

MINUTES

Montevallo City Council Work Session

August 10, 2026

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. Absent: Council Member Alyssa Green. Quorum present.

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

Discussion of New Business Items:

- **Discussion Public Hearing Rezoning of Hampton Square Parcel to R SD26-005 from A-R Agricultural Residential District to R-2 SD Single-Family Dwelling Special District – from Planning & Zoning Commission.**
- **Discussion of Request from Montevallo Art Walk: to waive vendor fees for the annual event held on October 24th on Main Street (November 7th Rain Date) 10:00 AM to 5:00 PM.**

Other Business: None.

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 90 Reports for the month of August and 735 Total Reports for the Year. See Appendix 1.

Council Member Dukes called on Chief Davis for the Fire Department report. Chief Davis reported there were 145 Calls in July and 928 Total for the Year. See Appendix 2.

Council Member Dukes called on Sarah Hogan for the Impact Montevallo report. Sarah reported Impact created a calendar that includes all the school related dates, Middle and High School Football Games, Community events, and Impact Coalition meetings; Impact started distributing them last week at the Farmers' Market and they will be available at our upcoming activities and City Hall, and each of you have one in your packet; Impact representatives will be attending the Substance Misuse Summit next week, titled "Substance Use Uncovered – Stories, Statistics, and Solutions," in Mobile offered by the Auburn Coach program, Center for Opioid Research, and promoted by the Alabama Department of Mental Health; Impact is gearing up for school starting this week with our SROs on activities already happening at the school in preparation for the first day of school on Thursday. See Appendix 3.

Mayor Nix called for the Sustainability Reports. Council Member Mitchell reported Kirk Hamby, Head of Public Works had to leave to tend to the cemetery and there was no formal report.

Council Member Mitchell reported the Arbor Board will meet on the 2nd Tuesday of September at 5 PM at the Library.

Council Member Mitchell reported the Historical Preservation Commission on September 1st at 6 PM at the Library.

Mayor Nix called for Recreation and Community Development. Mayor Nix read the report for Parks and Recreation, Youth Sports, and the Senior Center submitted by Sydney Baugh, Director. Tonight Sydney is at the Scout Lodge for uniform pickup for cheer and tackle football until 8 PM; August 20th is the last day for registration for fall sports; the first youth football game is September 12th (away game); all fields and parks are continuing to be cut daily; Senior Center participants are going to Full Moon BBQ Friday. See Appendix 4.

Mayor Nix called for Education Arts & Outreach and called on Council Member Nelson. Council Member Nelson called on Natalie Lutz, Junior Mayor MJCC. Natalie reported that the Jamboree home game would be Thursday, August 13th; school starts back Thursday, August 13th; the MJCC held interviews and added five new members; MJCC will hold their first meeting on August 17th in Council Chambers and a retreat will follow.

Council Member Nelson read a report submitted by Marissa Wilson, Director Parnell Memorial Library. There were 3,709 visits to the library; there were 828 participants in programs; 57 community meetings; 101 phone calls; 53 programs for the month of July; August 10th mini music; back to school movies this week; Story time on Wednesday; morning movie is Matilda; all day craft swap the first day of school on Thursday; Free play Mah Jongg Thursday; puzzle swap on August 20th Adult craft night at 6 PM; Bee house and bee bath craft on August 21st; August 22nd pollinator counting at Shoal Creek Park; Early Explorers, a new early literacy program, will meet August 24th. See Appendix 5.

Mayor Nix called on Council Member King for Finance, Economic Development & Tourism. Council Member King called on Courtney Bennett, Montevallo Main Street. Montevallo Main Street hosted 37 faculty and staff from Auburn University today, toured Shoal Creek Park, David Mathews Center for Civic Life, University of Montevallo, Main Street, and City Hall; she thanked the city and county leaders who spoke with them about partnerships; Business Basics August topic is "Social Media Video: Creation, Editing & Design" for business; CO.STARTERS will begin August 25th and has 10 applicants and is still accepting applications. See Appendix 6.

Council Member King reported Adele Nelson, Executive Director, Montevallo Chamber of Commerce was at the Montevallo Farmers' Market through August 17th; Chamber luncheon is August 19th and features "Back to School"; Montevallo Rotary and the Chamber are partnering with Lucky's Foodland to promote their inaugural Art Contest (flyer attached); the Chamber will be providing Welcome Bags for the incoming University of Montevallo new faculty members that will be distributed during the new hire orientation. See Appendix 7.

Council Member King reported the MDCD Meeting has been moved to the August 17th at 1 PM in Council Chambers and the meeting is open to the public.

Council Member King reported Planning and Zoning will meet August 20th at 6 PM in Council Chambers and the meeting is open to the public.

Montevallo City Council Meeting

August 10, 2026

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. Absent: Council Member Alyssa Green. Quorum present.

Pledge of Allegiance

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

Invocation Calvin Meadows gave the invocation.

Public Hearing: Called to Order at 6 PM: Case No. SD26-005; Montevallo Cottages Rezoning from A-R to R-2

SD: This is a request from Chris Reebals, Christopher Architecture & Interiors, registered agent of Montevallo Cottages, LLC., property owner, for a change in the zone district boundary from A-R Agricultural Residential District to R-2 SD Single-Family Dwelling Special District, for approximately 0.89 acres, to allow for the subdivision of the property to create four lots for residential use. The subject property is located at 5868 State Route 25. (Parcel ID 58-36-1-02-0-002-071.000). See Appendix 8.

Alex Harvill, Project Manager, Christopher Architecture & Interiors spoke on behalf of the property owner.

No one spoke against.

Public Hearing Closed at 6:03 PM

Approval and/ or corrections of the Minutes: 07.27.26 Minutes - Motion made by Council Member Mitchell, Seconded by Council Member Nelson, All Ayes, Motion Passed.

Recognitions/Awards: Calvin Meadows presented a plaque to Mayor Rusty Nix recognizing his unwavering support of Dr. Calvin Meadows and recognizing his sincere contributions to the City of Montevallo.

Opportunities for Citizens to speak to the Council: None.

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

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

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

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

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

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 SD26-005 from the Montevallo Planning and Zoning Commission** – a resolution recommending approval of a request from Chris Reebals, agent of Montevallo Cottages, LLC., property owner, for a change in the zone district boundary from A-R Agricultural Residential District to R-2 SD

Single-Family Dwelling Special District, for approximately 0.89 acres, to allow for the subdivision of the property to create four lots for residential use. Motion made by Council Member Dukes, Seconded by Council Member King, All Ayes, Motion Passed. See Appendix 9.

- **Request from Montevallo Art Walk:** to waive vendor fees for the annual event held on October 24th on Main Street (November 7th Rain Date) 10:00 AM to 5:00 PM. Motion made by Council Member Mitchell, Seconded by Council Member Nelson, All Ayes, Motion Passed.

Old Business: None

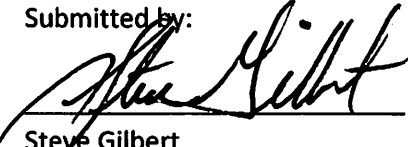
Board Appointments: None

Other Business: None.

Citizen Participation: Bobby CP Pierson, 1131 Oak St reminded Mayor, Council, and attendees about the Election on Tuesday, August 11th for the 6th Congressional District and to please go vote – Polls are open 7 AM – 7 PM.

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 6:14 PM.

Submitted by:



Steve Gilbert
City Clerk / Treasurer

APPENDIX 1

	January-26	February-26	March-26	April-26	May-26	June-26	July-26	August-26	September-26	October-26	November-26	December-26	Total
Total Reports	93	104	88	92	121	90	57	90	0	0	0	0	735
Criminal Cases	70	79	58	71	90	60	40	65					533
Non-Criminal	23	25	30	21	31	30	17	25					202
Traffic Accidents	4	12	14	11	12	6	8	11					78
Traffic Citations	63	66	60	79	48	74	45	156					591
DUI Arrests	5	7	2	4	8	4	5	6					41
Public Intox Arr	1	1	1	1	4	1	1	1					11
Alias Arrests	11	12	10	8	10	11	6	6					74
Juvenile Arrests	1	0	3	0	1	1	0	0					6
Misd Arrests	11	6	11	13	10	0	5	9					65
Felony Arrests	4	7	4	4	4	6	2	4					35
Drug Related	6	16	8	11	12	7	3	6					69
Total Arrest	39	49	39	41	49	30	22	32	0	0	0	0	301
Auto Thefts	0	0	0	0	0	0	0	0					0
Burglaries	0	0	0	0	1	0	0	6					7
Auto Recoveries	0	0	0	0	0	0	0	0					0
Auto Burglaries	2	1	1	0	0	4	2	2					12
Criminal Mischief	0	1	0	2	1	1	1	1					7
DV. Related	6	5	3	5	10	4	7	9					49
Assaults	1	1	1	3	1	0	0	0					7
Fraud/Forgery	1	1	1	1	0	2	1	1					8
Harass / Reck	5	5	2	3	2	4	1	1					23
Misc. Offenses	24	23	28	23	32	42	11	26					209
Robberies	0	0	0	0	0	0	0	0					0
Sex Crimes/Other	2	0	0	0	0	0	0	0					2
Thefts / Attempts	9	8	3	8	2	2	0	2					34
Suicide / Attempts	0	0	1	0	0	0	0	0					1
Deaths	1	0	1	0	1	0	0	0					3

