

MINUTES

Montevallo City Council Work Session

November 10, 2025

5:30 p.m. at City Hall

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

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

Mayor Nix advised there will be a Public Hearing: SP25-012 - O'Reilly Auto Parts – Site Development Plan before the City Council meeting tonight.

Discussion of New Business Items:

- **Discussion of Resolution SP25-012** from Montevallo Planning and Zoning Commission recommending approval of the site development plan for O'Reilly Auto Parts to be located at 4705 Hwy. 25. Recommended approval from Planning and Zoning Commission.
- **Discussion of Resolution 11102025-119** accepting the proposal from Tillman Consulting, LLC in the amount of \$31,250.00 for services to acquire right of way in conjunction with the ATRP2-59-2-23-348 Project (Moore's Crossroads) and to allow the Mayor to authorize the purchase price of acquired right of way.
- **Discussion of Resolution 11102025-662** adopting the MOA from Shelby County accepting the transfer of 20 P25 portable radio units and adopting the required maintenance MOA required to operate said radios within the system.
- **Discussion of Request from Montevallo Arts Collaborative** to waive business license fees for Merry Market Saturday Nov. 29, and to close Valley Street from Wadsworth Intersection to Bloch Street behind Montevallo Highschool from 6:00 AM to 4:00 PM.

Mayor Nix Called for Committee Reports:

Mayor Nix called for the Public Health and Safety Reports. Council Member Dukes called on Chief Burr for the Police Department report. Chief Burr reported there were 100 Reports for the month of October and 917 Total Reports for the Year. Chief Burr reported on the partnerships and community outreach the Montevallo Police Department had been involved in over the past month. See Appendix 1.

Council Member Dukes called on Chief Davis for the Fire Department Report. Chief Davis reported there were 154 Reports for the month of October and 1,291 Total Reports for the Year. See Appendix 2.

Council Member Dukes called on Sarah Hogan Shaw for the Impact Montevallo report. Sarah reported Red Ribbon Week was a busy and rewarding week full of events and activities to celebrate living a drug-free lifestyle; Impact has been invited to bring back a Pep Club for MHS; she reviewed the Coalition Meeting key point – needs in the community for holiday assistance; Evolution of E-Cigarettes; potential activities for Drunk & Driving Prevention in December. See Appendix 3.

Mayor Nix called for the Sustainability Reports. Council Member Mitchell called on Kirk Hamby, Director of Public Works. Kirk reported the banners are up for Veterans Day and the month of November; Christmas decorations will be going up December 1st – 3rd.

Council Member Mitchell reported the Arbor and Beautification Board Meeting is cancelled due to the Parnell Memorial Library being closed for the Veterans Day holiday.

Mayor Nix called for Recreation and Community Development. Council Member Green called on Sydney Aguilar-Baugh, Director of Youth Sports. Sydney reported the youth midget football team has made it to the championship; youth basketball with start this week; school baseball field has new dirt; she reported Kirk has sprayed all the fields with rye and they are shut down until January. Council Member Dukes asked how many youths are signed up for basketball and Sydney reported they have 101 youth and still has youth wanting to sign up but there is no more room as all teams are full. No written report submitted. Council

Mayor Nix called for the Education, Arts & Outreach Reports. Council Member Nelson called on Marissa Wilson, Library Director, Parnell Memorial Library. Marissa reported there were over 3,500 visits to the library; 913 program participants; library will be closed for Veterans Day; new program starts Thursday, Lego Book Club; Homeschool Hub is Friday and they received a grant and will be doing Ruby Bridges Day that Friday; Letters to Santa starts November 17th in partnership with the Chamber; several movies in the month of November.

Council Member Nelson called on Mary Elizabeth House for the MJCC report. Mary Elizabeth reported they are currently asking for food donations and if they receive enough food they will be holding a Community Food Pantry this Saturday; she gave an update on youth reports – basketball season starts tonight; Thursday is the Multicultural Community Thanksgiving and Salute to Veterans at MHS; wrestling starts this Saturday; Tennis tryouts are November 20th and 21st; construction on the gym is coming along but until completed all home basketball games will be played at Calera Middle School and the University of Montevallo.

Council Member Nelson reported she met with the Director of the Boys and Girls Club and the Director thanked the city for all they are doing but they do need donations and other things at the club and advised that will be a good partnership the city and Council can work on.

Council Member Nelson has not met with anyone at American Village yet; she did attend a meeting at the Shoal Creek Park Foundation and had a good meeting with them.

Montevallo City Council Meeting

October 27, 2025

6:00 p.m. at City Hall

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

Pledge of Allegiance

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

Invocation Mayor Nix called on Chief Burr to give the invocation.

SP25-012 O'Reilly Auto Parts – Site Development Plan

This is a request from Robert Reel, O'Reilly Automotive Stores, Inc., on behalf of Redwood Development Company, Inc., property owner, for approval of a site development plan to construct an O'Reilly Auto Parts store. The subject property is zoned B-2 General Business District and located at 4705 and 4715 State Route 25, approximately 1,200 feet east of the intersection with Middle Street. (Parcel ID 58-36-2-03-1-002-011.000).

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

Mayor Nix asked if there was anyone present from O'Reilly Auto Parts. City Clerk Steve Gilbert advised Sean Humphrey with O'Reilly Auto Parts is on Zoom to field any questions. Council Member King asked if approved when would O'Reilly's break ground? Mr. Humphrey advised soon, estimated first of 2026; Council Member King asked how long it usually takes from groundbreaking to completion. Mr. Humphrey advised it usually takes four to five months to completion. Mayor Nix asked if there was anyone opposed to O'Reilly Auto Parts. **There being none the Public Hearing closed at 6:03 PM.**

Approval and/ or corrections of the Minutes: 10.27.25 Minutes - Motion made by Council Member Mitchell, Seconded by Council Member Nelson, All Ayes, Motion passed.

11.03.25 Organizational Meeting Minutes – Motion made by Council Member Green Seconded by Council Member Mitchell, All Ayes, Motion passed.

Recognitions/Awards: None.

Opportunities for Citizens to speak to the Council: Bobby C.P. Pierson 1131 Oak St commented on banners along Main Street and would like to see banners in support of Montevallo High School Bull Dogs.

Brenda Essex 508 Hwy 204 Addressed overloaded lumber trucks on Hwy 119 and asked if there are any ordinances, limitations to have trucks an alternate route. Mayor Nix advised the trucks have a right to travel Hwy 119 due to it being a state highway; if truck is overloaded or speeding, we have a right to ticket and/ or get in touch with ALDOT.

DeShaun Goode 410 Scavenger Dr Addressed Mayor and Council to advise he is an electrical contractor and would like to find out how to get on list for work coming into the city.

Veronica Bailey 128 Hwy 203 Commented the HPC needs members, invited everyone to Montevallo Community Chorale on 12/9 at 7:30 UBC, Aldridge Museum will be changed for Christmas season and admission is a donation of \$5.

Mayor Nix Called for Committee Reports to continue:

Mayor Nix called for Finance, Economic Development & Tourism. Council Member King reported the Finance Committee meets on the 4th Wednesday every month at 5:30 PM at City Hall and is open to the public.

Council Member King reported that MDCD met today and gave an update on projects; Scout Lodge is set up for grant match; high school gym project; Brown property should see movement within 30 days for the soccer field; MDCD elected a new Chair, Trey Gantt, Shelby County; discussed the Crossroads and reported waiting on ALDOT.

Council Member King called on Adele Nelson, Executive Director, Montevallo Chamber of Commerce. Adele reported the Chamber Luncheon will be held on November 19th and is the "Volunteer Appreciation" luncheon; Chamber is participating in the Montevallo Middle Leaders of Tomorrow by taking them on a business tour and providing lunch; she asked everyone to complete a survey on Business Basics 2026; Christmas Parade will be held on Thursday, December 4th. See Appendix 4.

Council Member King read from Montevallo Main Street's E-Newsletter from Courtney Bennett who was unable to attend Council meeting: the 3rd Annual Dia de Muertos Festival was a great event; Main Street is preparing to host its 9th Annual Holiday Storefront Decorating Contest and they are offering the option to pair student groups with merchants who do not plan to decorate their own windows.

Council Member King reported the Planning and Zoning Meeting is on the 3rd Thursday of each month at City Hall at 6 PM and is open to the public.

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

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

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

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

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

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

New Business:

- **Resolution SP25-012** from Montevallo Planning and Zoning Commission recommending approval of the site development plan for O'Reilly Auto Parts to be located at 4705 Hwy. 25. Motion made by Council Member King, Seconded by Council Member Mitchell, All Ayes, Motion passed. See Appendix 5.
- **Resolution 11102025-119** accepting the proposal from Tillman Consulting, LLC in the amount of \$31,250.00 for services to acquire right of way in conjunction with the ATRP2-59-2-23-348

Project (Moore's Crossroads) and to allow the Mayor to authorize the purchase price of acquired right of way. Motion to accept made by Council Member Nelson, Seconded by Council Member Mitchell, All Ayes, Motion passed. See Appendix 6.

- **Resolution 11102025-662** adopting the MOA from Shelby County accepting the transfer of 20 P25 portable radio units and adopting the required maintenance MOA required to operate said radios within the system. Motion made by Council Member King, Seconded by Council Member Dukes, All Ayes, Motion passed. See Appendix 7.
- **Request from Montevallo Arts Collaborative** to waive business license fees for Merry Market Saturday Nov. 29, and to close Valley Street from Wadsworth Intersection to Bloch Street behind Montevallo Highschool from 6:00 AM to 4:00 PM. Motion made by Council Member Green, Seconded by Council Member King, All Ayes, Motion passed.

Old Business: None

Board Appointments: None

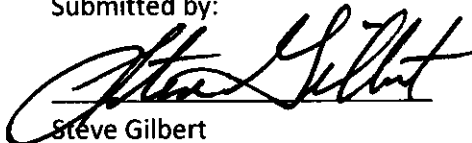
Other Business: Request to purchase new chairs in Council Chambers. Mayor Nix called for a motion: Motion made by Council Member King, Seconded by Council Member Dukes, All Ayes, Motion passed.

