

**Architectural Review Board  
Special Called Meeting  
Minutes  
Monday, August 17, 2023  
7:00 p.m.  
Montevallo City Hall  
Council Chambers**

**Members Present:**

Veronica Bailey, Tara Brantley, Bill Glosson, Susan Godwin, Melinda Nix, Janice Seaman and Sherry Vallides

Guests: Mayor Rusty Nix, Steve Gilbert

**Call to Order:**

A quorum was established and the meeting was called to order at 7:10 p.m.

**Old Business:**

Vice Chair S. Vallides opened the meeting. Minutes from the August 7th meeting were not submitted due to this meeting being designated a "Special Called" meeting. M. Nix stated that she was advised that minutes are to be approved at regular meetings.

S. Vallides stated that she had solicited advice from two attorneys on the subject of whether or not J. Seaman or M. Nix had a conflict of interest in regards to discussing or voting on matters related to the Victory Building. The opinion received was that neither member presented as a conflict of interest on the matter dealing with the Victory Building. M. Nix asked for the legal opinion from the two attorneys be submitted in writing on legal letterhead.

The meeting was turned over to Chairperson J. Seaman. J. Seaman stated that she would like to add a statement to the July 17<sup>th</sup> minutes before approval. S. Vallides made a motion to approve the minutes from the July 17<sup>th</sup> ARB meeting with correction, S. Godwin seconded; motion passed.

J. Seaman read a statement she prepared into the minutes giving a timeline of activities related to Victory Building COA as required by Montevallo Municipal Code 2-2-94-N1. This statement will be attached to the minutes of this meeting as presented to the commission. S. Godwin stated that she thought that the statement was a good summary as to what transpired over the summer and moved that the commission accept this statement as valid; S. Vallides seconded; after much discussion, a vote was called and the motion passed.

J. Seaman addressed the fact that the city council will be voting to give COA approval authority back to the DRC and are removing approval authority away from the ARB at the next city council meeting. She noted that none of the members on the current DRC board have any historic restoration or preservation experience. R. Nix stated that the ARB has been slow to act on business related to the Victory Building and other projects and that is the reason he has made the decision to ask the council to move COA approval authority back to the DRC.

Meeting adjourned at 7:51 p.m.

:mbn  
attachment

According to the Code of Ordinances of the City of Montevallo Sec.2-294-(n)(1) In the event the commission rejects an application, it shall state its reasons for doing so and shall transmit a record of such actions and reasons, in writing, to the applicant.

Architectural Review Board, first received an incomplete application for a certificate of appropriateness for demolition of 555 Main Street, "The Victory Building" from Cobblestone Hotel Development, LLC which was dated April 26, 2023. At an Architectural Review Board meeting, the city of Montevallo was informed that since Cobblestone was not the owner of the property, a new application from the city would need to be filed.

A new incomplete application for demolition was submitted by the city on May 2, 2023 however, to date, the applicant has not succeeded in providing the minimum information required to be voted on by the ARB according to Sec. 2-294-(2) e and f (3)(j)

According to the application itself, it states that the applicant understands that only complete applications including all required exhibits are considered by the commission.

After two letters to Mayor Nix, dated June 19 and July 5, asking for the minimum information required to complete the application, both of which went unanswered and numerous meetings of the ARB requesting this information, we are not able to vote on an application that remains incomplete. The Alabama Historical Commission has stated that if it was communicated that the application was incomplete, then it is not an application. Alternatively, for the reasons stated above, the incomplete application is rejected.

If, at any time, the city is willing to supply the minimum requirements for an application for their certificate of appropriateness for demolition of

555 Main Street, the ARB would be happy to consider and vote on their complete application.