

MINUTES

Montevallo City Council Work Session

March 10, 2025

5:30 p.m. at City Hall

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

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

Discussion of New Business Items:

- **Discussion of Request for Approval of ABC License** Confirmation Number:20250227091140964 XCARET Grill Mexican Restaurant, LLC 1032 Main Street, Montevallo, AL for Restaurant Retail Liquor.
- **Discussion of Request for Consideration of Resolution C24-001 from the Montevallo Planning and Zoning Commission:** Jean Home Helping Care – Conditional Use, This is a request from Marietta Fields Chappell, Jean Home Helping Care, LLC, property owner, for the approval of a conditional use to allow for the development of a Group Care Home, as listed in Article 11.02 B of the City of Montevallo Zoning Regulations.
- **Discussion of Selection of the Voting Delegates Alabama League of Municipalities, Annual Business Meeting.**

Mayor Nix Called for Committee Reports:

Mayor Nix called on Council Member King for Public Health and Safety Reports. Council Member King called on Chief Littleton for the Police Department Report. Chief Littleton reported there were 86 Total Reports for the month of February. See Appendix 1.

Council Member King called on Chief Davis for the Fire Department report. Chief Davis reported there were 242 Calls for the month of February. See Appendix 2.

Council Member David King reported the Planning and Zoning Commission meeting will be held on Thursday, March 20th at 6:00 p.m.

Mayor Nix called on Council Member Dukes for the Sustainability Reports. Council Member Dukes called on Kirk Hamby, Head of Public Works. Kirk reported Free Dump Day will be held in two weeks on March 29th at the Recycling Center; right of way cutting is underway; deck at the Scout Lodge has been replaced and new railing to be installed this week; UofM Big Event is scheduled in April.

Council Member Dukes reported the Arbor Board meeting will be held on March 11th at the Library.

Mayor Nix called for Recreation, Preservation and Community Development. Sydney Aguilar, Director of Youth Sports and Recreation was at a ballgame and could not attend but submitted a written report. Mayor Nix read the report. See Appendix 3.

Mayor Nix on Council Member Mitchell for Education, Arts, and Outreach. Council Member Mitchell called on Sarah Hogan Program Director Impact Montevallo. Sarah reported the inaugural Backyard

Book Fest was a big success with 60 vendors participating; the next webinar will be held tomorrow via Zoom and the topic is "Fostering a Healthy Relationship with Gaming and Social Media"; annual Going Green for Mental Health will kick-off next week. See Appendix 4.

Council Member Mitchell called on the Montevallo Junior City Council (MJCC) Junior Mayor Mary Elizabeth House. Mary Elizabeth reported that the MJCC participated in the Backyard Book Fest Mad Lib activity; she gave updates about multiple student achievements in sports and academics.

Council Member Mitchell advised Marissa Wilson, Director of the Parnell Memorial Library was unable to attend due to taking an online class and no written report was submitted.

Council Member Mitchell reported the University of Montevallo is accepting applications now for its Big Event happening on April 5th and to contact UofM via email or phone for an application.

Mayor Nix called on Council Member Swords for Finance, Economic Development & Tourism. Council Member Swords advised Adele Nelson, Executive Director, Montevallo Chamber of Commerce would not be at meeting but did submit a written report. Council Member Swords read the Chamber report: 6th Annual Blooming Bargains will continue with the Festival of Tulips; March Luncheon is the First Responders; Onion Sale order deadline is April 14th; Chamber Golf Tournament April 24th. See Appendix 5.

Council Member Swords advised Courtney Bennett, Montevallo Main Street had a conflict and could not attend Council. Council Member Swords read the submitted written report. Registration for March Business Basics is still open; Main Street provided sponsorship and volunteered at the Backyard Book Fest; Main Street is seeking sponsors for Friday Nights at the Cove. See Appendix 6.

Montevallo City Council Meeting

March 10, 2025

6:00 P.M. at City Hall

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

Pledge of Allegiance

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

Mayor Nix Open of Public Hearing at 6:01 P.M. - Case Number C24-001 Jean Home Helping Care – Conditional Use, R-2 District

Mayor Nix asked if anyone was in attendance to speak on behalf of request: Marietta Fields Chappell spoke on behalf of the request. Maximum of 5 residents in home; staffed full time; 24 hour care; she spoke of her experience in health care field; 25 years with other organizations.

Mr. Arnold next door to this residence; old cars may be in the way and need to be removed; inoperable vehicles; water meter relocated?

C.P. Bobby Pierson 1131 Oak St This is a great venture for the community; hopes this can be done quickly.

Mayor Nix asked if anyone was in attendance to speak against request. Yvonne Green, single family residence; wants it to stay that way; concerned about corporate ownership.

Mayor Nix Closed Public Hearing at 6:12 P.M.

Approval and or corrections of the Minutes 2.24.25 – Motion by Council Member Mitchell, Seconded by Council Member King, All Ayes, Motion passed.

Recognitions/Awards: None

Opportunities for Citizens to speak to the Council: None

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

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

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

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

Finance, Economic Development & Tourism (Finance, MDCD, 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 King made a motion to pay the bills, Seconded by Council Member Dukes, All Ayes. Motion passed.

New Business:

- **Request for Approval of ABC License** Confirmation Number:20250227091140964 XCARET Grill Mexican Restaurant , LLC 1032 Main Street, Montevallo, AL for Restaurant Retail Liquor. Motion made by Council Member King, Seconded by Council Member Dukes, All Ayes, Motion passed. See Appendix 7.
- **Consideration of Resolution C24-001 from the Montevallo Planning and Zoning Commission:** Jean Home Helping Care – Conditional Use, This is a request from Marietta Fields Chappell, Jean Home Helping Care, LLC, property owner, for the approval of a conditional use to allow for the development of a Group Care Home, as listed in Article 11.02 B of the City of Montevallo Zoning Regulations. Motion made by Council Member King, Seconded by Council Member Dukes, All Ayes, Motion passed. See Appendix 8.
- **Selection of the Voting Delegates Alabama League of Municipalities,** Annual Business Meeting. Motion made by Council Member Dukes, Seconded by Council Member King, All Ayes, Motion passed. See Appendix 9.

