

## **MINUTES**

### ***Montevallo City Council Work Session***

**March 27, 2023**

**5:30 p.m. at City Hall**

**Present: Mayor Rusty Nix, Council Member David King, Council Member Sonya Swords. No Quorum present during Work Session. Council Member Lelia Mitchell, Council Member Kenneth Dukes, Council Member Martha Eisenberg Absent.**

**Work Session** called to order at 5:30 p.m. by Mayor Nix. No quorum present during Work Session.

Mayor Nix called on United Way representatives, presentation by Larry Crocker and Jeff Dodson regarding Centurial Park construction in Stephens Park done by United Way at no cost to the City.

#### **Mayor Nix called for Discussion of New Business Items on Agenda:**

- Discussion to accept the MOA from United Way of Central Alabama and Hands-On Birmingham, Inc. for the purpose of constructing a Community Park within Stephens Park.
- Discussion of request from Montevallo Arts Collaborative, to waive business license and vendor fees for the Annual Arts Festival Saturday April 15, in Orr Park.
- Discussion of appointment of Council Voting Delegates to Alabama League of Municipalities Annual Business Meeting (3 Delegates)
- Discussion to accept the proposal from CMIT Solutions to install a secure Access Control System at Fire Stations 1 and 2 in the amount of \$12,525.00. Funding from Capital Improvements.
- Discussion to accept Bid from Pickett Construction, LLC for repairs to Orr Park Restrooms damaged by Fire in the Amount of \$22,400.00. Funds from Insurance Claim Settlement.
- Discussion to purchase and install 3 Dedication Plaques for City Buildings at Dailey Park, Stephens Park, and City Hall Annex Offices from Amerson Engraving, Inc. in the amount \$2,580.00 from General Fund.
- Recommendation to declare 2 gas fired Industrial Space Heaters as surplus equipment for sale at public Auction.

#### **Mayor Nix Called for Committee Reports:**

Mayor Nix called on Council Member King for Public Health & Safety: Council Member King called on Chief Littleton for the Police Department report. Chief Littleton reported there were 67 Cases in March and 263 Total Reports year to date. See Appendix 1.

Council Member King called on Chief Davis for the Fire Department Report. Chief Davis reported there were 59 Calls for the first half of March. See Appendix 2.

Council Member King advised Planning and Zoning will meet on April 20<sup>th</sup> at 6 p.m. in Council Chamber and the meeting is open to the public.

Mayor Nix called on Council Member Dukes for the Sustainability Report. Council Member Dukes called on Kirk Hamby, Head of Public Works. Kirk reported Public Works had planted areas of grass in Orr Park getting park ready for Arts Fest and due to the recent heavy rain the grass was washed away. He

reported they had worked on the drainage on Davis Street. Kirk reported Oak Street between Plowman and Wadsworth was closed for sewer repairs until further notice. He reminded everyone Free Dump Day will be held from 7 a.m. – 2 p.m. on April 1<sup>st</sup> at the Recycling Center.

Mayor Nix called for Recreation, Preservation and Community Development Reports. Mayor Nix called on Shane Baugh, Head of Parks and Recreation. Shane reported basketball and softball is underway; soccer participants have grown so much they don't have enough goals to practice on; and Shane reported the restrooms cannot handle the capacity of all the sports programs.

Mayor Nix called for the Education, Arts and Outreach Committee Reports. Mayor Nix called on Savannah Kitchens Director of Parnell Memorial Library. Savannah reported the April calendar of events has been posted; Library Egg Hunts are coming up in April; and the Library will be closed for the Easter Holiday April 7<sup>th</sup> – April 9<sup>th</sup>. See Appendix 4.

Council Member Mitchell called on Sarah Hogan, IMPACT Montevallo. Sarah reported the Alabama House and Senate are asking for feedback on the 2023 Farm Bill – to close the loophole regarding cannabinoid products and the sale to minors. She reported on the upcoming events hosted by Impact: National Walk in the Park Day and the Spring Fling Family Food Truck Fest. No written report was submitted.

Mayor Nix called on Julia Smith, Mayor, Montevallo Junior City Council (MJCC). Julia reported MJCC would be participating in the National Walk in the Park Day event with Impact; the next meeting for MJCC is April 3<sup>rd</sup> at City Hall in Council Chambers.

### ***Montevallo City Council Meeting***

**March 27, 2023**

**6:00 p.m. at City Hall**

**Present: Mayor Rusty Nix, Council Member David King, Council Member Kenneth Dukes, Council Member Sonya Swords. Quorum present. – Council Member Dukes arrived at 5:56 p.m. Absent Council Member Lelia Mitchell, Council Member Martha Eisenberg.**

### **Pledge of Allegiance**

**Council Meeting called to order at 6 p.m. by Mayor Rusty Nix.**

**Approval and or corrections of the Minutes 3.13.23 – Motion by Council Member King, second by Council Member Dukes, All Ayes, Motion passed.**

**Recognitions / Awards: Fair Housing Month Proclamation was read by City Clerk Steve Gilbert and Mayor Nix presented to Birmingham Association of Realtors. See Appendix 5.**

**Opportunities for Citizens to speak to the Council: Rod McPherson 665 Overland Rd addressed Mayor and City Council advising a recession is eminent due to inflation. He gave statistics on economics of inflation and advised now is not the time to open a business. He gave Mayor and Council a document of the statistics he presented. See Appendix 6.**

**Mayor Nix called for Committee Reports to Continue:**

Mayor Nix called on Council Member Swords for Finance, Economic Development & Tourism.

Council Member Swords advised Courtney Bennett, Executive Director Montevallo Main Street was out of town attending the National Main Street Conference in Boston. No written report submitted.

Council Member Swords called on Adele Nelson, Executive Director Montevallo Chamber of Commerce. Adele reported she would be attending the Farmers' Market Manager Meeting March 29<sup>th</sup>, April Chamber Chatter will be delivered March 31<sup>st</sup>, Montevallo Chamber Golf Tournament will be on April 20<sup>th</sup> and the Montevallo Chamber will co-host the 2023 Shelby County Small Business Awards and she encouraged nominations of Montevallo small businesses. See Appendix 7.

Council Member Swords advised the Finance Committee meeting was held last Wednesday.

**Public Health & Safety** (Police, Fire, Code Enforcement, Housing Abatement, Planning and Zoning) – Reported during City Council Work Session.

**Sustainability** (Streets & Sanitation, Recycling, Arbor & Beautification, ValloCycle, Environmental Preservation Initiatives, and Historical Commission) – Reported during City Council Work Session.

**Recreation, Preservation and Community Development** (Parks & Recreation, Youth Athletics, Trails, Annexations) – Reported during City Council Work Session.

**Education, Arts & Outreach** (Schools, Library, UM, Boys & Girls Club, American Village, Sister City Commission, Artwalk, IMPACT) – Reported during City Council Work Session.

**Finance, Economic Development & Tourism** (Finance, MDCD, IDB, Chamber, Main Street) – 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, second by Council Member King, All Ayes. Motion passed.

**New Business:**

- Recommendation to accept the MOA from United Way of Central Alabama and Hands-On Birmingham, Inc. for the purpose of constructing a Community Park within Stephens Park. Park to include a Pavilion, Playground Equipment, and a Pickleball Court. Motion to accept made by Council Member Swords, second by Council Member Dukes, All Ayes, Motion passed. See Appendix 8.
- Request from Montevallo Arts Collaborative, to waive business license and vendor fees for the Annual Arts Festival Saturday April 15, in Orr Park. Motion to waive made by Council Member Dukes, second by Council Member Swords, All Ayes, Motion passed.
- Appointment of Council Voting Delegates to Alabama League of Municipalities Annual Business Meeting (3 Delegates) – Motion to appoint Council Member Dukes as first voting delegate and

Council Members Mitchell and Eisenberg as alternates. Motion to appoint as recommended by Council Member King, second by Council Member Swords, All Ayes, Motion passed.

- Recommendation to accept the proposal from CMIT Solutions to install a secure Access Control System at Fire Stations 1 and 2 in the amount of \$12,525.00. Funding from Capital Improvements. Motion to accept bid made by Council Member King, second by Council Member Dukes, All Ayes, Motion passed. See Appendix 9.
- Recommendation to accept Bid from Pickett Construction, LLC for repairs to Orr Park Restrooms damaged by Fire in the Amount of \$22,400.00. Funds from Insurance Claim Settlement. Motion to accept bid made by Council Member King, second by Council Member Swords, All Ayes, Motion passed. See Appendix 10.
- Request to purchase and install 3 Dedication Plaques for City Buildings at Stephens Park, Daily Park and City Hall Annex Offices from Amerson Engraving, Inc. in the amount \$ 2,580.00 from General Fund. Motion to purchase plaques made by Council Member Dukes, second by Council Member King, All Ayes, Motion passed. See Appendix 11.
- Recommendation to declare 2 gas fired Industrial Space Heaters as surplus equipment for sale at public Auction. Motion to declare heaters as surplus equipment for sale made by Council Member King, Second by Council Member Dukes, All Ayes, Motion passed.

**Old Business: None**

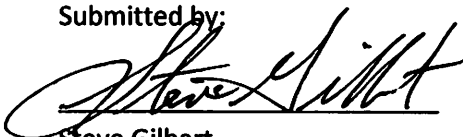
**Board Appointments: None**

**Other Business: None**

**Citizen Participation: None**

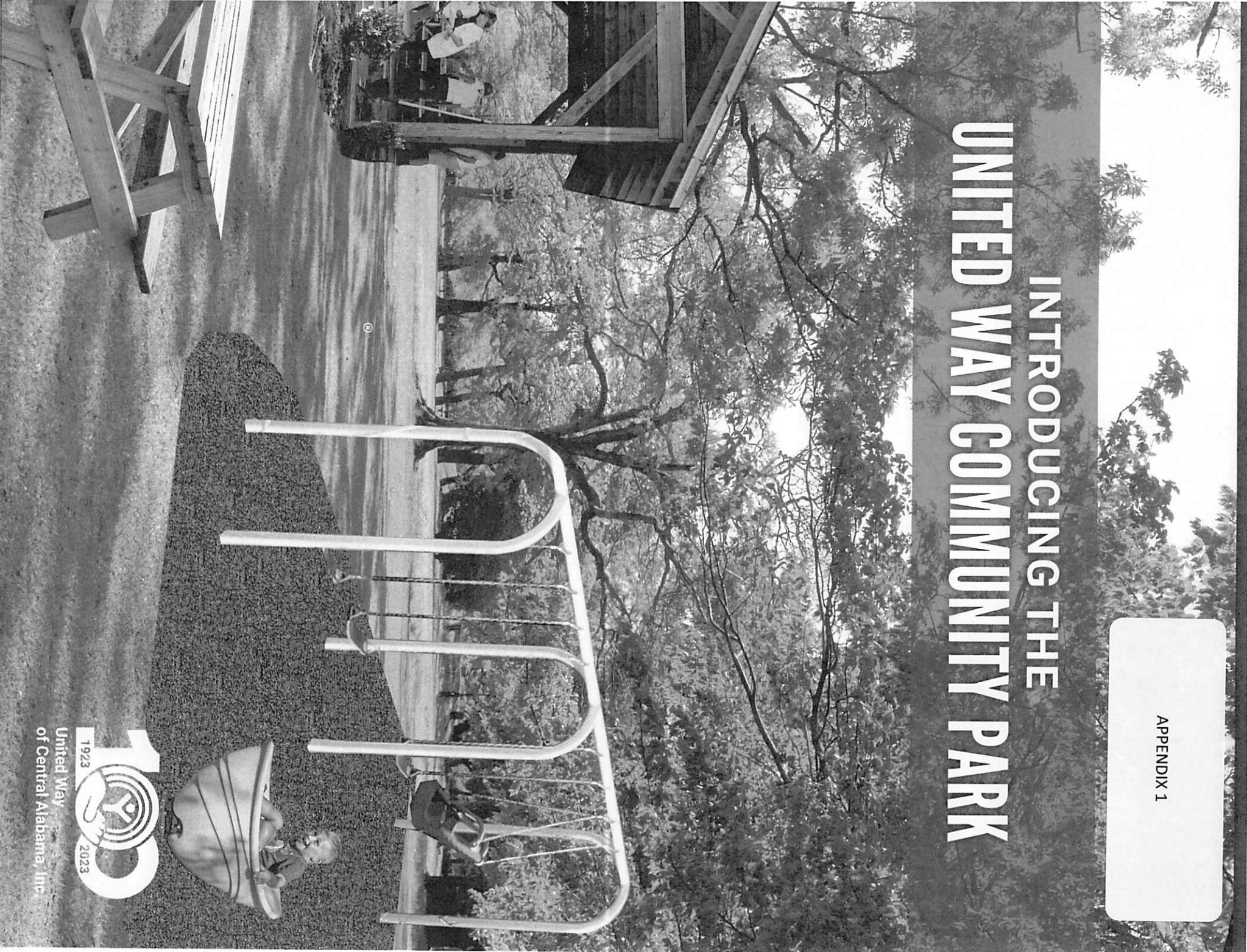
There being no further business before the Council, **Mayor Nix called for a Motion to Adjourn.** Motion to adjourn made by Council Member King, second by Council Member Dukes, All Ayes. Meeting Adjourned at 6:27 p.m.

Submitted by:



Steve Gilbert  
City Clerk / Treasurer

# INTRODUCING THE UNITED WAY COMMUNITY PARK

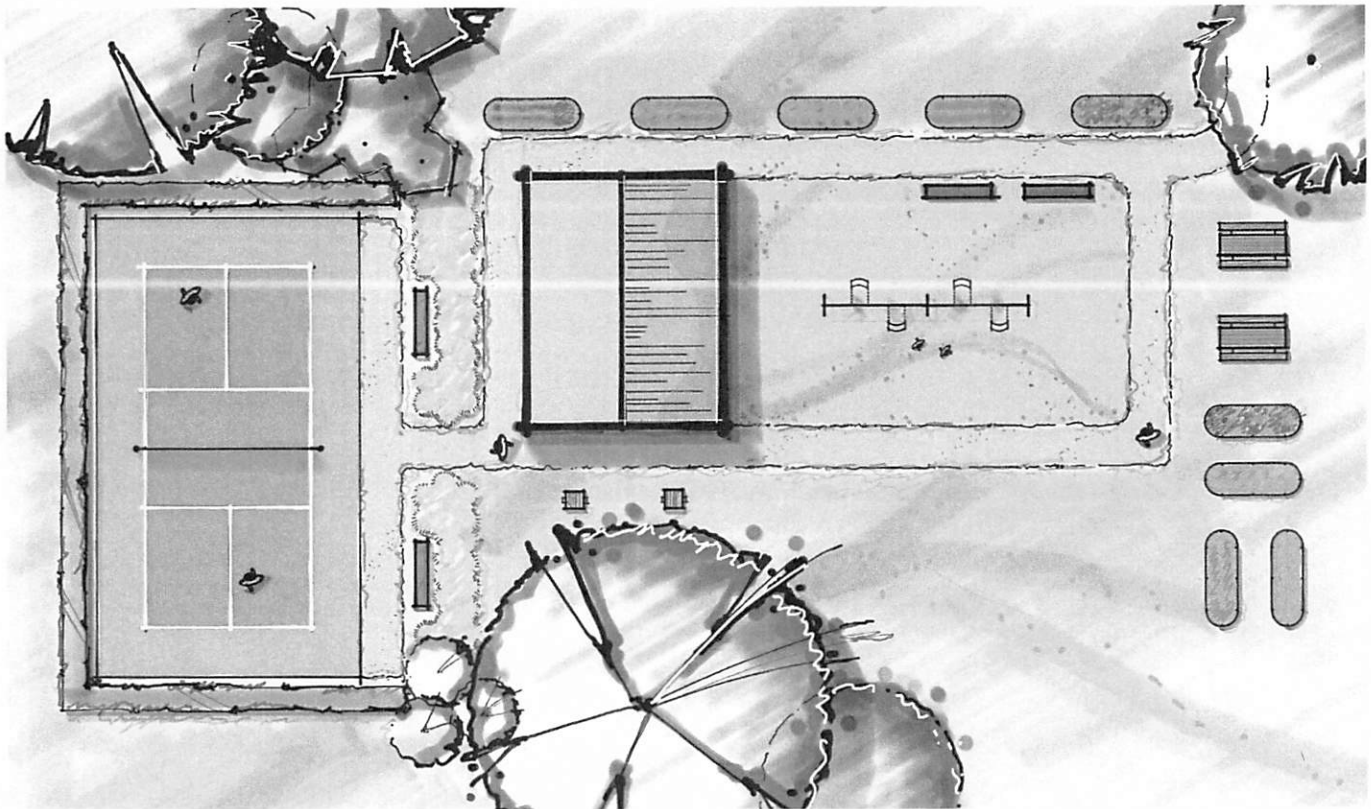


1923  
United Way  
of Central Alabama, Inc.  
2023

# Outdoor Classroom & Recreational Facilities

It's a beautiful respite that offers family, friends and community members the opportunity to relax, learn and play while enjoying the great outdoors. You may even take a moment to enjoy the flower gardens. It is a peaceful place that compliments your day in a calming and natural way. Your children can find an opportunity to glide on a swing or you can pick up a paddle and enjoy a game of pickleball.

In celebration of the 100th anniversary, United Way of Central Alabama (UWCA) is building one of these community parks in each of the six counties we serve. You too can be a blessing to the community by pitching in with coworkers to help build one of these pleasing outdoor facilities. Each park will be customized to suit the community and site location, but will consist of the same primary features.



## Site Selection & Community Needs

- One site will be selected in each of the six counties served by UWCA.
- Sites will be highly accessible and near populated areas.
- Sites will be close to restrooms.
- Water and power will be available.

# Modular Park Elements

## Outdoor Classroom Pavillions

Outdoor classrooms are excellent multi-use facilities for civic clubs, church groups, neighborhood associations and other groups. Each will include electricity and lighting.



## Recreational Amenities

The parks will include swings and other kid-friendly playground equipment. Additionally, each will have a court for pickleball, one of the fastest growing sports in the United States and easy to learn for people of all ages.

## Other Park Elements

There will be other recreational amenities such as BBQ grills, picnic tables, benches, and garden elements.



# How You Can Help

United Way is seeking corporate/community partners who will invest in these community parks. These parks will be actively built through volunteer labor and coordinated/supervised by United Way Hands On team members. Each project will be built in a 1 – 3-month timeframe based on location and permitting requirements.

**\$25,000**      **Community Park Sponsor**  
**\$10,000**      **Supporting Sponsor**

We are seeking corporate/community partners who will sponsor the parks and provide volunteers to construct them.

Each project will require 30 to 60 volunteers. Each volunteer will work approximately four hours.

United Way of Central Alabama is celebrating 100 years of serving our communities. In honor of this achievement, we plan to construct a United Way Community Park as a gift to each of the six counties we serve.







**Montevallo Fire Department Report – Council Meeting 3.27.23**

March 1- March 15-2023

EMS- 46

Lift assist- 6

Structure Fire- 1

Brush Fire- 0

Electrical Fire - 0

Vehicle Fire- 2

Appliance Fire- 0

Fire Alarm - 1

MVC- 3

Fuel Spill/ gas leak- 0

Assist other agency- 0

Assist Public- 0

Assist Law Enforcement- 0

Total Calls for first half of March 59

Brad Davis

Fire Chief

City of Montevallo

Montevallo Fire & Rescue Service

541 Main Street

Montevallo, AL 35115

Office- 205-666-2555. Ext. 705

# PARNELL MEMORIAL LIBRARY

MARCH 27, 2023

- Our April calendar of events is now available at the library or online at [parnellmemoriallibrary.org/events](http://parnellmemoriallibrary.org/events) with upcoming activities for toddlers, kids, teens, and adults - be sure and check it out.
- Our Library Egg Hunts are coming up
  - Preschool Egg Hunt on Wednesday, April 5 at 10 am, right after Mr. Mac Storytime
  - K - 5 Egg Hunt on Thursday, April 6 at 3:30 pm
    - Both of these little egg hunts go really fast, so if you'd like to join in, make sure you're on time!
- Following the city calendar, the library will be closed for the Easter Holidays on Friday, April 7, through Sunday, April 9. We'll reopen for regular hours on Monday, April 10.



## Fair Housing Month Proclamation

**WHEREAS**, April 11, 2023 marks the 55th anniversary of the passage of the Fair Housing Act, which enunciates a national policy of fair housing for all who live in the United States, and

**WHEREAS**, The Fair Housing Act prohibits discrimination based on race, color, religion, sex, handicap, familial status and national origin, and

**WHEREAS**, fair housing is a positive community good; and

**WHEREAS**, economic stability, community health, and human relations in all communities are improved by diversity and integration; and

**WHEREAS**, Fair Housing is integral to the ethical commitment of members of the National Association of REALTORS® and the Birmingham Association of REALTORS® and is critical to the ability of all real estate professionals to serve their clients, customers and communities; and

**WHEREAS**, acts of housing discrimination and barriers to equal housing opportunity are repugnant to a common sense of decency and fairness.

**NOW, THEREFORE**, I, Rusty Nix, as Mayor of the City of Montevallo, Alabama, do hereby proclaim the month of April, 2023 as "FAIR HOUSING MONTH" in Montevallo to establish Montevallo as an inclusive community committed to fair housing and to promote appropriate activities by private and public entities intended to provide or advocate for equal housing opportunities for all residents and prospective residents of Montevallo.

In witness whereof, I have hereunto set my hand and caused this seal to be affixed.

Signed this the 27<sup>th</sup> day of March, 2023.

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Rusty Nix, Mayor



## City Council Meeting (3/27/23)

The **new business failure rate** has remained relatively stable over the decades (10% to 20% of new businesses fail in the first year, 50% fail within the first five years, and 70% fail within ten years). The odds of failure are much greater for new businesses that were opened during a recession, especially for new hotels which rely on a thriving economy. Most company presidents, economists, and financial experts believe that we are in for a **deep and lasting recession**.

**Banks in financial trouble:** SVD bank was given a “**clean audit**” by KPMG (4<sup>th</sup> largest accounting firm in the world with 670 offices in 150 countries around the world) 14 days before it failed. Both KPMG and bank regulators have been accused of ignoring the bank’s financial weaknesses. The failure of SVB and Signature Bank are signs of problems in other banks-up to 200 banks are in jeopardy. If fear of more bank failures takes hold, more banks will fall into financial distress. People are presently taking their money out of small banks and depositing it in large banks (CDs, money market instruments, etc.), or investing in bonds, gold, and silver.

**Prices remain stubbornly high, and some prices are still rising.** For 2022, the annual average increase in prices was 7%. in 2023, the average price increase is projected to be about 6%.

**Inflation reduces the value of paychecks-**If you were working in 2022, the value of your paycheck fell by 7% and it will likely drop by another 6% in 2023.

**Stock Market prices declined-** Prices fell by almost 25% over the past year and those with 401Ks or other retirement plans suffered financial losses.

**The money saved by individuals during Covid-19 Pandemic is almost gone.**

**Credit Card balances are rising-** People need cash and delinquencies are rising on credit cards.

**Employee’ layoffs are increasing-** Corporations expect a longer and more serious recession.

**Loans-**Interest rates have been increasing for mortgages (2X the rate from one year ago) equity lines of credit, student loans, car loans, boat loans, etc. The rate of overdue payments has increased.

**Credit Crunch-**Banks have increased the requirements for taking out a loan.

**The Great Resignation:** Millions of employees, especially those between the ages of 18 and 39, have resigned from their jobs due primarily to low pay.

**For present and future retirees-**Under the current Social Security system, with an insufficient funds problem hitting by 2034, annual benefits will be reduced by 23% in 2035. Some in Congress have proposed doing away with Social Security and making everyone take out a 401K retirement plan.

**The value of the U.S. dollar has fallen. Foreign goods have become more expensive.**

**The FED is in a no-win predicament:** The Fed’s goal is lower the inflation rate down to a 2% level. After a record-setting 10X interest rate hike, the inflation rate has only come down to 6% from 7%. If they raise interest rates again, the recession will become more severe; on the other hand, if they don’t raise interest rates, prices will keep on rising.

**In essence, this is not the time to open a new business.**

## Montevallo Chamber of Commerce Council Report 3.27.23

- 1) Adele will be attending the **Farmers' Market Manager Meeting** Wed. March 29th at the Al Dept of Agriculture auditorium in Montgomery. ( 2023 Annual Montevallo Farmers' Market every Monday 3-6pm from June 5 - Aug 21 )
- 2) The April **Chamber Chatter** delivery will be Friday March 31
- 3) **Washington Up-Date Luncheon** on Thurs. April 13th with Congressman Palmer./ 11:30am-1pm / \$35.00 each / The Grand Bohemian Mt. Brook / Partnership with The Shelby Chamber and others.
- 4) Montevallo Chamber will be a sponsor and host a booth at the **Montevallo ArtsFest** scheduled for Sat April 15th.
- 5) **April Chamber Luncheon** / "Elder Justice Center of Alabama" / Speaker: Robyn James, Director / Wed. April 19th from 11:30am to 1pm ; noon - lunch \$15.00 per person , at Parnell Library meeting room, RSVP by Mon 4/17
- 6) **Montevallo Chamber Golf Tournament** Thursday April 20 / to benefit the Mary Lou Williams Scholarship Fund / Cahaba Fall Country Club - Centerville / 11am lunch with shotgun at 12:30pm
- 7) **Montevallo Vidalia Onion Sale** \$12.00 for 10 lb bag . Deadline to order April 20 with tentative delivery date of May 11th. Money raised going toward the Montevallo Community Grant Fund
- 8) Montevallo Chamber will Co-Host the **2023 Shelby County Small Business Awards** Luncheon on Wed. May 24 @ Pelham Civic Complex in Pelham. Deadline to nominate a business will be April 14th @ 5pm



**Adele Nelson**

**Executive Director**

*Montevallo Chamber of Commerce*

P.O. Box 270 Montevallo, AL 35115

205.665.1519 office

[www.montevallocc.com](http://www.montevallocc.com)

## MEMORANDUM OF AGREEMENT

This Memorandum of Agreement ("Agreement") is made and entered into this \_\_\_ day of March, 2023 by and between City of Montevallo, Alabama (Montevallo) and United Way of Central Alabama, Inc., an Alabama nonprofit corporation (UWCA").

### **Background:**

Montevallo is the owner of the land located at 500 County Road 10, Montevallo, AL 35115 (Stephens Park). UWCA, along with its affiliate, Hands On Birmingham, Inc., d/b/a United Way Hands On ("Hands On") desires to build several public parks as part of UWCA's centennial celebration. Montevallo and UWCA both desire that UWCA and Hands On build a public park on Stephens Park.

Accordingly, Montevallo and UWCA agree as follows:

APPENDIX 8

### **Agreement:**

1. Purpose of Agreement. This Agreement sets forth the terms and conditions under which Montevallo agrees to permit UWCA to construct a public park (the "Park") on Stephens Park.
2. Site. The location and design of the Park is described in Attachment A hereto.
3. Montevallo Retains Ownership. Montevallo retains ownership of Stephens Park and shall be the owner of any new facilities or improvements or any other real or personal property added to 500 County Road 10, Montevallo, AL 35115 Stephens Park as part of the Park. Nothing contained in this Agreement shall be deemed to convey to UWCA any right, title, or interest in the property except as otherwise provided in this Agreement.
4. Permission to Construct Park. Montevallo agrees to grant UWCA the right to construct the Park on the property described above. UWCA and its affiliates shall have the right to access and use the property for the construction of the Park.
5. Representations and Warranties. Montevallo certifies and represents that it:
  - (a) Owns Stephens Park free and clear of any encumbrances and has the unrestricted right to make improvements to Stephens Park; and
  - (b) Is not aware of any easement, law, ordinance, or any other reason that would prevent the construction of the Park;
6. Obtaining Necessary Permits and Inspections. UWCA shall be responsible for obtaining all necessary permits and inspections for the construction of the Park. UWCA shall comply with all applicable laws, regulations, and building codes.
7. Construction and Costs. UWCA shall be responsible for design and construction of the Park. Before beginning construction, UWCA shall present the plans for the Park to Montevallo for opportunity to comment. UWCA shall construct the Park utilizing volunteer labor and contract with contractors and subcontractors, if necessary. UWCA shall be responsible for all

construction costs, including but not limited to, all materials, labor, and equipment necessary to construct the Park.

8. Montevallo to Maintain Site and Facilities. Upon completion of the Park, Montevallo shall have a reasonable opportunity to inspect the Park; if the Park is in acceptable condition, Montevallo shall notify UWCA in writing that it accepts the Park as complete. After acceptance of completion by Montevallo, Montevallo shall maintain the site and facilities of the Park in a clean, orderly and safe condition. Montevallo shall be responsible for any necessary repairs to the facilities of the Park.

9. Public Access. Montevallo shall permit the Park to be open to the public during reasonable hours. Montevallo shall operate the Park for the general benefit of the public and shall not restrict the use of the Park for the general benefit of the public. UWCA and Montevallo shall each approve an initial set of reasonable rules and regulations (e.g., hours, age limits, prohibited substances) for the use of the Park. Should Montevallo restrict public access or use of the Park in any way that is, in the reasonable opinion of UWCA, contrary to the intent of this Agreement or the purpose of UWCA to invest funds to establish a safe park for the public, then Montevallo shall pay UWCA a sum of \$65,000 as a partial reimbursement of UWCA's costs, due upon demand after a reasonable period to cure any such default.

10. General Cooperation. Montevallo and UWCA shall cooperate in constructing the Park and effectuating the intent of this Agreement. Such cooperation may include, for example, Montevallo allowing contractors and inspectors onto its property, both parties signing any application for permit if required by the City, UWCA ensuring any applicable warranty from a manufacturer or contractor shall be transferred to or otherwise benefit Montevallo and entering into further agreements as necessary for the construction of the Park.

11. Liability and Indemnification. After completion of the Park, UWCA shall not be liable for any damage to the facility or injuries to persons using the facility. UWCA shall not be liable for any damages arising from any act or omission of Montevallo, its employees, agents, or contractors, and Montevallo shall not make any related claim against UWCA in any proceeding or manner. Montevallo shall indemnify, defend and hold harmless UWCA from and against any and all claims, damages, liabilities, costs, and expenses (including reasonable attorneys' fees) arising from or related to any injury or claim of injury to any person or property arising from or related to the use of the Park and its facilities. During the term of this Agreement, Montevallo agrees to maintain general liability insurance with limits of at least \$2,000,000 for bodily and personal injury, death, and property damage in a combined single limit, naming both UWCA and Hands On as additional insureds under the policy.

12. Disputes. In the event that a dispute should arise between the parties related to this Agreement, the parties agree to first proceed in good faith to submit the matter to mediation. Costs related to mediation shall be mutually shared between the parties.

13. Term. This Agreement shall commence on the date of execution and shall continue for a period of 20 years, unless terminated earlier by mutual agreement of the parties.



IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

**Montevallo:**

**UWCA:**

**City of Montevallo**

**United Way of Central Alabama, Inc.**

\_\_\_\_\_  
Print name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
Print name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

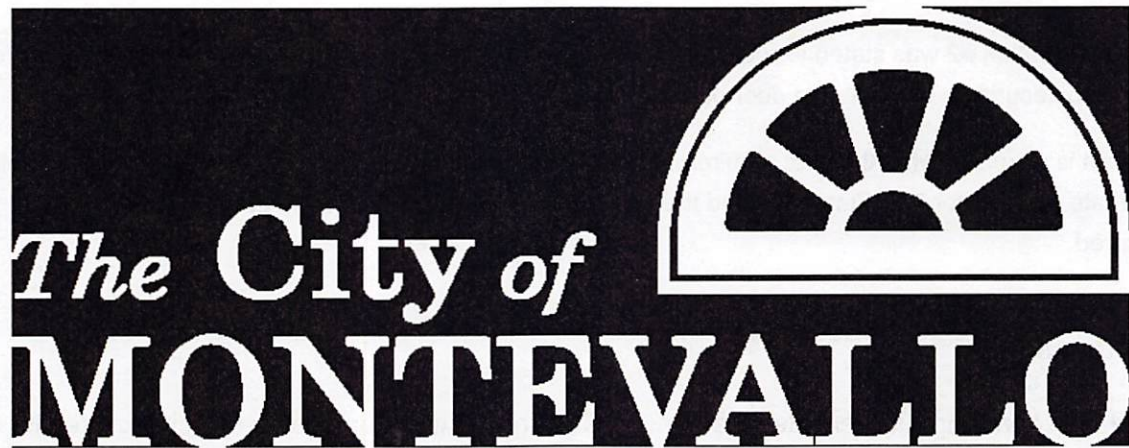
## **Attachment A**

### **DESCRIPTION OF THE PARK**

The Park shall be located on the property owned by The City of Montevallo located at 500 County Road 10, Montevallo, AL 35115. The exact boundaries of the Park are described as follows:



## *Technology Action Plan for*



REVISION DATE: March 25, 2023

**Valid Through:** April 28, 2023

**Prepared by:** Kerry Wheelles

**CMIT Solutions**

1 Chase Corporate Center, Suite 400

Birmingham, AL 35244

(205) 960-2648

***Proprietary and Confidential***

This document contains confidential information belonging to both City of Montevallo and CMIT Solutions. Both parties agree to keep this information confidential, and not disclose it to 3<sup>rd</sup> parties.

## **Executive Summary**

The City of Montevally has multiple facilities which require (and will require) a method of providing secure access control to the building as well as to several areas within the building containing critical equipment. The facilities currently requiring secure access are Fire Station #1 and Fire Station #2. In addition to these facilities, the City of Montevally will also need secure access to the building across the street from City Hall as it becomes available over the next few months (which will also require secure network and WiFi access to the internet within the building). If possible, the City of Montevally would prefer to be able to manage secure access across all of its facilities from a common interface including the existing City Hall facility which already has an existing on-prem, non-cloud based, Secure Access Control system.

The Fire Station #1 requires secure access to at least 3 doors: Front Door, Back/Side Door and the EMT Equipment room.

The Fire Station #2 was stated to require secure access to the Front Door only. There may be a future desire to securing a back or side door or equipment closet.

While it is unknown what the final requirements for the building across from City Hall, the offerings below will estimate the cost for Fire Station #1 and then how much each additional facility/building will cost to be secured.

## **Solution**

While researching different Secure Access Control Systems and related architectures it became apparent that solutions were one of 4 types:

1. Traditional Access Control Systems with on-prem centrally located server & SW and door controllers with only the readers & door electronics remotely wired at or near each door.
  1. PROS - Consistency with solution used at City Hall
  2. CONS - Significantly less economical for smaller 1-3 door facilities, still requires a separate log-in to each site's on-prem Access Control Server vs a single cloud-based control system
  3. CONCLUSION - Bid not included as significantly more costs with less benefits
2. Access Control Systems with cloud-based SW (vs an on-prem server) connected to traditional on-prem controllers, readers & door electronics.
  1. PROS - Consistent cloud-based control across all facilities
  2. CONS - Significantly higher costs with monthly license fees charged per door
  3. CONCLUSION - Bid not included as VERY expensive (magnitudes higher)

3. Access Control Systems with cloud-based SW connected directly to WiFi enabled Locks powered by batteries.

1. PROS - Significantly less initial installation costs due to less wiring, can be used in places sometime hard to run new wires, affordable for single door applications
2. CONS - Cost for each WiFi enabled Lock is significant (vs an electric door strike), not all door types are easily supported (ie. Push/Panic bar exits), WiFi does not always reach outside doors consistently, batteries in each door need replacing every 3-6 months depending on usage.
3. CONCLUSION - Bid not included as this solution is more tailored for single door applications like use in the home but does not lend itself to a consistent multi-door, multi-facility solution and is very maintenance intensive

4. Access Control Systems with cloud-based SW connected to controllers and readers integrated and distributed around the network (powered using PoE+).

1. PROS - Scalable solution that also fits smaller 1-3 door facilities, includes a firewall for each facility, supports integrated and stand-alone cameras with the same system and software, supports integrated door bell & intercom options, lowest cost approach that scales from 1-3 door to higher count multi-facility control
2. CONS - Different SW control than that used in City Hall
3. CONCLUSION - Bid included below as the PROS for this approach far outweigh both the CONS as well as the PROS of the other approaches

**CONCLUSION:**

CMIT Solutions proposes a solution based on the 4th type of architecture above for both Fire Stations. To make it easy to see what the cost would be to include additional sites (like the building across from the City Hall), the pricing is broken into what it will take to support Fire Station #1 (the initial system) and then what it will take to add each new site based on each additional site starting with 1 additional door to be secured.

**NOTE:** Additional doors at each site are easy to add and cost MUCH less to add than the 1st door at a new site.



**HIGH LEVEL SUMMARY (detailed break-down below):**

Fire Station #1 = ~ \$8250 + \$75/mth monitoring, maintenance & support

Each Additional Site = ~< \$4275 + \$25/mth monitoring, maintenance & support

## Secure Access Control for Fire Station #1

3 Doors - Front, Back and EMT Equipment Room

| Description   | Price            | Quantity | Amount   |
|---|------------------|----------|----------|
| <p><b>CMIT-BHMS Firewall - Dream Machine Special Edition</b><br/>All-in-one router and security gateway firewall with an integrated PoE switch and network video recorder. The Dream Machine Special Edition (UDM SE) is an enterprise-grade UniFi OS Console capable of helping home and business owners alike seamlessly scale and manage their networks with high-speed, dual-WAN connectivity (10G SFP+ and 2.5GbE RJ45 ports), a Gigabit, PoE switch, and a network video recorder (NVR) with 128 GB of internal storage. Powered by UniFi OS, the UDM SE gives you full control of all your UniFi devices, including access points, Protect cameras, Talk phones, and Access readers. It's also a future-proof console since it will be able to run all upcoming UniFi OS applications. Engineered for end-to-end simplicity, the UDM SE features an integrated Bluetooth radio that streamlines the initial setup and configuration process, which can be completed in minutes with the UniFi Network application (web or mobile).</p>  | \$725.00<br>Each | 1        | \$725.00 |
| <p><b>CMIT-BHMS UniFi Access Control 1-door Starter Kit</b><br/>A comprehensive single-door access control system.<br/>Includes: (1) Access Hub, (1) Access Reader Pro, (1) Access Reader Lite, (20) UniFi Access Cards</p>    | \$648.70<br>Each | 1        | \$648.70 |
| <p><b>CMIT-BHMS UniFi Access Control Hub</b><br/>A single-door mechanism that provides complete entry control via connected Access Readers.<br/>Features: (3) PoE ports to connect Access Readers or Protect cameras, (2) Lock relays to support 12V-powered and dry options, (2) AUX relays to connect an external siren and automatic door opener, (4) Inputs for motion sensors, push buttons, emergency alarms, and a door position sensor,<br/>Powered with PoE++</p>  | \$258.70<br>Each | 2        | \$517.40 |



**CMIT-BHMS UniFi Access Reader Pro**

A premium door access scanner with built-in NFC reader and intercom. Features: (1) PoE input powered by an Access Hub, (1) High-resolution touchscreen with a built-in camera, Security chip that supports advanced NFC encryption, Mobile unlocking with the Access or UI mobile apps

\$388.70 0 \$0.00  
Each



**CMIT-BHMS UniFi Access Reader Lite**

A convenient door access scanner supporting NFC reader and handwave door unlocking. Features: (1) PoE input powered by an Access Hub, Security chip that supports advanced NFC encryption, Mobile unlocking with the Access or UI mobile apps

\$128.70 2 \$257.40  
Each



**CMIT-BHMS Electronic Door Strike, Cabling, Connectors & Related Parts Costs**

Electronic door strike, cabling, connectors & related parts. May include request to exit or motion detectors as required. This is an estimate based on averages. Additional costs will be added if requirements require significantly more.

\$300.00 3 \$900.00  
Each



**CMIT-BHMS Installation & Wiring**

Estimated labor charges for Installation & Wiring. If the work is achieved in less time, less will be charged. If the work requires more time, we will verify prior to additional charges being made.

\$125.00 32 \$4,000.00  
Per Hour

**CMIT-BHMS Setup & Configuration**

Estimated labor charges for Setup & Configuration. If the work is achieved in less time, less will be charged. If the work requires more time, we will verify prior to additional charges being made.

\$150.00 8 \$1,200.00  
Per Hour

Monthly Recurring

**CMIT-BHMS Secure Access System - Maintenance, Monitoring & Support**

\$75.00 1 \$75.00  
Per Month

We provide ongoing health monitoring, periodic updates and patching to ensure the Secure Access System is secure and performing as it should. Our Secure Access System – Maintenance, Monitoring & Support provides ASAP (As Soon As Possible) response time during business hours for Technical Problems submitted by telephone or email from your authorized employees. If our Technician is not able to identify a clear path to resolution or it is determined that an on-site visit is necessary, the support issue will be reassigned. If advanced support or training is necessary, out of plan service charges may apply.

NOTE: Each additional related site adds \$25



**Secure Access Control - Each Additional Facility**

1 Door - Front Door (each additional door MUCH less)

| Description   | Price            | Quantity | Amount   |
|---|------------------|----------|----------|
| <p><input checked="" type="checkbox"/> <b>CMIT-BHMS Firewall - Dream Machine Special Edition</b><br/>All-in-one router and security gateway firewall with an integrated PoE switch and network video recorder. The Dream Machine Special Edition (UDM SE) is an enterprise-grade UniFi OS Console capable of helping home and business owners alike seamlessly scale and manage their networks with high-speed, dual-WAN connectivity (10G SFP+ and 2.5GbE RJ45 ports), a Gigabit, PoE switch, and a network video recorder (NVR) with 128 GB of internal storage. Powered by UniFi OS, the UDM SE gives you full control of all your UniFi devices, including access points, Protect cameras, Talk phones, and Access readers. It's also a future-proof console since it will be able to run all upcoming UniFi OS applications. Engineered for end-to-end simplicity, the UDM SE features an integrated Bluetooth radio that streamlines the initial setup and configuration process, which can be completed in minutes with the UniFi Network application (web or mobile).</p> | \$725.00<br>Each | 1        | \$725.00 |





|                                     |  |                  |   |          |
|-------------------------------------|--|------------------|---|----------|
| <input checked="" type="checkbox"/> | <b>CMIT-BHMS UniFi Access Control 1-door Starter Kit</b><br>A comprehensive single-door access control system.<br>Includes: (1) Access Hub, (1) Access Reader Pro, (1) Access Reader Lite, (20) UniFi Access Cards | \$648.70<br>Each | 1 | \$648.70 |
|-------------------------------------|--|------------------|---|----------|



|                          |   |                  |   |        |
|--------------------------|---|------------------|---|--------|
| <input type="checkbox"/> | <b>CMIT-BHMS UniFi Access Control Hub</b><br>A single-door mechanism that provides complete entry control via connected Access Readers.<br>Features: (3) PoE ports to connect Access Readers or Protect cameras, (2) Lock relays to support 12V-powered and dry options, (2) AUX relays to connect an external siren and automatic door opener, (4) Inputs for motion sensors, push buttons, emergency alarms, and a door position sensor, Powered with PoE++ | \$258.70<br>Each | 0 | \$0.00 |
|--------------------------|---|------------------|---|--------|



|                          |  |                  |   |        |
|--------------------------|--|------------------|---|--------|
| <input type="checkbox"/> | <b>CMIT-BHMS UniFi Access Reader Pro</b><br>A premium door access scanner with built-in NFC reader and intercom. Features: (1) PoE input powered by an Access Hub, (1) High-resolution touchscreen with a built-in camera, Security chip that supports advanced NFC encryption, Mobile unlocking with the Access or UI mobile apps | \$388.70<br>Each | 0 | \$0.00 |
|--------------------------|--|------------------|---|--------|



|                          |  |                  |    |            |
|--------------------------|--|------------------|----|------------|
| <input type="checkbox"/> | <b>CMIT-BHMS UniFi Access Reader Lite</b><br>A convenient door access scanner supporting NFC reader and handwave door unlocking. Features: (1) PoE input powered by an Access Hub, Security chip that supports advanced NFC encryption, Mobile unlocking with the Access or UI mobile apps | \$128.70<br>Each | 10 | \$1,287.00 |
|--------------------------|--|------------------|----|------------|



|                                     |  |                  |   |          |
|-------------------------------------|--|------------------|---|----------|
| <input checked="" type="checkbox"/> | <b>CMIT-BHMS Electronic Door Strike, Cabling, Connectors &amp; Related Parts Costs</b><br>Electronic door strike, cabling, connectors & related parts. May include request to exit or motion detectors | \$300.00<br>Each | 1 | \$300.00 |
|-------------------------------------|--|------------------|---|----------|

as required. This is an estimate based on averages. Additional costs will be added if requirements require significantly more.



|   |                      |    |            |
|---|----------------------|----|------------|
| <input checked="" type="checkbox"/> <b>CMIT-BHMS Installation &amp; Wiring</b><br>Estimated labor charges for Installation & Wiring. If the work is achieved in less time, less will be charged. If the work requires more time, we will verify prior to additional charges being made. | \$125.00<br>Per Hour | 16 | \$2,000.00 |
|---|----------------------|----|------------|

|   |                      |   |          |
|---|----------------------|---|----------|
| <input checked="" type="checkbox"/> <b>CMIT-BHMS Setup &amp; Configuration</b><br>Estimated labor charges for Setup & Configuration. If the work is achieved in less time, less will be charged. If the work requires more time, we will verify prior to additional charges being made. Our goal is to spend the necessary time up-front, with you, to make sure all systems are achieving the operational objectives you have. | \$150.00<br>Per Hour | 4 | \$600.00 |
|---|----------------------|---|----------|

**Monthly Recurring**

|  |                      |   |         |
|--|----------------------|---|---------|
| <input checked="" type="checkbox"/> <b>CMIT-BHMS Secure Access System - Maintenance, Monitoring &amp; Support</b><br>We provide ongoing health monitoring, periodic updates and patching to ensure the Secure Access System is secure and performing as it should. Our Secure Access System – Maintenance, Monitoring & Support provides ASAP (As Soon As Possible) response time during business hours for Technical Problems submitted by telephone or email from your authorized employees. If our Technician is not able to identify a clear path to resolution or it is determined that an on-site visit is necessary, the support issue will be reassigned. If advanced support or training is necessary, out of plan service charges may apply. | \$25.00<br>Per Month | 1 | \$25.00 |
|--|----------------------|---|---------|

NOTE: Price per additional site



|         |             |
|---------|-------------|
| Upfront | \$12,522.20 |
| Monthly | \$100.00    |

|              |                    |
|--------------|--------------------|
| Tax          | \$0.00             |
| <b>Total</b> | <b>\$12,622.20</b> |

# Proposal

Pickett Construction, LLC

8101 Highway 119

Alabaster, AL 35007

Phone (205) 620-1798 Fax (205) 620-3626

www.pickettconstruct.com

APPENDIX 10

|   |  |
|---|--|
| Proposal Submitted To: City of Montevallo           | Date: 2/22/23                            |
| Address:<br>420 Vine Street<br>Montevallo, Al 35115 | Job Location: same<br>Ball Park Restroom |
| Phone: 205-665-2555 ext 105 Steve Gilbert           | Fax/email:                               |

## We hereby submit specifications and estimates for:

Ball Park Restroom Restoration (fire damage)

Remove all smoke damage (cleaning)

Install new plumbing to include: supply lines, toilet, wall mounted sink and urinal

Construct new handicap accessible stall around new toilet along with 2 grab bars

Replace burnt ceiling joists, new sheetrock (finished) in ceiling to include trim

Prep and paint all walls and ceiling to match existing

Total \$16,800

Two (2) metal exterior doors installed

\$ 22,400.00

Total \$5,600.00

Wheelchair accessible ramp from parking lot to bathrooms (to include excavation and pouring concrete)

Total \$7400.00

Also included: Removal of debris (clean up)

We propose hereby to furnish material and labor – complete in accordance with the above specifications for the sum of: To be determined

With payments to be made as follows: ½ at signing and ½ at completion unless specified otherwise.

All coupons must be presented before signing this contract. Pickett Construction, LLC accepts cash, checks, money orders, and credit cards. All credit card transactions will be charged an additional 2.5% processing fee. Customer agrees to pay all costs of collection plus a reasonable attorney's fee for any monies not paid when due. 1 year warranty on all workmanship. \$1000.00 minimum on all projects.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Sales Agent – Ricky

Note: This proposal may be withdrawn by us if not accepted within 14 days.

## Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Date of Acceptance \_\_\_\_\_ Signature \_\_\_\_\_



Dailey Park Restroom  
2021

MAYOR  
Rusty Nix

COUNCIL MEMBERS

David King   Lelia Mitchell   Kenneth Dukes  
Sonya Swords   Martha Ann Eisenberg

CITY CLERK AND TREASURER  
Steve Gilbert

PARKS AND RECREATION  
Shane Baugh

*Special Thanks to*

Montevallo Development Cooperative District  
Shelby County Commission



# Stephens Park Restrooms

2022

MAYOR

Rusty Nix

## COUNCIL MEMBERS

David King   Lelia Mitchell   Kenneth Dukes

Sonya Swords   Martha Ann Eisenberg

## CITY CLERK AND TREASURER

Steve Gilbert

## PARKS AND RECREATION

Shane Baugh

*Special Thanks to*

Montevallo Development Cooperative District

Shelby County Commission

Park and Recreation Grant Program



City Hall Annex  
2023

MAYOR  
Rusty Nix

COUNCIL MEMBERS

David King   Lelia Mitchell   Kenneth Dukes  
Sonya Swords   Martha Ann Eisenberg

CITY CLERK AND TREASURER  
Steve Gilbert



**Estimate #14458**

**3/20/2023**

**Prepared For:**  
City of Montevallo

**Prepared By:**  
Cami Amerson  
Amerson Engraving, Inc.  
512 Business Center Drive  
Birmingham, AL 35244 USA

**Phone:**  
**Alt. Phone:**  
**Email:**

**Fax:**

**Phone:** 205-968-1919      **Fax:** 205-968-1922

**Alt. Phone:**

**Email:** cami@theamersonsite.com

**Description:** #14458 Cast Plaque  
Lisa Shapiro  
lshapiro@cityofmontevallo.com  
(205) 665-2555 x 109

**Estimated Time For Production:** 25 working days

| Quantity | Description  | Each            | Total             | Taxable |
|----------|--|-----------------|-------------------|---------|
| 3        | Aluminum Cast Plaque with Aluminum Finish<br>Material: Cast Aluminum<br>Size: 14" Wx 20"T x 5/8"D<br>Border: Double Line<br>Background Color: Dark Oxide<br>Raised Areas (Pic,Text & Borders): Aluminum<br>Finish: Brushed Satin<br>Background Texture: Stipple<br>Mount: Blind Stud with Mounting Pattern | 790.00          | \$2,370.00        |         |
| 1        | Installation   | 210.00          | \$210.00          |         |
|          |  | <b>Subtotal</b> | <b>\$2,580.00</b> |         |
|          |  | <b>Total</b>    | <b>\$2,580.00</b> |         |

**Terms:** Balance due upon receipt

By my signature, I authorize work to begin and agree to pay the above amount in full according to the terms on this agreement.

Signed by \_\_\_\_\_ Date \_\_\_\_\_ Amt. Paid Today \_\_\_\_\_