitation set forth in this bond is void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.
3. In the event of a default by the Principal and the receipt by Surety of timely written notice of a claim, the Surety shall be liable to reimburse the Obligee for damages sustained by the Obligee as a result of Principal's default of its bonded obligation. It is understood and agreed that this bond shall not be construed as a penalty or as a forfeiture obligation, but rather reimburses the Obligee for actual losses incurred.
4. This bond covers installation of site improvements, and does not cover on-going maintenance of completed site improvements. This bond will not respond to any liability that arises from design defects or efficiency guarantees.
5. In no event shall the Surety's aggregate liability hereunder exceed the dollar amount of this bond set forth above.

IN WITNESS WHEREOF, the signature of said Principal is hereto affixed, and the corporate seal and the name of the Surety is hereto affixed by its duly authorized Attorney-in-Fact this 17 day of February, 18, 2026.

Principal

AMAC Development Group, LLC

Signature of Authorized Officer
Ryan Ramage, CFO
Print Name & Title

Great Midwest Insurance Company


Signature of Attorney-in-Fact
Kevin Wojtowicz
Print Name

[SEAL]

POWER OF ATTORNEY

Great Midwest Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that GREAT MIDWEST INSURANCE COMPANY, a Texas Corporation, with its principal office in Houston, TX, does hereby constitute and appoint: Dale A. Bells, Marilyn Ann Blome, Donald Bramlage, Edward M. Clark, Christian Collins, F. Danny Gann, David R. Hoover, Jarrett Merlucci, Laura D. Mosholder, Charles J. Nielson, Jessica P. Reno, Audria R. Ward, Edward T. Ward, Kevin Wojtowicz, Richard Zimmerman, Charles D. Nielson, Brett M. Rosenhaus

its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of GREAT MIDWEST INSURANCE COMPANY, on the 1st day of April, 2025 as follows:

Resolved, that the President, or any officer, be and hereby is, authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed One-Hundred Million dollars (\$100,000,000.00), which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed in the Company's sole discretion and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by electronic mail on any power of attorney granted, and the signature of the Secretary, and the seal of the Company may be affixed by electronic mail to any certificate of any such power and any such power or certificate bearing such electronic signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, GREAT MIDWEST INSURANCE COMPANY, has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 8th day of April, 2025.



GREAT MIDWEST INSURANCE COMPANY

BY Mark W. Haushill
Mark W. Haushill
President

ACKNOWLEDGEMENT

On this 8th day of April 2025, before me, personally came Mark W. Haushill to me known, who being duly sworn, did depose and say that he is the President of GREAT MIDWEST INSURANCE COMPANY, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.



BY Christina Bishop
Christina Bishop
Notary Public

CERTIFICATE

I, the undersigned, Secretary of GREAT MIDWEST INSURANCE COMPANY, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Houston, TX this 17 Day of February 2026



BY Patricia Ryan
Patricia Ryan
Secretary

WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files and application for insurance of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties.