

MINUTES

Montevallo City Council Work Session

July 13, 2026

5:30 p.m. at City Hall

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

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

Discussion of New Business Items:

- **Public Hearing: Case No. SD26-004 Stamps Rezoning from A-R to R-4 SD**
- **Discussion of Resolution 07132026-223** – a resolution assenting to the vacating of Cedar Street
- **Discussion of Resolution 07132026-2324** - a resolution authorizing the City of Montevallo's participation in the Community Development Block Grant Entitlement Program Shelby Urban County Fiscal Years 2027 -2029
- **Discussion of Ordinance 07222024-140A** – a revision of Ordinance 07222024-140 to authorize a change in the rate of Lodging Tax within the City Of Montevallo

Other Business: BUSA Soccer

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 Cases for the month of June and 588 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 126 Calls for June and 783 Total Calls for the Year. See Appendix 2.

Mayor Nix called for the Sustainability Reports. Mayor Nix called on Kirk Hamby, Head of Public Works. Kirk reported there was no report.

Mayor Nix called on Council Member Green for Recreation and Community Development. Council Member Green reported there was a Parks & Recreation Board Meeting held last month on June 23rd, and the next meeting will be held on July 28th at the Senior Center.

Council Member Green called on Sydney Baugh, Youth Athletics Director, for Youth Athletics and Senior Center report. Sydney reported flag football in person registration is July 14th at the Scout Lodge; Fall baseball and softball is now open online through August 20th; Football equipment pick up will be July 21st and 23rd and August 3rd; Soccer will be taken over by Busa but will still represent Montevallo and hold games here; Friday the seniors are going to the Sawmill Restaurant for lunch. See Appendix 3.

Mayor Nix called for the Education, Arts & Outreach Reports. Mayor Nix called on Natalie Lutz, Junior Mayor MJCC. Natalie reported she was happy to be in attendance after she completed her Trio Upward Bound Summer Program; she reported MJCC would be holding interviews on July 30th for new applicants so if you know of a

youth that would be interested have them apply by Friday; once school starts in August she'll have more to report.

Mayor Nix called on Marissa Wilson, Director Parnell Memorial Library. Marissa reported the library had 2,678 visits; 101 calls; 1,107 program participation; 57 community meetings; 53 programs were held; this is the last week of summer reading; this weekend is the Montevallo Children's Theater (MCT) Willy Wonka production so come out and support the youth; there is a multitude of programs planned for all ages and the calendar of events can be found at the library, on the library's Facebook page and the library's website. See Appendix 4.

Montevallo City Council Meeting

July 13, 2026

6:00 p.m. at City Hall

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

Pledge of Allegiance

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

Invocation Bill Glosson gave the invocation.

Public Hearing Opened at 6:01 P.M.

Public Hearing: Case No. SD26-004 Stamps Rezoning from A-R to R-4 SD

This is a request from Nathan Stamps, property owner, for a change in the zone district boundary of a two-unit residence from A-R Agricultural Residential District to R-4 SD Multiple-Family Dwelling Special District, for approximately 0.24 acres, to align the zoning district with the multi-family use of the property and allow for the conversion of the building from a duplex to townhome units for residential use. The subject property is located at 160 Davila Drive. (Parcel ID 58-27-5-22-0-001-001.012). See Appendix 5.

No public comment.

Public Hearing Closed at 6:05 P.M.

Approval and/ or corrections of the Minutes: 06.22.26 Minutes - Motion made by Council Member King, Seconded by Council Member Dukes, All Ayes, Motion Passed.

Recognitions/Awards: None

Opportunities for Citizens to speak to the Council: None.

Mayor Nix called for Committee Reports to Continue:

Mayor Nix called on Council Member King for Finance, Economic Development & Tourism. Council Member King called on Courtney Bennett Montevallo Main Street. Courtney reported that a group from Auburn will be here to observe in August; July 22nd the findings from the recent Downtown Montevallo Alive! Survey will be shared from 4:30 PM – 6 PM and all are welcome; Friday, July 24th is the final Friday Nights at the Cove; our report from

the “What’s Next Montevallo” Community Conversations held in June is in Council packets; CO.STARTERS is now accepting applications. See Appendix 6.

Council Member King reported that MDCD met today at 1 P.M.

Finance Committee Meeting will be held the 4th Tuesday of this month at 4 P.M. in Council Chambers and it’s open to the public.

Adele Nelson’s Montevallo Chamber report is in Council packets - she is at the Montevallo Farmers’ Market. See Appendix 7.

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 Meeting.

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 Green, All Ayes. Motion Passed.

New Business:

- **Resolution SD26-004 from the Montevallo Planning and Zoning Commission** – a resolution recommending approval of a request from Nathan Stamps for a change in the zone district boundary of a two-unit residence from A-R Agricultural Residential District to R-4 SD Multiple-Family Dwelling Special District. Motion made by Council Member King, Seconded by Council Member Dukes, All Ayes, Motion Passed. See Appendix 8.
- **Resolution 07132026-223** – a resolution assenting to the vacating of Cedar Street. Motion made by Council Member Dukes, Seconded by Council Member Green, All Ayes, Motion Passed. See Appendix 9.
- **Resolution 07132026-2324** - a resolution authorizing the City of Montevallo’s participation in the Community Development Block Grant Entitlement Program Shelby Urban County Fiscal Years 2027 - 2029. Motion made by Council Member Green, Seconded by Council Member King, All Ayes, Motion Passed. See Appendix 10.

Mayor Nix called for a Motion to suspend the Rules – Motion made by Council Member Dukes, Seconded by Council Member King, All Ayes.

- **Ordinance 07222024-140A** – a revision of Ordinance 07222024-140 to authorize a change in the rate of Lodging Tax within the City Of Montevallo. Motion made by Council Member King, Seconded by Council Member Dukes, All Ayes, Motion Passed. See Appendix 11.

Old Business: None

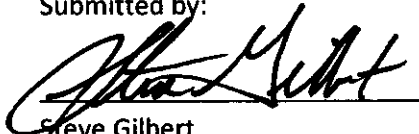
Board Appointments: None

Other Business: Busa Request for the Youth Soccer Program Management – Motion made by Council Member King, Seconded by Council Member Dukes, All Ayes, Motion Passed.

Citizen Participation: Bobby C.P. Pierson 1131 Oak St commented about visitors coming to the American Village and will be so nice when the hotel is completed for them to have lodging in Montevallo.

Adjourn: Mayor Nix called for a Motion to adjourn the meeting. Motion made by Council Member Dukes, Seconded by Council Member Green, All Ayes. Meeting adjourned at 6:25 PM.

Submitted by:

A handwritten signature in black ink, appearing to read "Steve Gilbert", written over a horizontal line.

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	0	0	0	0	0	0	588
Criminal Cases	70	79	58	71	90	60							428
Non-Criminal	23	25	30	21	31	30							160
Traffic Accidents	4	12	14	11	12	6							59
Traffic Citations	63	66	60	79	48	74							390
DUI Arrests	5	7	2	4	8	4							30
Public Intox Arr	1	1	1	1	4	1							9
Alias Arrests	11	12	10	8	10	11							62
Juvenile Arrests	1	0	3	0	1	1							6
Misd Arrests	11	6	11	13	10	0							51
Felony Arrests	4	7	4	4	4	6							29
Drug Related	6	16	8	11	12	7							60
Total Arrest	39	49	39	41	49	30	0	0	0	0	0	0	247
Auto Thefts	0	0	0	0	0	0							0
Burglaries	0	0	0	0	1	0							1
Auto Recoveries	0	0	0	0	0	0							0
Auto Burglaries	2	1	1	0	0	4							8
Criminal Mischief	0	1	0	2	1	1							5
DV. Related	6	5	3	5	10	4							33
Assaults	1	1	1	3	1	0							7
Fraud/Forgery	1	1	1	1	0	2							6
Harass / Reck	5	5	2	3	2	4							21
Misc. Offenses	24	23	28	23	32	42							172
Robberies	0	0	0	0	0	0							0
Sex Crimes/Other	2	0	0	0	0	0							2
Thefts / Attempts	9	8	3	8	2	2							32
Suicide / Attempts	0	0	1	0	0	0							1
Deaths	1	0	1	0	1	0							3

2026 Montevallo Fire And Rescue Events by Type

Report Date: 7/1/2026

APPENDIX 2

		Jan	Feb	Mar	Apr	May	Jun	Total
ABDOMINAL PAIN/INJURY		6	2	1	5	4	2	20
ADMIN EVENT	ADMIN EVENT FIRE SERVICE	0	0	0	1	0	0	1
ALARM	CARBON MONOXIDE ALARM	1	0	0	1	1	2	5
	COMMERCIAL FIRE ALARM	2	4	2	2	2	3	15
	MEDICAL ALARM	3	1	6	6	1	5	22
	RESIDENTIAL FIRE ALARM	6	2	2	2	5	5	22
	SCHOOL/CHURCH FIRE ALARM	1	0	0	0	0	0	1
ALLERGIC REACTIONS		2	2	2	1	0	0	7
ALTERED MENTAL STATUS		7	2	4	8	5	8	34
ANIMAL	ANIMAL BITE/ATTACK	0	0	1	0	0	1	2
ASSAULT		1	1	3	1	1	2	9
BACK PAIN/INJURY		1	0	1	2	1	0	5
BLEEDING		3	0	2	3	5	2	15
BREATHING PROBLEMS		11	8	11	11	13	12	66
BURN INJURIES		0	1	0	0	0	0	1
CARDIAC	CARDIAC ARREST - ADULT	1	0	1	2	2	5	11
	CARDIAC ARREST - CHILD	0	0	1	0	1	0	2
CHEST PAIN		10	13	6	11	9	11	60
CHOKING	CHOKING - INFANT	0	0	0	1	0	0	1
	CHOKING CHILD	0	0	2	0	0	0	2
DIABETIC RELATED		4	3	1	4	2	1	15
DRUG OVERDOSE		2	0	0	0	2	1	5
EXTREMITY INJURIES		1	1	8	6	7	7	30
EYE INJURY		0	0	1	0	0	1	2
FALL	FALL FROM STANDING POSITION	5	9	3	5	1	4	27
FD ASSIST	CHILD LOCKED IN CAR	0	0	0	0	1	0	1
	LAW ENFORCEMENT	1	0	0	0	1	1	3
	LIFTING ASSISTANCE	9	6	10	5	12	2	44
	MUTUAL AID	1	4	1	1	0	1	8
	OTHER AGENCY	0	1	1	0	0	3	5
	PUBLIC	1	1	1	0	0	0	3
	TREE DOWN	0	0	0	0	0	1	1
	WITH WATER	0	0	1	0	0	0	1
FIRE	APPLIANCE FIRE	0	0	0	0	0	2	2
	BRUSH / WOODS FIRE	4	4	3	2	2	1	16
	COMMERCIAL STRUCTURE FIRE	2	1	0	1	1	1	6
	DUMPSTER FIRE	3	1	0	0	0	0	4
	RESIDENTIAL STRUCTURE FIRE	6	6	3	4	2	2	23
	TRANSFORMER / POLE FIRE	0	0	0	1	6	5	12
	VEHICLE FIRE	0	0	1	2	0	0	3
GAS	GASOLINE / DIESEL SPILL	0	1	0	0	0	0	1
	NATURAL / PROPANE GAS LEAK	1	1	0	0	0	1	3
GENERAL ILLNESS		20	19	22	9	14	14	98
HEAD/NECK INJURY		1	2	1	1	3	2	10
HEADACHE		2	0	1	0	3	0	6
HEART PROBLEMS		2	4	10	7	5	5	33
HEAT PROBLEMS		0	0	0	0	0	1	1

		Jan	Feb	Mar	Apr	May	Jun	Total
MVC	MVC - CHECK FOR INJURIES	3	5	8	6	6	3	31
	MVC WITH INJURIES	3	0	2	0	1	0	6
NOTE IN CAD		1	0	0	1	0	0	2
OB/GYN PATIENT		0	0	0	1	0	0	1
ODOR	ODOR OF ELECTRICAL	0	1	0	1	0	1	3
	ODOR OF PROPANE / NATURAL GAS	1	0	1	0	0	0	2
PERSON	PERSON DOWN	0	2	2	0	1	0	5
POSSIBLE STROKE		0	6	3	1	4	2	16
SEIZURE		2	2	4	3	0	1	12
SUICIDE ATTEMPT		0	1	1	2	2	0	6
TEST CALL		0	1	0	0	0	0	1
TRAUMATIC INJURY		0	0	1	0	0	0	1
UNRESPONSIVE PERSON		7	8	6	3	3	5	32
UTILITY LINES DOWN		0	0	0	1	0	0	1
Total		137	126	141	124	129	126	783

Youth Athletics / Se. Ce.