Old Business: None

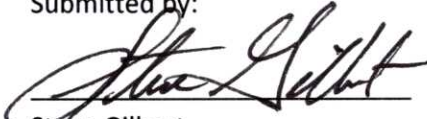
Board Appointments: Arthur L. Essix Jr. to Montevallo water and Sewer Board term to expire 03.10.28.
Motion made by Council Member Mitchell, Seconded by Council Member Dukes, All Ayes, Motion passed. See Appendix 10.

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 Mitchell, All Ayes. Meeting adjourned at 6:25 P.M.

Submitted by:

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

Steve Gilbert
City Clerk / Treasurer

2025 Montevallo Fire And Rescue Events by Type

Report Date: 3/1/2025

APPENDIX 2

	Jan	Feb	Total
ABDOMINAL PAIN/INJURY	4	2	6
ALARM			
CARBON MONOXIDE ALARM	0	1	1
COMMERCIAL FIRE ALARM	4	4	8
MEDICAL ALARM	2	0	2
RESIDENTIAL FIRE ALARM	4	2	6
ALLERGIC REACTIONS	2	2	4
ALTERED MENTAL STATUS	1	4	5
ANIMAL	0	1	1
ANIMAL COMPLAINTS	0	1	1
ASSAULT	0	1	1
BLEEDING	1	3	4
BREATHING PROBLEMS	11	12	23
BURGLARY	1	0	1
BURGLARY IN PROGRESS AT A RESIDENCE	1	0	1
CARDIAC	1	2	3
CARDIAC ARREST - ADULT	1	2	3
CHEST PAIN	11	6	17
DIABETIC RELATED	1	2	3
DRUG OVERDOSE	4	1	5
EXTREMITY INJURIES	5	3	8
FALL	3	3	6
FALL FROM STANDING POSITION	3	3	6
FD ASSIST	1	0	1
LAW ENFORCEMENT	1	0	1
LIFTING ASSISTANCE	4	3	7
OTHER AGENCY	0	1	1
PUBLIC	0	1	1
FIRE			
APPLIANCE FIRE	0	1	1
BRUSH / WOODS FIRE	5	3	8
BURN COMPLAINT	0	1	1
COMMERCIAL STRUCTURE FIRE	1	3	4
RESIDENTIAL STRUCTURE FIRE	4	4	8
TRANSFORMER / POLE FIRE	0	1	1
VEHICLE FIRE	1	1	2
NATURAL / PROPANE GAS LEAK	1	0	1
GAS			
GENERAL ILLNESS	24	16	40
HEAD/NECK INJURY	2	1	3
HEADACHE	1	0	1
HEART PROBLEMS	6	2	8
MVC	10	4	14
MVC - CHECK FOR INJURIES	1	1	2
MVC - PEDESTRIAN INVOLVED	4	1	5
MVC WITH INJURIES	4	1	5
OB/GYN PATIENT	0	2	2
ODOR	0	1	1
ODOR OF PROPANE / NATURAL GAS	0	1	1
PERSON STABBED or AT	1	0	1
POISONING	1	0	1
POSSIBLE STROKE	1	3	4
SEIZURE	2	7	9
UNRESPONSIVE PERSON	6	5	11
Total	131	111	242

Our 5th grade boys' basketball team won the championship this year and did it undefeated.

Our 4th grade girls' basketball got second place this year losing by 1 point.

Next week starts our softball and baseball rec season.

Soccer will start April 5th.

Weekend travel ball tournaments start this weekend at Stephens Park.

The scout lodge got a new deck last week for the boy scouts.

Thank you,

Sydney Aguilar

Director Youth Athletics

City Council Meeting: March 10, 2025

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

- 🌸 **Book Fest:** We had a great time at the inaugural Backyard BookFest this past Saturday. Thanks to the wonderful volunteers that helped make the event a success and the community for supporting the event. Our Book Character Costume Contest winners were announced via social media today, we had some really great characters. Shout out to the MHS Bulldog for showing up for story-time with the kids and all the vendors that had great books and wares. Thank you to the City Shop for making my vision of a big book come to life. We had festival attendees from Montgomery, Birmingham, Clanton, Coosa County and beyond. We are happy that this unique event brought in new people to our community.
- 🌸 **WEBINAR:** The next webinar in our partnership series, will be held tomorrow, March 11 at 10:00 via Zoom. The topic is Fostering a Healthy Relationship with Gaming and Social Media -- Join Dr. Aaron Weiner for an exploration of how and why gaming and internet use can become a struggle for children. It is FREE to register. The link is available on our Facebook and Instagram pages.
- 🌸 **GOING GREEN FOR MENTAL HEALTH CAMPAIGN:** Our annual Going Green For Mental Health Campaign will kick-off next week. We invite you to wear green and talk about the importance of mental health and finding help when needed, especially with our youth. Impact will provide Social Media profile pictures and post each day that are asked to share among the public. Our theme this year was inspired by our own Officer Holloway, It's Okay to Fall Apart, Tacos do and we still love them. Monday, we kick off with our duck scavenger hunt downtown with ducks that have encouraging messages on them. On Tuesday, we will be at Montevallo Middle School and on Wednesday we will be at Montevallo High School to hand out a bracelet to every student to let them know its okay to fall apart, tacos do – you are loved and there is help. On Thursday, MJCC is helping us by serving free green sno-cones at the Recharge Pavilion from 3:30 – 4:30. Mental Health is an increasing issue for our youth – don't shy away from it, talk about it. There is no judgement. There is help.

