

MINUTES

Montevallo City Council Work Session

February 10, 2020

5:30 p.m. at City Hall

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

Mayor Cost called the Work Session to order at 5:30 p.m.

Chief Littleton presented the Police Department report:

Montevallio Police Department Stats

	January-19	February-19	March-19	April-19	May-19	June-19	July-19	August-19	September-19	October-19	November-19	December-19	Total
Total Reports	81	104	120	120	134	106	115	115	105	96	85	88	1269
Criminal Cases	3	27	17	30	55	50	42	33	15	30	22	30	354
Non-Criminal	3	5	7	5	0	3	4	4	8	8	6	10	63
Traffic Accidents	13	12	16	26	18	12	9	8	15	14	17	10	170
Traffic Citations	181	199	190	200	158	214	237	196	122	107	110	174	2088
DUI Arrests	7	4	3	6	7	8	8	3	2	4	4	4	60
Public Intox Arr	1	1	5	3	4	1	5	0	1	2	1	2	26
Alias Arrests	9	26	24	11	19	14	21	18	13	14	4	4	177
Juvenile Arrests	0	0	2	1	1	0	0	0	1	0	0	0	5
Misd Arrests	4	6	3	4	8	3	11	5	6	6	4	5	65
Felony Arrests	1	2	2	6	3	2	5	2	3	2	0	1	29
Drug Related	15	8	5	8	9	7	11	6	2	4	4	6	85
Total Arrest	35	47	42	39	49	34	61	34	28	32	22	23	446
Auto Thefts	0	2	0	0	0	0	0	0	1	1	0	0	4
Burglaries	1	1	3	3	1	2	4	3	2	3	0	1	24
Auto Recoveries	0	0	0	0	0	0	0	0	0	0	4	0	4
Auto Burglaries	1	2	0	1	1	2	0	0	1	2	0	0	10
Criminal Mischief	0	4	4	0	2	4	4	3	1	1	4	2	29
DV. Related	4	7	7	11	13	11	9	18	5	8	6	11	110
Assaults	2	5	1	5	2	3	1	2	7	4	3	6	41
Fraud/Forgery	0	2	2	0	4	2	5	3	2	5	6	3	34
Harass / Reck	2	2	7	11	11	4	5	3	2	1	4	2	54
Misc. Offenses	16	19	19	15	26	22	24	29	30	20	18	18	256
Robberies	0	0	0	0	0	0	2	0	0	0	0	0	2
Thefts / Attempts	11	1	9	9	4	6	9	9	5	12	9	10	94
Suicide Attempts	0	0	0	0	0	0	0	0	0	0	1	0	1
Suicides	0	0	0	0	0	0	0	0	0	0	0	0	0
Deaths	1	0	0	0	0	0	0	1	0	0	0	0	2

Karen Kiker
3:46 PM
1/2/2020



Montevallo Police Department City Council Report

Date:
02/10/2020

Patrol Report:

Total Calls:
568

Burglaries:
1

Zone Checks:
516

Total Cases:
98

Auto Burglaries:
0

School Patrols:
55

Traffic Accidents:
13

Domestics:
2

Traffic Stops:
354

Assaults:
8

Traffic Citations:
150

Fraud/Forgery:
0

Total Arrests:
25

Thefts/Attempts:
8

Investigations (New Cases):

Felony Cases Pending:
1

Misdemeanor Cases Pending:
0

Felony Warrants:
11

Felony Cases Closed:
6

Misdemeanor Cases Closed:
3

Misdemeanor Warrants:
2

School Resource Report:

Offense Reports:
3

Traffic Accident Reports:
0

Cases Pending:
0

Incident Reports:
5

Arrest Reports:
0

Cases Closed:
2

Additional Comments:

The Chief also informed the Council that officer Wilder, our Code Enforcement Officer, had hip replacement surgery and will be out of work for a while. Fortunately, weed complaints and the like won't be an issue until spring. Officer Wilder should be back before then.

Chief Brad Davis provided the Fire Department report. He said they received 109 calls. Seven were fire calls. 60 were EMS calls. There were two gas leaks and 16 public assists, the remainder were either false alarms or cancelled in route.

Council Member Herbert reminded everyone that Arbor Day is Saturday, February 29th at the Recycling Center. He encouraged everyone to come out and support it. He also noted that the ValloCycle board will meet at Parnell Memorial Library on February 20th at 6:00 p.m. He also mentioned that we are making progress on the anti-tethering ordinance. We have a meeting this Thursday to discuss our next steps.

Sustainability Coordinator Olivia Barone reminded the Council of our new initiative to recycle plastic films – plastic grocery bags, etc. If we can collect 500 pounds of the films over the next 6 months, the company will make a bench for us out of those bags.

Ms. Barone also discussed with the Council a proposal to encourage the re-use of household items by holding a city-wide garage sale the weekend of April 25th. She said reusing items, rather than throwing them out and buying new, is a great way to reduce waste and promote sustainability. She asked the Council to waive the garage sale fees for that weekend.

Public Works Director Kirk Hamby said his crews have been working to proactively cleanout drainage ditches in anticipation of the coming heavy rains. They've also been working to prepare the Recycling Center for Arbor Day.

Shane Baugh, Director of Parks and Recreation, said he hopes the fence posts at Orr Park don't float away like they did in the last flood at Orr Park. He thinks they will stay in place because he cemented many of them into the ground since the last time. Mr. Baugh said they have stayed very busy lately. Team registrations are complete. The batting cage at Stephens Park is nearly finished. The batting cage is a tremendous improvement to our facility and will help us to better compete with other venues.

Council Member Nix reminded everyone that Senior Soup and Bingo will be held February 15th at 11 a.m.

