

BOARD OF DIRECTORS MEETING
Montevallo City Hall
Minutes
Regular Meeting
April 12, 2021
1:00 p.m.

Members Present: Reed Prince (Zoom), Mark Richard, Sonya Swords
Staff Present: Regina Ashmore, Susan Hayes (Zoom)
Others Present: Steve Gilbert, Lisa Shapiro, City of Montevallo; Sharman Brooks, Kristine Goddard, Shelby County; Facebook live-stream

The meeting was called to order at 1:01 pm by Chairman Prince. Mr. Richard, Ms. Swords and Chairman Prince were in attendance creating a quorum. A notice for this meeting was posted on April 5, 2021. Chairman Prince welcomed Ms. Swords to the Board.

Mr. Richard made a motion to approve the minutes from the March 15, 2021 meeting. The motion was seconded by Chairman Prince. The motion was approved by a vote of two (2-0), with Mr. Richard and Chairman Prince voting in favor and Ms. Swords abstaining.

Chairman Prince asked for an update on outstanding projects. Mr. Gilbert stated the surveying portion performed by Garver Engineering was seventy-five percent complete for the Highway 25 sidewalk project. Mr. Gilbert further stated the Dailey Park project was progressing well. Mr. Kelley is prepared to submit preliminary drawings and Mr. White is prepared to form and pour the foundation slab soon.

Ms. Swords asked for clarification on what the issue was with the water line project at the Tavern. Mr. Prince explained the pocket park and the Tavern share a water line that needs to be separated into two individual meter services. Mr. Gilbert stated he would follow up with the mayor and the water board to determine the status and report his findings at the next meeting.

Mr. Gilbert stated there is one sign not mounted at Shoal Creek Park but everything has been completed. The city will be installing security cameras there, Orr Park and the recycling center after connectivity issues are addressed by the city's internet provider.

Ms. Hayes updated the Board on the current financial position. The Highway 25 crosswalk project has been completed with the exception of an invoice for \$460 to Alabama Graphics. She and Mr. Gauntt are researching this final invoice. Even with this outstanding invoice, the project came in under budget, which will allow the MDCD Board to authorize the remaining funds to be rolled back into unrestricted city funds. Shoal Creek Park is complete. Phase 4 Paving has \$181,000 available. There is \$48,000 remaining in bond funds that need to be expended by the end of the year. The total bond indebtedness is \$3.6 million with the current payout date of September 2030. Ms. Hayes informed the Board she maintains a master project schedule that tracks cumulative funding, projects, and incomes since the inception of the district and will share this historical document with the Board.

Mr. Gilbert and Chairman Prince discussed the Phase 4 paving project to determine outstanding items. Mr. Gilbert stated he had not received an invoice for striping and would hold any invoice received until Mr. Gauntt approved the work being invoiced for payment.

The Board discussed the remaining \$48,000 bond funds and payout date of September 2030. Ms. Hayes stated those would be the first funds spent for Phase 4 paving, as they should be used prior to fiscal year end of September 30, 2021.

Chairman Prince asked the Board to open a discussion about the Sims House in light of the recent concerns surrounding the project. He further stated he had been on the Board for nine years and had always sought approval from the entity he represents. The Board members cannot legally obligate funds without the approval or backing of the body he or she represents. If a change is needed in the established process, it should be made now; if the members do not cooperate then the purpose of having a Board is questionable. The Sims House was approved by the previous administration and delayed due to the pandemic but is now ready to proceed; is there any hesitation from the city, the mayor, or the council? Ms. Swords stated she understood the city council preferred it's appointed representative to gather information regarding a project, present the proposal to city council for approval prior to entertaining a vote at a Board meeting. She asked the Board if she was required to follow this procedure. Chairman Prince stated the approval process for each entity should be addressed separately; however, no member can obligate any other entity's funds. He further stated the Board must have city approval to allocate any city funds. Mr. Richard stated all indications are to move forward with the project. It is vital that members have faith in each other and build trust as the Board has accomplished so much for the city since its creation. Mr. Richard made a motion to reaffirm the approval of the Sims House project. The motion was seconded by Ms. Swords. The motion was approved by a vote of three (3-0), with Mr. Richard, Ms. Swords and Chairman Prince voting in favor.

Ms. Swords asked Ms. Hayes if she would be available to answer several questions about the finances of the Board. Ms. Hayes stated she would answer any questions the Board had. Chairman Prince asked that all Board members be carbon copied on email correspondence so that they all benefit and learn together.

Mr. Gilbert informed the Board the city was seeking bids for storm shelter installations with a one-year obligation clause. The one-year obligation will allow the city to purchase other properties for shelter installations in addition to the currently scheduled installation at Stephens Park. He further stated he was excited for the Highway 25 sidewalk project that will connect the two shopping centers in town and will incorporate access to the recently constructed Dollar General along the corridor.

The next regularly scheduled meeting will be Monday, May 10, 2021 rescheduled to Tuesday, May 11, 2021 at 1:00 pm in the Council Chambers at Montevallo City Hall. The meeting will be streamed on Facebook live and the Zoom login will be provided for the meeting.

There being no further business, Mr. Richard made a motion to adjourn. The motion was seconded by Ms. Swords. The motion was approved by a unanimous vote of three (3-0), with

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Ms. Swords, Mr. Richard and Chairman Prince voting in favor, the meeting of April 12, 2021 was adjourned at 1:41 pm.

Regina Ashmore

Recording Secretary

Reed Prince, Chairman

Montevallo Development Cooperative District