03/10/2025 Chamber/Council Report

1) **6th Annual Blooming Bargains** started Sat Feb. 22 with the opening of the 9th Annual American Village Festival of Tulips. This event is a Chamber partnership with Montevallo Main St. It will run during the American Village Festival of Tulips blooming season to cross promote the Festival and Montevallo businesses. Participating businesses for 2025 - Blue Phrog Gallery, Boho Tea Bar, C's Cake and Coffee House, Delicias Ice Cream & Snack Bar, Falcon Art Supply, Indigo Cafe & Bar, Meri Moon, Save My Cell, and The Jewelry Lady

2) **March Chamber Luncheon** / "Montevallo First Responders Appreciation" Guest Speakers - Montevallo Fire Dept. & Montevallo Police Dept. Representatives / Parnell Library with networking at 11:30am and lunch at noon \$15. ea. RSVP by Fri Mar 14 to 205-665-1519 or montevallochamber@gmail.com

3) **2025 Montevallo Onion Sale** order deadline April 14th with tentative pick-up date of May 8th. Funds raised will go to support the **Annual Montevallo Community Grant Fund**. A 5 lbs. bag of Onions will cost \$6. each

4) **Montevallo Chamber Golf Tournament** Thursday April 24 / to benefit the Mary Lou Williams Scholarship Fund / Cahaba Fall Country Club - Centerville / 11am lunch with shotgun at 12:30pm



Adele Nelson

Executive Director

Montevallo Chamber of Commerce

P.O. Box 270 Montevallo, AL 35115

205.665.1519 office

www.montevallocc.com



Report to City Council

March 10, 2025

Updates

Registration for March Business Basics Still Open!

A series of 12 courses is being held monthly on various topics throughout 2025 at the City Annex (540 Main Street), hosted by the UM Michael E. Stephens College of Business and co-sponsored by Montevillo Main Street and Montevillo Chamber of Commerce. All business owners and managers are invited to attend.

From 8-9:30 AM at the City Annex (540-A Main Street) on March 13, learn about "Accounting 101" from Dr. Emma Cole!

Coffee and light refreshments will be provided. Spots can be reserved for \$10/each by emailing mainstreet@cityofmontevallo.com.

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- Main Street was happy to provide both a sponsorship and volunteers for Parnell Memorial Library Foundation's inaugural Backyard Book Fest last Saturday. We would like to congratulate everyone who played a part in making this first-time event a success—especially Sarah Hogan Shaw!
 - Please make plans to join us at these upcoming events:
 - April 19: Arts Fest in Orr Park
 - April 25: Friday Nights at the Cove at Owl's Cove Park
 - April 26: Spring Fling Family Food Truck Fest at the Pecan Grove
 - May 30: Friday Nights at the Cove at Owl's Cove Park
 - June 27: Friday Nights at the Cove at Owl's Cove Park
 - July 25: Friday Nights at the Cove at Owl's Cove Park
 - We are now seeing sponsors for Friday Nights at the Cove! Please contact the Main Street office for more information.

Courtney Bennett, Executive Director

REPORT TO THE
MONTEVALLO PLANNING and ZONING COMMISSION
Department of Development Services

February 20, 2025

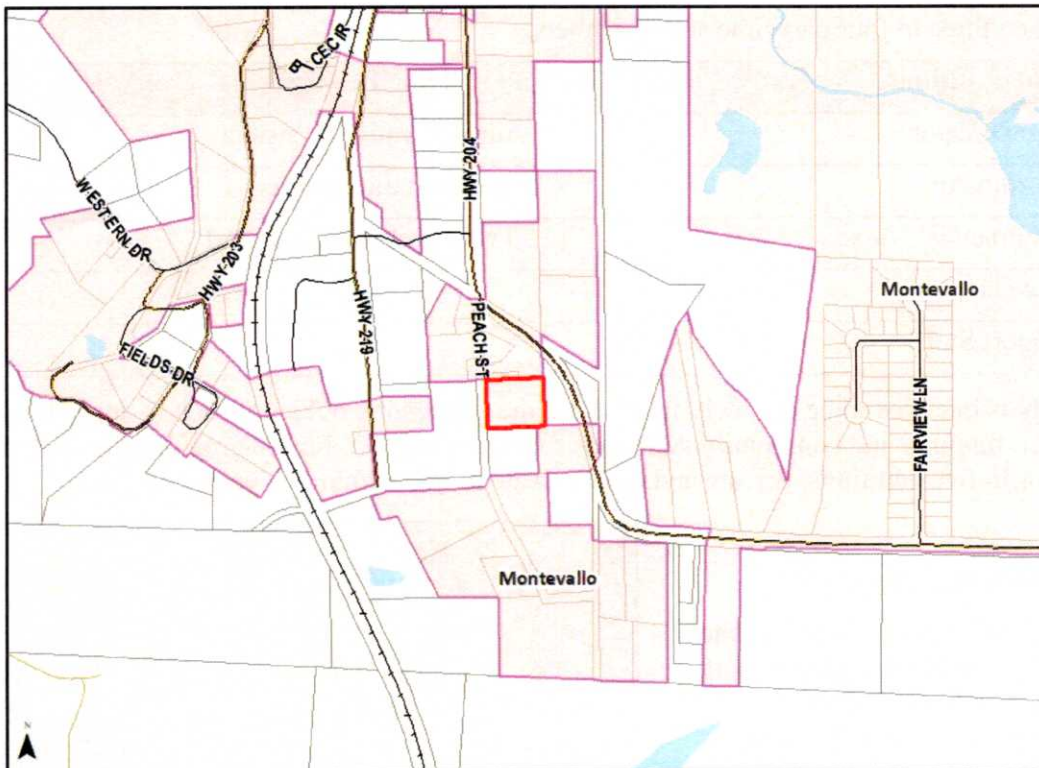
Case No. C24-001

Jean Home Helping Care – Conditional Use

This is a request from Marietta Fields Chappell, Jean Home Helping Care, LLC, property owner, for the approval of a conditional use to allow for the development of a Group Care Home, as listed in Article 11.02 B of the *City of Montevallo Zoning Regulations*. The subject property is zoned R-2 Single-Family Dwelling District and located at 120 Peach Street (77 Peach Street) in the Aldrich community. (Parcel ID 58-27-4-19-4-007-001.003)

DISCUSSION

The subject property is located in the Aldrich community, west of downtown Montevallo and south of Highway 204 along Peach Street. It is approximately 1.63 acres of moderately wooded land and contains a single-family residential home. Peach Street currently terminates at the driveway of the existing home. The surrounding area includes other single-family residential homes of traditional construction and mobile homes.



