

**MONTEVALLO DEVELOPMENT COOPERATIVE DISTRICT  
BOARD OF DIRECTORS MEETING  
Parnell Memorial Library  
Minutes**

**Special Called Meeting  
August 24, 2015  
4:00 p.m.**

Members Present: Dee Woodham, Reed Prince, Deanna Smith  
Staff Present: Regina Ashmore, Chris Hershey, Susan Hayes  
Others Present:

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The meeting was called to order at 4:10 pm by Chairman Woodham.

Chairman Woodham called for a motion to approve the minutes of the July 27, August 4, and August 14, 2015 meetings. Mr. Prince made the motion. Ms. Woodham seconded the motion. The motion was approved by all with a three to zero vote.

Mr. Prince stated the wooden fence has been erected at the Coach Company building and shrubs are being considered to be planted alongside later. Chairman Woodham asked if the Board could promote the execution of the lease within 30 days. Mr. Tim Blair, Shannon Waltchack, had reviewed the lease document and made a few suggestions for the Board to consider.

Mr. Prince is moving forward with the renovations. The Board will spend up to \$175,000. Chairman Woodham stated the city wanted to correct the ownership interest in the building to be equal partnerships of 1/3 interest. The original cost of the project was \$365k, plus the additional \$175k, adjusts the total project cost to \$540k or \$180/entity. The city's original portion was \$65k, which means it owes \$115k (from original project line and ACC contingency). The University and the County will owe \$30k apiece. Ms. Smith made a motion to amend the budget to move \$75k from the city's portion of line20 and \$40k from line 15 to line 4 for the Turner property for the cities portion of the investment to reach 1/3 interest. Mr. Prince seconded the motion. The motion was approved by all with a three to zero vote. Ms. Hayes will invoice both other entities, University of Montevallo and Shelby County, for \$30,000 each to facilitate the equal ownership investment. Mrs. Smith will amend the MOA to show this new agreement and forward for execution as an addendum to the existing MOA.

Chairman Woodham made a motion to open a bank account for the Coach Company lease revenue where the income to be used for repairs and maintenance on the building. Mr. Prince seconded the motion. The motion was approved by all with a three to zero vote. Chairman Woodham asked about the windows. Mr. Prince stated they had been picked out. Chairman Woodham stated that she had forwarded the email depicting the windows to the historical commission, which is serving as the design review committee until it is formed, for approval.

Given the tight time-frame and the similarity of design, the board agreed to move forward with the order if we did not hear back from historical commission at it next meeting on Tues.

Chairman Woodham stated the track is being used by the public as well as UM. A cross country meet is scheduled with 38 high schools and 12 middle schools hosting approximately 1800 runners. They will come in on a Friday evening, run 3.2 miles for guys and 2.1 miles for girls. The race is set to begin at 5:00 pm and conclude between 10:30 and 11:00 pm.

Chairman Woodham spoke with Mr. Fuller at the Board of Education. After discussions with the high school and middle school, Mr. Fuller will call back to discuss ways the board of education can participate in the financial support for the facility.

Chairman Woodham asked how the budget clean-up was progressing. Ms. Hayes asked that the Board wait until the next meeting to finalize line items, giving her enough time to compare project billing with the County staff.

Mr. Prince stated the insurance renewals will be due soon. Ms. Hayes stated the audit reports were sent in and the fees associated have increased to \$16,000. She further stated the administrative fees should break even for the year. Chairman Woodham stated the Board needed to proceed with handing the bills off to the city incrementally at 50% this year and 25% the following year until completely divested.

Ms. Hayes stated the track lighting was funded by the County and will run through the MDCD as a separate line item #23.

Chairman Woodham suggested the Board consider the Golf Course as a potential project. Mayor Cost stated the city is looking at every option available. Since administrative changes, the day to day operations are showing improvement. The cars were under warranty and are scheduled for maintenance and battery replacements under Mr. Lehman's direction. There are two greens that need renovations; they are 8 and 12.

Mr. Prince made a motion to adjourn the meeting. The motion was seconded by Chairman Woodham. The motion was approved by all with a three to zero vote.

There being no other business the meeting adjourned at 5:05 pm.