

MINUTES

Montevallo City Council Work Session
October 13, 2025
5:30 p.m. at City Hall

Present: Mayor Rusty Nix, Council Member Lelia Mitchell, Council Member Kenneth Dukes, Council Member Sonya Swords, Council Member Martha Eisenberg. Absent: Council Member David King. Quorum present.

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

Discussion of Public Hearing: Case No. SP25-013 Cobblestone Hotel & Suites – Site Development Plan

Discussion of New Business Items:

- **Discussion of Planning and Zoning Resolution SP25-013.** A Resolution from Montevallo Planning and Zoning Commission recommending approval of the Site Plan request from BriMark Builders LA, LLC, on behalf of Cobblestone Hotels. Construction of 54 room Hotel at 555 Main Street.
- **Discussion** to accept the quote from Adams Flooring Solutions, LLC. In the amount of \$12,020.00 for removal and replacement of flooring in the Grady Parker Senior Center Building.
- **Discussion of request** to add power service to the stage area at the Pecan Grove. (Monthly billing minimum approx. \$45.00)
- **Discussion of request from Public Works** for Parking and Curb Paint Sprayer Striping Machines \$5,014.00 from Capital Reserve

Discussion of Board Appointments: Julie Smitherman Design Review Committee Reappointment

Mayor Nix Called for Committee Reports:

Mayor Nix called for the Public Health and Safety Reports. Mayor Nix called on Chief Burr for the Police Department report. Chief Burr reported there were 103 Reports for the month of September and 817 Total Reports for the Year. Chief Burr reported on the research he had done in Shelby County regarding having a K-9 and gave the statistics and information to the Mayor and Council. See Appendix 1.

Mayor Nix called for the Fire Department Report. Chief Davis was absent but sent in a written report. There were 129 Reports for September and 1,137 Total Cases for the Year. See Appendix 2.

Mayor Nix called for the Sustainability Reports. Mayor Nix called on Council Member Dukes. Council Member Dukes called on Kirk Hamby, Director of Public Works. Kirk reported 16.2 tons were hauled (21 truckloads) to the Shelby County Landfill for free dump day; paving project is underway, October 26th there will be an unveiling of a historic marker sign at the Montevallo Cemetery at 2pm.

Council Member Dukes reported the Arbor Board has been working on Beautification Awards criteria and should be done soon; Council will nominate two-three properties in their district, and an independent panel would judge nominations; Council Member Dukes reported the Historic Commission will have the Almont School marker installed on October 19th at 2 P.M.

Mayor Nix called for Recreation, Preservation and Community Development. Council Member Eisenberg reported Sydney Aguilar-Baugh, Director Youth Sports was unable to attend the meeting due to medical reasons; Council Member Eisenberg reported youth sports are going well and all is good.

Montevallo City Council Meeting

October 13, 2025

6:00 p.m. at City Hall

Present: Mayor Rusty Nix, Council Member Lelia Mitchell, Council Member Kenneth Dukes, Council Member Sonya Swords, Council Member Martha Eisenberg. Absent: Council Member David King. Quorum present.

Pledge of Allegiance

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

Mayor Nix opened the Public Hearing at 6 P.M.

Public Hearing: Case No. SP25-013 Cobblestone Hotel & Suites – Site Development Plan

This is a request from Stuart Sell, BriMark Builders LA, LLC, working with Cobblestone Hotels, on behalf of the City of Montevallo, property owner, for approval of a site development plan to construct a 54-room hotel. The subject property is located at 555 Main Street at the southwest corner of the intersection with Shelby Street. (Parcel IDs 58-27-5-21-3-304-022.000, 58-27-5-3-304-023.000, 58-7-5-21-3-304-23.001 and 58-27-5-21-3-304-024.001) – See Appendix 3.

Mayor Nix asked if there was anyone to speak against the hotel site development plan. None.

Mayor Nix asked if there was anyone to speak on behalf of the hotel site development plan: Jeremy Griesbach, via Zoom, advised he was excited and looking forward to starting the project by the end of this week.

C.P. Bobby Pierson is looking forward to having the hotel for our visitors to have accommodations to stay and the hotel will bring revenue to the city.

Public Hearing Closed at 6:07 P.M.

Approval and or corrections of the Minutes: 9.22.25 Motion made by Council Member Mitchell, Seconded by Council Member Eisenberg, All Ayes, Motion Passed.

Recognitions/Awards: None.

Proclamation for Domestic Violence: Mayor Nix read and presented a Proclamation regarding Domestic Violence and Mary Katherine Thorn with SafeHouse of Shelby County received the Proclamation. See Appendix 4.

Opportunities for Citizens to speak to the Council: C.P. Pierson 1131 Oak St asked Mayor and Council if they were aware of what the sound is coming from Jack's.

Mayor Nix Called for Committee Reports to continue:

Mayor Nix called for the Education, Arts & Outreach Reports. Council Member Mitchell advised Sarah Hogan Shaw, Program Director of Impact Montevallo was out of town, and no written report submitted.

Council Member Mitchell reported Marissa Wilson, Library Director, Parnell Memorial Library was attending class and did not submit a written report.

Council Member Mitchell called on Mary Elizabeth House for the MJCC report. Mary Elizabeth reported they would be participating in the National Night Out event on Tuesday; she reported on youth sports and activities happening at school.

Council Member Mitchell reported schools will have an instructional planning today October 13th – 14th - no students.