PROPOSED DEVELOPMENT

The applicant has submitted a request to establish a group home to provide comprehensive care and support for individuals living with disabilities. A group home is a conditional use in the R-2 District and requires review by the Planning and Zoning Commission and City Council.

A business proposal provided by the applicant is included at the end of this report. The proposal indicates that Jean Home Helping Care was established in 2022 with a vision to “empower individuals with disabilities to fulfilling lives and achieve their personal goals in a nurturing environment.” Core values are identified as compassion, inclusivity, empowerment, and respect for individual dignity.

A 2024 market analysis by the Centers for Disease Control provided by the applicant indicates that one in three Alabama adults live with a disability leading to many current facilities at capacity. According to the applicant, as demand for group homes increases, the challenge to find safe, and reliable care options also rises.

The proposed facility would provide 24-hour, seven days a week residential care in a home-like environment for individuals with mental and physical disabilities. Proposed services include assistance with daily activities such as bathing, dressing, and medication management. Included programs will involve partnering with local healthcare providers for regular health and wellness checks, and nutritional counselling including specially prepared meals. Recreation is also incorporated into programs including organized social events, outings, and creative workshops, engaging with local organizations when possible.

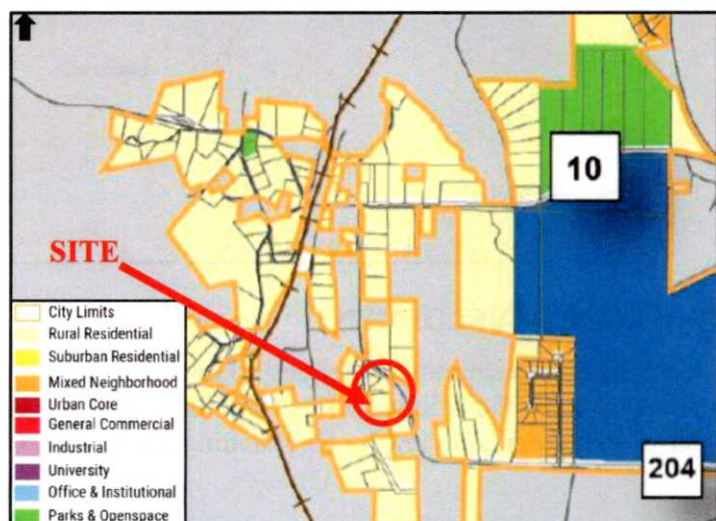
The facility will initially house five residents with plans for future expansion. Room arrangements include two private rooms and two semi-private rooms. Staffing for the facility is proposed with six full-time and three to four part-time staff members:

Full-Time Positions	Part-Time Positions
Executive Director	Administrative Assistant
Care Coordinator	Transportation Driver
Licensed Practical Nurse	Two Weekend Care Staff
Activities Director	
Two Support Staff	

The facility is intended to be privately funded and the applicant would also look to apply for grants, government funding, and community donations for future support. Future growth plans include adding four to five additional private and semi-private rooms within two years of startup.

COMPREHENSIVE PLAN

The Montevallo Comprehensive Plan, identifies the subject property as part of the “Rural Residential” land classification. The Rural Residential land use classification is primarily characterized by large estate style lots with primary uses including single-family detached homes, parks, schools, and places of worship. Privacy over convenience is often emphasized in this district.



The proposed care facility emphasizes residential care in a home-like environment. One of the goals of the proposed use is to help individuals feel like part of their community in an integrated setting as opposed to a more clinical facility isolated from the community.

Two letters of support have also been included with this report that were provided by the applicant with their application.

ADDITIONAL APPROVALS REQUIRED

The Montevallo Fire Chief, Water and Sewer Board and the City Engineer have reviewed the conditional use request. Water is available to the site. Sewer service is also available with a service line along Highway 204 but is currently not connected. The Water and Sewer Board inquired if sewer would be connected for this development.

The Planning and Zoning Commission makes a recommendation to the City Council regarding the conditional use request. Conditional uses require consideration of the surrounding area for appropriateness in its application. In consideration of a conditional use, the Planning and Zoning Commission may impose conditions and restrictions upon the property; however, further conditions may be imposed to reduce or minimize any potentially injurious effect of such conditional use upon other properties in the neighborhood, and to carry out the general purpose, and intent of these regulations.

In approving any conditional use, the Planning and Zoning Commission may specify the period of time for which such approval is valid for the commencement of the proposed conditional use. Pursuant to a conditional use approval by the City Council, the applicant will be required to apply for appropriate permits to modify the building for multiple occupancy as a care facility.

SUMMARY

A conditional use may be approved by the City Council only upon determination that the application and evidence presented clearly indicate that all of the following standards have been met:

- The proposed use shall be in harmony with the general purpose, goals, objectives and standards of the City of Montevallo Comprehensive Plan, these regulations, or any other official plan, program, map or regulation of City of Montevallo;
- The proposed use shall be consistent with the community welfare and not detract from the public's convenience at the specific location;
- The proposed use shall not unduly decrease the value of neighboring property; and
- The use shall be compatible with the surrounding area and not impose an excessive burden or have a substantial negative impact on surrounding or adjacent uses or on community facilities or services.

