

**MONTEVALLO DEVELOPMENT COOPERATIVE DISTRICT  
BOARD OF DIRECTORS MEETING  
Montevillo City Hall  
Minutes**

**Regular Meeting  
November 8, 2021  
1:00 p.m.**

Members Present: Reed Prince, Sonya Swords, Mark Richard  
Staff Present: Susan Hayes (Zoom), Regina Ashmore  
Others Present: Steve Gilbert, Lisa Shapiro, City of Montevillo; Facebook live-stream

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The meeting was called to order at 1:00 pm by Chairman Prince. Ms. Swords, Mr. Richard and Chairman Prince were in attendance creating a quorum. A notice for this meeting was posted on October 29, 2021.

Mr. Richard made a motion to approve the minutes from the October 11, 2021 meeting. The motion was seconded by Ms. Swords. The motion was approved by a vote of three (3-0), with Ms. Swords, Mr. Richard and Chairman Prince voting in favor.

Chairman Prince asked for an update on outstanding projects. Mr. Gilbert stated the Highway 25 Sidewalk project is waiting on state approval.

Chairman Prince stated the Dailey Park restroom facility construction is complete and the electrical service is to be installed this week. The city sodded and the fencing is to be reinstalled soon.

Mr. Richard stated that the Sims House project drawings were 90% with bid letting expected mid-November and contractor selection mid-December.

Chairman Prince made a motion to approve a resolution giving him the authority to act as authorized representative for the sale of the Coach Company/Turner Property. The motion was seconded by Mr. Richard. The motion was approved by a vote of three (3-0), with Ms. Swords, Mr. Richard and Chairman Prince voting in favor.

The Board discussed the Montevillo High School gym floor renovation project. Mr. Gilbert obtained three quotes as required by bid law and the work is scheduled for the end of year holiday when students are not in school. The city will pay all invoices and the Board will reimburse the funds.

Mr. Gilbert informed the Board the city has been working with Garver Engineering concerning a transportation grant proposal for the intersection of Highway 22 and Highway 119 better known as Moore's Crossroad to update signals and turn lanes. If the grant is awarded to the city, the Board should expect a request for support of the project including the engineering fees. Ms. Swords asked about the reasoning behind the project selection. Mr. Gilbert stated he had pulled

reports reflecting multiple serious accidents at the intersection that made this location warrant improvements over other possible locations.

Ms. Hayes stated she had circulated the financial report and cleaned up the project schedule to make it easier to read; however, there had been little activity to report for the month of October.

Mr. Gilbert informed the Board sales tax revenues had increased recently reflecting 21% above average.

The city will proceed with the installation of a crosswalk near Peterson House at the intersection of Highway 10 and Middle Street. Both sides of the roadway have ADA compliant ramps already in place. The university will be installing flashing crosswalk signage and the city will restripe the roadway.

Ms. Swords asked the Board for some feedback on the proposed hotel as to where the project may have fallen by the wayside and why. Mr. Prince stated the feasibility study numbers did not support construction and viability at the time; however, private investors were being considered. The Board continued to discuss the viability of the project and next steps to determine if this project should be revisited.

Mr. Gilbert talked about ideas from a recent meeting of local industrial development organizations where they discussed the purchase of a property that would allow co-location of all programs under one roof.

The cost estimates are expected for the Victory Building on Wednesday. The city plans to move forward with the renovation as two tenants await the approval to occupy.

The next regularly scheduled meeting will be Monday, December 13, 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 Ms. Swords, Mr. Richard and Chairman Prince voting in favor, the meeting of November 8, 2021 was adjourned at 1:32 pm.

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Regina Ashmore  
Recording Secretary

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Reed Prince, Chairman  
Montevallo Development Cooperative District