2026 Montevallo Fire And Rescue Events by Type

Report Date: 8/1/2026

APPENDIX 2

		Jan	Feb	Mar	Apr	May	Jun	Jul	Total
ABDOMINAL PAIN/INJURY		6	2	1	5	4	2	3	23
ADMIN EVENT	ADMIN EVENT FIRE SERVICE	0	0	0	1	0	0	0	1
ALARM	CARBON MONOXIDE ALARM	1	0	0	1	1	2	0	5
	COMMERCIAL FIRE ALARM	2	4	2	2	2	3	2	17
	MEDICAL ALARM	3	1	6	6	1	5	3	25
	RESIDENTIAL FIRE ALARM	6	2	2	2	5	5	1	23
	SCHOOL/CHURCH FIRE ALARM	1	0	0	0	0	0	0	1
ALLERGIC REACTIONS		2	2	2	1	0	0	4	11
ALTERED MENTAL STATUS		7	2	4	8	5	8	10	44
ANIMAL	ANIMAL BITE/ATTACK	0	0	1	0	0	1	0	2
ASSAULT		1	1	3	1	1	2	3	12
BACK PAIN/INJURY		1	0	1	2	1	0	0	5
BLEEDING		3	0	2	3	5	2	4	19
BREATHING PROBLEMS		11	8	11	11	13	12	9	75
BURN INJURIES		0	1	0	0	0	0	0	1
CARDIAC	CARDIAC ARREST - ADULT	1	0	1	2	2	5	1	12
	CARDIAC ARREST - CHILD	0	0	1	0	1	0	0	2
CHEST PAIN		10	13	6	11	9	11	8	68
CHOKING	CHOKING - ADULT	0	0	0	0	0	0	1	1
	CHOKING - INFANT	0	0	0	1	0	0	0	1
	CHOKING CHILD	0	0	2	0	0	0	0	2
DIABETIC RELATED		4	3	1	4	2	1	1	16
DRUG OVERDOSE		2	0	0	0	2	1	2	7
EXTREMITY INJURIES		1	1	8	6	7	7	6	36
EYE INJURY		0	0	1	0	0	1	0	2
FALL	FALL FROM STANDING POSITION	5	9	3	5	1	4	9	36
FD ASSIST	CHILD LOCKED IN CAR	0	0	0	0	1	0	0	1
	LAW ENFORCEMENT	1	0	0	0	1	1	0	3
	LIFTING ASSISTANCE	9	6	10	5	12	2	10	54
	MUTUAL AID	1	4	1	1	0	1	0	8
	OTHER AGENCY	0	1	1	0	0	3	2	7
	PUBLIC	1	1	1	0	0	0	2	5
	TREE DOWN	0	0	0	0	0	1	0	1
	WITH WATER	0	0	1	0	0	0	0	1
FIRE	APPLIANCE FIRE	0	0	0	0	0	2	0	2
	BRUSH / WOODS FIRE	4	4	3	2	2	1	0	16
	BURN COMPLAINT	0	0	0	0	0	0	1	1
	COMMERCIAL STRUCTURE FIRE	2	1	0	1	1	1	0	6
	DUMPSTER FIRE	3	1	0	0	0	0	3	7
	RESIDENTIAL STRUCTURE FIRE	6	6	3	4	2	2	3	26
	TRANSFORMER / POLE FIRE	0	0	0	1	6	5	1	13
	VEHICLE FIRE	0	0	1	2	0	0	0	3
GAS	GASOLINE / DIESEL SPILL	0	1	0	0	0	0	0	1
	NATURAL / PROPANE GAS LEAK	1	1	0	0	0	1	0	3
GENERAL ILLNESS		20	19	22	9	14	14	19	117
HEAD/NECK INJURY		1	2	1	1	3	2	2	12
HEADACHE		2	0	1	0	3	0	0	6

HEART PROBLEMS		Jan	Feb	Mar	Apr	May	Jun	Jul	Total
HEART PROBLEMS		2	4	10	7	5	5	11	44
MVC		0	0	0	0	0	1	2	3
	MVC - CHECK FOR INJURIES	3	5	8	6	6	3	8	39
	MVC WITH INJURIES	3	0	2	0	1	0	0	6
NOTE IN CAD		1	0	0	1	0	0	0	2
OB/GYN PATIENT		0	0	0	1	0	0	0	1
ODOR		0	1	0	1	0	1	0	3
	ODOR OF ELECTRICAL								
	ODOR OF PROPANE / NATURAL GAS	1	0	1	0	0	0	0	2
PERSON		0	2	2	0	1	0	1	6
	PERSON DOWN	0	6	3	1	4	2	4	20
POSSIBLE STROKE		2	2	4	3	0	1	2	14
SEIZURE		0	1	1	2	2	0	0	6
SUICIDE ATTEMPT		0	1	0	0	0	0	1	2
TEST CALL		0	0	1	0	0	0	0	1
TRAUMATIC INJURY		0	0	1	0	0	0	0	1
UNRESPONSIVE PERSON		7	8	6	3	3	5	6	38
UTILITY LINES DOWN		0	0	0	1	0	0	0	1
	Total	137	126	141	124	129	126	145	928

City Council Meeting: August 10, 2026

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

-  **Calendar:** Impact has created a calendar that includes all the school related dates, Middle School and High School Football Games, Community events, and Impact meetings all in one place. We started distributing this last week at the Farmer's Market. They will be available at our upcoming activities and at City Hall. I've also provided each of you with one.
-  **Substance Misuse Summit:** Impact representatives will be attending the Substance Misuse Summit next week, titled "Substance Use Uncovered – Stories, Statistics, and Solutions," in Mobile. This summit is offered by the Auburn Coach program, the Center for Opioid Research and promoted by the Alabama Department of Mental Health.
-  **School starting:** Otherwise, we are gearing up for the beginning of school. We have coordinating with our SROs on activities already happening at the school in preparation for the first day of school on Thursday.

2026 - 2027

Montevallo School & Community Calendar

AUGUST '26						
Su	M	Tu	W	Th	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

SEPTEMBER '26						
Su	M	Tu	W	Th	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

OCTOBER '26						
Su	M	Tu	W	Th	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

NOVEMBER '26						
Su	M	Tu	W	Th	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

DECEMBER '26						
Su	M	Tu	W	Th	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

JANUARY '27						
Su	M	Tu	W	Th	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

FEBRUARY '27						
Su	M	Tu	W	Th	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28						

MARCH '27						
Su	M	Tu	W	Th	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

APRIL '27						
Su	M	Tu	W	Th	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

MAY '27						
Su	M	Tu	W	Th	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

JUNE '27						
Su	M	Tu	W	Th	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

JULY '27						
Su	M	Tu	W	Th	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