Council Member Mitchell reported read the Boys and Girls Club report. See Appendix 5.

Council Member Mitchell reported Montevallo Art Stalk would be held on October 25th on Main Street.

Mayor Nix called for Finance, Economic Development & Tourism. Council Member Swords called on Courtney Bennett, Executive Director, Montevallo Main Street. Courtney reported on two business closures on Main Street – KFC and El Agave; she reported there are seven new and 16 renewing veteran banners; registration is still open for Business Basics; and she reported on the events Main Street would be participating in during the month of October and beginning of November; Courtney reported they are preparing for their 9th annual Holiday Storefront Decorating Contest. See Appendix 6.

Council Member Swords advised Adele Nelson, Executive Director, Montevallo Chamber of Commerce was on vacation, and no written report was submitted.

Council Member Swords reported MDCC met today and she gave a final report review; projects discussed: Moore's Crossroads – discussed funding of right of way acquisition.

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

Sustainability (Streets & Sanitation, Recycling, Arbor & Beautification, ValloCycle, Environmental Preservation Initiatives, and Historical Commission) - Reported during City Council Work Session.

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

Education, Arts & Outreach (Schools, Library, UM, Boys & Girls Club, American Village, Sister City Commission, Artwalk, IMPACT) - Reported during City Council Meeting.

Finance, Economic Development & Tourism (Finance, MDCC, IDB, Chamber, Main Street) - Reported during City Council Meeting.

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

New Business:

- **Consideration of Planning and Zoning Resolution SP25-013.** A Resolution from Montevallo Planning and Zoning Commission recommending approval of the Site Plan request from BriMark Builders LA, LLC, on behalf of Cobblestone Hotels. Construction of 54 room Hotel at 555 Main Street. Motion made by Council Member Dukes, Second by Council Member Eisenberg, All Ayes, Motion passed. See Appendix 7.
- **Recommendation** to accept the quote from Adams Flooring Solutions, LLC. In the amount of \$12,020.00 for removal and replacement of flooring in the Grady Parker Senior Center Building. Motion made by Council Member Mitchell, Seconded by Council Member Eisenberg, All Ayes, Motion passed. See Appendix 8.
- **Request** to add power service to the stage area at the Pecan Grove. (Monthly billing minimum approx. \$45.00). Motion made by Council Member Dukes, Seconded by Council Member Mitchell. All Ayes. Motion passed.
- **Request from Public Works** for Parking and Curb Paint Sprayer Striping Machines \$5,014.00 from Capital Reserve – Motion made by Council Member Dukes, Seconded by Council Member Swords, All Ayes, Motion passed. Appendix 9.

Old Business: None

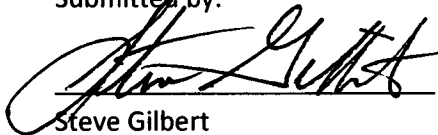
Board Appointments: Julie Smitherman, Design Review Committee (Reappointment) Term to expire 10.13.2028 – Motion made by Council Member Dukes, Seconded by Council Member Eisenberg, All Ayes, Motion passed.

Other Business: None

Citizen Participation: None

Adjourn: Mayor Nix called for a Motion to adjourn the meeting. Motion made by Council Member Dukes, Seconded by Council Member Eisenberg, All Ayes. Meeting adjourned at 6:31 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	0	0	0	817
Criminal Cases	55	70	7	68	52	64	21	85	78				500
Non-Criminal	33	16	20	31	19	26	21	25	25				216
Traffic Accidents	17	9	5	310	8	11	11	11	16				398
Traffic Citations	147	122	129	160	122	113	147	101	106				1147
DUI Arrests	10	5	13	9	8	14	9	7	8				83
Public Intox Arr	0	2	1	3	1	2	1	0	2				12
Alias Arrests	2	11	5	11	6	18	13	9	8				83
Juvenile Arrests	1	1	0	0	0	0	0	0	2				4
Misd Arrests	4	8	6	6	5	7	15	16	6				73
Felony Arrests	0	4	6	3	2	6	10	7	5				43
Drug Related	2	7	11	10	8	10	22	10	13				93
Total Arrest	19	38	42	42	30	57	70	49	44	0	0	0	391
Auto Thefts	0	0	1	0	0	0	1	0	0				2
Burglaries	1	0	2	1	0	0	0	0	0				4
Auto Recoveries	0	0	0	0	0	0	0	0	0				0
Auto Burglaries	1	0	0	2	0	0	0	0	0				3
Criminal Mischief	1	2	4	1	1	0	1	2	2				14
DV. Related	4	2	1	1	2	2	4	2	4				22
Assaults	1	2	1	1	1	0	2	2	0				10
Fraud/Forgery	1	0	1	0	2	1	0	0	0				5
Harass / Reck	2	2	2	3	1	1	1	4	2				18
Misc. Offenses	20	27	26	33	18	18	23	32	34				231
Robberies	0	0	0	0	1	0	0	0	0				1
Sex Crimes/Other	0	0	0	1	0	0	0	1	2				4
Thefts / Attempts	6	2	4	1	5	1	9	3	1				32
Suicide / Attempts	0	0	0	0	0	0	0	0	0				0
Deaths	0	1	0	1	1	0	1	0	0				4

APPENDIX 2

Report Date: 10/1/2025

[illegible]