APPENDIX 3

- Flag football in person registration is tomorrow July 14th from 6:30 to 8 at the scout lodge (the building below the Parnell library)
- Fall baseball and softball is now open online and it will close August 20th
 - The in-person registration dates are Tuesday July 21st and Thursday July 23rd from 4 to 6:30 at the Scout Lodge and then August 3rd from 6 to 8.
- Football equipment pick up will be July 21st and July 23rd from 4 to 6:30 at the scout lodge (the building below the Parnell Library) and August 3rd from 6 to 8.
- Soccer will be taken over by Busa but will still represent Montevallo and have games here and everything.
- On Friday the 17th at 10:30 the senior center is going to the sawmill restaurant

Sydney Aguilar Baugh

7/13/26

PARNELL MEMORIAL LIBRARY

JUNE 2026

VISITS TO THE
BUILDING

2,678

CIRCULATION

3,624

CITIZEN SAVINGS

\$128,054.55

PHONE CALLS

101

PROGRAM
PARTICIPATION

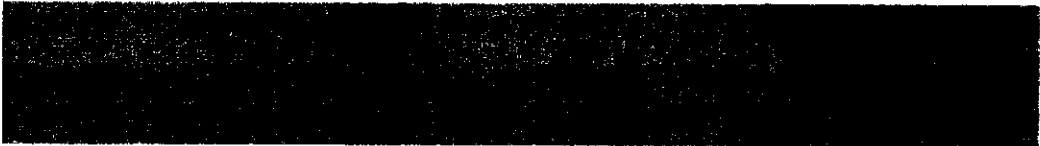
1,107

COMMUNITY
MEETINGS

57

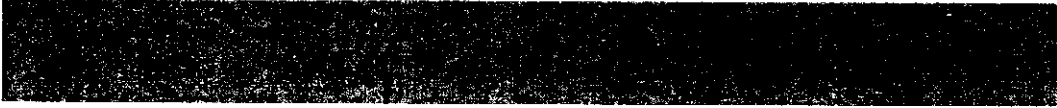
PROGRAMS: 53

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



PARNELL MEMORIAL LIBRARY

JULY 13, 2026

- This is our last week of summer reading, so make sure you log minutes for prizes!
 - Mini music is tomorrow at 10, Pokémon Battlezone is at 1, and our last Safehouse program is at 5 for teens.
 - Wednesday, we have story time and anime/manga club at 3:00
 - Lego Builder program is Thursday at 1, and our adult craft night is Thursday at 6:00, the theme is "bad art night."
 - Our last day of summer reading program is Friday, and we will end with a big Dinosaur Adventure program from Tennessee, at 2:00 PM.
 - We will still have the rest of July with our normal schedule programs.
 - August calendar will be posted on our website, and social media pages, and inside the library very soon.
 - This weekend is the MCT Willy Wonka production. SO come out and support! \$15 for adults, \$10 for kids. Friday night at 6, Saturday at 11 and 6.
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City of Montevideo

Public Hearing Attendance Record

Public Hearing Attendance Record

Public Hearing: Case No. SD26-004 Stamps Rezoning from A-R to R-4 SD

This is a request from Nathan Stamps, property owner, for a change in the zone district boundary of a two-unit residence from A-R Agricultural Residential District to R-4 SD Multiple-Family Dwelling Special District, for approximately 0.24 acres, to align the zoning district with the multi-family use of the property and allow for the conversion of the building from a duplex to townhome units for residential use. The subject property is located at 160 Davila Drive. (Parcel ID 58-27-5-22-0-001-001.012)

Date: July 13, 2026

Time: 6:00 PM

Location: City Council Chamber

Parcel ID 58-27-5-22-0-001-001.012)

