

MINUTES

Montevallo City Council Work Session

October 27, 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, 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** to Surplus certain City Vehicles and Equipment from Public Works.
- **Discussion of Resolution 10272025-003** accepting the Land Disturbance Bond from AMAC Development Group, LLC in the amount of \$32,700.00 for Amersee Lakes Sector 3.
- **Discussion of request to allocate \$22,500.00** from MDCD unallocated funds for matching portion of grant to renovate the James D. Seaman Scout Lodge.

Mayor Nix Called for Committee Reports:

Mayor Nix called for the Public Health and Safety Reports. Council Member David King called on Chief Burr for the Police Department report. Chief Burr reported there were 75 Reports for the month of October and 892 Total Reports for the Year. Chief Burr reported on the partnerships and community outreach the Montevallo Police Department had been involved in over the past month. See Appendix 1.

Mayor Nix called for the Fire Department Report. Chief Davis reported there was 68 Reports for the first half of October. See Appendix 2.

Mayor Nix called for the Sustainability Reports. Mayor Nix called on Council Member Dukes. Council Member Dukes advised Kirk Hamby, Director of Public Works was present, and that all was going well with the department.

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 but did submit a written report. Council Member Eisenberg read the report: Saturday is youth football and cheerleaders last season game; Sunday the youth cheerleaders have their competition; playoff starts November 8th; this is the last week for park ball and soccer; deadline for basketball registration is October 30th.

Mayor Nix called for the Education, Arts & Outreach Reports. Council Member Mitchell called on Sarah Hogan Shaw, Program Director of Impact Montevallo. Sarah reported Impact and the Montevallo Police Department held a Fan Appreciation Night at last Friday's home football game; Impact kicked off Red Ribbon Week on Saturday by posting a book read-a-long on their Facebook page promoting Good Choices; Impact has provided daily facts to be read daily at all the schools to be read with morning announcements; Impact, SROs and the PD were at the middle school today for lunch-time trivia and engaged with more than 200 students; the 6th Annual Chief's Challenge will be held tomorrow at the football stadium; Wednesday, there will be a Red Ribbon duck scavenger hunt after school; Thursday at the Parnell Memorial Library they are hosting an art event, Piece by Piece Puzzle, using the Red Ribbon

Week theme, Life is a Puzzle, Solve it Drug-Free; Friday at Hometown Halloween Impact will be giving away Red Ribbon themed give aways; wrap-up will be on Saturday with Impact organizing the children's activities at the 3rd Annual Day of the Dead Festival. See Appendix 4.

Council Member Mitchell reported Marissa Wilson, Library Director, Parnell Memorial Library was unable to attend Council due to taking a class. Council Member Mitchell reported the calendar of events being held at the library has been published.

Council Member Mitchell called on Mary Elizabeth House for the MJCC report. Mary Elizabeth reported they would be participating in the 6th Annual Chief's Challenge; October is Sock Month and the MJCC has boxes at various locations collecting socks for those in need; she reported on youth sports and activities happening at school.

Montevallo City Council Meeting

October 27, 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, Council Member Martha Eisenberg. Quorum present.

Pledge of Allegiance

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

Approval and or corrections of the Minutes: 10.13.25 Motion made by Council Member Mitchell, Seconded by Council Member Dukes, All Ayes, Motion Passed.

Recognitions/Awards: Proclamation for Kristi Deerman: Mayor Nix read the Proclamation Honoring Kristi Deerman and presented it to her family. See Appendix 5.

Opportunities for Citizens to speak to the Council: Chris Nelson 8775 CR 73 ICE agents are active in Montevallo. He read a statement of alleged activities and gave Council a copy. See Appendix 6.

Mayor Nix Called for Committee Reports to continue:

Mayor Nix called for Finance, Economic Development & Tourism. Council Member Swords called on Courtney Bennett, Executive Director, Montevallo Main Street. Courtney reported on businesses available for lease on Main Street; she reported on the events Main Street would be participating in during the month of October and November; Courtney reported they are preparing for their 9th annual Holiday Storefront Decorating Contest; she reported the Design Review Committee approved two murals to be installed at 603 and 665 Main Street by artist Emma Gilbert. See Appendix 7.

Council Member Swords called on Adele Nelson, Executive Director, Montevallo Chamber of Commerce. Adele reported Hometown Halloween is this Friday; Chamber Chatter will be delivered on Friday; the Chamber will be assisting with the 3rd Annual Day of the Dead; Chamber luncheon will be held on November 19th; the Chamber will be part of the Montevallo Middle Leaders of Tomorrow excursion on Thursday with a business tour and lunch. See Appendix 8.

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 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 Eisenberg, All Ayes. Motion Passed.

New Business:

- **Request to Surplus** certain City Vehicles and Equipment from Public Works. Motion made by Council Member King, Seconded by Council Member Dukes, All Ayes, Motion passed. See Appendix 9.
- **Resolution 10272025-003** accepting the Land Disturbance Bond from AMAC Development Group, LLC in the amount of \$32,700.00 for Amersee Lakes Sector 3. Motion made by Council Member Dukes, Seconded by Council Member King, 5 Ayes, 1 Nay, Council Member Eisenberg, Motion passed. See Appendix 10.
- **Request to allocate** \$22,500.00 from MDCD unallocated funds for matching portion of grant to renovate the James D. Seaman Scout Lodge. (Grant Application via Shelby County Park and Recreation) – Motion made by Council Member King, Seconded by Council Member Eisenberg, All Ayes, Motion passed.

Old Business: None

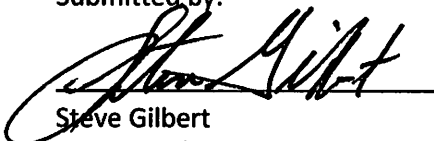
Board Appointments: None

Other Business: None

Citizen Participation: None

Adjourn: Mayor Nix called for a Motion to adjourn the meeting. Motion made by Council Member Mitchell, Seconded by Council Member Dukes, All Ayes. Meeting adjourned at 6:22 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	75	0	0	892
Criminal Cases	55	70	7	68	52	64	21	85	78	49			549
Non-Criminal	33	16	20	31	19	26	21	25	25	26			242
Traffic Accidents	17	9	5	310	8	11	11	11	16	11			409
Traffic Citations	147	122	129	160	122	113	147	101	106	65			1212
DUI Arrests	10	5	13	9	8	14	9	7	8	7			90
Public Intox Arr	0	2	1	3	1	2	1	0	2	1			13
Alias Arrests	2	11	5	11	6	18	13	9	8	10			93
Juvenile Arrests	1	1	0	0	0	0	0	0	2	3			7
Misd Arrests	4	8	6	6	5	7	15	16	6	7			80
Felony Arrests	0	4	6	3	2	6	10	7	5	6			49
Drug Related	2	7	11	10	8	10	22	10	13	5			98
Total Arrest	19	38	42	42	30	57	70	49	44	39	0	0	430
Auto Thefts	0	0	1	0	0	0	1	0	0	0			2
Burglaries	1	0	2	1	0	0	0	0	0	0			4
Auto Recoveries	0	0	0	0	0	0	0	0	0	0			0
Auto Burglaries	1	0	0	2	0	0	0	0	0	1			4
Criminal Mischief	1	2	4	1	1	0	1	2	2	0			14
DV. Related	4	2	1	1	2	2	4	2	4	3			25
Assaults	1	2	1	1	1	0	2	2	0	0			10
Fraud/Forgery	1	0	1	0	2	1	0	0	0	0			5
Harass / Reck	2	2	2	3	1	1	1	4	2	4			22
Misc. Offenses	20	27	26	33	18	18	23	32	34	14			245
Robberies	0	0	0	0	1	0	0	0	0	0			1
Sex Crimes/Other	0	0	0	1	0	0	0	1	2	0			4
Thefts / Attempts	6	2	4	1	5	1	9	3	1	1			33
Suicide / Attempts	0	0	0	0	0	0	0	0	0	0			0
Deaths	0	1	0	1	1	0	1	0	0	0			4

APPENDIX 2

Fire Dept. Council Report: October 1 - October 15, 2025

EMS- 50

Lift assist- 2

Structure Fire- 2

Brush Fire- 2

Dumpster Fire- 0

Electrical Fire - 0

Vehicle Fire- 1

Appliance Fire- 0

Fire Alarm - 3

MVC- 7

Fuel Spill/ gas leak/odor of gas- 0

Assist other agency- 1

Assist Public- 0

Assist Law Enforcement- 0

Total Calls for 10/1-10/15- 68

Brad Davis

Fire Chief

City of Montevallo

Montevallo Fire & Rescue Service

541 Main Street

Montevallo, AL 35115

Office- 205-666-2555. Ext. 705

Director, Sydney Aguilar-Baugh

- Saturday is our youth football and cheerleaders last regular season game in Holtville. Sunday our youth cheerleaders have their cheer competition starting at 10 at Shelby County.
- Playoff starts November 8th.
- This is the last week for park ball and soccer.
- The deadline for basketball registration is October 30th!