 No School for Students

 Early Dismissal at 1:00 pm for Students

 End of Grading Period

 Report Cards Sent Home

 MHS Home Football Game

 MMS Home Football Game

 Community Event

 Impact Montevallo Coalition Meetings

 Holiday

Community Events

August 3: National Farmer's Market Week

September 12: Tinglewood

October 3: Fire Prevention Parade

October 13: National Night Out

October 27: Red Ribbon Week Challenge

October 30: Hometown Halloween

October 31: ArtWalk

November 1: Dia De Los Muertos

December 3: Christmas Parade

January 18: MLK Celebration & March

February 12 & 13: UM Homecoming

February 27: Monte Gras Ball

March 13: Backyard BookFest

April 17: Arts Fest

April 30: Friday Nights at the Cove

May 28: Friday Nights at the Cove

June 19: Juneteenth

June 25: Friday Nights at the Cove

July 4: Independence Day at American Village

July 30: Friday Nights at the Cove

Impact Montevallo Coalition Meetings

Meetings are held at 9:00 am via Zoom and are open to the public. Join us to strategize how to best help the youth of our community. Email for more information: ImpactMontevallo@gmail.com

September 2

February 2

October 6

March 2

November 3

April 6

December 1

May 4

MHS Home Football Game

August 13: 6:00 - Jamboree game vs. St. James

August 28: 7:00 - vs. Prattville Christian

September 11: 7:00 - vs. Holt

October 2: 7:00 - vs. Shelby County

October 9: 7:00 - vs. Selma - SENIOR NIGHT

October 16: 7:00 - vs. Jemison -

HOMEcoming

MMS Home Football Game

August 27: 6:00 - vs. Columbiana

September 10: 6:00 - vs. Vincent

September 17: 6:00 - vs. Jemison

October 8: 6:00 - vs. West Blocton

Holidays

September 7: Labor Day

November 11: Veteran's Day

November 26: Thanksgiving

December 24: Christmas Eve

December 25: Christmas Day

January 1: New Year's Day

January 18: MLK Day

February 15: President's Day

May 31: Memorial Day

June 19: Juneteenth

July 4: Independence Day

Parks & Recreation Department

Youth Athletics/ Senior Center/ Council Report 8/10/26

- Tonight I am at the Scout Lodge for uniform pickup for cheer and tackle football until 8:00 PM
- August 20th is the last day for registration for fall sports
- The first youth football game is September 12th (away game)
- All fields and parks are continuing to be cut daily
- Senior Center participants are going to Full Moon BBQ Friday

PARNELL MEMORIAL LIBRARY

JULY 2026

VISITS TO THE
BUILDING

3,709

CIRCULATION

3,338

CITIZEN SAVINGS

\$128,054.55

PHONE CALLS

101

PROGRAM
PARTICIPATION

828

COMMUNITY
MEETINGS

57

PROGRAMS: 53

- 5 Story times
- 1 Pokémon Club
- 4 Mini Music
- 5 Mini movies
- 3 Safehouse teen nights
- 2 grown up book club
- 1 Adult Craft night
- 1 Spanish Storytime
- 3 Anime/manga club
- 3 star performers

PARNELL MEMORIAL LIBRARY

AUGUST 10, 2026

- Tomorrow morning, we have mini music at 10
- Thursday starts school, so we are doing some back to school movies this week.
- showing the Goofy movie at 6:00 tomorrow night.
- Story time on Wednesday at 10:00 and a Morning movie at 11:00, Matilda
- Thursday the 13th, we are having an ALL Day craft swap, so bring your craft supplies to donate, and swap for some items you may need.
- Free play Mah Jongg is 5:00-7:30 on Thursday.
- Morning movie separately 11:00
- Mah Jonngg free play from 10:00-1:00
- August 18th Mini music at 10:00, and Spanish Storytime at 6:00
- August 19th, Storytime 10:00.
- All day puzzle swap on August 20th. and Adult craft night at 6:00, and it will be watercolor painting.
- Bee house and bee bath craft August 21st at 11:00.
- August 22nd pollinator counting at shoal creek park at 10:00
- Early explorers., a new early literacy program will meet on August 24th, at 10:30



**Report to City Council
August 10, 2026**

Events & Opportunities

- We were honored to host 37 faculty and staff from Auburn University today as they toured Shoal Creek Park, the David Mathews Center for Civic Life, the University of Montevallo, Main Street, and City Hall. Thank you to all the city and county leaders who spoke with them today about partnerships!
- Join us for our August Business Basics session, "Social Media Video: Creation, Editing & Design," where you'll learn practical tips for creating eye-catching videos that help your business stand out online. We'll cover planning content, recording with confidence, editing techniques, and simple design tips to make your videos more engaging across social media platforms. Whether you're promoting your business, showcasing products, or telling your brand's story, this session will give you the tools to create videos with confidence.
 - Wednesday, August 12, 8:30-9:30 am in Stephens Hall on campus at UM
 - Register: <https://montevallo-main-street.square.site/business-basics-2026>
- CO.STARTERS is still accepting applications! All aspiring and existing small business owners are invited to attend this three-month program that helps them fine-tune their business plan. Fall 2026 classes will be held at the University of Montevallo's Michael E. Stephens College of Business (999 Farmer Street, Montevallo, AL) in classroom 212 on Tuesdays from 6-9 PM, starting August 25 and ending October 20, with a celebration on October 22. Learn more and apply for your spot at this link: <https://www.cityofmontevallo.com/CO.STARTERS.aspx> We currently have 10 applicants.