Citizen Participation: Bobby CP Pierson 1131 Oak St questioned why O'Reilly's Auto Parts couldn't utilize an existing building that's available – Shawn Humphrey with O'Reilly's advised O'Reilly's has their own floor plan and a remodel would be a lot more work and have more cost.

Joyce Lewis 330 Reonda Ln questioned Mayor and Council if they knew who it was that is selling items at Moore's Crossroads like a Flea Market.

Adjourn: Mayor Nix called for a Motion to adjourn the meeting. Motion made by Council Member Mitchell, Seconded by Council Member King, All Ayes. Meeting adjourned at 6:27 P.M.

Submitted by:



Steve Gilbert
City Clerk / Treasurer

APPENDIX 1

	January-25	February-25	March-25	April-25	May-25	June-25	July-25	August-25	September-25	October-25	November-25	December-25	Total
Total Reports	78	86	90	99	71	90	90	110	103	100	0	0	917
Criminal Cases	55	70	7	68	52	64	21	85	78	65			565
Non-Criminal	33	16	20	31	19	26	21	25	25	35			251
Traffic Accidents	17	9	5	310	8	11	11	11	16	16			414
Traffic Citations	147	122	129	160	122	113	147	101	106	126			1273
DUI Arrests	10	5	13	9	8	14	9	7	8	9			92
Public Intox Arr	0	2	1	3	1	2	1	0	2	2			14
Alias Arrests	2	11	5	11	6	18	13	9	8	13			96
Juvenile Arrests	1	1	0	0	0	0	0	0	2	3			7
Misd Arrests	4	8	6	6	5	7	15	16	6	8			81
Felony Arrests	0	4	6	3	2	6	10	7	5	8			51
Drug Related	2	7	11	10	8	10	22	10	13	7			100
Total Arrest	19	38	42	42	30	57	70	49	44	50	0	0	441
Auto Thefts	0	0	1	0	0	0	1	0	0	0			2
Burglaries	1	0	2	1	0	0	0	0	0	0			4
Auto Recoveries	0	0	0	0	0	0	0	0	0	0			0
Auto Burglaries	1	0	0	2	0	0	0	0	0	0			3
Criminal Mischief	1	2	4	1	1	0	1	2	2	0			14
DV. Related	4	2	1	1	2	2	4	2	4	4			26
Assaults	1	2	1	1	1	0	2	2	0	0			10
Fraud/Forgery	1	0	1	0	2	1	0	0	0	0			5
Harass / Reck	2	2	2	3	1	1	1	4	2	8			26
Misc. Offenses	20	27	26	33	18	18	23	32	34	20			251
Robberies	0	0	0	0	1	0	0	0	0	0			1
Sex Crimes/Other	0	0	0	1	0	0	0	1	2	0			4
Thefts / Attempts	6	2	4	1	5	1	9	3	1	1			33
Suicide / Attempts	0	0	0	0	0	0	0	0	0	0			0
Deaths	0	1	0	1	1	0	1	0	0	0			4