Business Proposal for Jean Home Helping Care

Marietta Fields

Founder/CEO

120 Peach St.

Montevallo, Al 35115

(205)213-1010

Jean.care@yahoo.com

September 23rd, 2024

Executive Summary

This proposal outlines the establishment of Jean Home Helping Care, a dedicated group home aimed at providing comprehensive care and support for individuals with disabilities. The home, funded entirely out of pocket, is designed to enhance residents' quality of life through a safe, nurturing environment, professional staff, and a range of services tailored to individual needs.

Objectives: Our primary objectives include providing comprehensive care, fostering community integration and creating job opportunities in the area.

Approval Request: We seek the city council's approval to move forward with this initiative.

services tailored to individual needs.

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Approval Request: We seek the city council's approval to move forward with this initiative.

Introduction

Founded in 2022, Jean Home Helping Care aims to fill a critical gap in residential support services for individuals with disabilities in our community.

- **Vision Statement:** To empower individuals with disabilities to live fulfilling lives and achieve their personal goals in a nurturing environment.
- **Core Values:** Compassion, inclusivity, empowerment, and respect for individual dignity.

Mission Statement

Our mission is to create a safe, supportive, and inclusive environment for individuals with disabilities, fostering independence, dignity, and a sense of belonging within the community.

Purpose of the Group Home

The purpose of Jean Helping Home Care is to provide a loving home where individuals with disabilities can thrive, engage in meaningful activities, and receive personalized care. This

initiative honors the legacy of my mother Jean Dukes, who dedicated her life to helping others.

Background and Rationale

The demand for quality group homes is rising due to increasing awareness of the need for supportive living environments for individuals with disabilities. Many families face challenges in finding safe, reliable, and compassionate care options. This group home addresses that need, offering a dignified alternative to traditional institutional settings, focusing on holistic well-being.

Market Analysis

Community Needs Assessment:

- According to the Centers for Disease Control, in 2024 1,361,232 adults in Alabama have a disability. This is equal to 33% or 1 in 3 adults in Alabama. Individuals in Montevallo and surrounding areas have disabilities requiring specialized residential support.
- Current facilities are either at capacity or lack the necessary resources and programs.

Competitive Analysis:

- Review existing group homes and services, identifying their strengths and weaknesses.
- Highlight gaps in service delivery, such as limited specialized programs or insufficient staff support.

Detailed Services Description

- Residential Care: Provide 24/7 support in a home-like environment, ensuring safety and comfort.
- Personal Care Services: Assistance with daily activities, including bathing, dressing, and medication management.

Health and Wellness Programs:

- Regular health check-ups and partnerships with local healthcare providers.
- Nutritional counseling and meal preparation tailored to individual dietary needs.

Recreational Activities:

- Organize social events, outings, and creative workshops to promote engagement.
- Collaborate with local organizations for community integration activities.

Program Description

Facility Overview

- **Location:** 120 Peach Street Montevallo, Al 35115
- **Capacity:** 5 residents (initially), with plans for expansion.
- **Room Configurations:** 2 Private Rooms and 2 Semi-

Private Rooms, designed for accessibility and comfort.

Staffing Plan

- **6 Full-Time Positions:**
 - Executive Director: Overall management and operations.
 - Care Coordinators (2): Oversee daily activities and resident care.
 - Licensed Practical Nurse (LPN): Provides medical care and oversight.
 - Activities Director: Plans and implements recreational programs.
 - Support Staff (2): Assist with daily living activities.
- **4 Part-Time Positions:**
 - Administrative Assistant: Handles scheduling and paperwork.
 - Transportation Driver: Responsible for resident transport.
 - Weekend Care Staff (2): Provide additional support.

Services Offered

- 24/7 supervision and personalized support.
- Assistance with daily living activities (bathing, dressing, meal preparation).

- Health monitoring and medication management.
- Recreational and social activities to promote engagement.
- Transportation services for medical appointments and outings.

Target Population

The group home will serve individuals with various disabilities, including developmental disabilities, physical disabilities, and mental health challenges.

Operational Plan

Room Configurations

- **Private Rooms:** Designed for privacy with personal space.
- **Semi-Private Rooms:** Shared accommodations to foster social interaction.

Transportation Services

A dedicated van will transport residents to medical appointments, community activities, and recreational outings.

Financial Overview

Funding Sources

- Fully funded out of pocket for initial setup and operational costs.
- Plans to apply for grants, government funding, and community donations for future support.

Budget Outline

- **Initial Setup Costs:**
 - Renovation and furnishing: \$92,470
 - Licenses and permits: \$200
 - Initial staffing costs (first 3 months): \$48,720.00
- **Monthly Operational Costs:**
 - Staffing: \$16,240.00
 - Utilities: \$1,970.00
 - Food and supplies: \$12,340.00
 - Maintenance: \$1650.00
 - Transportation: \$10,500.00
- **Projected Revenue:**
 - Monthly fees per resident: \$6500.00
 - Total potential monthly income: \$32,500.00 (based on full capacity)

Future Plans

To address the growing need for care, we plan to expand the facility within 1-2 years by adding 4 to 5 more private and semi-private rooms.

Community Benefits

- **Quality of Life:** Improved living conditions for residents.
- **Job Creation:** Creation of job opportunities in the community.
- **Community Engagement:** Opportunities for local volunteers and partnerships with organizations.

Conclusion

Jean Helping Home Care is poised to provide vital support and care to individuals with disabilities, while honoring the memory of Jean Dukes and fulfilling a significant community need. We are committed to improving the lives of individuals with disabilities in Montevallo, With the city council's approval, we can establish a group home that not only meets a critical need but also enhances the community as a whole. We respectfully request your approval to move forward with this important initiative.

Jean Home Helping Care

Marietta Fields


Founder/CEO

I am a resident of Montevallo, Al and I am writing to express my support for the opening of Jean Home Helping Care. I believe this new venture will bring much needed services and a vibrant atmosphere to our community.

Having a business like this in our area will not only create jobs but also foster a sense of connection among residents. I am excited about the potential for community, looking forward to events and local engagement that Jean Home Helping Care could provide.

I hope you will support this valuable addition to our neighborhood.

Thank you,

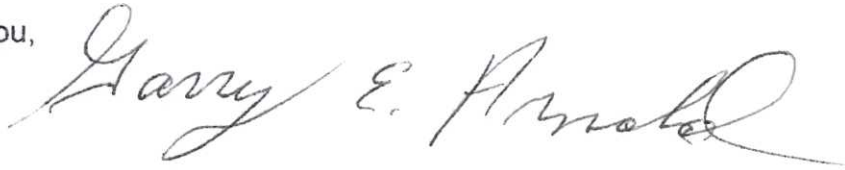
A handwritten signature in black ink, appearing to read "Tracy Arnold". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

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I hope you will support this valuable addition to our neighborhood.

Thank you,

A handwritten signature in cursive script, reading "Gary E. Arnold". The signature is written in dark ink and is positioned to the right of the "Thank you," text.

Steve Gilbert

From: yfgreen0202@charter.net
Sent: Saturday, March 1, 2025 12:25 AM
To: Steve Gilbert
Subject: Jean Home Helping Care

I **do not** approve of this area being changed. This area should stay as a 1 family dwelling only.
Thank you for your time.
Yvonne Green



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION

Confirmation Number: 20250227091140964

Type License: 020 - RESTAURANT RETAIL LIQUOR

State: \$300.00 **County:** \$600.00

Type License:

State: **County:**

Trade Name: XCARET GRILL MEXICAN RESTAURANT

Filing Fee: \$50.00

Applicant: XCARET GRILL MEXICAN RESTAURANT LLC

Transfer Fee:

Location Address: 1032 MAIN ST MONTEVALLO, AL 35115

Mailing Address: 106 WINDSOR LN PELHAM, AL 35124

County: SHELBY **Tobacco sales:** NO

Tobacco Vending Machines:

Product Type:

Type Ownership: LLC

Book, Page, or Document info: 000 636 756

Do you sell Draft Beer?:

Date Incorporated: 06/25/2020 **State incorporated:** AL

County Incorporated: SHELBY

Date of Authority: 06/25/2020

Federal Tax ID: 991807471

Alabama State Sales Tax ID: R012335802

Name:	Title:	Date and Place of Birth:	Residence Address:
SARAY JIMENEZ 6978788 - AL	LLC MEMBER	02/23/1978 MEXICO	106 WINDSOR LN PELHAM, AL 35124
DANIEL JIMENEZ 6516590 - AL	LLC MEMBER	06/21/1966 MEXICO	106 WINDSOR LN PELHAM, AL 35124

Has applicant complied with financial responsibility ABC RR 20-X-5-.14? YES

Does ABC have any actions pending against the current licensee? NO

Has anyone, including manager or applicant, had a Federal/State permit or license suspended or revoked? NO

Has a liquor, wine, malt or brewed license for these premises ever been denied, suspended, or revoked? NO

Are the applicant(s) named above, the only person(s), in any manner interested in the business sought to be licensed? YES

Are any of the applicants, whether individual, member of a partnership or association, or officers and directors of a corporation itself, in any manner monetarily interested, either directly or indirectly, in the profits of any other class of business regulated under authority of this act? NO

Does applicant own or control, directly or indirectly, hold lien against any real or personal property which is rented, leased or used in the conduct of business by the holder of any vinous, malt or brewed beverage, or distilled liquors permit or license issued under authority of this act? NO

Is applicant receiving, either directly or indirectly, any loan, credit, money, or the equivalent thereof from or through a subsidiary or affiliate or other licensee, or from any firm, association or corporation operating under or regulated by the authority of this act? NO

Contact Person: SARAY JIMENEZ

Home Phone: 205-230-7124

Business Phone: 205-230-7124

Cell Phone: 205-230-7124

Fax:

E-mail: SARAYJ78@GMAIL.COM

PREVIOUS LICENSE INFORMATION:

Previous License Number(s)

Trade Name: ECLIPSE COFFEE & BOOKS

License 1: 000048758

Applicant: ECLIPSE COFFEE & BOOKS, INC.

License 2:



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION



Confirmation Number: 20250227091140964

If applicant is leasing the property, is a copy of the lease agreement attached? **YES**

Name of Property owner/lessor and phone number: **DANIEL JIMENEZ PROPERTY LLC 205-369-1727**

What is lessors primary business? **RENTAL PROPERTIES**

Is lessor involved in any way with the alcoholic beverage business? **NO**

Is there any further interest, or connection with, the licensee's business by the lessor? **YES**

Does the premise have a fully equipped kitchen? **YES**

Is the business used to habitually and principally provide food to the public? **YES**

Does the establishment have restroom facilities? **YES**

Is the premise equipped with services and facilities for on premises consumption of alcoholic beverages? **YES**

Will the business be operated primarily as a package store? **NO**

Building Dimensions Square Footage: **2496** Display Square Footage:

Building seating capacity: **75** Does Licensed premises include a patio area? **YES**

License Structure: **SINGLE STRUCTURE** License covers: **ENTIRE STRUCTURE**

Number of licenses in the vicinity: **0** Nearest: **0**

Nearest school: Nearest church: Nearest residence: **0 miles**

Location is within: **CITY LIMITS** Police protection: **CITY**

Has any person(s) with any interest, including manager, whether as sole applicant, officer, member, or partner been charged (whether convicted or not) of any law violation(s)? **NO**

Name:	Violation & Date:	Arresting Agency:	Disposition:



STATE OF ALABAMA

ALCOHOLIC BEVERAGE CONTROL BOARD

ALCOHOL LICENSE APPLICATION



Confirmation Number: 20250227091140964

Initial each

☒ *SA*

In reference to law violations, I attest to the truthfulness of the responses given within the application.

☒ *SA*

In reference to the Lease/property ownership, I attest to the truthfulness of the responses given within the application.