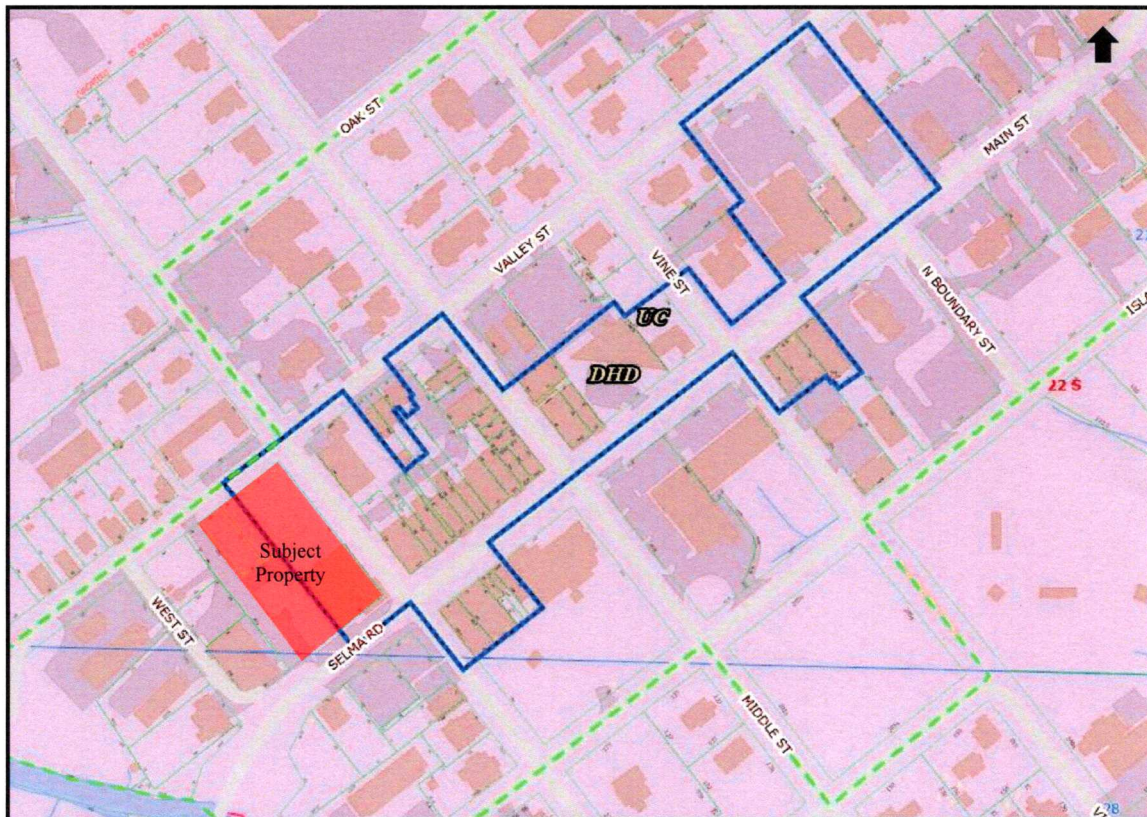
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
GENERAL ILLNESS	24	16	12	18	12	12	10	10	11	125
GUNSHOT	0	0	1	0	0	0	0	0	0	1
HEAD/NECK INJURY	2	1	3	1	3	2	0	6	3	21
HEADACHE	1	0	1	0	1	0	1	0	2	6
HEART PROBLEMS	6	2	5	5	2	5	8	6	8	47
HEAT PROBLEMS	0	0	0	0	0	1	3	1	1	6
MVC	0	0	0	0	0	0	0	1	0	1
MVC - BUS INVOLVED	10	4	7	7	5	10	2	4	8	57
MVC - CHECK FOR INJURIES	1	1	1	1	0	0	0	0	0	4
MVC - PEDESTRIAN INVOLVED	4	1	3	2	1	2	5	0	3	21
MVC WITH INJURIES	0	0	0	0	1	0	0	0	0	1
NOTE IN CAD	0	2	1	0	0	1	5	1	0	10
OB/GYN PATIENT	0	0	1	1	0	0	1	0	0	3
ODOR	0	1	0	1	1	1	0	0	0	4
ODOR OF PROPANE / NATURAL GAS	0	0	0	0	0	0	0	0	1	1
PERSON	0	0	0	0	0	1	0	1	1	4
MISSING ADULT	1	0	0	0	0	0	0	0	0	1
PERSON DOWN	1	0	0	0	0	0	0	0	0	1
PERSON STABBED or AT	1	0	0	1	0	1	0	0	0	3
POISONING	1	3	3	3	0	6	3	4	3	26
POSSIBLE STROKE	2	7	1	1	5	1	4	3	0	24
SEIZURE	0	0	0	1	1	0	0	1	2	5
SUICIDE ATTEMPT	0	0	0	0	0	0	0	0	1	1
TEST CALL	0	0	0	0	0	0	0	0	0	0
TRAUMATIC INJURY	0	0	0	1	0	0	1	0	0	2
UNRESPONSIVE PERSON	6	5	3	6	10	3	4	8	4	49
UTILITY LINES DOWN	0	0	0	1	0	0	0	0	0	1
WELFARE CHECK	0	0	0	0	0	0	0	0	1	1
Total	131	111	118	139	136	126	126	121	129	1,137