City Council Meeting: October 27, 2025

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

🎁 **FAN APPRECIATION:** Thank you to Montevillo Police Department for their partnership in hosting a Fan Appreciation Night at last Friday's home football game. We are appreciative of the community to supporting our youth in positive activities. We passed out a lot of cotton candy to many smiling faces. And, I learned that Chief Burr is a cotton candy master. He worked hard and taught us all how to make the biggest and fluffiest cotton candy.

🎁 **RED RIBBON WEEK:**

- We officially kicked off Red Ribbon Week on Saturday with a book read-along video on our social media with Wickett, featuring Wickett makes Good Choices, a book that I wrote to read and facilitate discussion with our younger youth groups. Thank you to Wickett and Julie Smitherman for their partnership in this project.
- We've provided daily facts for the morning announcements at all the schools for the week. And all the schools are participating in a fun week of Dress-Up Days.
 - Monday:
 - Wear Red – Be Red-Y & MES & MMS: Hats Off to Red Ribbon Week
 - Tuesday:
 - MES & MMS: Mix-Match/Wacky Day – Don't Follow, Be Unique!
 - MHS: School spirit - "Our school chooses to be drug free"
 - Wednesday:
 - MES & MMS: Follow Your Dreams – Pajama Day!
 - MHS: Camo - "You won't find me doing drugs"
 - Thursday:
 - MES & MMS: Bulldog Pride – Team Up Against Drugs!
 - MHS: Royalty - "Rule your kingdom, drug free"
 - Friday:
 - Say Boo to Drugs & Don't Be Tricket, Drugs are no treat – Halloween Costumes! (All Schools)
- Today, SRO Wilhite and Toliver joined me at Montevillo Middle School for Lunch-Time Trivia in which we engaged with over 200 students who participated in the trivia question, got a pledge to be drug-free bracelets, a bag of smarties choose to be drug-free and a red ribbon sticker. I've also given each of you one of these items and placed a box at the back of the room for those in attendance who would like to have a bag of smarties that also lists 25 things to do instead of drugs. I look forward to engaging with the High School students at lunch on Wednesday and the Elementary School students at lunch on Thursday.
- Tomorrow, is our 6th Annual Chief's Challenge at 5:30 at the Football stadium. We have 8 teams competing to celebrate living a healthy drug-free lifestyle. I

encourage you and the community to come out and support our youth and first responders to cheer them on as they face the physical challenges.

- Wednesday, we will be hosting a scavenger hunt down main street after school featuring white rubber ducks with a red ribbon. Everyone is invited to come out and have fun and are encouraged to have conversations about staying drug-free.
- Thursday, we have partnered with Parnel Memorial Library to host an art event, Piece by Piece, we make good choices using this year's national Red Ribbon Week theme, Life is a Puzzle, Solve it Drug-Free. It starts at 6:00 and everyone is welcome.
- Friday, we will participate in the Chamber's Hometown Halloween event with Red Ribbon themed give-a-ways.
- And finally, wrap up the week on Saturday with children's activities at the 3rd Annual Day of the Dead festival.



COALITION MEETING: The Impact Montevallo coalition will hold its monthly meeting next Tuesday, November 4 at 9:00 am via zoom. Everyone is invited to join us, please email impactmontevallo@gmail.com for more information.