Dwight Dellinger reported that the Golf Course is currently under water. Despite the recent rains and cold weather, however, our rounds are up 25% year-to-date compared with last year. One thing that has helped is staying open even when the back holes are flooded. We allow players to play the front nine twice. He also mentioned that we have several upcoming tournaments scheduled at the course, and that a couple local high school golf teams are using our course for practice.

Mr. Baugh mentioned that many of our trails are flooded now, as well.

Council Member Nix noted we now have a total of approximately 9.5 miles of trails at Shoal Creek Park.

Council Member Nix also noted that there are two items on the Agenda tonight as recommended by the Planning Commission.

Sarah Hogan introduced her new assistant, Morgan Gray, and updated the Council on the progress with IMPACT. She encouraged everyone to like their Facebook page. She said she met recently with students at Montevallo High School. They told her one thing they would like to see is some sort of indoor activity center. She also mentioned that she just completed our first semi-annual report. The next IMPACT meeting is February 20th at 9:00 a.m. She invited everyone to attend.

Junior Mayor Abigail Heuton reported the MJCC is preparing for this year's Color Run. They plan to hold in conjunction with Love Montevallo Day on March 14th. They are working on this in cooperation with UM and its SGA. They are also working on another series of Moonlight Movies. In addition, they are still reviewing and updating their bylaws. Friday they will be selling cotton candy at the pop-up event.

Council Member Bunt presented the following:

EDUCATION, ARTS & OUTREACH

Schools are closed on Monday, Feb. 17 for Presidents' Day.

MES

- Montevallo Connection meeting, Feb. 12, 4 p.m. This meeting is open to the public. Each of the schools will share their needs and upcoming events. Please follow Montevallo Connection on Facebook to see other ways you can get involved with our schools.

MHS

- Parent Night Interest meeting, Feb. 13, at 6 p.m.

UM

- Homecoming and College Night were this past weekend. The Purple Side won.

Sister City

- Sister City Commission met to start working on the next visit. Students from Echizen will be visiting March 13-21. They are currently looking for host families. The deadline is Feb. 29

unless they fill all spots before that time. Contact Chris Fulmer for more info at montevallosistercity@gmail.com.

American Village

The American Village invites you to help celebrate their **20th Anniversary** - Monday, Feb. 17. Also on that day: **Washington's Birthday Celebration** and the opening of the **4th annual Festival of Tulips**. Visit the website for more info.

Melanie Poole informed the Council the Festival of Tulips has been postponed until February 27th due to the bad weather.

Steve Gilbert, Director of the Montevallo Chamber of Commerce, noted the Chamber recognizes businesses which participate in IMPACT's Family Friendly Business program. He reminded everyone that Electronics Recycling Day is scheduled for March 21st at the Recycling Center. A list of what they accept is on their website - no TVs!

Montevallo Main Street Director Courtney Bennett mentioned that there are several new businesses slated to open soon in downtown. She also mentioned that Main Street is assisting with the upcoming pop-up ArtWalk event at Victory this weekend.

Council Member Peterson informed the Council the MDCD met that afternoon. The Hwy 25 Crosswalk Project should be underway by April. The proposed outreach center at UM has been approved by their Trustees. MDCD will finalize the funding approval once they have a lease or MOU in place.

Mayor Cost stressed that the center will serve the needs of our entire community.

Tom Bagley, developer of Ammersee Lakes Subdivision, addressed the Council regarding his development. He said he has tried 3 or 4 times over the years to get us to allow him to put a seal coat on the roads in his subdivision. Unfortunately, because of the 2008 Recession, his development was not built-out as quickly as he expected. That changed over the past few years, however, and his subdivision is now fully built-out. As such, he would like to open the third and final sector of that development.

However, he has a problem which he hoped the Council could help address. Originally, 20 years ago, placing the seal coat on Sectors 1 and 2 were estimated at \$32,000, as reflected in his performance bonds. Today, the cost is closer to \$200,000 - partly because without a seal coat the roadway base has deteriorated in places and also needs to be corrected. In other cases where the developer went under after the Recession hit, the city was forced to pay 100% of the seal coat costs. In those instances, their bonds had also expired.

As noted before, Mr. Bagley said he has \$32,000 in bonds still in force. However, if he were to bankrupt like those others, that \$32,000 would not go very far in covering the cost of the improvements today. Therefore, he proposed that the city consider helping him cover the

adjusted cost of repairing and seal coating the roads in Sectors 1 and 2. Simply adding these projects to the city's annual paving list should save a great deal of money. He said perhaps we could split the cost or come to some other arrangement.

Mayor Cost said she would have our contacts with Shelby County look at the roads and give us a rough estimate of what paving would cost us. She hoped to have that information before the next council meeting. She asked the City Clerk to add this item to the next agenda.

Montevallo City Council Meeting
February 10, 2020
6:00 p.m. at City Hall

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

Pledge of Allegiance

Public Hearing:

Mayor Cost opened the Public Hearings at 6:08 p.m.

Montevallo Cottages, Special District R-2 SD to R-4 SD –

Sharman Brooks presented the following recommendation from the Planning Commission:

REPORT TO THE CITY COUNCIL OF MONTEVALLO

Department of Development Services

February 10, 2020

Case No. SD19-007

Montevallo Cottages

Special District R-2 SD to R-4 SD

This is a request from Chris Reebals, on behalf of the property owner, Montevallo Cottages, LLC, for the approval of a change in zoning district from R-2 SD to R-4 SD for construction of a multi-family housing community, featuring “for lease” row home designed units.

The subject property is located on the south side of State Route 25 Road, approximately 1,000 feet west of County Road 19, situated in Section 2, Township 24 North, Range 12 East; Parcel Identification Nos.58-36-1-02-002-001.000 through 58-36-1-02-0-002-071.000.