REPORT TO THE CITY OF MONTEVALLA**PLANNING & ZONING BOARD****Department of Development Services****September 18, 2025****Case No. SP25-013****Cobblestone Hotel & Suites – Site Development Plan**

This is a request from Stuart Sell, BriMark Builders LA, LLC, working with Cobblestone Hotels, on behalf of the City of Montevillo, property owner, for approval of a site development plan to construct a 54-room hotel. The subject property is located at 555 Main Street at the southwest corner of the intersection with Shelby Street. (Parcel IDs 58-27-5-21-3-304-022.000, 58-27-5-3-304-023.000, 58-7-5-21-3-304-23.001 and 58-27-5-21-3-304-024.001)

DISCUSSION

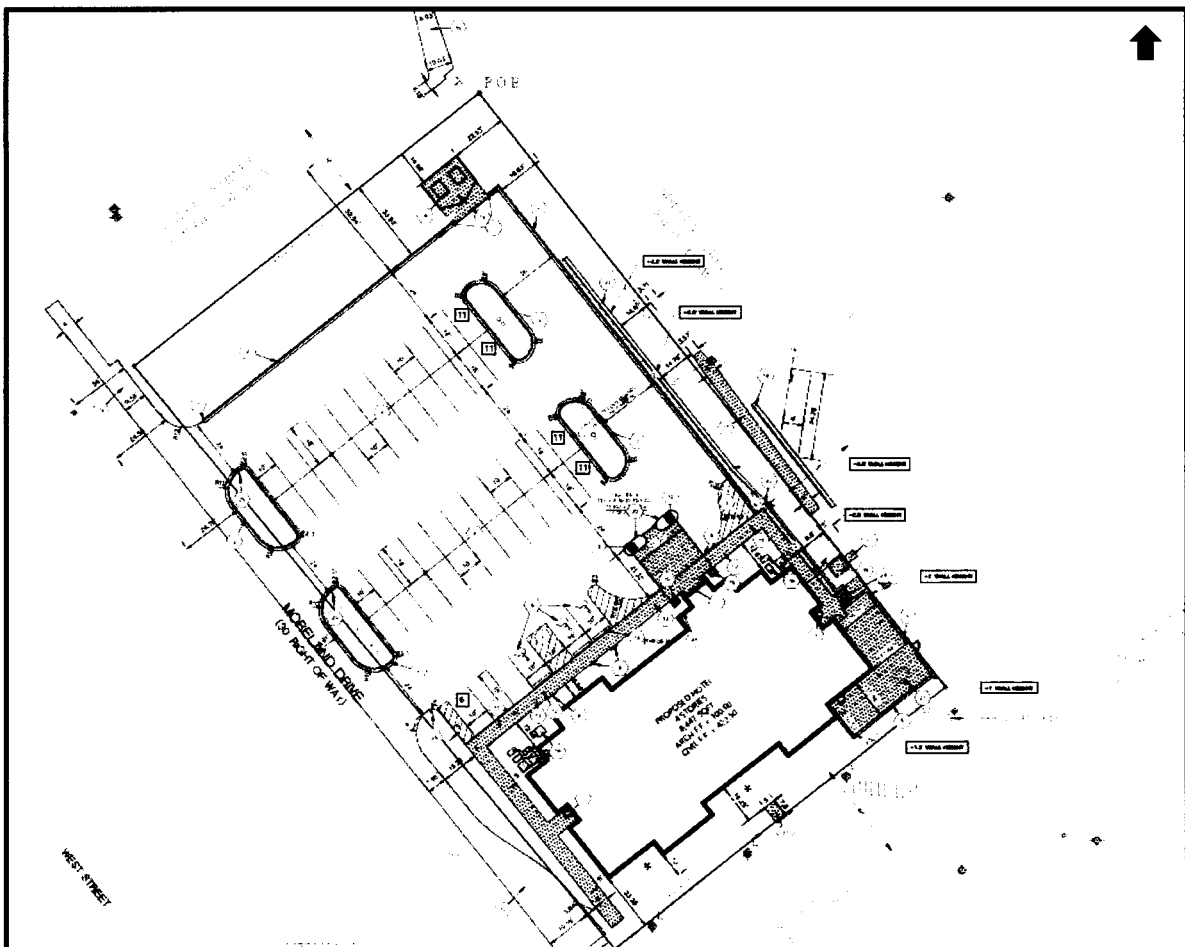
The subject property, located at 555 Main Street is next to City Hall and is zoned B-2 SD, General Business Special District and within the Urban Core Overlay and Downtown Historic District. The property contains approximately 1.18 acres and is the location of the former Victory Automotive that served as a paint and body shop until 2012 when the business relocated outside of Montevillo. The city acquired the property in 2019. Different redevelopment projects have been considered over the years. As shown below, the subject property (red) is contained within the Urban Core Overlay (green outline) and Downtown Historic District (blue outline).



Proposed Site Development

The subject property is located in downtown Montevallo within the Urban Core and must meet the intent of *Appendix D. Urban Core District Standards and Guidelines* as reviewed and approved by the Montevallo Design Review Committee. The proposed four-story hotel includes 54 guest rooms, a meeting space, indoor pool and fitness center, guest lounge, and outdoor patio area.

The Urban Core Overlay District limits the maximum height of new buildings at three (3) stories or 40 feet. The applicant received a variance (Z25-008) from the Montevallo Zoning Board of Adjustments on July 30, 2025, to allow for the additional eight feet in height and fourth story for the proposed hotel. The site layout is shown below.