In Honor and Memory of Kristi Hollifield Deerman

By the Honorable Mayor Rusty Nix and Montevallo City Council

A PROCLAMATION

WHEREAS, Kristi Deerman was born on December 3, 1974, to Edward Earl Hollifield and Carol Ann Nelson; and

WHEREAS, Kristi pursued her education at the University of Montevallo, where she earned a degree in Education and developed a lifelong passion for nurturing young minds; and

WHEREAS, Kristi and her husband, Paul, made their home in Montevallo, where they lovingly raised their two daughters, Anna Kate and Caroline; and

WHEREAS, Kristi served faithfully as Director of the Montevallo Methodist Preschool, where her dedication, warmth, and leadership enriched the lives of countless children and families; and

WHEREAS, Kristi was deeply devoted to her community and demonstrated that love through tireless service and volunteerism; and

WHEREAS, her involvement in numerous organizations—including the Parnell Memorial Library Board, the PTOs at Montevallo Elementary, Middle, and High Schools, and the Montevallo Athletic Club—reflects her commitment to education, youth, and community spirit; and

WHEREAS, Kristi's kindness, generosity, and enduring positive influence continue to inspire all who knew her;

NOW, THEREFORE, in honor and memory of Kristi Deerman, I, Mayor Rusty Nix, do hereby proclaim **October 26, 2025**, as **"Kristi Deerman Day"**

in the City of Montevallo and encourage all citizens to join in celebrating her life, her legacy of service, and the lasting impact she made on our community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Montevallo to be affixed this 27th day of October, 2025.

Rusty Nix, Mayor
City of Montevallo

My name is Chris Nelson, and I own property at 8775 County Road 73, Montevallo, Alabama

I want to inform the community that ICE has been actively taking people in Montevallo and Calera. This past Tuesday, October 21st, around 8:45am, three ICE agents detained a community member in downtown Montevallo, near the corner of Morgan and Middle Streets, just a few blocks from City Hall.

The agents pulled over a Nissan SUV with several occupants, and were pressuring a young Hispanic woman to exit the vehicle. The agent was recorded on video saying the following:

"I don't want to hear from you, OK? You're not in control of the vehicle, so sit there and shut up. You know what? You're the one being rude. We're trying to do our job in a safe manner, so the door needs to get opened now. We're past being nice at this point. The door needs to be opened now. He's going back to get the tool, and we're going to break the window."

Despite repeated requests, the ICE agents would not produce a warrant, or explain the reason for their actions. The agents were white males, wearing vests marked with "DEA," "ERO," and "FBI." They arrived in two unmarked vehicles: a black Jeep Grand Cherokee, Alabama License Plate 2749BD4, and a gray Dodge Ram 1500 Pickup, Alabama License Plate 6698AW6.

If anyone hearing this sees these vehicles, or observes other suspected ICE activity, I ask that you contact the Birmingham Migra Watch Hotline: 1-888-664-2325 You can also reach them via Facebook and Instagram. They provide verified information on ICE activity to the public.

All of this information I've given is available as a video on the Birmingham Migra Watch page.

I have a handout here, in English and Spanish, that explains how you can report ICE sightings. I also have cards and flyers that explain what your rights are when confronted by them, in English and Spanish.

In the video, two Montevallo Police cruisers are shown at the scene, blocking the street with their vehicles and observing the incident.

Given the overreach of the Federal government in weaponizing ICE enforcement, I'm asking the Mayor, Council, Police Chief, and municipal employees to not voluntarily provide any information or assistance to ICE.

I'll be available after tonight's meeting if anyone has any questions. I can get you in touch with people that can help. We don't need ICE abducting people in our community.



STOP ICE RAIDS!

Defend our Community!

Bham Metro Area, Report ICE activity:

888-664-2325

How to report:

- 🕒 **WHEN:** “5 minutes ago”
- 📍 **WHERE:** “Near UAB on 20th and 1st N”
- ? **WHAT:** “Agents were at some restaurants in unmarked blue truck. One had HSI badge.”
- 👤 **WHO:** “They were talking to 3 workers in uniforms”

RECORD. REPORT. SPEAK UP.



@BhamMigraWatch

<Reporting here>

fb.com/BhamMigraWatch





¡ALTO a las Redadas!
¡Defiende la
Comunidad!

Zona de Birmingham, REPORTA actividad de ICE

888-664-2325

Como Reportar:

- 🕒 **Cuando: “Hace 5 minutos”**
- 📍 **Donde: “Cerca de UAB sobre la 20 st y 1ra ST”**
- ? **Que: “Agentes en un restaurante en una troca azul encubierta. Una tenia marca de HSI”**
- 👤 **A Quien: “ Hablaban con 3 trabajadores en uniforme”**

GRABAR. REPORTAR. DEFENDER.