Properties for sale/rent within the District:

1. Properties for sale/rent within the District:
 1. Sale:
 - a. Former Montevallo Office Plaza: call Keith Shamblin at (205) 515-1752
 - b. 955 Main Street (former Blue Phrog Gallery): call Nathan Stamps at (205) 665-0095
 - c. 628-626 Main Street (former El Agave and Lucky Penny): call Susana Vazquez at (205) 796-5429
 - d. Lot at 550 Middle Street: call Nathan Stamps at (205) 665-0095

Courtney Bennett, Executive Director

Due to the Montevallo Chamber hosting the 2026 Montevallo Fair

Adele will not be able to attend Monday nights' council meeting

Below is the Chamber Report -

Chamber City Council Report

08/10/2026

- 1) The **16th Annual Montevallo Farmers' Market** is in full-swing with over 350 in attendees per market ! MONDAYS 3-6pm till Aug 17th at 660 Main St. behind MFBC .
- 2) August **Chamber Luncheon** / 19th WEDNESDAY "Back to School" / Speakers: from Montevallo Elementary, Montevallo Middle and Montevallo High / Parnell Library / Networking 11:30am / lunch - noon \$15. ea./ RSVP by FRIDAY 8/14 to 205-665-1519 or montevallochamber@gmail.com Luncheon Sponsor - Regions Bank
- 3) Montevallo Rotary Club and Montevallo Chamber are partnering with Lucky's Foodland to promote their **1st Annual Art Contest** (flyer attached)
- 4) Montevallo Chamber will be providing **WELCOME BAGS** for the incoming University of Montevallo new faculty members that will be distributed during the new hire orientation.



Adele Nelson

Executive Director

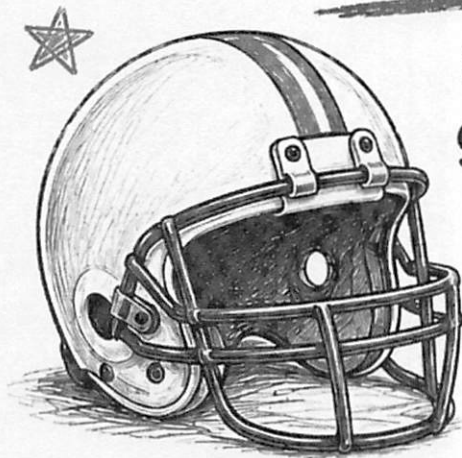
Montevallo Chamber of Commerce

P.O. Box 270 Montevallo, AL 35115

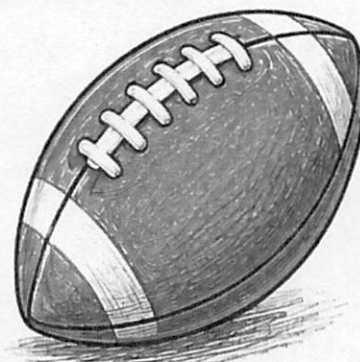
205.665.1519 office

www.montevallocc.com

Lucky's FOODLAND 1ST ANNUAL ART CONTEST!

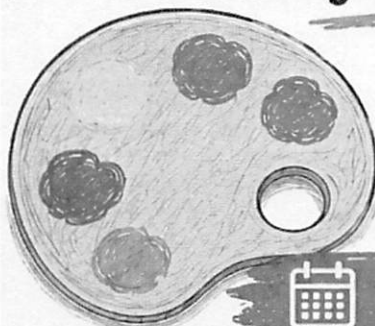


Come by and
grab a helmet
or football
for \$1 and
show us your
artistic skills!



AGES 12 & UNDER!

Art will be displayed
during football season!



**1ST PLACE
\$50**



**2ND PLACE
\$25**



**3RD PLACE
\$15**



MUST BE TURNED IN BY 8-26-26!



WINNER WILL BE ANNOUNCED 8-28-26!



Montevally Rotary Club

Montevally
Chamber



City of Monrovia

Public Hearing Attendance Record

Public Hearing Attendance Record

Public Hearing: Case No. SD26-005; Montevallo Cottages Rezoning from A-R to R-2 SD:

This is a request from Chris Reebals, Christopher Architecture & Interiors, registered agent of Montevallo Cottages, LLC., property owner, for a change in the zone district boundary from A-R Agricultural Residential District to R-2 SD Single-Family Dwelling Special District, for approximately 0.89 acres, to allow for the subdivision of the property to create four lots for residential use. The subject property is located at 5868 State Route 25. (Parcel ID 58-36-1-02-0-002-071.000)

Date: August 10, 2026

Time: 6:00 PM

Location: City Council Chamber

[illegible]

**REPORT TO THE CITY OF MONTEVALLO
PLANNING & ZONING COMMISSION**

Department of Development Services

July 16, 2026

Case No. SD26-005

Montevallo Cottages Rezoning from A-R to R-2 SD

This is a request from Chris Reebals, Christopher Architecture & Interiors, registered agent of Montevallo Cottages, LLC., property owner, for a change in the zone district boundary from A-R Agricultural Residential District to R-2 SD Single-Family Dwelling Special District, for approximately 0.89 acres, to allow for the subdivision of the property to create four lots for residential use. The subject property is located at 5868 State Route 25. (Parcel ID 58-36-1-02-0-002-071.000)

Previous Actions

Montevallo Cottages (aka Hampton Square)