Previous Actions

Montevallo Cottages (aka Hampton Square)

Prior to 2007 – Zoned D2 Development District (Residential and Commercial Components)

November 19, 2007 – Record Map - Hampton Square (MB 39 PG 64)

July 1, 2012 – New Zoning Ordinance and Zoning Map adopted by City Council (Ord.No.06252012-300)

July 1, 2012 – Zoning Changed from D2 to R-2SD per Zoning Map Adoption

March 24, 2016 – Denied Amendment of the Approved Special District

January 16, 2019- Requested Zoning change from R-2SD to R-4SD—Recommendation of DENIAL by Planning & Zoning Board

Council Member Herbert noted we should follow the recommendation of the Planning Commission in this matter. Council Member Bunt said she agrees, noting the commission explained their reasoning behind their recommendation.

Mayor Cost asked if the developer in attendance. He was not. She then opened the floor for public comment.

Pamela Hernandez expressed her opposition to the development, noting we have too many empty apartments in town as it is.

Mayor Cost suggested that since the developer was not in attendance, and the Planning Commission recommended denying this change, that anyone in opposition stand to demonstrate their opposition. More than 30 people stood up. Only one attendee said he was in favor of the development.

Bill Owens, who lives nearby this site, presented the Council with the following petition:

We the undersigned residents oppose the rezoning for Montevallo Cottages, LLC (located off of Highway 25, formerly known as Hampton Square). Requesting to change zoning from R-2 SD to R-4 SD for construction of a multi-family community. Property is located on the south side of State Route 25 Road, approximately 1,000 feet west of County Road 19.

1. BRIAN LANBOSTON - 6059 Hwy 25
2. SPARKLE ANDERSON - 6059 Hwy 25
3. Jan Young
4. Buffy
5. Jason Rochester
6. Ginger R. Turner - 5895 Hwy 25
7. Laura Turner
8. Jason Sanchez
9. Dawn Sanchez
10. Mark J. [unclear]
11. [unclear]
12. Edna Edwards
13. Misty [unclear]
14. Monica Smith
15. James Garner -
16. Sheila Garner
17. Jean Murray
18. Dora Anderson
19. Earl Bamberg
20. Patsy Bamberg
21. SCOTT WHITE
22. Danna Haggard
23. Daniel Haggard
24. Joyce Lyle
25. Kelly Lyle

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1. Vera Amnyson
2. Lonny Jeanjean
3. J. J. Amun
4. F. J. Amun
5. Albert Jones
6. Campbell Davis
7. Rennie Davis
8. JOSE AVILA
9. Guadalupe Villa
10. Esmeralda Fortillo
11. Andres Ronquillo
12. Kenneth Johnson
13. DILE U RAMOS
14. MARIA GUE
15. Jose + GUE
16. Edela Serrmeno
17. Rosa Ramos
18. Pedro Ianderos
19. Tom Reynolds
20. Diane Reynolds
21. Billy Owens
22. Shirley N. Owens
23. Douglas Spear
24. Chris Spear
25. Michelle Spear

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|-----|--|
| 1. | Chloe Spears |
| 2. | Connor Spears |
| 3. | Austin Spears |
| 4. | M J |
| 5. | Haley JTB |
| 6. | Brad Dunaway |
| 7. | Debbie Dunaway |
| 8. | Stan Dunaway |
| 9. | Lynda Anderson |
| 10. | Michelle Anderson |
| 11. | Travis Anderson (Travis Anderson) |
| 12. | Rodger Dale Beun |
| 13. | Carrie June |
| 14. | Kath Stuber |
| 15. | Carl Thurst |
| 16. | Bryan Cast |
| 17. | Phil Hauke |
| 18. | Jackie Lander |
| 19. | Ann Lander |
| 20. | Lance Edwards |
| 21. | Ruth Ann Edwards |
| 22. | Caleb Kirkpatrick |
| 23. | Caitin Kirkpatrick |
| 24. | Audri Lightsey |
| 25. | Kath Stuber |

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1. Barbara Reynolds
2. Robert Reynolds
3. Jean Smaldore
4. Shawn Byggett
5. Ken J
6. Steve Faulk
7. Vaphu Dulos
8. Jimmy Wiser
9. Debbie Lucas
10. Gail Lucas
11. Mike Lucas
12. Carmen Davis
13. Paul Davis
14. Ken McDevitt
15. Kathy McDevitt
16. Stephanie Davis
17. Dea Dain
18. Dan W
19. Greg Connor
20. Alby Connor
21. Ken McDevitt
22. Kathy McDevitt
23. Mary McDevitt
24. Keith Reynolds
25. Betty H. Holcomb

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1.	Paul Smith
2.	Pattie Smith
3.	Danny Millar
4.	Ed Crowson
5.	Trant Crowson
6.	Sandra Millar
7.	Bill Millar
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We the undersigned residents oppose the rezoning Z16-003 Montevallo Cottages, LLC (located off of Highway 25 on Hampton Square Drive, formerly known as Hampton Square). Montevallo Cottages, LLS for the approval of a zoning action to amend the Special District to allow for duplex construction for residential use rather than single family construction for residential use. The property is currently zoned R-2 SD, Single Family Residential Special District.

1. Traffic impact: Single Family Residential (approx. 140 cars) vs. Duplex Residential (approx. 280 cars) using the entrance on Highway 25 will cause significant traffic issues with existing lime trucks traffic.
2. Impact on system with additional residents.
3. By opposing this rezoning request, it will maintain the overall appearance of our area which is comprised of primarily single-family homes.

1.	<i>Louie Stovall</i>
2.	<i>Emilee Stovall</i>
3.	<i>Freddy Barrientes</i>
4.	<i>Isabel Barrientes</i>
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Mayor Cost explained that the issue here was with the request to rezone the property. It can still be developed according to its existing zoning.