Access and Parking

No direct access is proposed from Main Street, Shelby Street or Valley Street; however, three access locations to the hotel parking lot are shown from Moreland Drive. A total of 67 parking stalls are

proposed, including 50 on-site parking stalls and 17 existing on-street parking stalls on Shelby Street and Main Street.

Hotel uses require one parking space per room plus one space per employee. Information provided by the applicant indicates 12 employees per shift, for a total of 62 required parking spaces.

Design

The proposed hotel is an infill development of a previously occupied portion of the downtown city block that will allow for visitors to the city to stay in the heart of downtown during their stay. Mainstreet Montevallo is a pedestrian-focused downtown with small eateries, the university campus and city parks all within a five-to-ten-minute walk of the subject property including coffee, bakery and restaurant vendors. The proposed patio seating at the adjoining intersection of Shelby and Main Street will allow for hotel guests to participate in the outdoor pedestrian atmosphere of downtown Montevallo.

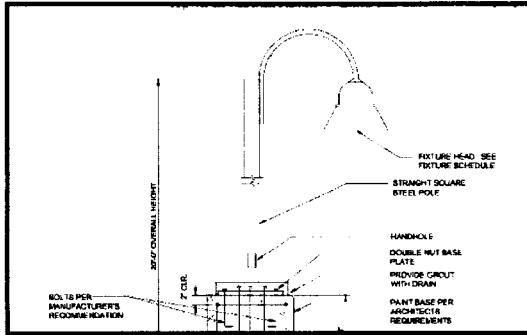
The Montevallo Design Review Committee reviewed and approved elevations and materials for the proposed hotel façade on August 4, 2025, including brick, hardy plank and stone in earth tone colors. Their review also included proposed signage for the hotel, which will include wall mounted signs only with no proposed monument or pole sign. In lieu of a ground-mounted sign the hotel will have wall-mounted signs on each of the four sides of the building.

The Montevallo Arbor and Beautification Board met on September 9, 2025, to review the landscape plan for this development and has determined that proposed landscaping meets the requirements of Article 23 of the *City of Montevallo Zoning Ordinance*.

Utilities

Montevallo Water Works and Sewer Board has completed a review of the plan set dated 02/21/2023 and determined it meets the minimum requirements of the *Montevallo Water Works and Sewer Board Standard Specifications* with the inclusion of the following comments to be incorporated into construction drawings:

1. Concrete kicker to be installed behind 8" plug.
2. Developer shall execute Sewer and Water Developer Agreements per Montevallo Water and Sewer Board Standard Potable Water and Standard Sanitary Sewer Specifications.
3. All potable water lines shall be Class 350 Ductile Iron.
4. Developer shall be responsible for any and all damage to existing manhole for proposed sanitary sewer tie-in.
5. Meter boxes for domestic water line and irrigation line shall be oversized. Developer shall submit proposed meter box for review prior to ordering.
6. Developer/Owner shall be responsible for all maintenance, repairs, and or replacement of sanitary sewer lateral to manhole.
7. Provide all applicable sanitary sewer details.
8. All Montevallo Water and Sewer Board Standard Potable Water and Standard Sanitary Sewer Specifications shall be followed.



Lighting

Proposed lighting indicates an Urban Series light with a railroad style arch connecting the pendant mount to a square steel pole. Four lights are proposed within the parking lot of the hotel. The photometric plan indicates no lighting bleed to adjoining properties along Valley Street and limited light spillover onto the Shelby Street sidewalk.

Summary

The proposed development is consistent with the *Zoning Ordinance of the City of Montevillo* including *Appendix D. Urban Core District*. A recommendation of site plan **Approval** should be subject to:

- Submittal of construction drawings to the Montevillo Water Works and Sewer Board;
- The applicant completing all required bonding and submitting a final site plan for certification prior to the issuance of building permits;
- Compliance with the regulations, policies and guidelines of the City of Montevillo; and
- Approval by the Montevillo City Council.

Attachments

Site Layout Plan
Elevations
Landscape Plan
Lighting Plan

**Domestic Violence Awareness Month Proclamation
October 2025**

WHEREAS, domestic violence is a pervasive public health and safety issue that affects individuals in every community, regardless of age, gender, race, religion, sexual orientation, or socioeconomic status; and

WHEREAS, one in four women and one in seven men have experienced severe physical violence by an intimate partner in their lifetime, according to national statistics; and

WHEREAS, domestic violence can have lasting emotional, psychological, and physical effects on survivors and their families, and it often goes unreported due to fear, stigma, and systemic barriers; and

WHEREAS, children who witness domestic violence are at greater risk of experiencing emotional trauma, developmental challenges, and continuing the cycle of violence in their own lives; and

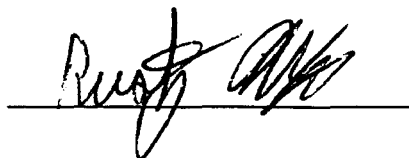
WHEREAS, communities must come together to support survivors, hold offenders accountable, and work collaboratively to prevent domestic violence through education, outreach, and advocacy; and

WHEREAS, during the month of October, individuals and organizations across the nation will join together to raise awareness, promote prevention, and support efforts to end domestic violence; and

WHEREAS, the courage and resilience of survivors, advocates, service providers, and all those working to end abuse must be recognized and honored;

NOW, THEREFORE, I, Rusty Nix, Mayor, do hereby proclaim October 2025 as **Domestic Violence Awareness Month** in the City of Montevallo, and I urge all citizens to take a stand against domestic violence by supporting survivors, speaking out against abuse, and fostering a community where all individuals can live free from fear and violence.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of Montevallo, Alabama to be affixed this 13th day of October, 2025.