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

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

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

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

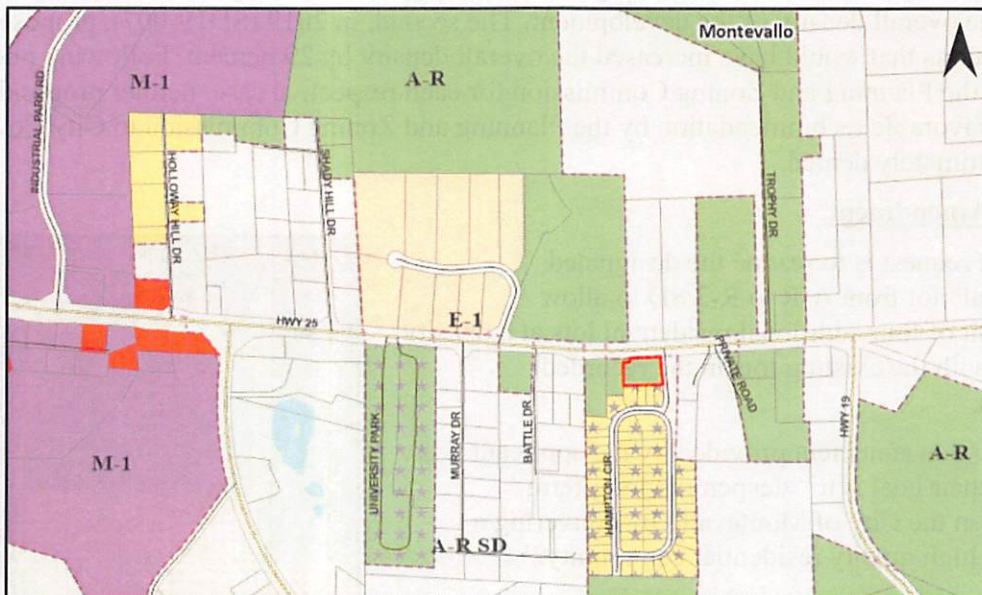
March 24, 2016 – Denied Amendment of the Approved Special District

January 16, 2019- Denied Zoning change from R-2 SD to R-4 SD

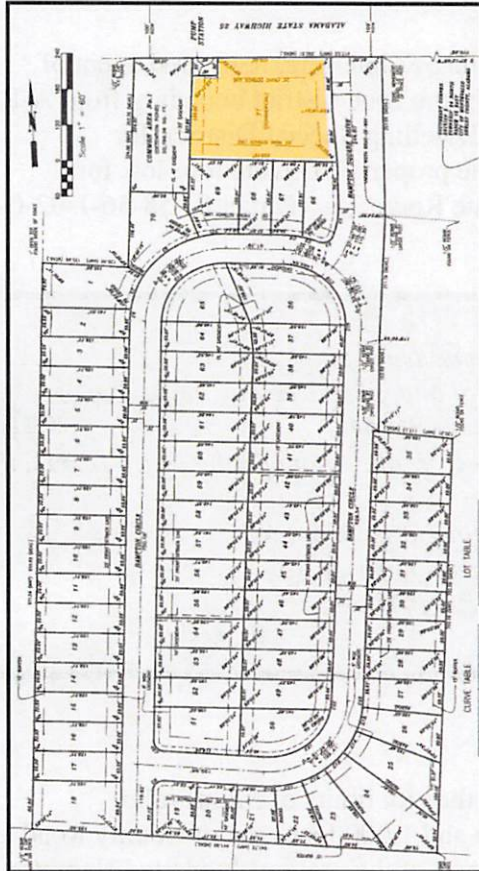
July 16, 2026 – Request to amend zoning A-R to R-2 SD

DISCUSSION

The subject property is located on AL Highway 25, within the city limits of Montevallo, approximately 1,000 feet east of the Calumet Woods Drive and 1,000 feet west of County Road 19 (Enon Road), zoned A-R Agricultural Residential. It is part of the previously platted Hampton Square subdivision (2007) that was rebranded as Montevallo Cottages (2015).



A mix of stick-built and manufactured homes are adjacent to the subject site both within the City of Montevallo and unincorporated Shelby County. To the south and east are pasturelands; to the west, single-family residential homes in unincorporated Shelby County and the University Mobile Home Park within the city limits. Surrounding properties located within unincorporated Shelby County are not zoned.



Existing Development and Current Conditions

Hampton Square was reviewed and approved by the City of Montevallo as a 70 lot, single-family residential subdivision including a stormwater detention pond, pump station for sewer, and one commercial lot. The proposed development has an approximately density of 4.4 units per acre. The final plat was recorded in Map Book 39, Page 64 on November 19, 2007 (*shown, left*).

All recorded lots, including the commercial lot (*shown in yellow*), were designed to access the internal street network of Hampton Square Drive and Hampton Circle.

Following the recording of the plat, the previous owner installed subdivision infrastructures with the exception of the required access to AL Highway 25. At that time, required approvals from Alabama Department of Transportation (ALDOT) had not been secured. The applicant has coordinated an updated review with ALDOT and the required deceleration lane has been completed.

The subject property is identified as Lot 71 with a “commercial lot” label on the record plat and was intended to serve as a commercial lot for the overall subdivision. Since acquiring the property, the applicant has proposed two amendments to the Hampton Square

Development, now identified as Montevallo Cottages. The first proposed amendment, in 2016 (Z16-003), included modification to the Special District to allow for duplex housing units, doubling the overall density of the development. The second, in 2019 (SD19-007), proposed townhome units that would have increased the overall density by 29 percent. Following public hearings at the Planning and Zoning Commission for each respective case, neither proposal received a favorable recommendation by the Planning and Zoning Commission to City Council and were ultimately denied.

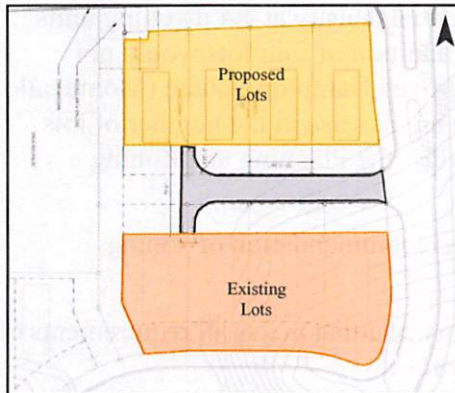
Proposed Amendment

The current request is to rezone the designated “commercial” lot from A-R to R-2 SD to allow development of four additional residential lots at a density consistent with the existing lots in the recorded subdivision.