Ms. Brooks said that is correct. The property owner could build duplexes or whatever is permissible on the recorded lots as they sit. The plan they presented requests a zoning change and an increase in density.

Council Member Nix stressed that the subdivision was already subdivided and platted under its current zoning.

Ms. Brooks said that was correct.

Mayor Cost pointed out that we have zoning regulations for a reason. We may not agree to this change, but the owner has every right to develop this property under its current zoning, should he decide to do so.

Donna Spears said she has lived near this property for 50 years and that the traffic along Hwy 25 is already terrible.

Ms. Brooks explained that if this request is denied, the property owner is precluded from making another zoning change request for one year.

This portion of the hearing was closed at 6:21 p.m. Mayor Cost then opened the next hearing.

Bluegrass Apartments Site Development Plan –

Sharman Brooks presented the following:

REPORT TO THE CITY COUNCIL OF MONTEVALLO

Department of Development Services

February 10, 2020

Case No. SP19-007 Bluegrass Apartments Site Development Plan

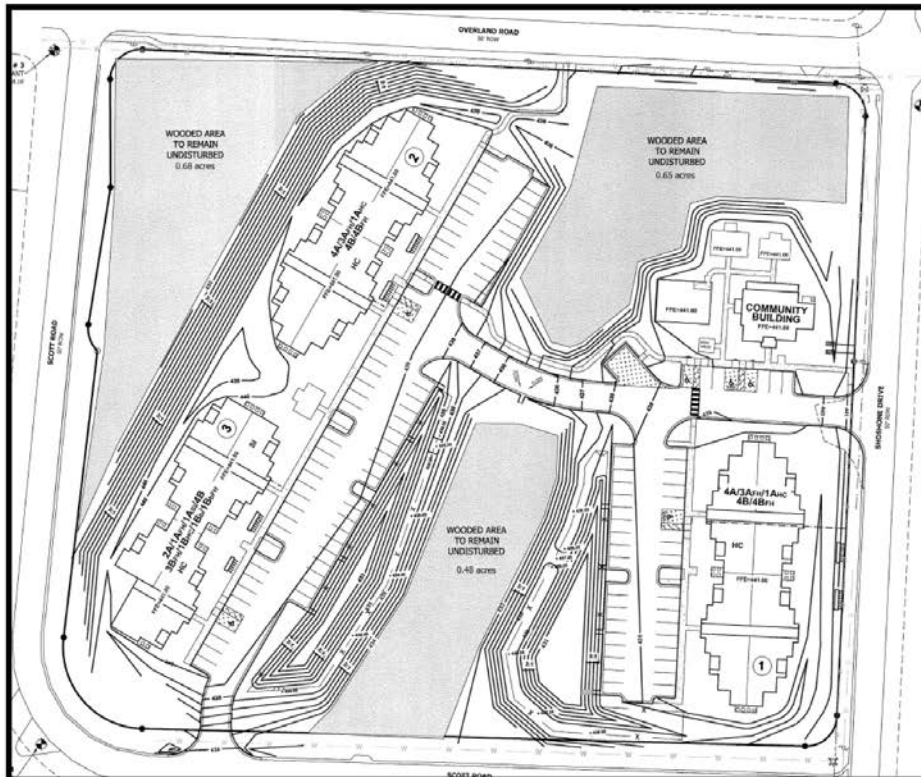
This is a request from Paul Widman, on behalf of the property owner, Brenda Zigarelli, for the approval of a site development plan for a 46 unit multi-family development.

The subject property is located at the southwest intersection of Overland Road and Shoshone Drive and situated in Section 21, Township 22 South, Range 3 West; Parcel Identification No. 58-27-5-21-1-003-010.000.

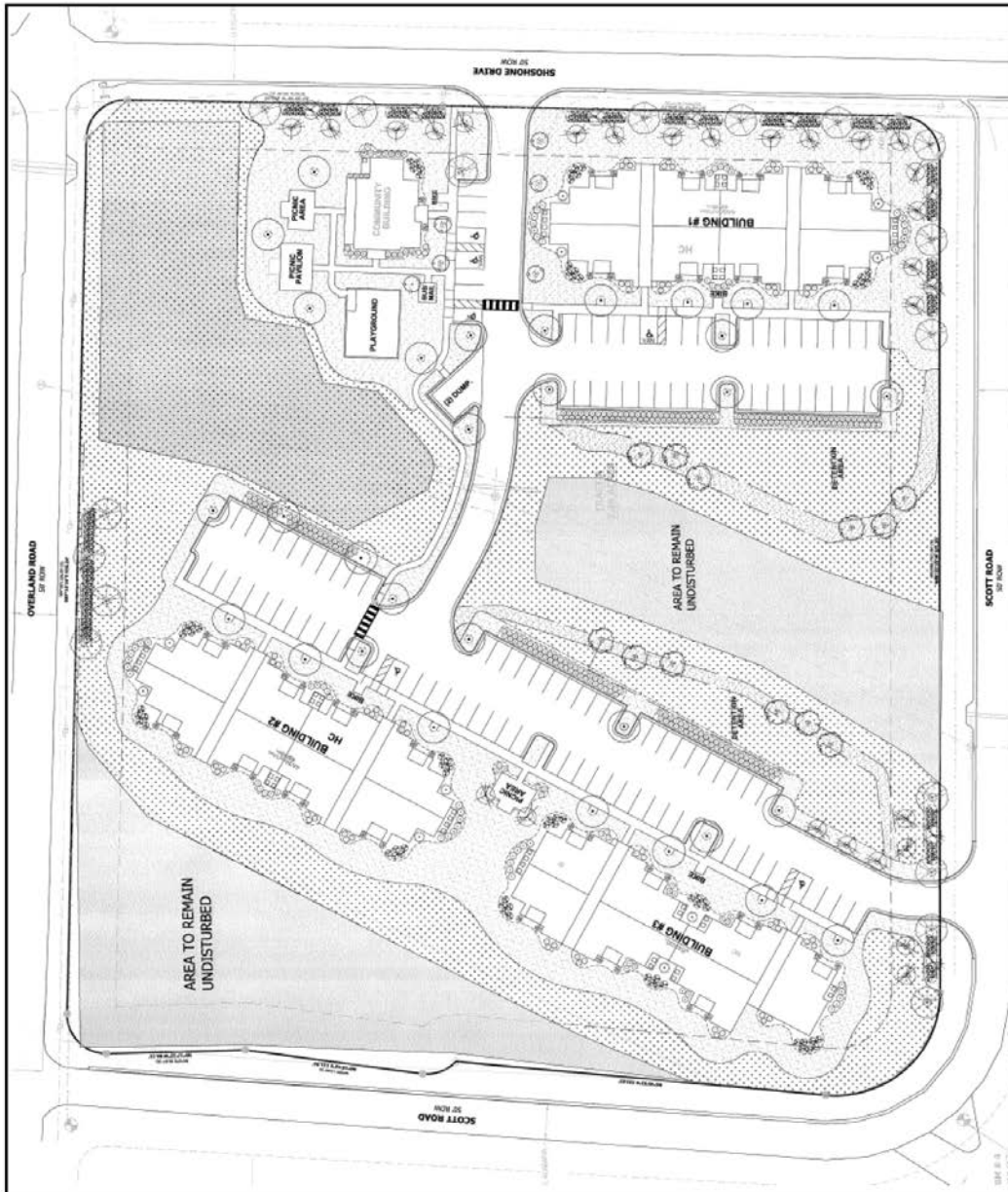
Note: the Montevillo Planning & Zoning Board reviewed and recommended approval of this case on January 16, 2020.