Rusty Nix
Mayor





BOYS & GIRLS CLUBS
OF CENTRAL ALABAMA

Monthly Report

**Check out some
September highlights!**

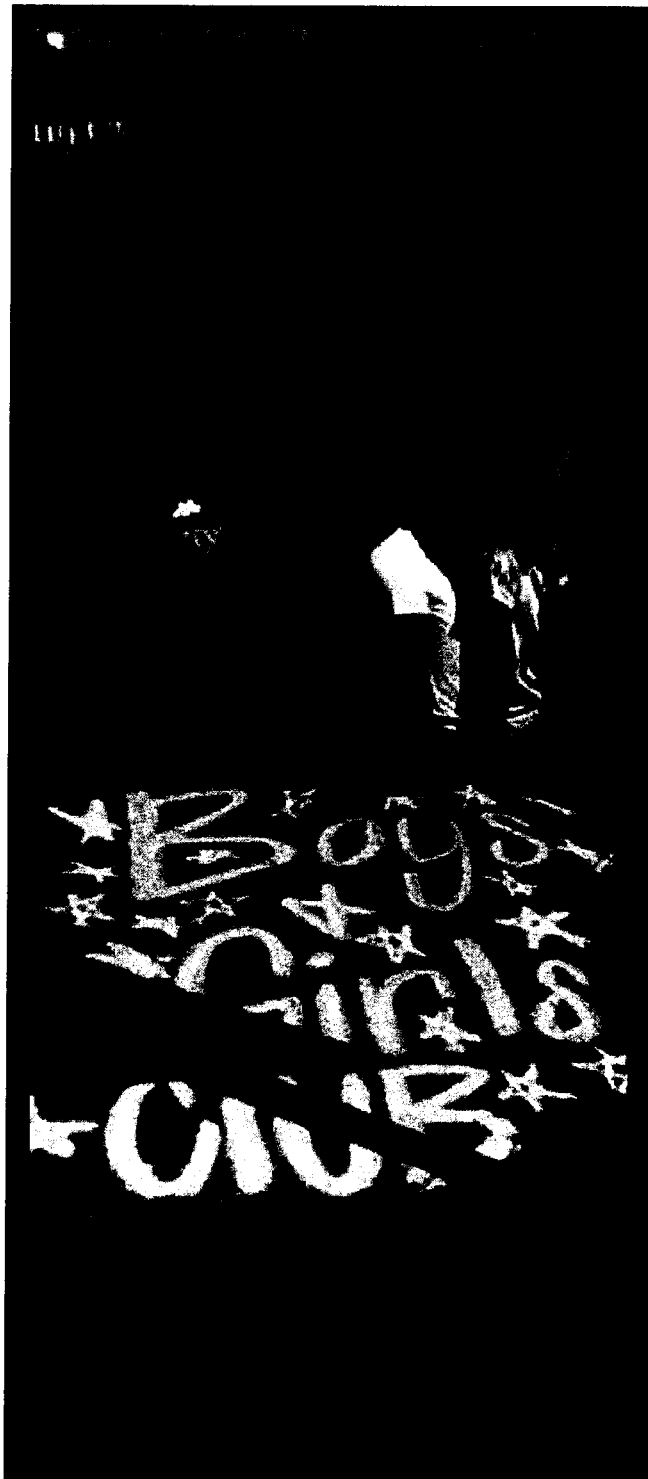
Prepared by

Montevallo Club

Prepared for

Admin Team

September Numbers



Attendance

- This school year, attendance has been consistent, and members have been actively engaged during their time spent at The Club!

60

Average Daily Attendance



Academic Success



Project Learn

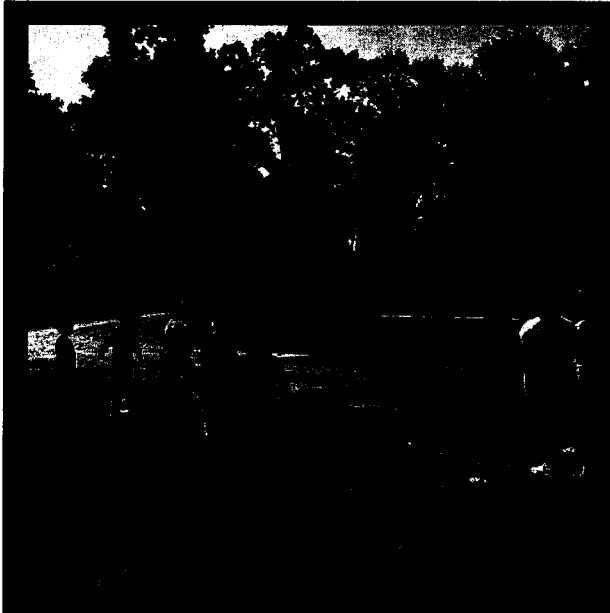
Our "Homework Helpers" are in full swing this year! Members of our Torch Club are eager to serve the younger kids and assist with homework help! Each day that our members come in, they let us know that they have homework that they need help with, and we assign a Torch Club Homework Helper. Each Torch Club member has a subject that they cover for Homework Helpers, based on their academic strengths!



