

MONTEVALLO DEVELOPMENT COOPERATIVE DISTRICT
BOARD OF DIRECTORS MEETING
Montevally City Hall
Minutes
Regular Meeting
September 11, 2023
1:00 p.m.

Members Present: Trey Gauntt, Sonya Swords, Mark Richard
Staff Present: Regina Ashmore (Zoom)
Others Present: Steve Gilbert, City of Montevally

The meeting was called to order at 1:15 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 August 15, 2023.

Mr. Richard made a motion to approve the minutes of the August 14th meeting. The motion was seconded by Mr. Gauntt. The motion was approved by a vote of three (3-0), with Chairman Swords, Mr. Richard and Mr. Gauntt voting in favor.

Mr. Gilbert reported that the Highway 25 Sidewalk Project was advertised and let for bidding as the original bid opening only resulted in one responsive bidder and that bid was considerably over budget.

Mr. Gauntt stated that the XCO Course contractor is completing a punch list and the only remaining item is the dual slalom hub where the starting gate will be. The materials have been ordered and should arrive soon.

Mr. Gilbert stated that the Wadsworth Street Project was complete except sidewalks, electrical and conduit for the electric vehicle charging station, parking bumpers and striping. Chairman Swords stated the City council request that the MDCD reimburse the City for the expenses associated with this project minus the charging station which is being funded with a grant. Mrs. Swords made a motion to establish a project budget and line item for this project and to approve the Wadsworth Street project funding up to \$150,000. The contract for this work is directly between the City and the contractor with the City paying the contractor directly. As soon as all expenses are paid by the City to the contractor the City will request a one payment reimbursement for all expenses on the project minus the EV charging station. The motion was seconded by Mr. Gauntt. The motion was approved by a vote of three (3-0), with Chairman Swords, Mr. Richard and Mr. Gauntt voting in favor.

The Board discussed the approval process and the need to have city council approval and feel that a resolution from the council is not required as long as the City representative was bringing forward the motion as the City representative and as the chairperson is a city council member. The Board further discussed the right to approve or deny city council requests at its discretion based on the details of the project or action being brought forward and its ability to meet the criteria of the charter of the MDCD and its intended purpose and mission.

Mr. Gilbert delivered an update on the Victory property and stated that ADEM has required additional testing for the site including a vapor study and new core samples. The Board agrees the city should pay for the study utilizing the existing allocation.

Mr. Gilbert delivered an update on the Hwy 119 and County Road 22 project (aka. Crossroads Project) stated he is waiting to hear from Garver Engineering to purchase the necessary rights-of-way. Also of note, a retail developer has a large parcel under contract for a commercial development center in the area and has twelve months to finalize the plans. Everyone agrees that is a prime location as it is centrally located between Montevallo, Alabaster and Calera and would be very beneficial to residents.

The Board discussed the status of the proposed Community Center. The city is waiting on a design rendering before moving into a construction phase. They further discussed the potential types of fields and the benefits to the residents. Mr. Gauntt asked Mr. Richard if the university had any large parcels they may wish to work with the city to develop shared fields.

Mr. Gilbert stated the repairs for the Orr Park restrooms and pavilions were estimated at \$8,000 per unit for metal roofs or \$12,000 for wood and shingles. Mr. Gauntt informed Board that the County Commission approved \$500,000 for Park and Recreation Grants and this morning's budget hearing and the city should consider applying as this project would be a candidate and if the County doesn't approve the grant, the Board would entertain a request for assistance.

Mr. Richard made a motion to approve the renewal of the Main Street Alabama membership in the amount of \$1,000. The motion was seconded by Mr. Gauntt. The motion was approved by a vote of three (3-0), with Chairman Swords, Mr. Richard and Mr. Gauntt voting in favor.

The next regularly scheduled meeting will be on Monday, October 9, 2023 at 1:00 pm in the Council Chambers at Montevallo City Hall. The Zoom login will be provided for the meeting.

There being no further business, Chairman Swords made a motion to adjourn. The motion was seconded by Mr. Richard. The motion was approved by a unanimous vote of three (3-0), with Mr. Gauntt, Mr. Richard and Chairman Swords voting in favor, the regular meeting of September 11, 2023 was adjourned at 2:07 pm.

Regina Ashmore
Recording Secretary

Sonya Swords
Montevallo Development Cooperative District