

MONTEVALLO DEVELOPMENT COOPERATIVE DISTRICT
BOARD OF DIRECTORS MEETING
Montevallo City Hall
Minutes
Regular Meeting
October 10, 2022
1:00 p.m.

Members Present: Trey Gauntt (Zoom), Sonya Swords, Mark Richard
Staff Present: Regina Ashmore (Zoom), Susan Hayes (Zoom)
Others Present: Steve Gilbert, Lisa Shapiro, City of Montevallo

The meeting was called to order at 1:10 pm by Chairman Swords. Chairman Swords, Mr. Richard and Mr. Gauntt were in attendance creating a quorum. A notice for this meeting was posted on September 19, 2022.

Mr. Gauntt made a motion to approve the minutes of the August 8 meeting. Mr. Richard seconded the motion. The motion was approved by a unanimous vote of three (3-0), with Mr. Gauntt, Mr. Richard and Chairman Swords voting in favor.

Mr. Gauntt made a motion to approve the minutes of the September 12 meeting. Mr. Richard seconded the motion. The motion was approved by a unanimous vote of three (3-0), with Mr. Gauntt, Mr. Richard and Chairman Swords voting in favor.

The Board discussed project updates. The Highway 25 sidewalk project is still waiting on final approval from ALDOT before going out to bid. The Sims House project is on schedule and should be completed within the next two months. The potential hotel development has two potential investors both interested in the Victory site. The Stephens Park partition walls have been delivered and installed this week. Mr. Gauntt stated the remaining stone would be put along the ramp to create a natural slope along the sidewalk at Stephens Park. The Orr Park Creek walking track resurfacing had been completed with exception of edging and backfill.

Ms. Hayes reminded the Board the year-end budget cut-off is a hard date; all invoices for work performed should be processed before October 1. Forward any outstanding invoices to her immediately.

Mr. Gauntt stated the bid documents for the mountain bike course are being prepared for bid letting in November and a potential start date of February 2023.

The Board discussed the proposed additional parking spaces along the High School practice field that will add 13 or 14 angled spaces at an estimated cost of \$68,000. The project had not been formally presented to the Board of Education for approval. Mr. Gauntt asked why the draft layout showed parking slanted in the wrong direction. He suggested the plan revision should reflect proper slanting; looking both directions to back out in traffic is very dangerous. Discussion continued about direction of parking, signage and funding options including the park and recreation grant opportunities.

Ideas included a two-story press box/concession stand, Orr Park restroom revitalization, lighting for the soccer fields. Also discussed were security and property maintenance such as electronic locks and security cameras. Mr. Gilbert stated the grant deadline for this cycle is December.

Ms. Hayes asked the Board to direct any question concerning the financial audit to her. She noted the sale of the Tavern property reflected a \$204,000 financial gain where each partner decided to leave the funds for future projects.

Ms. Hayes further stated there are funds earmarked for the hotel project. Mr. Gilbert stated the potential developers are concerned about the environmental impacts; however, the Board discussed not updating the current study at this time. Ms. Hayes inquired if the Board preferred to approve the audit at the December or January meeting; all agreed to defer the decision to Ms. Hayes. Ms. Hayes requested the auditor appear at the January meeting for final approval.

The next regularly scheduled meeting will be on Monday, November 14, 2022 at 1:00 pm in the Council Chambers at Montevally City Hall. 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 Mr. Gauntt. The motion was approved by a unanimous vote of three (3-0), with Mr. Richard, Mr. Gauntt and Chairman Swords voting in favor, the regular meeting of October 10, 2022 was adjourned at 2:14 pm.

Regina Ashmore

Recording Secretary

Sonya Swords

Montevally Development Cooperative District