No One Signed

ber

[illegible]



**Report to City Council
July 13, 2026**

Events & Opportunities

- **Wednesday, July 22:** As part of our Downtown Housing Study conducted in partnership with Main Street Alabama and Downtown Professionals Network, we will host a Concepts and Strategies Open House from 4:30 to 6:00 PM, with a presentation at ~5:15 PM at Parnell Memorial Library. We'll share findings from the recent Downtown Montevallo Alive! Survey, along with some ideas and concepts to make the heart of our city an even better place to live, work and play. ALL are welcome!
- **Friday, July 24:** Join us in beautiful downtown Montevallo for Friday Nights at the Cove (737 Main Street)! Live music starts at 6:30 PM. Don't forget to bring your chair and dinner from a downtown restaurant! Mother May I is a precise-sounding musical group playing their mix of Motown, R&B, Classic Rock, 80's Retro, Old School Funk, current Top 40, and everything in-between. This Birmingham-based band performs with a flair, intensity, and stage presence that is all their own! Mother May I was inducted into the Alabama Blues Hall of Fame in 2025. Sponsored by Mayor Nix & Family.
- Our report from the "What's Next, Montevallo?" Community Conversations we held in June is included in your packet for your review.
- CO.STARTERS is now 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>

Properties for sale/rent within the District:

1. Properties for sale/rent within the District:
 1. Sale:
 - a. 747 Main Street (lot): University of Montevallo Request for Bids; bids due July 21, 2026 at 2 PM at Calkins Hall
 - b. Former Montevallo Office Plaza: call Keith Shamblin at (205) 515-1752
 - c. 955 Main Street (former Blue Phrog Gallery): call Nathan Stamps at (205) 665-0095
 - d. 628-626 Main Street (former El Agave and Lucky Penny): call Susana Vazquez at (205) 796-5429
 - e. 727 Middle Street (former JP Building Co. office): call Anna Picklesimer at (205) 229-2499
 - f. Lot at 550 Middle Street: call Nathan Stamps at (205) 665-0095
 - g. Lot on Island Street for sale or build to suit—call Bob Nesbitt at (205) 939-8219
 2. Rent:
 - a. 440 Middle Street: Call Montevallo Realty at (205) 665-4689
 - b. 1259 Ashville Road, Suite 600: Call Shoal Creek Realty at (205) 567-9659

Courtney Bennett, Executive Director

Downtown Montevallo Alive!

Concepts and Strategies

Open House

**Do you live, work, or play in Downtown Montevallo?
You'll want to see this!**

Wednesday, July 22 🏠 4:30-6 PM 🏠 Parnell Memorial Library

Join us for an open house, come-and-go as you please event from 4:30 to 6 PM, with a presentation at 5:15 PM. We'll share findings from the recent Downtown Montevallo Alive! Survey, along with some ideas and concepts to make the heart of our city an even better place to live, work and play. ALL are welcome!



Creating Jobs. Keeping Character.



Questions: Contact us at mainstreet@cityofmontevallo.com or (205) 665-2555 ext. 106.

Want to start a business?



Montevillo Main Street is a member of the CO.STARTERS network. Learn more at www.CO.STARTERS.co!

CO.STARTERS Core is a three-month, cohort-based program that equips entrepreneurs of all kinds with the insights, relationships, and tools needed to turn business ideas into action. The only real prerequisites to joining the program are (1) having an idea, (2) being willing to question, shape and fine-tune that idea, and (3) being willing to talk about the idea with others.

Participants enter into a facilitator-led, collaborative process with a small and supportive group of up to 15 like-minded peers. Working together, participants develop and fine-tune their ideas, critically examining every part and determining next steps through real-time feedback from people in the community, using a simplified version of the Business Model Canvas. This approach enables entrepreneurs to rapidly uncover flaws in their concepts and find viable models more quickly. Participants leave the program with a deeper understanding of how to create a sustainable business, articulate their models, and repeat the process with the next great idea.



Fall 2026 classes will be held at the University of Montevillo's Michael E. Stephens College of Business (999 Farmer Street, Montevillo, AL) in classroom 212 on Tuesdays from 6-9 PM, starting August 25 and ending October 20, with a celebration on October 22. Registration is required. We are offering a discounted course fee of \$99 per entrepreneur.



APPLY NOW

Questions? Contact the Montevillo Main Street Office:

205-597-9322

mainstreet@cityofmontevillo.com

<https://www.cityofmontevillo.com/CO.STARTERS.aspx>

Meet your Fall 2026 Facilitator:



Margaret Hall, CRPC®, Financial Advisor
Certified Facilitator

Maggie has worked as a financial planner and advisor since 2004, and has owned her own planning and investment firm since 2015. She is passionate about her community and has volunteered as chair of Trustees and a deacon for her church, and as a planning member of the boards for Parks and Recreation, Main Street Economic Vitality and the Boys and Girls Club of Central Alabama. This variety of community service and professional experience, along with her passion for local entrepreneurship uniquely positions Maggie as a facilitator.

Thank you to our 2026 Community Builder Sponsor!



Funding for this project was supplied (in part) by Cawaco RC&D, Inc. www.cawaco.org.

Community Partners:



APPENDIX 7

Due to the Montevallo Chamber hosting the 2026 Montevallo Farmers' Market

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

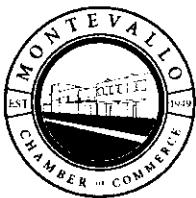
Below is the Chamber Report -

Chamber City Council Report

07/13/2026

1) The **16th Annual Montevallo Farmers' Market** is in full swing with averaging 350 to 400 attendees per market ! MONDAYS 3-6pm at 660 Main St. behind MFBC .

2) **July Chamber Luncheon** / 15th WEDNESDAY "Montevallo First Responders Appreciation" 11:30am - 1pm / Parnell Library Meeting Room



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 COM**

APPENDIX 8

Case No. SD26-004

Stamps Rezoning from A-R to R-4 SD

WHEREAS, Nathan Stamps, property owner, has requested approval for a change in the zone district boundary of a two-unit residence from A-R Agricultural Residential District to R-4 SD Multiple-Family Dwelling Special District, for approximately 0.24 acres, to align the zoning district with the multi-family use of the property and allow for the conversion of the building from a duplex to townhome units for residential use; and

WHEREAS, the subject property is located at 160 Davila Drive, (Parcel ID 58-27-5-22-0-001-001.012); and

WHEREAS, the applicant is proposing a change in use to bring the existing multiple-dwelling use on the property in line with current zoning categories; and

WHEREAS, the 2012 zoning update designated other multiple-dwelling uses in the corridor that were part of multiple phase development plans into Special Districts while established apartments were reclassified as an R-4 district at their current density; and

WHEREAS, two duplex properties along Davila Drive abutting the Henke Property Management multi-dwelling units were reclassified to the A-R district, aligning with properties to their east; and

WHEREAS, the Comprehensive Plan, *Making Montevallo*, designates the subject property as "Rural Residential" adjoining "Suburban Residential" and "Mixed Neighborhood."

WHEREAS, the surrounding area is a blend of Rural, Mixed, and Suburban Residential Neighborhoods where the existing duplex and proposed conversion to townhomes is not out of character; and

WHEREAS, pursuant to a rezoning approval, any proposed use on the property will be required to submit a building permit application for review and approval prior to any construction activity; and

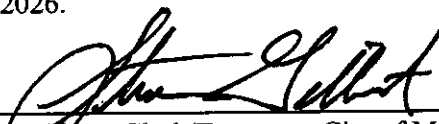
NOW, THEREFORE, BE IT RESOLVED by the Montevallo Planning and Zoning Commission that the request from Nathan Stamps, property owner, for approval of a change in the zone district boundary of a two-unit residence from A-R Agricultural Residential District to R-4 SD Multiple-Family Dwelling Special District, for approximately 0.24 acres, to align the zoning district with the multi-family use of the property and allow for the conversion of the building from a duplex to townhome units for residential use and located at 160 Davila Drive, (Parcel ID 58-27-5-22-0-001-001.012) be and the same hereby recommends **APPROVAL** subject to:

- Approval by the Montevallo City Council; and
- The applicant completing all requirements for building permits; and
- Compliance with the regulations, policies and guidelines of the City of Montevallo.

**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 June 18, 2026.

GIVEN UNDER MY HAND on this the 19th day of June, 2026.



Steve Gilbert, Clerk/Treasurer, City of Montevallo



RESOLUTION NUMBER 07132026-223

WHEREAS, Ray A. Heard and Catherine Heard affirm that we are the owners of the property known as lots 28, 29, 30, 31, 32, 33, and 34 of Block E of the Ellis Addition to Montevallo and the owners of Lot 23A of Block D of the Ellis Addition to Montevallo; and

WHEREAS, As owners of the afore-mentioned properties, and such properties being all properties abutting Cedar Street; and

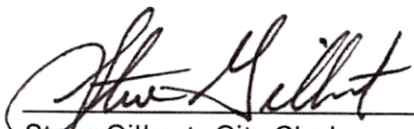
WHEREAS, Ray A. Heard and Catherine Heard have declared Cedar Street be vacated in its entirety and have signed a sworn documentation of ownership:

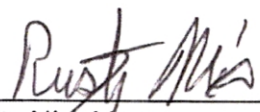
NOW THEREFORE, BE IT RESOLVED by the City of Montevallo as follows:

That the City of Montevallo hereby assents to this declaration to vacate Cedar Street in its entirety.

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 13th day of July 2026, 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 13th day of July 2026.


Steve Gilbert City Clerk



DECLARATION OF OWNERSHIP

We the undersigned Ray A. Heard and Catherine Heard affirm that we are the owners of the property known as lots 28, 29, 30, 31, 32, 33, and 34 of Block E of the Ellis Addition to Montevallo and the owners of Lot 23A of Block D of the Ellis Addition to Montevallo.

As owners of the afore-mentioned properties, and such properties being all properties abutting Cedar Street, we hereby declare Cedar Street to be vacated in its entirety and request that the City of Montevallo assent to this declaration.

Ray A. Heard

Ray A. Heard

Catherine Heard

Catherine Heard

STATE OF ALABAMA
COUNTY OF Shelby

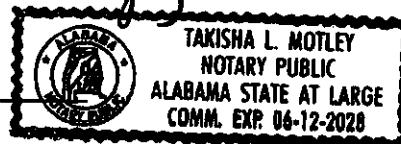
I, the undersigned authority, in and for said County and State, hereby certify that Ray A. Heard and Catherine Heard, whose name(s) are signed to the foregoing and who are known to me, who being first duly sworn on oath, acknowledged before me on this day, that the statements contained herein are true and correct and (s)he executed the same voluntarily on the day the same bears date.

Given under my hand this the day of July 7th, 2026

Takisha L. Motley

Notary Public

My Commission expires: 10/18/2028





RESOLUTION 07132026-2324

Community Development Block Grant Entitlement Program Shelby Urban County

WHEREAS, Shelby County, Alabama has been notified by the U.S. Department of Housing and Urban Development (HUD) of its eligibility to requalify for continued participation as an Urban County Entitlement grantee in the Community Development Block Grant (CDBG) Program; and,

WHEREAS, Shelby County has met the population threshold requirement whereby its population exceeds 200,000 excluding metropolitan cities, and the population of unincorporated areas plus participating communities totals at least 200,000; and

WHEREAS, Cooperation Agreements with participating municipalities are required to consent to cooperate in providing essential CDBG activities to undertake, or assist in undertaking, community renewal and lower-income housing assistance activities in accordance with HUD requirements; and,

WHEREAS, Shelby County may be funded during the three-year urban county qualification period encompassing Fiscal Years 2027-2029 to fund CDBG projects after October 1, 2027, and one subsequent three-year qualification period encompassing Fiscal Years 2030-2032 unless the municipality elects to not participate; and,

WHEREAS, the City of Montevallo desires to participate in the Shelby Urban County program; and,

NOW, THEREFORE, BE IT RESOLVED the Mayor be and hereby authorized to sign the Cooperation Agreement with Shelby County to participate in the Shelby Urban County program for Fiscal Years 2027-2029; and,

BE IT FURTHER RESOLVED the Mayor is authorized to sign additional documentation required to complete the Urban County Qualification process as required for HUD's CDBG program.

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 13th day of July 2026.


Steve Gilbert City Clerk



ORDINANCE NO. 07222024-140A

**AN ORDINANCE TO AMEND CHAPTER 22,
OF THE CODE OF ORDINANCES OF THE CITY OF MONTEVALLO, ALABAMA
TO CREATE ARTICLE VII SECTION 22-140 REGARDING THE PRIVILEGE OR
LICENSE TAX FOR THE BUSINESS OF RENTING OR FURNISHING ROOMS,
LODGINGS, OR ACCOMMODATIONS TO TRANSIENTS**

WHEREAS, The City of Montevallo under authority granted by the State of Alabama Code Title 40-26-1, *et. seq.*, Revenue and Taxation, currently collects a privilege or license tax from every person, firm, or corporation engaging in the business of renting or furnishing any room or rooms, lodging, or accommodations to transients in any hotel, motel, inn, tourist camp, tourist cabin, or any other place in which rooms, lodgings, or accommodations are regularly furnished to transients for a consideration at the rate of five percent (5%) of the charge for such room, rooms, lodgings, or accommodations, including the charge for use or rental of personal property and services furnished in such room. Provided, however, there is exempted from the tax levied rooms, lodgings or accommodations supplied for a period of one hundred and eighty (180) continuous days or more in any place.

WHEREAS, given the current economic circumstances and conditions, both regionally and nationally, the City Council believes it is necessary, advisable and in the best interest of the City to increase the percentage of lodging tax imposed on those businesses that benefit most from the privilege of doing business in Montevallo.

NOW THEREFORE BE IT ORDAINED by the City Council of the City of Montevallo, Alabama as follows:

Article VII. - LODGING TAX LEVY MODIFIED, is hereby added to the Code of Ordinances of the City of Montevallo

Article VII, Section 22-140 - Levy and amount of tax modified.

The rate of percentage shall hereby be established at six percent (6%) of the charge for such room, rooms, lodgings, or accommodations, including the charge for use or rental of personal property and services furnished in such room. Provided, however, there is exempted from the tax levied rooms, lodgings or accommodations supplied for a period of one hundred and eighty (180) continuous days or more in any place.

The proceeds collected related to this ordinance shall be expended to support the general operations of the City of Montevallo, as directed and appropriated by the City Council.

The tax levied and assessed by this ordinance is levied and assessed in lieu of the tax levied and assessed by ordinance in Chapter 22 of the Code of Ordinances of the City of Montevallo, and said ordinance is hereby repealed as of the effective date of this ordinance.

Section 22-141. Severability

Each section and provision of this ordinance is hereby declared to be an independent section or provision. If any section or provision shall be declared void, invalid, or unconstitutional, the remaining sections or provisions shall not be affected but shall remain in full force and effect.

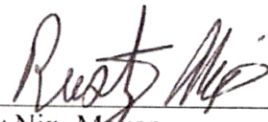
This Ordinance shall become effective upon its passage and advertisement as provided by law. Collection of six percent (6%) tax levy shall become effective October 1, 2026.

ADOPTED AND APPROVED THIS 13th DAY OF JULY, 2026.

ATTEST

APPROVED:

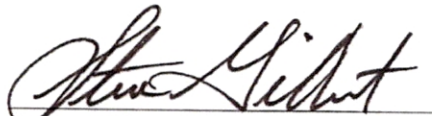

Steve Gilbert, City Clerk

 7-14-26
Rusty Nix, Mayor Date



POSTING AFFIDAVIT

I, the undersigned City Clerk of the City of Montevallo, Alabama, do hereby certify that the above and foregoing ORDINANCE NO. 07222024-140A, was duly ordained, adopted, and passed by majority vote of the City Council of the City of Montevallo, Alabama at a regular meeting of such Council held on the 13th day of July, 2026 and duly published by posting an exact copy thereof on the 14th day of July at four public places within the City of Montevallo, including City Hall, Parnell Library, Montevallo City Shop, and Montevallo Senior Center and at www.cityofmontevallo.com. I further certify that said ordinance is on file in the office of the City Clerk and a copy of the full ordinance may be obtained from the office of the City Clerk during normal business hours.


Steve Gilbert, City Clerk