STEM

We have been running a small group STEM program with our members using the INDI Car made by Sphero. Ours name is IGGY!! It is a small robotic car that teaches our members about the basics of coding, as the robot-car is programmed and coded to perform different actions. Our members get to make hypotheses and use the scientific method to create a path for the car to take!

Healthy Lifestyles



Triple Play

Each day our members participate in our Triple Play program, where members receive dedicated time each day for physical activity, promoting healthy lifestyles and overall well-being. We play structured outside or inside games, such as elbow tag or dodgeball, so that our members stay active, energized, and engaged each day!



Healthy Habits

This month one of our Healthy Habits programs included a dice made from a single sheet of paper. Members got to roll the dice, and do what the dice said. Whether it was “hop on one foot”, “run”, or “dance”, our members were able to engage in a fun and active way!

Art



Arts and Crafts

Our Falcon Scholar led a fun fall craft for our members. She printed out a picture of a tree trunk with empty branches, and taught our members to use a ball of tin foil to make fall leaves on the trees! The members loved this craft and using fall colors to do so! This was a perfect craft to introduce the fall season!

Character and Leadership



Community Service

Our members used chalk paint to paint the community walking path with kind words, and words of encouragement! While members of our community use the track daily, we wanted to give kind messages for them to see! We taught our members about community service, and how this was an act of community service, and how one small act of kindness can turn the day around for someone!

Fun Opportunities



Wicked on Broadway at the BJCC

Our Club got the amazing opportunity to go see Wicked on Broadway!! We took 5 members, and 5 staff. This opportunity was nothing short of astounding! It was an opportunity that many of our members have never gotten before! We all dressed up like our favorite character to see the show!

Thank you to the American Theatre Guild for this opportunity!

Youth of the Month



Madison Greco

Madison is a 10-year-old girl who is a member of the Club Afterschool program. She is a very active and outgoing person who enjoys hanging out with her friends and participating in various activities. She is also a member of the Club Room and enjoys spending time with her friends in that area.

Age: 10

Favorite Club Activity: Hanging out with friends
Favorite Program Area: Club Room

Employee Spotlight



Trint Wright

Trint is a current YDP that has been with us for 2 years. She also served as our Brain Gain teacher this summer. She is currently in school to become a teacher, and has brought so many new techniques to The Club. She brings new ideas, and makes learning fun again!!

**Report to City Council
October 13, 2025**

Business Transitions

- El Agave (628 Main Street) closed October 6. KFC (950 Main Street) plans to close October 15.
- The lot at 747 Main Street has been purchased by Central State Bank.

General Updates

- Seven new and 16 renewing veteran banners have been ordered and will go into the rotation in November. This brings the total number of individuals recognized in this program to 171 since we began six years ago. Orders for new banners, as well as renewals for retired banners, are accepted on an ongoing basis and order forms may be found in the City Hall lobby or on the Main Street webpage.
- Registration is still open for October's Business Basics class at the Stephens Hall Board Room (new location), which will be led by Dr. Shad on "Technology 101" at 8 AM on Thursday, October 16. Register online at this link: <https://montevallo-main-street.square.site/business-basics-2025>
- We invite you to join us at these upcoming events:
 - Tuesday, October 14: National Night Out at 5:30 PM at the Orr Park Pecan Grove
 - Saturday, October 25: Art Stalk on Main Street from 11 AM – 5 PM
 - ValloCycle to host a Halloween-themed "Witches' Ride" on this date. Bring your own bike and meet at Owl's Cove Park (737 Main Street) at 2 PM for a ride that departs at 2:30 PM.
 - Tuesday, October 28: Chief's Challenge at Fisher Stadium at 5:30 PM
 - Friday, October 31: Hometown Halloween on Main Street at 3:30 PM
 - Saturday, November 1: Dia de Muertos Festival from 4-10 PM at the Orr Park Pecan Grove
- We are preparing for our 9th Annual Holiday Storefront Decorating Contest, in which we invite merchants to decorate their own windows, and we invite student groups elementary through college to decorate both empty storefronts and operating businesses (with permission) who would not otherwise decorate. Winners will be announced prior to the Christmas Parade on December 4.
- Due to one of our Board of Directors' members accepting a job in another city, we have one open spot. Please let me know if you have any nominations.

Courtney Bennett, Executive Director

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

Case No. SP25-013

Cobblestone Hotel & Suites – Site Development Plan

WHEREAS, Stuart Sell, BriMark Builders LA, LLC, working with Cobblestone Hotels, on behalf of the City of Montevallo, has requested approval of a site development plan to construct a 54-room hotel; and

WHEREAS, the subject property is zoned B-2 SD General Business Special District in the Urban Core Overlay District and located at 555 Main Street at the southwest corner of the intersection with Shelby Street (Parcel IDs 58-27-5-21-3-304-022.000, 58-27-5-3-304-023.000, 58-7-5-21-3-304-23.001 and 58-27-5-21-3-304-024.001); and

WHEREAS, the subject property is located in downtown Montevallo within the Urban Core and must meet the intent of *Appendix D of the Montevallo Zoning Regulations*; and

WHEREAS, the proposed four-story hotel includes 54 guest rooms, a meeting space, indoor pool and fitness center, guest lounge, and outdoor patio area; and

WHEREAS, the Urban Core Overlay District limits the maximum height of new buildings at three (3) stories or 40 feet; and

WHEREAS, a variance (Z25-008) from the Montevallo Zoning Board of Adjustments was issued on July 30, 2025, to allow for the additional eight feet in height and fourth story for the proposed hotel; and

WHEREAS, the City Engineer has completed a review of the submitted site plan and offered no additional comments; 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*, but requires the submittal of construction drawings; and

WHEREAS, the Montevallo Design Review Committee (DRC) reviewed and approved elevations and materials for the proposed hotel façade on August 4, 2025 including brick, hardy plank and stone in earth tone colors.

WHEREAS, the DRC review also included proposed signage for the hotel, which will include wall-mounted signs only with no proposed monument or pole sign that will be submitted separately for a building permit; 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

NOW, THEREFORE, BE IT RESOLVED by the Montevallo Planning and Zoning Commission that the request from Stuart Sell, BriMark Builders LA, LLC, working with Cobblestone Hotels, on behalf of the City of Montevallo, for a site development plan to construct a 54-room hotel and located at 555 Main Street at the southwest corner of the intersection with Shelby Street (Parcel IDs 58-27-5-21-3-304-022.000, 58-27-5-3-304-023.000, 58-7-5-21-3-304-23.001 and 58-27-5-21-3-304-024.001) be and the same hereby recommends **APPROVAL** to the Montevallo City Council subject to:

- 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 September 18, 2025.

GIVEN UNDER MY HAND on this the 19th day of September, 2025.


Steve Gilbert, Clerk/Treasurer, City of Montevallo



JOB QUOTE

Adams Flooring Solutions, LLC
P.O. Box 292
Cropwell, AL. 35054
(205) 229-9640 PHONE

DATE: September 30, 2025
CONTRACTOR: Montevallo Senior Center
PHONE:
FAX:
ATTENTION: Steve Gilbert

We are pleased to submit the following cost estimate:

Job Description: Montevallo Senior Center
Montevallo, AL

Quantity	Description	Price	Total
Lump Sum	Furnish & Install 20 Mill LVT & Cove Base.		9,760.00
	Note: If new flooring is to go over existing I must inform you that it is possible the existing flooring can turn loose in the future which will not be covered by the warranty		
	This quote is per plans, specifications and () Addendum. This quote includes all material, labor (Including minor floor prep which is described as filling small holes and sawed control joints, minor floor prep is limited to 10lbs of patch per 1000 SF), taxes and freight.		
	This quote does not include demolition, excessive floor prep, moisture testing, hard tile, asbestos tile, floor protection, moving furniture, cleaning & waxing VCT or any work scheduled to be completed after normal business hours.		
Total Estimate			9,760.00

	Description	Price	Total
	Alternate #1		
Lump Sum	Add Moving Furniture	ADD	580.00
	Alternate #2		
Lump Sum	Add Demolition & Disposal of existing VCT	ADD	1,680.00
Total Cost of Alternates			2,260.00
Total Including Alternates			12,020.00

ISSIS & SONS

City of Montevallo / Senior Center

434 Vine Street

Montevallo, AL 35115

205-688-6320 | sgilbert@cityofmontevallo.com

ESTIMATE #RC001-1117

2025-09-26

Rep: Jason Carter

DESCRIPTION	QTY	UOM	PRICE	Total
Mohawk - Bowman 2 - Seaside Sparrow Pine - 41 boxes -	2132.0	SF	\$2.09	\$4,455.88
Remove VCT - - - -	1919.0	SF	\$1.50	\$2,878.50
LVP install including Glue - - - -	2132.0	SF	\$2.50	\$5,330.00
Furniture Move - - - - tables, Desk, Upright Piano on wheels, .Shelves, etc	1.0	EA	\$400.00	\$400.00
Threshold Reducer - Stock Black Rubber - Black - 3 feet -	3.0	LF	\$4.00	\$12.00
William m Bird - cove base coils ROPC40c74p676 700 series / 4 inch 1/8 - 676 Caribou - 6 coils -	6.0	EA	\$159.33	\$955.98
Cove Base Including Glue - - - -	720.0	LF	\$2.00	\$1,440.00

Message:

Replace all VCT with LVP. Do not replace water heater closet, use threshold. Toilet will be pulled and appliances will be moved by the customer. See diagram for more details and direction of planks.

SUBTOTAL	\$15,472.36
TAX	\$0.00
OTHER	\$0.00
TOTAL	\$15,472.36

Terms and Conditions:

This invoice includes only the work and materials listed above. Pricing is valid for 14 days from the invoice date. A 50% deposit is required on all retail orders, with the remaining balance due on the day of installation or when items are picked up / delivered. Custom or special-order materials are non-refundable. Unused and unopened stocked products may be returned within 14 days of pickup, subject to a restocking fee of up to 25%. Refunds are not available for non-stock or special-order items.

Signature Authorization

Remit To: 2858 Pelham Parkway, Pelham, AL 35124 | 205-663-2310 | info@issishome.com | www.issisandsons.com

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Newstripe RollMaster 1000 Parking Lot Striping Machine



Newstripe RollMaster 1000 Parking Lot Striping Machine

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- ☐ Left Side Extension Kit + \$49.00

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