In a justification statement provided by the applicant it is stated that their goal is to “deepen my long-term investment in the City of Montevallo by delivering a thoughtful, high quality residential community.”



It is further stated that the rezoning is “consistent with the residential fabric of the surrounding area.”



Base image provided by the applicant

The conceptual layout presented with the application identifies up to four single-family residential lots with an access road that terminates in a “hammerhead” in lieu of a cul-de-sac. The lots are presented on the north side of the proposed road with a 50-foot width, consistent with previously recorded lots in the subdivision. A lot depth was not specified on the plan set; however, the lots appear to be of similar depth to the adjacent lots and average size of approximately 6,500-7,000 square feet, mirroring the lots to the south. As presented, the lots appear to encroach into the road right-of-way. Should the rezoning receive final approval, no lot may encroach into a required road right-of-way. A preliminary plat

including the proposed lots with a road design and construction plan will be required for review and approval by the Planning and Zoning Commission prior to any site work activity.

The proposed gross density is 4.4 dwelling units per acre, consistent with the existing subdivision. Finalization of the road design may require the loss of a lot to ensure property turning movements are accommodated for emergency and public service vehicles.

Impact on Community Facilities and Infrastructure

The City Engineer has reviewed the rezoning application and noted that a preliminary plat should include a modification to the hammerhead, moving it to the west side of the last structure and including verification that service vehicles, such as a garbage trucks are able to complete turn around movements.

The Fire Chief has reviewed the rezoning application and offered no additional comments at this time.

Montevallo Water Works and Sewer Board has reviewed the rezoning request and offered no comments regarding the rezoning but reserves the right for additional comments during the preliminary plat.

Development Process

Pursuant to a recommendation by the Planning and Zoning Commission the application must be reviewed for a final decision by the City Council. If the rezoning is granted, the applicant will be required to submit a fully engineered preliminary plat. Preliminary plats require review and approval by the Montevallo Planning and Zoning Commission

Any amendments, additions, deletions, alterations or changes to the approved Special District plan shall require the review and approval of an amendment to the approved Special District plan by the Montevallo Planning and Zoning Commission and City Council.

Planning Analysis and Conclusions

Special districts are authorized for the purpose of providing optional methods of land development that encourages imaginative solutions to environmental design problems, including infill development. Areas so established shall be characterized by a unified building and site development program providing for coordinated open space and architectural treatment.

The Special District overlay binds the amendment request to a specific development proposal and site development plan.

The proposed amendment would maintain the existing residential density at 4.4 dwelling units per acre and eliminate the commercial parcel. The proposed addition of four lots would not create a substantial change in character to the previously approved Hampton Square (Montevallo Cottages) development. Changes to the presented design or an increase in the number of lots would require a modification of the Special District approved by the Planning and Zoning Commission and City Council.

The following information should be submitted pursuant to a recommendation of zoning approval:

- Applicant submitting a fully engineered preliminary plat that meets all requirements of the *Subdivision Regulations of the City of Montevallo*;
- Any amendments, additions, deletions, alterations or changes to the approved Special District plan shall require the review and approval of an amendment to the approved Special District plan by the City of Montevallo Planning Commission;
- Approval of the Montevallo City Council.

MONTEVALLO COTTAGES
JUSTIFICATION STATEMENT
FOR THE CITY OF MONTEVALLO

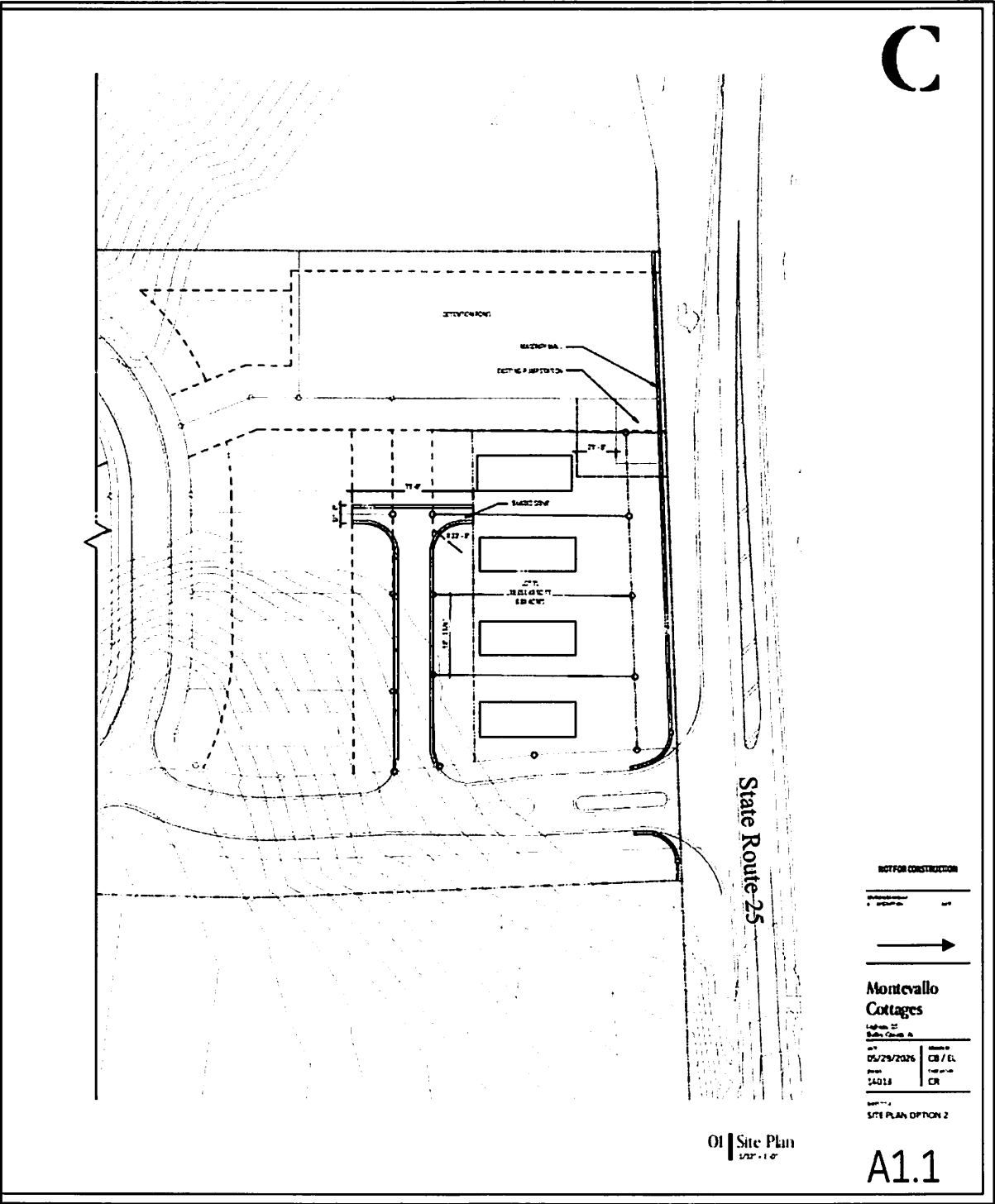
For the property located at 5868 AL-25, Montevallo, AL
35115 lot 71 zoned A-R.

Applicant: Chris Reebals

Requested: Rezone from A-R to R2-SD

I, Chris Reebals, am a dedicated property owner and
architect requesting a rezoning of the property located
at 5868 AL-25 from A-R to R2-SD.

My goal is to deepen my long-term investment in the
City of Montevallo by delivering a thoughtful, high
quality residential community. Rezoning will allow for a
development that is consistent with the existing
residential fabric of the surrounding area. The
development seeks to activate the Hwy-25 corridor in a
positive manner and hope to bring long term value to
the City of Montevallo and its residents.



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

Case No. SD26-005

Montevallo Cottages Rezoning from A-R to R-2 SD

WHEREAS, Chris Reebals, Christopher Architecture & Interiors, registered agent of Montevallo Cottages, LLC., property owner, has petitioned the City of Montevallo for approval of a change in the zone district boundary of approximately 0.89 acres from A-R Agricultural Residential District to R-2 SD Single-Family Residential Special District to allow for the subdivision of the property into four lots for residential use; and

WHEREAS, the subject property is located at 5868 State Route 25 (Parcel ID 58-36-1-02-0-002-071.000); and

WHEREAS, Hampton Square was reviewed and approved by the City of Montevallo as a 70 lot, single-family residential subdivision including a stormwater detention pond, pump station for sewer, and one commercial lot; and

WHEREAS, Hampton Square has an approximately density of 4.4 units per acre with the final plat recorded in Map Book 39, Page 64 on November 19, 2007, including a designated commercial lot; and

WHEREAS, Hampton Square is now identified as Montevallo Cottages and proposed two prior rezoning requests in 2016 (Z16-003), and 2019 (SD19-007) that included an increase to the overall development density and;

WHEREAS, previous rezoning requests did not receive favorable recommendations to City Council following consideration and public feedback and were not approved; and

WHEREAS, the proposed rezoning of the designated commercial parcel at 0.89 acres to single-family residential maintains the approved density of the subdivision and will replat the commercial lot as four residential lots; and

WHEREAS, the applicant will be required to submit a fully-engineered preliminary plat for approval by the Montevallo Planning and Zoning Commission prior to construction activities; and

WHEREAS, a deceleration lane, required by the Alabama Department of Transportation has been installed at the property; and

WHEREAS, the primary purpose of zoning land is to provide for the public health, safety and welfare in the development of land by ensuring that property is developed in an appropriate manner within the context of its immediate surrounding and the larger community of which it is a part; and

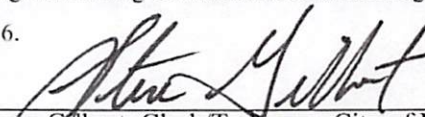
NOW, THEREFORE, BE IT RESOLVED that the Montevallo Planning and Zoning Commission in consideration of the request from Chris Reebals, Christopher Architecture & Interiors, registered agent of Montevallo Cottages, LLC., property owner, for approval of a change in the zone district boundary of approximately 0.89 acres from A-R Agricultural Residential District to R-2 SD Single-Family Residential Special District to allow for the subdivision of the property into four lots for residential use and located at 5868 State Route 25 (Parcel ID 58-36-1-02-0-002-071.000) be and the same recommends **APPROVAL/DENIAL** to the City Council subject to compliance with the regulations, policies and guidelines of the City of Montevallo, Alabama.

**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 July 16, 2026.

GIVEN UNDER MY HAND on this the 17th day of July, 2026.




Steve Gilbert, Clerk/Treasurer, City of Montevallo