@BhamMigraWatch

<reportes>

fb.com/BhamMigraWatch



**Report to City Council
October 27, 2025**

Downtown Properties for Lease

- 1259 Ashville Road, Suite 600: Call Shoal Creek Realty at (205) 567-9659
- 1225 Valley Street: Call Shoal Creek Realty at (205) 567-9659
- 950 Main Street: Call (205) 553-8621

General Updates

- Main Street was lined with nearly 100 artist booths last Saturday as part of the Annual Art Stalk. Many thanks to Montevallo Arts Collaborative for hosting another great event! Montevallo Main Street was the proud sponsor of live music at Owl's Cove Park from DreamCatcher and Rev 45. Thanks to Montevallo Main Street Players for previewing songs from their upcoming production, *You're A Good Man Charlie Brown*, which will show in late November.
- This Friday, October 31, Montevallo's Hometown Halloween will be held from 3:30 - 5 PM. Downtown merchants are encouraged to hand out treats to costumed trick-or-treaters haunting Main Street. Questions may be directed to Montevallo Chamber of Commerce.
- Montevallo will host their 3rd Annual Dia de Muertos Festival at the Orr Park Pecan Grove at 940 Island Street on Saturday, November 1, 2025 from 4 PM to 10 PM. This free-admission event is being organized by Su Casa Real Estate, Team Lehman Realty, Montevallo Main Street, and Impact Montevallo, along with other community partners and sponsors. The public is invited to honor their loved ones at the community altar that will be set up on site. Although there is no fee, individuals are required to register beforehand and bring their own tables. A prize will be awarded to the best altar at 9:30 PM. Prizes will also be awarded to the "Best Dressed" Catrin or Catrina in both adult and children's categories. Registration for the "Best Dressed" Catrin or Catrina will be held from 4 PM – 5:30 PM, with contestants parading at 6 PM. Winners will be announced at 6:45 PM. Live music and dancing will be held throughout the event, and a Children's Area with crafts will be open from 4-10 PM. For more information, visit <https://www.cityofmontevallo.com/DiadeMuertosFestival.aspx> or follow "Festival Da de los Muertos Montevallo" on Facebook.
- Montevallo Main Street is preparing to host our 9th Annual Holiday Storefront Decorating Contest! For the second year in a row, we are offering the option to pair student groups with merchants who do not plan to decorate their own windows. If you are interested in allowing a student group to decorate your window(s), please email mainstreet@cityofmontevallo.com for an application. Any and all student and/or youth organizations are eligible to register at this link to decorate storefronts downtown. The contest is open to any age student group from elementary through college. Deadline to register: November 17, 2025
- The Design Review Committee has approved two murals to be installed at 603 and 665 Main Street before the end of the year. Montevallo Main Street has commissioned the murals from Bessemer-based artist Emma Gilbert and will fund the murals through a grant from Main Street Alabama.

Courtney Bennett, Executive Director

- 1) **Montevallo Hometown Halloween** Friday Oct. 31st 3:30-5pm Downtown
- 2) **November Chamber Chatter** delivery will be Friday October 31
- 3) **Montevallo Pecan Sale** pick-up notification will be sent to all pre-orders. Benefits the Montevallo Community Grant Fund
- 4) Montevallo Chamber will be assisting with the 3rd annual **Day of the Dead** event on Sat Nov. 1st / 4-10pm at Pecan Grove
- 5) **Montevallo Chamber Luncheon** Wed Nov. 19th "Volunteer Appreciation" Program- : Volunteer testimonials & Tinglewood Festival Wooden Boat Race winners will be recognized / Parnell Library / Networking 11:30am / Lunch noon \$15 ea / RSVP by Fri. 11/14 / Luncheon Sponsor - Rockco Funeral Home
- 6) Montevallo Chamber is honored to be part of the **Montevallo Middle Leaders of Tomorrow** excursion on Thurs. Nov. 20th with a Montevallo Business Tour and lunch



Adele Nelson

Executive Director

Montevallo Chamber of Commerce

P.O. Box 270 Montevallo, AL 35115

205.665.1519 office

www.montevallocc.com

HOLSOMBECK HARVEST HANGOUT



Saturday 8th November
11am to 2pm

75 COLLEGE DRIVE, MONTEVALLO
OUTSIDE THE SAC

FREE ENTRY!

JOIN US FOR LOTS OF FUN &
FUNDRAISING FOR THE BOYS AND GIRLS
CLUB!

- Bouncy House •
- Corn Hole Tournament •
- Three-Legged Race •
- Pie-a-Professor •
- Cook-Off •
- Music •
- Yummy Food •
- and much more!