DISCUSSION

The subject property is located on Overland Road, approximately 850 feet east of the intersection of Highway 119 and Overland Road. The property contains approximately 10 acres and is bounded on four sides by City of Montevillo rights of way: Overland Road to the North, Shoshone Drive to the East, and Scott Road to the West and South. Scott Road isolates a 1.8 acre area of the subject property. The entire property is currently undeveloped and heavily wooded. The subject property is presently zoned R-2 SD, Single Family Dwelling Special District according to the *Zoning Ordinance of the City of Montevillo*. The City Council approved an amended Special District for the property on November 12, 2019. The Special District amendment included a site development plan for a 46 unit multi-family development with more than eight units per building.



Landscape and Site Layout

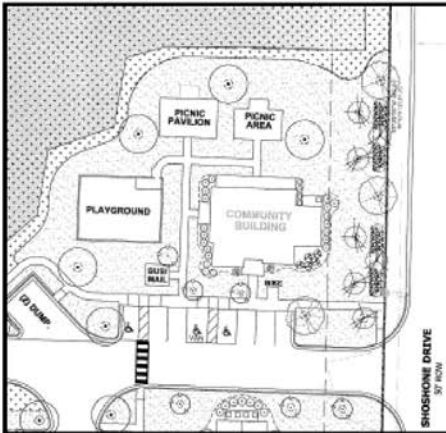


Zoning Overview



Proposed Site Development

The applicant proposes to construct 46 apartments in three, two-story apartment buildings and a Community Building on 9.26 total acres. The property consists of two tracts of land. Tract A contains 7.49 acres and will be the developed tract of land. Tract B contains 1.8 acres, will remain undisturbed and continue to serve as a natural buffer to the single family residential neighborhood located to the south of the subject property. The entire project will be constructed in a single phase.



Each of the three proposed buildings include two and three bedroom rental units. Buildings 1 and 2, each contain 16 units; eight of each bedroom type. Building 3 contains 14 units; four 2-bedroom and 10, 3-bedroom.

Building 1	8 - 2 bedrooms, 8 - 3 bedrooms
Building 2	8 - 2 bedrooms, 8 - 3 bedrooms
Building 3	4 - 2 bedrooms, 10 - 3 bedrooms

A Community Building is also provided in addition to a playground, picnic pavilion and picnic area near the Shoshone Drive access. Sidewalks are provided throughout the development plan and an additional sidewalk will be provided along Overland Road.

Two access drives are proposed for the complex: Shoshone Drive to the east and Scott Road to the south. The Fire Chief has requested an additional fire hydrant at the Shoshone Drive entrance. The applicant has been notified of this requirement. The addition of a fire hydrant will not affect the site layout.

The Montevillo Arbor and Beautification Board has reviewed the landscape plan for this development and has determined that landscaping for the development meets the requirements of the Article 23 of the Montevillo Zoning Ordinance. The property will maintain a landscape buffer around the entire property. Four undisturbed areas are identified on the plans including 0.68 acre that runs 400 feet of property along Scott Road. Approximately half of the total site will remain in an undisturbed and natural condition with a total impervious area of 23% of the site.

Parking has been provided on the site to meet the requirement of two spaces per dwelling unit plus one space for each bedroom over two. The total number of required spaces are provided with 118 total spaces including six handicap accessible spaces identified.

The City Engineer has reviewed the drawings and finds the drawings to be in substantial compliance with the Special District and the Zoning Ordinance. Minor revisions to the project detail is required prior to final approval and certification; however, the remaining items will not change the layout or design of the overall site and could be reviewed administratively.

Summary

The proposed development is consistent with the approved layout and design of the approved Special District. **Approval** of the site plan should be subject to:

- The applicant submitting a revised site plan that addresses all remaining review comments;
- The applicant completing all required bonding and submitting a final site plan for certification prior to the issuance of building permits;
- Compliance with the regulations, policies and guidelines of the City of Montevillo;

Site Data Table

Total Site Area				
	Gross Site Area	9.29 acres	404,672.40 Sq. ft.	100 % of Site
	Net Site Area	5.48 acres	238740.2 Sq. ft.	67.23 % of Site
Impervious Surface Coverage				
	Total Impervious Area		94,525.2 Sq. ft.	23.36 % of Site
	Building Coverage		38,084 Sq. ft.	9.41 % of Site
	Paved Vehicle Use Area		49,243 Sq. ft.	12.17 % of Site
	Impervious Surface Ratio (total impervious area/gross area)			.23 Sq. ft.
Gross Floor Area and Building Height by Building (existing and proposed)				
				Height (measured from finished floor elevation)
Building 1	8 - 2 bedrooms,	8 - 3 bedrooms	20,872 Sq. ft.	25 ft 7 in.
Building 2	8 - 2 bedrooms,	8 - 3 bedrooms	19,106 Sq. ft.	25 ft 7 in.
Building 3	4 - 2 bedrooms,	10 - 3 bedrooms	20,872 Sq. ft.	25 ft 7 in.
Building 4			0 Sq. ft.	0 ft.
Floor Area by Use				
	Office			2,019 Sq. ft.
	Retail			0 Sq. ft.
	Storage			0 Sq. ft.
	Etc.			0 Sq. ft.
	Floor Area Ratio (building coverage/ gross site area)			38,998 Sq. ft.
Parking Required				
	Apartments (2 spaces for each dwelling unit plus one for each bedroom over 2)	46 units x 2 = 92	26 three bedroom units	118 spaces
	Handicap Accessible			6 spaces
	Total Required			118 spaces
	Total Parking Spaces Provided			118 spaces
Additional Site Data				
	Subject Property Parcel ID Number(s)		27 5 21 1 003 010.000	
	Subject Property Zoning			R2-SD
	Number of Existing Buildings			0
	Number of Proposed Buildings			4
	Number of Phases			1

Bluegrass Apartments Project Summary

Bluegrass Apartments is a 46-unit apartment complex proposed to be built on vacant land on the southwest corner of the intersection of Overland Road and Shoshone Drive in Montevallo, Alabama. The complex will feature 20 two-bedroom units, 26 three-bedroom units, a community building, playground, picnic area with grills, and a bus stop shelter. The property will have ample parking with 92 spaces. The buildings will have exteriors made of brick and hardy-board. Individual porches / balconies will provide great outdoor spaces for each resident.

In designing our site plan, we paid particular attention to the single-family homes that are located on Pinewood Road that back up to the portion of our site which is on Scott Street. We decided to leave this tract of land undisturbed to create a significant buffer. This buffer is approximately 100 feet wide and is heavy vegetation

Bluegrass Apartments conform with the Montevallo Comprehensive Plan primarily because of its location. The Comprehensive Plan emphasizes creating a vibrant, walkable, and livable downtown core and neighborhood centers (including the University of Montevallo) that are the economic, cultural, and social focuses for the community. The plan encourages growth primarily within the downtown and current neighborhood centers. Bluegrass Apartments is located .8 miles from the University of Montevallo, and 1.0 miles from downtown Montevallo. The density of the project conforms with the planning and zoning rules and regulations. As the Comprehensive Plan describes, the city wants to grow in areas which are walkable to downtown (and University) areas.

During the construction phase, the project will provide the equivalent of approximately 65 full time jobs. These jobs will provide employment opportunities for those in the construction industry. These jobs will range from general labor workers to equipment operators, skilled carpenters, electricians, plumbers, HVAC technicians, etc. The construction jobs will range from the starting point of the income scale to the high end of skilled trade. With this skill range and skill requirements, there will be plenty of jobs that area residents would qualify for (whether they are low income, unemployed, high income, skilled or unskilled). We will try to hire from the local labor market but expect some labor from surrounding areas and larger cities (Birmingham being the closest).

We have had correspondence with both the Chief of Police and the Fire Chief. Both stated that they did not expect this project to be a significant burden in terms of man-power or equipment. Traffic impact on the surrounding neighborhood will be minimal. The complex is expected to generate approximately:

AM Peak – 5 Trips in
AM Peak – 22 Trips out
PM Peak – 20 Trips In
PM Peak – 15 Trips Out

Council Member Herbert asked what the next step in this process would be.

Ms. Books explained that construction is the next step. They have already been working with the permit office to make sure they have all they need.

Mr. Herbert noted traffic and drainage issues were addressed. However, he said he is still concerned about the impact this development will have on property values.

Council Member Nix asked if the developer would be able to come back in the future and add more units.

Ms. Brooks said they could not. This site is maxed out.

Paul Widman, the developer, said concerned regarding property values are highly subjective. He said there are studies which argue both sides of that issue.

Mayor Cost asked him to explain the income requirements for the development.

Mr. Widman explained the renters must make less than 60% of the MSA's Median Income. Most of the tenants will likely make between \$25,000 and \$35,000 a year.

Mayor Cost said she recently attended a conference where they detailed the tremendous need for more affordable housing. However, "affordable housing" is really a misnomer. It is more rightly described as "workforce housing." In fact, the vast majority of the employees who work for the City of Montevallo would qualify to live in this housing.

Mr. Widman said that was correct. His tenants are required to have income adequate to pay rent.

Jill Witnick said she would like the opportunity to relocate small animals, salamanders, snakes, etc from the property before they start construction.

Mayor Cost recommended she speak with Mr. Widman after the meeting.

Nancy Wilstach complained that site is low lying and will have a lot of drainage issues.

Rod MacPherson suggested that the student population at UM is shrinking and unlikely to grow. He said the market is already overbuilt and that adding these units doesn't make sense.

