

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

**Regular Meeting
October 14, 2024
1:00 p.m.**

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

The meeting was called to order at 1:00 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 10, 2024.

As the next meeting is scheduled for Monday, November 11, Veteran's Day, the Board unanimously decided to move this meeting to Tuesday, November 12, 2024 at 1:00 pm in the Council Chambers at City Hall.

Mr. Richard made a motion to approve the minutes of the September 9, 2024 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.

The Hotel Project received Shelby County Commission support with a swift decision to abate lodging taxes at its regular meeting this morning. There are contracts and agreements on the Montevallo City Council agenda tonight for discussion and action. Once city council action is taken, agreements and contracts can be executed - the development of a long awaited hotel within city limits will begin.

The Crossroads project has not moved forward as it is still waiting on an environmental assessment from ALDOT.

The Community Center project is currently waiting on a conceptual design rendering by Williams Blackstock; a follow-up meeting is expected soon.

The Board discussed the vacant parking lot across the street from City Hall. The handrail height was proposed at 54 inches high and the city is considering lowering it to 42 inches high to save funds in the overall project. Mr. Gauntt indicated that 54" was only used because of the height of the existing wall and was out of an abundance of caution for protection and that the 42" would meet the minimum code requirements for railing. The bid package included striping, paving, handrail, and shore up concrete wall came in at an estimated \$108,064. If the city decided to include the pavilion, the project will increase by \$40,000. The Board agreed to set up a line item up to \$115,000 for the 542 Main Street Parking lot improvements. No formal action was taken at this time.

The Shoal Creek Park Trail improvements came in under budget at \$27,521.25. The \$4,935.00 savings can be rolled back into unallocated funds after all invoices are paid.

Mr. Gilbert presented the Board with a plan for matching grant funding for improvements at Stephens Park concession stand. The city will apply for \$70,000 in park and recreation grant money from Shelby County and would like the Board to consider funding the remaining \$55,000 contingent on park and recreational grant funding if the grant is awarded. The proposed improvements would include gutting the interior except the range hood and gas line, closing some serving windows, replacing existing serving windows with roll up doors, painting, flooring, renovate restrooms, and upgrade fluorescent lighting to LED lighting. The proposal is being presented to the city council on October 21; however, Mr. Gilbert wanted to bring the project to the Board for consideration before a formal request is made.

The Scout Lodge project is eligible for a new Shelby County Commission grant program that is being offered this fall for up to \$50,000 and the city is preparing a submittal. The improvements are estimated at \$115,000 that would leave \$65,000 to be funded locally. The building was removed from the city's usable rental space options based on its current condition. Once repaired or renovated, the space could be used for birthday parties, small gatherings, and local scout troops. The city will make a formal request for the Board to fund this project in the near future.

Ms. Hayes stated the audit starts tomorrow. She is preparing reimbursements to the city for invoices received and asked if the city preferred one check or separate checks for each project. The city requested separate checks for record keeping purposes. She also discussed the current state of certificate of deposits being held at local banks: Central State Bank, Trustmark, and Regions. The existing \$250,000 deposits are currently worth the following: Trustmark, \$263,768; Central State Bank, \$264,893; and Regions, \$257,800. In addition, an account at Central State Bank went dormant two months ago and will need a deposit to keep it active. She asked the Board if any of the members were receiving notifications from any of the bank partners concerning the accounts and the Board members responded they were not receiving any notices. Mr. Gauntt made a motion to give Ms. Hayes the authority to renew certificates of deposit at reasonable rates or withdraw the funds and invest at another bank to allow for maximum growth. The motion was seconded by Mr. Richard. 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 open line items and which project should be closed and the remaining balance moved to unallocated funds: Highway 10 Bridge, \$512; Wadsworth, \$7,177; Victory environmental, \$127,000. They further discussed the Hotel project and the developer funding, escrow and payment schedule along with the demolition plan.

The next regularly scheduled meeting will be on Tuesday, November 12, 2024 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, 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. Gauntt, Mr. Richard and Chairman Swords voting in favor, the regular meeting of October 14, 2024 was adjourned at 2:11 pm.

Regina Ashmore
Recording Secretary

Sonya Swords
Montevallo Development Cooperative District