541 Main Street
Montevallo, AL 35115
205-665-2555
205-665-9203 Fax
www.cityofmontevallo.com

Rusty Nix - Mayor

Steve Gilbert - City Clerk

Jeremy Littleton - Chief of Police

Brad Davis - Fire Chief

Council Members

David King – District 1

Lelia Mitchell – District 2

Kenneth Dukes – District 3

Sonya Swords – District 4

Martha Eisenberg – District 5

APPENDIX 9

October 27, 2025

Surplus Equipment List Public Works

Equipment and Vehicles to be Sold at Public Auction

2002 Ford F-350 Dually Truck VIN: 1FTWW33F62EA54810

1998 Ford F-150 Pick-up Truck VIN: 1FTZX18W6WNA21836

Old Dominion Leaf Vacuum Serial Number 24K62067

John Deere Sand Pro Model 1200A

Steve Gilbert
Clerk / Treasurer



APPENDIX 10

RESOLUTION NUMBER 10272025-003

WHEREAS, Garver USA, Inc. on behalf of the City of Montevallo has reviewed and approved the application for a Land Disturbance Permit by AMAC Development Group, LLC noted as Exhibit A and attached hereto; and

WHEREAS, AMAC Development Group, LLC has provided the City of Montevallo with a Land Disturbance Bond in the amount of \$32,700.00 for Amersee Lakes Sub-division Sector 3 Noted as Exhibit B and Attached hereto;

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

That the City of Montevallo accepts said bond in accordance with the City's Subdivision Regulations and Zoning Ordinances as adopted in 2012.

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 27th day of October 2025, 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 hereunto set my hand and affixed the official seal of the City on the 27th day of October 2025.


Steve Gilbert City Clerk





5125 Research Drive NW
Huntsville, AL 35805

TEL 256.534.5512
FAX 256.534.5544

www.GarverUSA.com

July 14, 2025

Mr. Rhett Loveman
Terramac Holdings, LLC
5521 Eastcliff Industrial Loop
Birmingham, AL 35210

RE: Shelby County Case No. SN21-034
Ammersee Lakes Sector3
Land Disturbance Approval

Dear Mr. Loveman:

You are hereby notified your application for the City of Montevallo Land Disturbance Permit, dated June 23, 2025 has been approved. Please accept this letter as your Notice to Proceed with permitted construction activities, pending aforementioned Council approval.

You are responsible for compliance with the conditions of the permit, including implementation of erosion and sediment control Construction Best Management Practices per the approved site plans and all stipulations contained in the USACE wetlands permit. Please note that a condition of your permit is the periodic inspection of on-site erosion and sediment control measures. It is requested that you or your designee notify this office a minimum of 48 hours prior to the initiation of clearing and grading operations.

Upon project completion and satisfactory inspection of site stabilization, you may request termination of permit coverage. The Land Disturbance Permit bond may be released via written request to the City after one (1) year of established site stabilization.

Please maintain a copy of the approved Land Disturbance Permit, along with the associated Alabama Department of Environmental Management (ADEM) General NPDES Permit, Construction Best Management Practices Plan(s) and the USACE Wetlands Permit on-site. If you have any questions regarding this permit, feel free to contact me ZHTurner@GarverUSA.com or by telephone at (256) 517-7351.

Best Regards,

GARVER

Zachary Turner, PE
Project Manager

CC: Steve Gilbert - City of Montevallo
Kristine Goddard - Shelby County Department of Development Service

LAND DISTURBANCE PERMIT APPLICATION

City of Montevallo/Shelby County Department of Development Services
205.665.2555-Montevallo City Hall / 205-620-6650- Shelby County Development Services

PROPERTY INFORMATION

PROJECT NAME: Amersee Lakes Sector 3 CASE NO. SN21-034
PARCEL I.D. 27-1-02-0-004-043-000 ZONING: R2-SD
GENERAL LOCATION/ADDRESS: Sector 3 of Amersee Lakes NO. ACRES: 10.90
APPLICATION DATE: June 20, 2025 PRELIMINARY PLAT APPROVAL DATE: 3-17-22
SITE PLAN CERTIFICATION DATE: N/A

Note: No request for a land disturbance permit shall be considered complete until this application form and two (2) copies of a detailed site plan containing all necessary information has been submitted to the Shelby County Department of Development Services. If you have questions call 205-620-6650.