There being no further public comment, Mayor Cost closed the hearings at 6:32 p.m.

The Mayor then called the regular meeting to order.

Approval and/or corrections of the minutes -10/28/19

Council Member Nix made a motion to approve the Minutes from January 27, 2020 as corrected. Council Member Peterson seconded. Council Member Goldsmith ABSTAINED. ALL OTHERS VOTED AYE . . . MOTION APPROVED.

Recognitions / Awards: Katie Wiswall, Urban & Community Forestry Partnership Coordinator with the Alabama Forestry Commission presented the city with a plaque celebrating our 27th Year as a Tree City.

Mayor Cost invited them to attend our Arbor Day on February 29th.

Mayor Cost and Mr. Bromley, Principal at MHS, recognized the following student Scholars Bowl team members:

- Varsity
 - William Landers
 - Miranda Martin
 - Ella Alexander (not present)
 - Katie Ozley
 - Austin Lowery
 - Omar Velasco
- B-Team
 - Janie Gray
 - William Zou
 - Emanuel Hernandez
 - Jazmine Williams
 - Pruitt Franks
 - Luke Emiliano

Congratulations also to...

- William Landers who was the Varsity team high scorer and placed 1st place overall high scorer in the county.
- Janie Gray who was the B-Team high scorer and placed 3rd place overall high scorer in the county.

Mayor Cost congratulated them all, and pointed out they are the future leaders of our community.

Citizen Participation:

Mr. Bromley informed everyone that the opening of Shelby County schools will be delayed two hours in the morning due to the bad weather.

Nancy Wilstach asked Mayor Cost why she went against the Personnel Board's recommendation to reinstate Ms. Raymond, especially since she has brought in so much more in Business License revenue.

Mayor Cost reiterated as she stated at the last meeting that she does not speak about personnel issues in public. However, she noted there is a hearing set before the Council Wednesday night to discuss this very issue. She encouraged Ms. Wilstach to attend. As far as the Business License collections were concerned, once again Mayor Cost stressed that there are a multitude of reasons our license fees have increased. Ms. Raymond did not achieve that alone.

Abigail Heuton said that the MJCC and others at MHS are working on a voter registration drive. They want to encourage more people to vote. In addition, she mentioned that the awnings at the school leak and kids get wet going to and from class.

Mayor Cost asked Bobby Pierson to help the MJCC create a voter registration drive.

Mr. Pierson said he would. In addition, he noted MHS is the only school in Shelby County where students have to walk from one building to another during the school day. He said that is also a serious safety issue.

Calvin Meadows mentioned the need to add sidewalks in places along Middle Street so that people don't have to cross the road to get on another section of sidewalk. He said it is very dangerous.

Joyce Sherer asked about our progress on a storm shelter.

Mayor Cost said Mr. Bromley has offered us the basement at the High School as a temporary shelter. However, it is not a FEMA approved shelter. We are working on identifying suitable alternatives. Also, the Mayor said she has talked to Senator Jones' staff regarding potential finding sources for a new shelter. We are also having our architects look at the basement of Victory as a possible location for a shelter.

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,) – Discussed earlier.

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

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

Council Member Bunt made a motion to approve payment of the bills as presented. Council Member Nix seconded. Council Member Goldsmith ABSTAINED. ALL OTHERS VOTED AYE . . . MOTION APPROVED.

Consent Agenda: NONE

New Business:

Presentation / Request from Tom Bagley – Ammersee Lakes Developer - Discussed earlier.

Montevallo Cottages ORDINANCE, Special District R-2 SD to R-4 SD –

Council Member Bunt noted that many of the residents in this area expressed to her their concern and opposition of this change. She said she strongly recommends the Council follow the recommendation of the Planning Commission to deny this request.

Mayor Cost called for a motion to approve the request. Hearing none, the application to rezone this property died for a lack of a motion.

Bluegrass Apartments Site Development Plan –

Council Member Peterson asked if the plan includes a sidewalk along Shoshone. Mr. Widman said it does not. After looking at the site plan, Ms. Brooks said she did not think there was enough room along Shoshone to add a sidewalk.

Council Member Herbert expressed his concerns yet again regarding the development's impact on neighboring property values.

Mayor Cost noted she has seen studies which suggest developments such as this actually increase property values.

Council Member Peterson made a motion to approve the Site Plan. Council Member Bunt seconded. Council Members Nix and Herbert voted NAY. ALL OTHERS VOTED AYE . . . MOTION APROVED.

Beautification Month Proclamation – April 2020

Council Member Nix made a motion to approve the proclamation. Council Member Herbert seconded. ALL AYES . . . MOTION APROVED.

Resolution 02102020-440

A resolution designating April 2020 as "Montevallo Beautification Month"

WHEREAS, the Montevallo Arbor and Beautification Board invites all citizens, businesses and property owners of Montevallo to beautify our city by sponsoring or volunteering in a variety of creative cleanup, beautification and community improvement activities during the month of April; and

WHEREAS, sponsors and volunteers can make a visible difference in Montevallo and in their communities, as well as create a new sense of hometown pride and accomplishment, setting an example that can help change attitudes about littering and even prevent litter in the first place; and

WHEREAS, it is fitting and proper that the Montevallo City Council recognize the efforts of the Arbor and Beautification Board by designating the month of April 2020 as "Montevallo Beautification Month."

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

Section 1. That the Council hereby goes on record as designating April 2020 as "Montevallo Beautification Month."

Section 2. That this Resolution shall take effect from and after its adoption.

ADOPTED AND APPROVED THIS 10th DAY OF FEBRUARY, 2020.

