

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

**Regular Meeting  
September 9, 2024  
1:00 p.m.**

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

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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 August 13, 2024.

Mr. Richard made a motion to approve the minutes of the August 12, 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.

Mr. Gilbert stated the Highway 25 Sidewalk Project is complete and the city has prepared a final invoice and will be forwarding to Ms. Hayes by September 15.

The Hotel Project is waiting on the final environmental covenants from ADEM. The last update stated the documents were on the chairman's desk for signature. The city has targeted the September 23<sup>rd</sup> City Council meeting for final approval pending the receipt of executed ADEM covenants. The Board discussed the city move forward with contracts and request reimbursement for funds expended by the contractor.

The Crossroads project is waiting on environmental assessment from ALDOT before it can move forward. The city has annexed a one-acre lot on the north side of this intersection in anticipation of a proposed shopping center development, which may have additional impact on the crossroad project.

The city's shareholders met with an architect to discuss the future development of a Community Center. The kick off meeting provided much needed insight in identifying the overall needs of much needed city wide athletic and event space. The conceptual design highlighting the overall footprint will assist in determining site placement requirements allowing the city to move forward with site selection options.

The tennis court project has been completed and the final invoice will be submitted for payment to Ms. Hayes before fiscal year end.

The Board briefly discussed the Orr Park restroom and roof projects to determine the status of invoices and payments and whether any budget shortfall needed to be moved back into unallocated funds to formally close each project and allow remaining funds be available for other projects. Mr. Gauntt made a motion to move unused funds in the amount of \$7,177 for the Wadsworth project to excess funds and officially close the Wadsworth project line item. 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.

Mr. Gauntt made a motion to move unused funds in the amount of \$512 for the Highway 10 project to excess funds and officially close the Highway 10 project line item. 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 the proposed improvements to the vacant parking lot across the street from City Hall. Mr. Gauntt provided an estimate for steel railing for \$67,000 from Steel City Metal, Inc and a pavilion price from Struthers Recreation for \$48,000 and paving for \$30,000. Mr. Gilbert stated the overall improvements would total approximately \$150,000. Alternate railings were discussed; however, the steel railing seemed the most aesthetic option. Mr. Gauntt suggested the city contact the hotel contractor prior to beginning the project to determine their equipment needs to prevent possible damage to any improvement made by heavy equipment or building material storage.

The Shoal Creek Park Foundation requested the Board consider allocating \$32,500 for improvements at the park including a kiosk, boulder, and barrier free trail. The \$32,500 would be used to fund one half of the cost to construct the trail and the foundation would fund the remaining half along with the entire cost of the kiosk and other described improvements. The foundation was awarded a \$52,500 grant for a portion of the project. Mr. Gauntt made a motion to allocate \$32,500 for the Shoal Creek Park project for this line item from excess funds for this project. 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.

Ms. Hayes stated the insurance coverage for the UMoM building is under internal review to determine if all interested parties have the necessary coverage under any potential claims. The existing memorandum of agreement (MOA) is not specific about partners and insurance requirements. UM has specific requirements as a state agency that may limit compensation due to claims based property ownership. The Board should consider long-term plans for the property.

The next regularly scheduled meeting will be on Monday, October 14, 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 September 9, 2024 was adjourned at 1:40 pm.

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Regina Ashmore  
Recording Secretary

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Sonya Swords  
Montevallo Development Cooperative District