CONTACT INFORMATION

Applicant Name: Rhett Loveman Company: Terramac Holdings, LLC
Telephone: _____ Cell: 205-873-2276 Email: RhettLoveman@Terramoor.com
Address: 5521 Eastcliff Industrial Loop Birmingham AL 35210
Street City State Zip
Engineer/Surveyor Name: Ronald Gilbert Company: EEFS
Telephone: 205-424-3737 Cell: _____ Email: rgilbert@eefs-eng.com
Address: 1930 2nd Avenue North, Suite 150 Bessemer, AL 35020
Street City State Zip
Contractor Name: Allen McWilliams Company: AMAC
Telephone: _____ Cell: 205-568-9087 Email: allen@amacbuilders.com
Address: 5521 Eastcliff Industrial Loop Birmingham AL 35210
Street City State Zip
Subcontractor Name: _____ Company: _____
Telephone: _____ Cell: _____ Email: _____
Address: _____
Street City State Zip

Property Owner (if different from the Applicant): _____ Telephone: _____
If the applicant is not the property owner a notarized authorization from the property owner must be attached. All communication will be directed to the applicant.

PROJECT DATA

Land Disturbance Activity? Yes, approximately 10.90 acres
Proposed use of the Property? Residential subdivision lots
Is the Subject Property located in a Special Flood Hazard Area (SFHA)? Y / N If yes, total amount of site within the SFHA: No
Total Permitted Site Area: 10.90 Proposed Start Date: 9/30/2025 Proposed Completion Date: 5/31/2026
Is the proposed development the subject of a request for subdivision, rezoning, conditional use, or other zoning action? Y / N
If yes, state the relevant Cas No(s). SN21-034
Will the project borrow/fill site? Y/ N (Circle one: Borrow Fill Both)
Is the borrow/fill within the city limits of Montevallo? Y/ N If Yes, site the address and size (acres) of the property: 10.90 acres

ACKNOWLEDGEMENT

I, the undersigned Applicant, certify under penalty of law that this document and all attachments were prepared under my direction or supervision and that I have personally examined and am familiar with the information therein. Based on my inquiry of those individuals immediately responsible for obtaining the information, I believe the submitted information is true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and civil penalty."

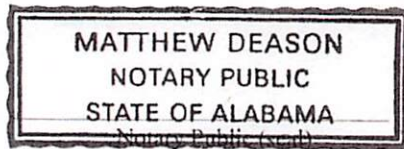
I, the undersigned Applicant, have reviewed a copy of the applicable land disturbance requirements as set forth in the Land disturbance ordinance of the City of Montevallo, Alabama. Please call 205-620-6650 if any questions arise.

Signed: Rhett Loveman Date: 6/23/2025
Please Print: Rhett Loveman

STATE OF ALABAMA SHELBY COUNTY

I, Matthew Deason, as Notary Public in and for said County and State, do hereby certify that Rhett Loveman, whose name is signed to the foregoing certificate as applicant (and _____, whose name is signed as owner), all of whom are known to me, acknowledged before me on this date, that after having been duly informed of the contents of said certificates, they executed same voluntarily as such individuals (or in any other capacities) with full authority thereof.

Given under my hand and seal this 23 day of June, 2025.



*FEES: COM Application fee \$100 – Single Family Residence; \$500 – Other Applications; \$250 – Re-application or Permit modification. Bond Amount \$1,000 per acre or fraction thereof – Clearing; \$3,000 per acre or fraction thereof – Clearing and Earthwork or Earthwork. **NOTE: The Bond amounts doubles for property within a SFHA.*

All fees and bond amount due upon application.

OFFICE USE ONLY

Application Fee _____ Total Fees Paid _____ Receipt No. _____ Date: _____
Bond Instrument Amount _____ Bond Instrument Type _____ Bond Instrument Expiration Date _____
Received By _____ Reviewed By JD City Council Meeting Date _____

Form Com-DS Land Disturbance 3/2024 (Forms and Fees may change without notice)

APPROVED JD

Subdivision Performance Bond Site Improvements

KNOW ALL PERSONS BY THESE PRESENTS that we, AMAC Development Group, LLC, as Principal, and Great Midwest Insurance Company, a corporation organized and doing business under the laws of the state of Texas and duly licensed to conduct a general surety business in the state of Alabama, as Surety, are held and firmly bound unto City of Montevallo, as Obligee, in the sum of Thirty Two Thousand Seven Hundred Dollars (\$ 32,700.00) dollars, for which payment, well and truly to be made, we bind ourselves, our heirs, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has entered into a development agreement (the "Agreement") with said Obligee relating to a subdivision identified as: Amersee Lakes Sector 3.