☒ *SA*

In reference to ACT No. 80-529, I understand that if my application is denied or discontinued, I will not be refunded the filing fee required by this application.

☒ *X*

In reference to Special Retail or Special Events retail license, Wine Festival and Wine Festival Participant Licenses, and Food or Beverage Truck Licenses, I agree to comply with all applicable laws and regulations concerning this class of license, and to observe the special terms and conditions as indicated within the application.

☒ *X*

In reference to the Club Application information, I attest to the truthfulness of the responses given within the application.

☒ *X*

In reference to the transfer of license/location, I attest to the truthfulness of the information listed on the attached transfer agreement.

☒ *SA*

In accordance with Alabama Rules & Regulations 20-X-5-.01(4), any social security number disclosed under this regulation shall be used for the purpose of investigation or verification by the ABC Board and shall not be a matter of public record.

☒ *SA*

The undersigned agree, if a license is issued as herein applied for, to comply at all times with and to fully observe all the provisions of the Alabama Alcoholic Beverage Control Act, as appears in Code of Alabama, Title 28, and all laws of the State of Alabama relative to the handling of alcoholic beverages.

The undersigned, if issued a license as herein requested, further agrees to obey all rules and regulations promulgated by the board relative to all alcoholic beverages received in this State. The undersigned, if issued a license as herein requested, also agrees to allow and hereby invites duly authorized agents of the Alabama Alcoholic Beverage Control Board and any duly commissioned law enforcement officer of the State, County or Municipality in which the license premises are located to enter and search without a warrant the licensed premises or any building owned or occupied by him or her in connection with said licensed premises. The undersigned hereby understands that he or she violate any provisions of the aforementioned laws his or her license shall be subject to revocation and no license can be again issued to said licensee for a period of one year. The undersigned further understands and agrees that no changes in the manner of operation and no deletion or discontinuance of any services or facilities as described in this application will be allowed without written approval of the proper governing body and the Alabama Alcoholic Beverage Control Board.

☒ *SA*

I hereby swear and affirm that I have read the application and all statements therein and facts set forth are true and correct, and that the applicant is the only person interested in the business for which the license is required.

Applicant Name (print): *SARAY JIMENEZ*

Signature of Applicant: *Saray Jimenez*

Notary Name (print): *Isabela Rangel-Arriaga*

Notary Signature: *Isabela Rangel-Arriaga*

Commission expires: *05/25/2027*



Application Taken:

App. Inv. Completed:

Forwarded to District Office:

Submitted to Local Government:

Received from Local Government:

Received in District Office:

Reviewed by Supervisor:

Forwarded to Central Office:



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION



Confirmation Number: 20250227091140964

Private Clubs / Special Retail / Special Events / Wine Festival or Wine Festival
Participants licenses ONLY

Private Club

Does the club charge and collect dues from elected members?

Number of paid up members:

Are meetings regularly held?

How often?

Is business conducted through officers regularly elected?

Are members admitted by written application, investigation, and ballot?

Has Agent verified membership applications for each member listed?

Has at least 10% of members listed been confirmed and highlighted?

Agent's Initials:

For what purpose is the club organized?

Does the property used, as well as the advantages, belong to all the members?

Do the operations of the club benefit any individual member(s), officer(s), director(s), agent(s), or employee(s) of the club rather than to benefit of the entire membership?

Special Retail

Is it for 30 days or less?

More than 30 days?

Franchisee or Concessionaire of above?

Other valid responsible organization:

Explanation:

Special Events / Special Retail (7 days or less)

Starting Date: Ending Date:

Special terms and conditions for special event/special retail:

Wine Festival / Wine Festival Participant licenses (5 Days or Less)

Starting Date: Ending Date:

Special terms and conditions for special event/special retail:

Other Explanations

Does anyone involved with this license application have any monetary interest in any other ABC licensed/permitted establishment?: COZUMEL GRILL MEXICAN RESTAURANT LLC

Is there any further interest in, or connection with, the licensee's business by the lessor?: DANIEL JIMENEZ IS A MEMBER OF THE LESSOR AND LESSEE.

RESOLUTION
of the
MONTEVALLO PLANNING and ZONING COMMISSION

APPENDIX 9

C24-001

Jean Home Helping Care – Conditional Use

WHEREAS, Marietta Fields Chappell, Jean Home Helping Care, LLC, property owner, has petitioned the Montevallo Planning and Zoning Commission for the approval of a conditional use to allow for the development of a Group Care Home, as listed in Article 11.02 B of the *City of Montevallo Zoning Regulations*; and

WHEREAS, the subject property is zoned R-2 Single-Family Dwelling District and located at 120 Peach Street (77 Peach Street) in the Aldrich community (Parcel ID 58-27-4-19-4-007-001.003); and

WHEREAS, the subject property is approximately 1.63 acres of moderately wooded land and contains a single-family residential home at the end of Peach Street; and

WHEREAS, Jean Home Helping Care was established in 2022 with a vision to “empower individuals with disabilities to fulfilling lives and achieve their personal goals in a nurturing environment”; and

WHEREAS, the proposed facility would provide 24-hour, seven days a week residential care in a home-like environment for individuals with mental and physical disabilities; and

WHEREAS, the facility will initially house five residents with plans for future expansion. Room arrangements include two private rooms and two semi-private rooms with staffing for the facility to include six full-time and three to four part-time staff members; and

WHEREAS, the facility is intended to be privately funded and include applications for grants, government funding, and community donations for future support; and

WHEREAS, the Montevallo Comprehensive Plan, identifies the subject property as “Rural Residential” including single-family residential, schools, places of worship and parks; and

WHEREAS, the proposed care facility emphasizes residential care in a home-like environment to help individuals feel like part of their community; and

WHEREAS, the granting of this conditional use does not apply to any future expansion which will require additional review; and

WHEREAS, the change of use from a single-family residential home to a multi-tenant care facility will require a change of use permit and inspection prior to occupancy; and

WHEREAS, the use and property will be subject to annual inspection by the local licensing agency (State Health/Department of Human Resources) and the Fire Marshall as required; and

WHEREAS, if the property or business be sold to an entity other than Jean Home Helping Care, LLC, continuation of the approved Conditional Use must be brought before the Montevallo Planning and Zoning Commission for revaluation to determine if continuation of the use is in the best interest in the surrounding community; and

NOW, THEREFORE, BE IT RESOLVED by the Montevallo Planning and Zoning Board that the application of Marietta Fields Chappell, Jean Home Helping Care, LLC, property owner, for the approval of a conditional use to allow for the development of a Group Care Home, as listed in Article 11.02 B of the *City of Montevallo Zoning Regulations*, located at

zoned R-2 Single-Family Dwelling District and located at 120 Peach Street (77 Peach Street) in the Aldrich community (Parcel ID 58-27-4-19-4-007-001.003)be and the same, recommends **APPROVAL** to the Montevallo City Council with the following conditions:

- The use and property as a group home will be subject to annual inspection by the local licensing agency (State Health/Department of Human Resources) and the Fire Marshall as required; and
- If the property or business be sold to an entity other than Marietta Fields Chappell or the entity DBA, Jean Home Helping Care, LLC, continuation of the approved Conditional Use must be brought before the Montevallo Planning and Zoning Commission for revaluation to determine if continuation of the use is in the best interest in the surrounding community.

**STATE OF ALABAMA
CITY OF MONTEVALLO**

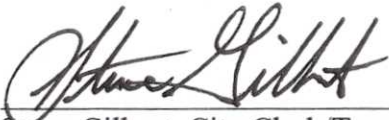
I, Steve Gilbert, technical advisor to the Montevallo Planning and Zoning Commission, do hereby certify that the above is a true and correct copy of a resolution adopted by the Montevallo Planning and Zoning Board at its meeting held on February 20, 2025.

GIVEN UNDER MY HAND on this the 21st day of February, 2025.


Steve Gilbert City Clerk/Treasurer

I, Steve Gilbert, Clerk of the City of Montevallo, Alabama, hereby certify that the above Resolution of the Montevallo Planning and Zoning Commission was duly adopted by the Council of the City of Montevallo, Alabama at a regular meeting held on the 10th of March, 2025, and that same has been published in accordance with the law, on the 11th day of March, 2025.

GIVEN UNDER MY HAND on this the 11th day of March, 2025.


Steve Gilbert, City Clerk/Treasurer



VOTING DELEGATE AUTHORIZATION FORM

The City or Town Council must select the voting delegates, and this form must be completed and returned to the **Alabama League of Municipalities on or before April 30, 2025**, in order for the municipality named below to be eligible to have its designee cast a vote at the **Annual Business Meeting of the League on Friday, May 15, 2025, at 4:00 p.m.**

The League Constitution REQUIRES that Voting Delegates and Alternates be Elected Municipal Officials and they must be selected by a vote of the City or Town Council.

Deadline to submit completed form is April 30, 2025!

The Following person(s) is authorized to cast the municipality's vote at the business session of the Annual Convention of the Alabama League of Municipalities on May 15, 2025.

Please print the requested information

1. Voting Delegate:

Lelia Mitchell
Name
City Council
Title

2. 1st Alternate Voting Delegate: Votes only in absence of Voting Delegate

Kenneth Dukes
Name
City Council
Title

3. 2nd Alternate Voting Delegate: Votes only in absence of Voting Delegate & 1st Alternate

Martha Eisenberg
Name
City Council
Title

Voted on by the City or Town Council on this the 10th day of March, 2025

Form Completed by: Steve Gilbert City Clerk
(Please Print) Name Title
City of Montevallo 3/10/25
City/Town Date

Return form to: Alabama League of Municipalities
P.O. Box 1270, Montgomery, Alabama 36102 or by Fax to (334) 263-0200 or Email to
DPascal@almonline.org

Arthur L. Essix, Jr.

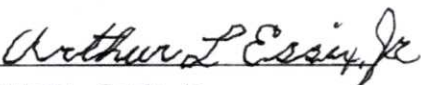
508 Highway 204
Montevallo, Al 35115

February 18, 2025

Dear Mayor Nix,

As a resident of Montevallo, I have an interest in serving on the Montevallo Water and Sewer Board. I would consider it an honor to serve if selected for a position on the board. Because of my experience, it would be my intent to gain significant knowledge in this area of public service, while serving in the best interest of the residents and business community of Montevallo. My enclosed resume presents a summary of lifetime experiences, which in some cases required collaborative teamwork for achieving successful outcomes. I look forward to hearing from you. If you have any questions or need further details, I can be reached by my cell number at (205) 919-7122.

Sincerely,


Arthur L. Essix, Jr.

Arthur L. Essix, Jr.

508 Highway 204
Montevallo, AL 35115
(205)-919-7122

Experience

2015-2019	Oxmoor Valley Homeowners' Association HOA President	Birmingham, AL
2010-present	Valley Church Board and Treasurer	Shelby County, AL
1993-present	Licensed Residential Contractor	Alabama
1992-1999	Accounting/Bookkeeper Bush Hills Daycare Center Druid Hills Daycare Center	Birmingham, AL
1991-1998	Ephesus Academy School Board Chairman	Birmingham, AL
1978-1991	Ephesus Church Treasurer Treasury Team	Birmingham, AL
1978-1983	Owner/Manager Essix Opticians West	Birmingham, AL
1966-1992 (retired)	Mail Distribution Clerk United States Postal Service	Birmingham, AL
1964-1966	US Army 42 nd Medical Ambulance Company Medical Corpman Company Supply Clerk	Munich, Germany
1961-1964	Owner/Manager Essix Garage	Birmingham, AL

Education

Graduate Parker High School	Birmingham, AL
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Interests

Construction, gardening, puzzle art, woodworks, auto restoration,
and recreational sports

References	Available upon request
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