2025 Montevallo Fire And Rescue Events by Type

Report Date: 11/1/2025





APPENDIX 2

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Total
		0	0	0	0	0	0	0	0	1	0	1
ABDOMINAL PAIN/INJURY		4	2	0	2	8	6	5	2	4	1	34
ALARM	CARBON MONOXIDE ALARM	0	1	0	0	0	0	0	0	2	1	4
	COMMERCIAL FIRE ALARM	4	4	2	0	3	3	3	0	2	3	24
	MEDICAL ALARM	2	0	4	5	6	2	1	3	3	2	28
	RESIDENTIAL FIRE ALARM	4	2	3	3	3	2	2	2	2	3	26
ALLERGIC REACTIONS		2	2	1	3	0	0	3	1	3	0	15
ALTERED MENTAL STATUS		1	4	9	5	3	4	7	5	4	11	53
ANIMAL	ANIMAL BITE/ATTACK	0	0	0	1	0	0	0	0	1	0	2
	ANIMAL COMPLAINTS	0	1	0	0	1	0	1	0	0	0	3
ASSAULT		0	1	2	3	6	1	1	1	4	2	21
BACK PAIN/INJURY		0	0	4	1	1	1	0	1	0	1	9
BLEEDING		1	3	4	4	7	1	2	2	1	4	29
BREATHING PROBLEMS		11	12	9	13	14	8	7	6	16	16	112
BURGLARY	BURGLARY IN PROGRESS AT A RESIDENCE	1	0	0	0	0	0	0	0	0	0	1
BURN INJURIES		0	0	0	0	0	0	0	1	0	0	1
CARDIAC	CARDIAC ARREST - ADULT	1	2	0	3	2	3	1	0	0	1	13
CHEST PAIN		11	6	9	6	7	8	10	12	13	9	91
CHOKING	CHOKING - ADULT	0	0	1	0	0	0	0	1	0	0	2
	CHOKING - INFANT	0	0	0	0	0	0	1	0	0	1	2
CONFIDENTIAL	S-85A (SUICIDE ATTEMPT)	0	0	0	1	0	0	0	0	0	0	1
DIABETIC RELATED		1	2	0	4	4	1	2	3	0	3	20
DROWNING		0	0	0	0	1	0	0	0	0	0	1
DRUG OVERDOSE		4	1	3	0	1	0	0	2	4	1	16
ELECTROCUTION		0	0	0	0	0	1	0	0	0	0	1
EXTREMITY INJURIES		5	3	6	2	1	10	5	12	4	4	52
EYE INJURY		0	0	0	0	1	0	0	0	1	0	2
FALL	FALL FROM LADDER	0	0	0	0	0	1	0	0	0	0	1
	FALL FROM STANDING POSITION	3	3	5	12	3	5	6	6	3	1	47
	MULTI-STORY FALL	0	0	0	0	0	1	0	0	0	0	1
FD ASSIST	CHILD LOCKED IN CAR	0	0	0	0	0	0	0	0	0	1	1
	LAW ENFORCEMENT	1	0	0	1	0	1	0	0	1	3	7
	LIFTING ASSISTANCE	4	3	3	7	12	10	10	6	2	8	65
	MUTUAL AID	0	0	0	0	2	1	0	1	1	0	5
	OTHER AGENCY	0	1	1	2	0	0	1	0	1	1	7
	PUBLIC	0	1	1	3	0	1	0	2	1	1	10
	TREE DOWN	0	0	0	1	0	0	0	0	0	0	1
FIRE	APPLIANCE FIRE	0	1	0	0	0	0	0	0	0	0	1
	BRUSH / WOODS FIRE	5	3	2	1	0	2	0	1	1	3	18
	BURN COMPLAINT	0	1	0	0	0	0	1	0	1	0	3
	COMMERCIAL STRUCTURE FIRE	1	3	1	3	1	3	2	0	1	3	18
	DUMPSTER FIRE	0	0	0	0	0	0	1	1	0	0	2
	ELECTRICAL FIRE	0	0	0	0	1	0	2	0	1	0	4
	RESIDENTIAL STRUCTURE FIRE	4	4	6	3	1	1	1	2	0	2	24
	TRANSFORMER / POLE FIRE	0	1	0	0	1	2	3	0	0	0	7
	VEHICLE FIRE	1	1	0	0	2	1	1	1	2	1	10
GAS	GASOLINE / DIESEL SPILL	0	0	0	0	0	0	0	1	0	0	1

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Total
GAS	NATURAL / PROPANE GAS LEAK	1	0	0	0	1	0	0	0	0	0	2
GENERAL ILLNESS		24	16	12	18	12	12	10	10	11	20	145
GUNSHOT	SHOOTING WITH INJURIES	0	0	1	0	0	0	0	0	0	1	2
HEAD/NECK INJURY		2	1	3	1	3	2	0	6	3	1	22
HEADACHE		1	0	1	0	1	0	1	0	2	1	7
HEART PROBLEMS		6	2	5	5	2	5	8	6	8	4	51
HEAT PROBLEMS		0	0	0	0	0	1	3	1	1	0	6
MVC	MVC - BUS INVOLVED	0	0	0	0	0	0	0	1	0	0	1
	MVC - CHECK FOR INJURIES	10	4	7	7	5	10	2	4	8	13	70
	MVC - PEDESTRIAN INVOLVED	1	1	1	1	0	0	0	0	0	0	4
	MVC WITH INJURIES	4	1	3	2	1	2	5	0	3	2	23
	PUBLIC ROAD	0	0	0	0	0	0	0	0	0	1	1
NOTE IN CAD		0	0	0	0	1	0	0	0	0	0	1
OB/GYN PATIENT		0	2	1	0	0	1	5	1	0	0	10
ODOR	ODOR OF ELECTRICAL	0	0	1	1	0	0	1	0	0	2	5
	ODOR OF PROPANE / NATURAL GAS	0	1	0	1	1	1	0	0	0	0	4
PERSON	MISSING ADULT	0	0	0	0	0	0	0	0	1	0	1
	PERSON DOWN	0	0	0	0	1	1	0	1	1	2	6
PERSON STABBED or AT		1	0	0	0	0	0	0	0	0	1	2
POISONING		1	0	0	1	0	1	0	0	0	0	3
POSSIBLE STROKE		1	3	3	3	0	6	3	4	3	4	30
SEIZURE		2	7	1	1	5	1	4	3	0	6	30
SUICIDE ATTEMPT		0	0	0	1	1	0	0	1	2	0	5
TEST CALL		0	0	0	0	0	0	0	0	1	0	1
TRAUMATIC INJURY		0	0	0	1	0	0	1	0	0	0	2
UNRESPONSIVE PERSON		6	5	3	6	10	3	4	8	4	9	58
UTILITY LINES DOWN		0	0	0	1	0	0	0	0	0	0	1
WELFARE CHECK		0	0	0	0	0	0	0	0	1	0	1
Total		131	111	118	139	136	126	126	121	129	154	1,291

City Council Meeting: November 10, 2025

Ms. Sarah Hogan Shaw, program director provided the following report:

-  **SUCCESSFUL RED RIBBON WEEK:** Thank you to all of you and our community for the support given for Red Ribbon Week, we had a busy and rewarding week with all of our events and activities to celebrate living a drug-free lifestyle.
-  **MHS PEP CLUB:** Impact Montevillo has been invited to partner with the High School on bringing back a Pep Club for the school. Impact would assist with setting up informational booths at athletic events and providing pep items such as noise makers, pompoms, etc with messaging for youth. The students are meeting in the coming weeks and we hope to have a stronger presence in the Fall and Winter sports. It is important that our youth feel supported in positive activities to reduce risky behaviors.
-  **COALITION MEETING REVIEW:** The Impact Montevillo Coalition had a great meeting last week. We discussed the needs in the community for **Holiday Assistance**. We will be reaching out to local school counselors to identify young people and families in need and seeking partnerships to help furnish them with food and needed items. The coalition also reviewed the **Evolution of E-Cigarettes** and SRO Holloway gave a demonstration of a new vape device that he purchased locally that can sync to a phone and offer all the same apps and capabilities. The coalition also reviewed **Data** to be more informed of the current substance trends and where we should be focusing our efforts. The coalition also discussed potential activities for **Drunk & Driving Prevention Month in December**.
-  **LAW ENFORCEMENT & ME EVENT:** Impact will be participating in an important event tomorrow night. The Shelby County Branch of the NAACP and the Shelby Area Alumnae Chapter of Delta Sigma Theta Sorority, Inc. will co-host Law Enforcement and Me: An Interactive Conversation with Law Enforcement Agents and Families on Tuesday, November 11, 2025, at 5:00 PM in the University of Montevillo Humanities Building. This powerful and engaging community event invites tweens, teens, and their families to participate in an open dialogue with law enforcement officers from local and state agencies. The goal is to promote mutual understanding, safety awareness, and positive relationships between young people and the officers who serve their communities. Please spread the word and come join us.

Montevallo Chamber of Commerce Council Report 11.10.25

- 1) **Montevallo Pecan Sale** pick-up "TBA" - will notify all pre-orders Benefits the Montevallo Community Grant Fund
- 2) **Montevallo Chamber Luncheon** Wed Nov. 19th "Volunteer Appreciation" Program: Volunteer testimonials & Tinglewood Festival Wooden Boat Race winners will be recognized / Parnell Library / Networking 11:30am / Lunch noon \$15 ea / RSVP by Fri. 11/14 / Luncheon Sponsor - Rockco Funeral Home.
- 3) Montevallo Chamber is honored to be part of the **Montevallo Middle Leaders of Tomorrow** excursion on Thurs. Nov. 20th with a Montevallo Business Tour and lunch
- 4) Please take a few minutes to fill-out a short survey for **BUSINESS BASICS 2026** https://univmontevallo.qualtrics.com/jfe/form/SV_4TRYwvvtopwKhTg Survey Deadline 11/25/2025

Montevallo Chamber and Montevallo Main Street are planning on co-sponsoring again for 2026 with Falcon Consulting, University of Montevallo Michael E. Stephens College of Business.

BUSINESS BASICS will be monthly sessions offered to businesses, organizations & the community.

- 5) Mark your calendar for the **2025 Montevallo Christmas Parade** on Thursday Dec. 4th @ 6pm. The Registration packet is available at city hall, by emailing montevallochamber@gmail.com or chamber website

<https://www.montevallochamberofcommerce.com/christmas-parade>



Adele Nelson

Executive Director

Montevallo Chamber of Commerce

P.O. Box 270 Montevallo, AL 35115

205.665.1519 office

www.montevallocc.com

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

APPENDIX 5

Case No. SP25-012

O'Reilly Auto Parts – Site Development Plan

WHEREAS, Robert Reel, O'Reilly Automotive Stores, Inc. on behalf of Redwood Development Company, Inc., property owner has requested approval of a site development plan to construct an O'Reilly Auto Parts retail store; and

WHEREAS, the subject property is zoned B-2 SD General Business District and located at 4705 State Route 25, approximately 1,200 feet east of the intersection with Middle Street (Parcel ID 58-36-2-03-1-002-011.000); and

WHEREAS, the subject property, containing 2.36 acres is otherwise known as Lot 2 of Montevallo Park (Case SA22-020), recorded on April 25, 2022, in Map Book 56, Page 11; and

WHEREAS, the property was rezoned from R-4 Multiple Dwelling District to B-2 General Business District on July 14, 2025 by the City Council for development of an O'Reilly Auto Parts retail store; and

WHEREAS, Lot 2 will be subdivided into two lots and was reviewed as SN25-011 by the Montevallo Planning and Zoning Commission with the proposed O'Reilly Auto Parts being located on Lot 2A, once recorded, and will contain 1.002 acres; and

WHEREAS, the subdivision plat must be recorded prior to final approval and construction of the site development plan; and

WHEREAS, the Montevallo Arbor and Beautification Board met on September 9, 2025, to review the landscape plan for this development and determined that landscaping meets the requirements of Article 23 of the Montevallo Zoning Ordinance; and

WHEREAS, the City Engineer has completed a review of the submitted site plan and offered no additional comments; and

WHEREAS, A land disturbance bond must be posted prior to any site work as determined by the City Engineer based on the amount of earth disturbed and approved by the City Council; and

WHEREAS, the Water Works and Sewer Board has found the submitted plan meets the minimum requirements of the *Montevallo Water Works and Sewer Board Standard Specifications* within the plan design; however, the building must be shifted east by five feet to accommodate an existing water-line; and

NOW, THEREFORE, BE IT RESOLVED by the Montevallo Planning and Zoning Commission that the request from Robert Reel, O'Reilly Automotive Stores, Inc. on behalf of Redwood Development Company, Inc., for a site development plan to construct an O'Reilly Auto Parts retail store, located at 4705 State Route 25, approximately 1,200 feet east of the intersection with Middle Street be and the same hereby recommends **APPROVAL** to the Montevallo City Council subject to:

- Submittal of a revised drawing that accommodates the existing water line along the west wall of the proposed building for administrative review prior to review by the City Council;
- Submittal of construction drawings to the Montevallo Water Works and Sewer Board; and
- The applicant completing all required bonding and submitting a final site plan for certification prior to the issuance of building permits; and

- Compliance with the regulations, policies and guidelines of the City of Montevallo; and
- Approval by the Montevallo City Council.

STATE OF ALABAMA
SHELBY COUNTY

I, Steve Gilbert, technical advisor to the Montevallo Planning and Zoning Commission, do hereby certify that the above is a true and correct copy of a resolution adopted by the Montevallo Planning and Zoning Commission at its meeting held on October 16, 2025.

GIVEN UNDER MY HAND on this the 17th day of October, 2025.





Steve Gilbert, Clerk/Treasurer, City of Montevallo



RESOLUTION NUMBER 11102025-119

WHEREAS, the City of Montevallo was awarded a grant associated with the ATRP2-59-2023-348 Intersection Improvement Project at Alabama Highway 119 and County Road 22; and

WHEREAS, under the terms of said grant agreement the City of Montevallo is responsible for acquiring additional right of way to complete the aforementioned project;

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

That the City of Montevallo accepts the proposal from Tillman Consulting, LLC, and attached hereto as Appendix A, for the purpose of acquiring right of way in conjunction with the ATRP2-59-2023-348 Project.

Be it further resolved, that the Council hereby authorizes Mayor Rusty Nix to negotiate and execute the purchase of right of way as set forth in the agreement with Tillman Consulting, LLC.

I, the undersigned qualified and acting Clerk of the City of Montevallo, Alabama, do hereby certify that the above and foregoing is a true copy of a resolution lawfully passed and adopted by the City named therein, at a regular meeting of such Council held on the 10th day of November 2025, and that such resolution is on file in the City Clerk's Office.

ATTESTED:


Steve Gilbert City Clerk


Rusty Nix Mayor

IN WITNESS WHEREOF, I have here unto set my hand and affixed the official seal of the City on the 10th day of November 2025.


Steve Gilbert City Clerk





Tillman Consulting, LLC

601 South 3rd Street Gadsden AL 35901
256-504-5705

Proposal for Montevallo Cross Roads Project

Re: ATRP2-59-2023-348

Parcels 7, 9, 10

Date: October 29, 2025

In accordance with your request, I am submitting a proposal on the referenced project. The Proposal is estimated to provide the right of way acquisition services identified as follows:

1. Manage the project beginning with property owner notification and ending with the completion of the negotiation final report to the Project Attorney for closing or court filings.
 2. The project coordinator will prepare all forms needed for the property owner signing in compliance with ALDOT Policies & Procedures. The forms will include but not limited to donation, offer letters, agreements, negotiation reports, Right of Entry, W-9 forms and File Memorandums as necessary such as Administrative Settlement support.
 3. If needed, probate court services to include working with Project Attorney based on \$250 hourly rate or flat fee.
 4. Employ and manage the following professionals as needed to complete the project:
 - Real Estate Appraisers
 - Review Appraisers
 - Negotiation Professionals (1)
 - Provide recommendations during the negotiation process.
- (1) Negotiators to present property owners' additional opportunity to donate the acquisition, right of entry letter and signed W-9.
5. Coordinate professional services with the project engineer, attorney, and city personnel to ensure that project acquisition is completed in compliance with ALDOT policies & procedures and other applicable regulations.

Order of Process

- Notify property owners of the City of Montevallo's intent to by letter regarding
- Notification of project will provide the names of parties from which property owners should expect contact
- After property owner notification, appraisers begin contacting property owners by certified mail and/or phone calls
- Appraisers will provide property owners with the opportunity to accompany the appraiser during the inspection
- Review appraiser to accompany the appraiser during the inspection – with property owner if possible
- Appraisals reviewed as completed

Date

Page Two

- Review Appraiser responds to the appraiser concerning issues that should be addressed
- The appraiser submits revised report, if needed, to the reviewing appraiser for final approval
- The Review Appraiser approves appraisal report conclusions and then submits them to the City for approval. ALDOT will be sent samples of the appraisals or more if they request guidance.
- The City-approved offer will be presented to the property owner in the approved offer letter by the Negotiator.
- The negotiator will present the property owners with another opportunity to donate the acquisition.
- The negotiator will obtain W-9 forms as well as the Right of Entry Forms for signing.
- The Project Manager will present the property owner's response to the City
- Negotiations continue until the Project Manager, and the City determine that further negotiations will be futile.
- The proposal includes negotiations for 45 days after the initial contract with the property owner.
- The final negotiation report is submitted to the City and/or City Attorney for condemnation filing at the appropriate time
- The Project Manager will continue to be available for consultation and/or recommendations as needed

Project Timeline

- The completed Acquisition Phase is estimated to be submitted to within 90 to 120 days or sooner of authorization to proceed.
- The timeline projections will be provided for the appraisals, review appraisals and negotiations if proposal is accepted.

Special Notes

- A. The proposal is an estimate based on the project maps and the engineer drawings or surveys. The proposal could change if there are changes in the maps as to the number of parcels, property types, changes in land size, etc.
- B. ***The relocation services are not included in the Basic Services proposal. However, Tillman Consulting, LLC will provide relocation services, if needed, and invoice for said services based on the hourly rate provided in the proposal or a flat fee.***
- C. The proposal includes services to acquire the project right of way with the variables being the hourly services for relocation and probate court services. The probate court services would include the project need and the valuation testimony. The hourly rate will be invoiced at the hourly rate for each of the company personnel or subcontractors.
- D. The acquisition provided in the project will be completed in accordance with the Alabama Eminent Domain Code and the Uniform Act. The published regulations are not always up to date and guidance will be required from the Project Attorney.

- E. The time requirements are diminutive and will require that the client furnish title work identifying the parcel ownership as soon as possible or the completion date could change.
- F. The time constraints may require that some of the acquisition process be different from the normal order but is necessary to meet the completion dates.
- G. It is recommended the city have a team appointed to handle decisions that have to be made during the acquisition process in order to ensure the project remains on schedule. During the negotiation stage it is important that decisions for approval be quickly made.
- H. The proposal basic services include partial appraisals on the three identified tracts in the attachments. ***The basic services include partial appraisals or any second appraisals on tracts exceeding the acquisition of a set amount.*** Projects under the Federal Acquisition Regulations apply the trigger amount for second appraisals for appraisal amounts of \$350,000 +- or complex assignment. It doesn't appear that any second appraisals will be necessary and may not apply in the Alabama Code.
- I. The City of Montevallo is responsible for payment for services as per contract to Tillman Consulting, LLC.

In conclusion, my proposal is as follows:

TOTAL BASIC SERVICES

Total with all independent reviews: \$31,250.00 ⁽¹⁾

(1) Includes before and after appraisals of the land and improvements in the taking. The independent reviews, negotiations for the project. ***The attachments provide for the breakdown of the proposal.***

Sincerely,

T. Mandell Tillman



T. Mandell Tillman, MAI, AI-GRS
State of Alabama License #G00073
State of Georgia License #3343

MONTEVALLO - PROJECT PROPOSAL - ATRP2-59-2023-348								
Tract #	APPRAISALS TYPE			REVIEW APPRAISAL FEE			NEGOTIATIONS	COORDINATION
	Partial		Full	Partial		Complete		
1	\$4,000			\$2,000			\$1,250	\$3,500
2	\$3,750			\$1,750			\$1,250	\$3,500
3	\$3,750			\$1,750			\$1,250	\$3,500
	\$11,500			\$5,500			\$3,750	\$10,500
Project Total \$ 31,250								
SUMMARY: The right of way to be acquired is small strip takings which are considered to be partial acquisitions. The size zoning, and highest & best use of the tracts will require the appraiser's research to have at least two data sets which is time consuming for only 3 tracts. The tract sizes are as follows: tract 7 - 8.95 acres, tract 9 - 0.55 acres, tract 10 - 0.68 acres. The attached proposal will show the scope of work for the project coordinator Tillman Consulting, LLC. The process includes the following: Development of an appraisal scope of work, introductory letters to property owners with a donation letter & LPA Brochure, appraisals, review appraisals, negotiations, right of entry forms, executed W-9, file memorandums when necessary such as administrative settlements. The ALDOT concurrence letters included with final documents presented to client.								

SUMMARY: The right of way to be acquired is small strip takings which are considered to be partial acquisitions. The size zoning, and highest & best use of the tracts will require the appraiser's research to have at least two data sets which is time consuming for only 3 tracts. The tract sizes are as follows: tract 7 - 8.95 acres, tract 9 - 0.55 acres, tract 10 - 0.68 acres. The attached proposal will show the scope of work for the project coordinator Tillman Consulting, LLC. The process includes the following: Development of an appraisal scope of work, introductory letters to property owners with a donation letter & LPA Brochure, appraisals, review appraisals, negotiations, right of entry forms, executed W-9, file memorandums when necessary such as administrative settlements. The ALDOT concurrence letters included with final documents presented to client.



RESOLUTION NUMBER 11102025-662

WHEREAS, Shelby County has recently acquired portable P25 Radio Units and desires to transfer ownership of (20) of said units to the City of Montevallo Police Department to further the agency's public safety and emergency communication needs;

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

That the City of Montevallo accepts said (20) radio units and hereby agrees to the terms and conditions of the Memorandum of Agreement attached hereto as Appendix A

Be it further resolved that the City of Montevallo adopts a Maintenance MOA outlining the terms and conditions of use required to operate said radio units.


I, the undersigned qualified and acting Clerk of the City of Montevallo, Alabama, do hereby certify that the above and foregoing is a true copy of a resolution lawfully passed and adopted by the City named therein, at a regular meeting of such Council held on the 10th day of November 2025, and that such resolution is on file in the City Clerk's Office.

ATTESTED:


Steve Gilbert City Clerk


Rusty Nix Mayor

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City on the 10th day of November 2025.


Steve Gilbert City Clerk





MEMORANDUM OF AGREEMENT Public Safety Radio Transfers

PARTIES. This Memorandum of Agreement (hereinafter referred to as "MOA") is entered into between SHELBY COUNTY, ALABAMA, a political subdivision of the State of Alabama (hereinafter called the "COUNTY") and the CITY OF MONTEVALLO (hereinafter called the "Agency").


PURPOSE. The County recently acquired portable P25 radio units and desires to transfer ownership of these units to the Agency to support the Agency's public safety and emergency communication needs.

IT IS MUTUALLY AGREED UPON AND UNDERSTOOD BY AND BETWEEN THE PARTIES THAT:


- A. The Shelby County Commission and Shelby County 911 manage a county-wide trunked 800 megahertz P25 radio system that is duly licensed by the Federal Communications Commission ("FCC") for public safety interoperability emergency purposes.
- B. This MOA sets forth the terms and conditions under which the County will transfer ownership of certain radio communication assets to the City to support the City's public safety and emergency communication needs.
- C. The assets to be transferred under this MOA include 20 radio units, speaker mics and chargers. A full inventory of the unit asset serial numbers is attached.
- D. The effective transfer date is the agreed-upon date below. On this effective date, full ownership, title, and responsibility for the Assets shall transfer from the County to the agency. The transfer shall be made without monetary compensation, in recognition of mutual public safety interests.
- E. The Agency shall assume all responsibility for the radio operation, maintenance, repair, battery, accessories, and regulatory compliance of the assets upon transfer.
- F. The County shall cooperate in facilitating the transfer, including providing any relevant documentation, manuals, or support information necessary for the Agency's use of the assets.
- G. The Municipality will execute a separate MOA for the annual maintenance to become an active subscriber on the AIRS-58 P25 system. The maintenance MOA will outline the terms and conditions of use, as well as the annual maintenance fees required to operate units within the system.

Agreed to this 24th day of October, 2025

SHELBY COUNTY


Chad Scroggins, County Manager

CITY OF MONTEVALLO


Rusty Nix, Mayor



Attachment

Radio ID	Model	Model #	Serial #	Alias	Base Cd	Templa
4306851	APX N50	H25UCF9PW6AN	287CBB0075	MVPD P01	PN50MN1	PATR
4306852	APX N50	H25UCF9PW6AN	287CBB0078	MVPD P02	PN50MN1	PATR
4306853	APX N50	H25UCF9PW6AN	287CBB0068	MVPD P03	PN50MN1	PATR
4306854	APX N50	H25UCF9PW6AN	287CBB0102	MVPD P04	PN50MN1	PATR
4306855	APX N50	H25UCF9PW6AN	287CBB0076	MVPD P05	PN50MN1	PATR
4306856	APX N50	H25UCF9PW6AN	287CBB0077	MVPD P06	PN50MN1	PATR
4306857	APX N50	H25UCF9PW6AN	287CBB0067	MVPD P07	PN50MN1	PATR
4306858	APX N50	H25UCF9PW6AN	287CBB0069	MVPD P08	PN50MN1	PATR
4306859	APX N50	H25UCF9PW6AN	287CBB0092	MVPD P09	PN50MN1	PATR
4306860	APX N50	H25UCF9PW6AN	287CBB0109	MVPD P10	PN50MN1	PATR
4306861	APX N50	H25UCF9PW6AN	287CBB0100	MVPD P11	PN50MN1	PATR
4306862	APX N50	H25UCF9PW6AN	287CBB0072	MVPD P12	PN50MN1	PATR
4306863	APX N50	H25UCF9PW6AN	287CBB0091	MVPD P13	PN50MN1	PATR
4306864	APX N50	H25UCF9PW6AN	287CBB0103	MVPD P14	PN50MN1	PATR
4306865	APX N50	H25UCF9PW6AN	287CBB0094	MVPD P15	PN50MN1	PATR
4306866	APX N50	H25UCF9PW6AN	287CBB0166	MVPD P16	PN50MN1	PATR
4306867	APX N50	H25UCF9PW6AN	287CBB0119	MVPD P17	PN50MN1	PATR
4306868	APX N50	H25UCF9PW6AN	287CBB0147	MVPD P18	PN50MN1	PATR
4306869	APX N50	H25UCF9PW6AN	287CBB0115	MVPD P19	PN50MN1	PATR
4306870	APX N50	H25UCF9PW6AN	287CBB0093	MVPD P20	PN50MN1	PATR

Ph