NOW, THEREFORE, the condition of this obligation is such that if the Principal shall well and truly perform said Agreement during the original term thereof, or of any extension of said term that may be granted by the Obligee in writing and consented to in writing by the Surety, then this obligation shall be void, otherwise it shall remain in full force and effect. This obligation is subject to the following conditions:

1. This bond runs to the benefit of the named Obligee(s) only, and no other person or entity shall have any rights under this bond.
2. No claim shall be allowed against this bond after the expiration of one year from the completion date set forth in the Agreement, or one year from the end of the latest extension of time consented to in writing by the Surety, whichever occurs last. If the limitation set forth in this bond is void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.
3. In the event of a default by the Principal and the receipt by Surety of timely written notice of a claim, the Surety shall be liable to reimburse the Obligee for damages sustained by the Obligee as a result of Principal's default of its bonded obligation. It is understood and agreed that this bond shall not be construed as a penalty or as a forfeiture obligation, but rather reimburses the Obligee for actual losses incurred.
4. This bond covers installation of site improvements, and does not cover on-going maintenance of completed site improvements. This bond will not respond to any liability that arises from design defects or efficiency guarantees.
5. In no event shall the Surety's aggregate liability hereunder exceed the dollar amount of this bond set forth above.

IN WITNESS WHEREOF, the signature of said Principal is hereto affixed, and the corporate seal and the name of the Surety is hereto affixed by its duly authorized Attorney-in-Fact this 20th day of October, 2025.

Principal

AMAC Development Group, LLC

Signature of Authorized Officer

Print Name & Title

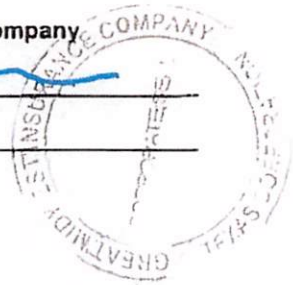
Great Midwest Insurance Company

[Signature]
Signature of Attorney-in-Fact

Kevin Wojtowicz

Print Name

[SEAL]



POWER OF ATTORNEY

Great Midwest Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that GREAT MIDWEST INSURANCE COMPANY, a Texas Corporation, with its principal office in Houston, TX, does hereby constitute and appoint: Dale A. Bellis, Marilyn Ann Blome, Donald Bramlage, Edward M. Clark, Christian Collins, F. Danny Gann, David R. Hoover, Jarrett Merlucci, Laura D. Mosholder, Charles J. Nielson, Jessica P. Reno, Audria R. Ward, Edward T. Ward, Kevin Wojtowicz, Richard Zimmerman, Charles D. Nielson, Brett M. Rosenhaus

its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of GREAT MIDWEST INSURANCE COMPANY, on the 1st day of April, 2025 as follows:

Resolved, that the President, or any officer, be and hereby is, authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed One-Hundred Million dollars (\$100,000,000.00), which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed in the Company's sole discretion and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by electronic mail on any power of attorney granted, and the signature of the Secretary, and the seal of the Company may be affixed by electronic mail to any certificate of any such power and any such power or certificate bearing such electronic signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, GREAT MIDWEST INSURANCE COMPANY, has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 8th day of April, 2025.



GREAT MIDWEST INSURANCE COMPANY

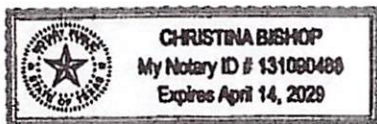
BY

Mark W. Haushill

Mark W. Haushill
President

ACKNOWLEDGEMENT

On this 8th day of April 2025, before me, personally came Mark W. Haushill to me known, who being duly sworn, did depose and say that he is the President of GREAT MIDWEST INSURANCE COMPANY, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.



BY

Christina Bishop

Christina Bishop
Notary Public

CERTIFICATE

I, the undersigned, Secretary of GREAT MIDWEST INSURANCE COMPANY, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Houston, TX this 20th Day of October 2025.



BY

Patricia Ryan

Patricia Ryan
Secretary

"WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files and application for insurance of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties."