

**Montevallo Architectural Review Board**  
**Minutes**  
**Tuesday, June 6, 2023**  
**6:00 p.m.**  
**Parnell Memorial Library**

**Members Present:**

Veronica Bailey, Rev. Kenny Dukes, Bill Glosson, Melinda Nix, James Salter, Janice Seaman and Sherry Vallides

Members Absent: Tara Brantley and Susan Godwin

Guest: Mayor Rusty Nix, Steve Gilbert, Councilwoman Martha Ann Eisenburg,

**Call to Order:**

A quorum was established and the meeting was called to order at 6:08 p.m.

J. Seaman disseminated copies of the COA that was submitted for an awning refresh at LaConchita Bakery.

J. Seaman stated that the Commission would not be voting on the demolition COA request tonight but rather call a special meeting in a couple of weeks for that purpose. She stated that the Commission would go through the documents tonight.

Seaman suggested that we vote on the COA for LaConchita Bakery at the next meeting since the paperwork was submitted today.

M. Nix asked why we weren't taking a vote tonight since a quorum is present. J. Seaman responded that she wasn't going to call for a vote tonight, we are going to look at the documents. M. Nix asked why members weren't informed that there would not be a vote at tonight's meeting. J. Seaman responded that she never intended for the Commission to take a vote at tonight's meeting. M. Nix stated that there was a reasonable expectation that the Commission would vote since the Chair had the additional documents for two weeks and the remainder of the commission members had the documentation for over a week.

J. Seaman made sure members had copies of all requested additional information for the demolition COA from The City of Montevallo. She also confirmed with Steve Gilbert that the correct address for the Victory Building is 555 Main Street.

J. Seaman reported that she and T. Brantley had met with Christine Goddard and Ms. Goddard suggested that the name of the contractor selected for the demolition be placed on the application as well. She stated that she was at the MDCD meeting when the bid amount was set at \$77,500.00. S. Gilbert explained that the \$77,500.00 figure was to cover the legal and environmental protection report fees. He stated that the amount did not cover demolition fees. That amount was approved at an earlier MDCD meeting. He reported that the demolition fee also covers the fee to remove debris from the site. He went on to say that the county negotiated a deal where the city will not have to pay for the debris being dumped at the county landfill. S. Gilbert also made note that city

has already abated the asbestos in the building and the city is in possession of a certificate that states such and that there are no more hazardous materials on site.

J. Seaman began the process of going through the additional information submitted for the COA package.

K. Dukes asked J. Seaman the question as to if the Commission was supposed to be in Executive Session. She stated that, yes, we should to be in Executive Session. K. Dukes stated that the Commission should vote to go in to an Executive Session. K. Dukes, made the motion to go in to Executive Session; S. Vallides seconded the motion; motion passed.

### **Executive Session**

S. Vallides made a motion to close Executive Session; V. Bailey seconded; motion passed.

J. Seaman stated that the perceived problem with the awning at LaConchita was that the current one is ripped and dirty. They are asking for a recovering of the frame and not a total replacement. Commission members will each go and “eyeball” the building to ensure that the COA covers everything for the request.

J. Seaman set the next meeting for June 20<sup>th</sup> at 6:00 p.m. at Parnell Memorial Library.

Members decided to hold approving the minuets until the next meeting. S. Vallides made a motion to take up the business of the minutes from the May 2<sup>nd</sup> meeting on June 20<sup>th</sup>; V. Bailey seconded; motion passed.

The Commission discussed the date of the July meeting falling on the 4<sup>th</sup> holiday. Members decided that July 11<sup>th</sup> would be a good date for that meeting. Same place, same time.

Meeting adjourned at 7:22 p.m.

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