Signed

Attest

Hollie C. Cost

Herman F. Lehman, III

Mayor

City Clerk

Approval of Boys & Girls Club Sign –



**BOYS & GIRLS CLUBS
OF CENTRAL ALABAMA**

Montevallo Club

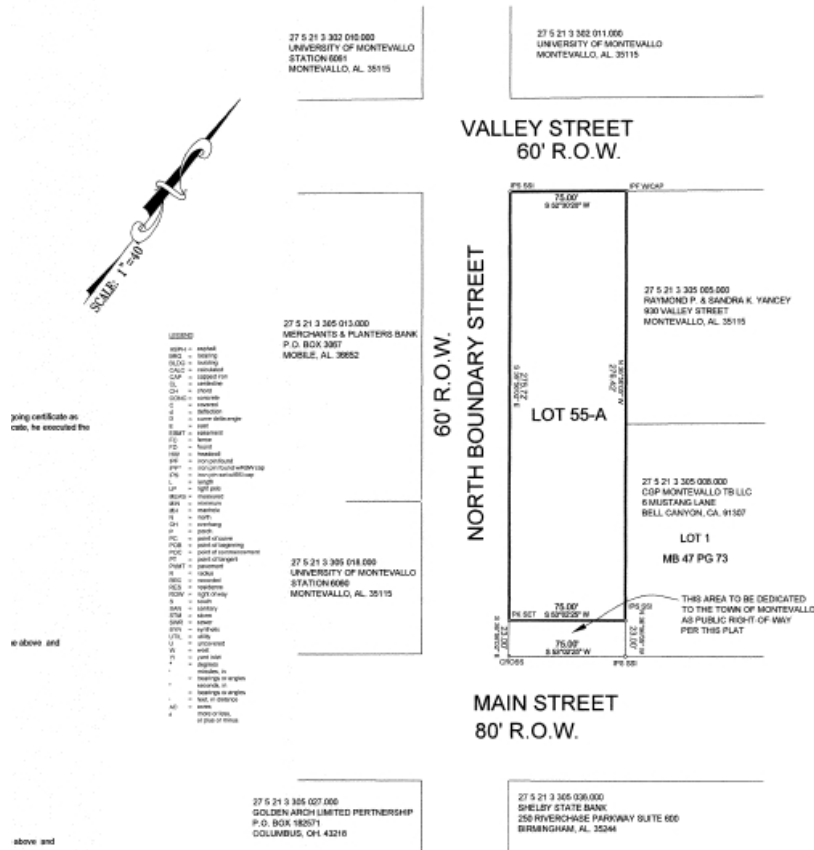
Since 2009



Mayor Cost explained there is no cost to us. UM is making the sign for the Club.

Council Member Herbert made a motion to approve the sign design. Council Member Peterson seconded. ALL AYES . . . MOTION APROVED.

Acceptance of Bicentennial Park Site from MDCD:



City of Montevallo Plat Notes

The following notes are required on all final plats:
 a) All easements on this map are for public utilities, sanitary sewers, storm sewers, storm ditches, and may be used for such purposes to serve the property both within and without the subdivisions. Neither the City of Montevallo nor Shelby County is responsible for the easement or use easement shown on this plat outside of the public utilities zone.

Mayor Cost pointed out the current property leased top the Tavern includes Bicentennial Park. This will subdivide that parcel out of the bigger piece. We will continue to maintain it as before.

Council Member Nix noted there was a concern about rerouting water service to the site, but the Water Board is working with the MEDCD to resolve that issue.

Council Member Nix made a motion to accept the park property. Council Member Herbert seconded. ALL AYES . . . MOTION APROVED.

Old Business:

Ordinance establishing salary of City Council –

ORDINANCE NO. 021020-300

**CITY OF MONTEVALLO ORDINANCE ESTABLISHING THE MONTHLY SALARY
OF THE CITY COUNCIL**

AN ORDINANCE

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

Section 1. That the salary of the city council of the City of Montevallo, Alabama, shall be and the same is hereby fixed at the sum of \$300 per month; \$3,600 per annum.

Section 2. This ordinance shall become effective on the first Monday in November, 2020, and shall continue in force and effect until repealed by action of the council.

Section 3. The provisions of this ordinance are hereby declared severable; if any portion of this ordinance shall be held unconstitutional or otherwise invalid by a court of competent jurisdiction, such ruling shall not affect the remaining portions of this ordinance.

ADOPTED AND APPROVED THIS THE 10th DAY OF FEBRUARY, 2020.

Hollie C. Cost, Mayor

ATTEST:

Herman Lehman, City Clerk

Council Member Herbert made a motion to approve the increase to \$300 per month. Council Member Peterson seconded. Council Members Nix and Bunt voted NAY. ALL OTHERS VOTED AYE . . . MOTION APPROVED.

Mayor Cost made clear this action applies to the next Council, not the current Council.

Board Appointments: NONE

Other Business:

Council Member Peterson made a motion to waive the fees for garage sale licenses on April 25th-26th, including the following weekend if there is a rain make-up weekend. Council Member Bunt seconded. ALL AYES . . . MOTION APROVED.

Council Member Nix suggested we also promote our free dump day in order to get more people to take advantage of that service.

Citizen Participation:

Bill Owens suggested the MJCC attend poll worker training if they want to learn even more about how elections work.

Jill Witnick asked what is happening at the Recycling Center.

Ms. Barone explained the center is operating as usual. We accept Plastic 1 & 2, cardboard, paper . . . We are working to better segregate plastics, and other things.

Chief Littleton explained that the cars stored out there are the Police Department's. Mayor Cost noted we are adding cameras and other improvements to gain better control over the use of the facility. Ms., Barone is doing a great job as our new Sustainability Coordinator.

There being no further business before the Council, Council Member Nix made a motion to adjourn. Council Member Peterson seconded. ALL AYES . . . MEETING ADJOURNED at 7:10 p.m.

Submitted by:

Herman Lehman
City Clerk.