

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

**Regular Meeting**  
**August 11, 2025**  
**1:00 p.m.**

Members Present: Sonya Swords, Trey Gauntt  
Staff Present: Gina LeCroy (Zoom), Susan Hayes (Zoom)  
Others Present: Steve Gilbert, City of Montevallo

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The meeting was called to order at 1:15 pm by Chairman Swords. Chairman Swords and Mr. Gauntt were in attendance creating a quorum. A notice for this meeting was posted on July 21, 2025.

Mr. Gauntt made a motion to approve the minutes of the July 14, 2025 meeting. The motion was seconded by Ms. Swords. The motion was approved by a vote of two (2-0), with Chairman Swords and Mr. Gauntt voting in favor.

Mr. Gilbert provided an update on the Hotel project stating that the height variance of 48' was approved by the zoning board of adjustments and that the plans were approved by the design review committee. The plans were sent to the State last week and the turnaround time is usually three to three and a half weeks. The location of the water tie-in has also been agreed on. Mr. Gilbert stated that he expects to be able to break ground in September.

Mr. Gilbert stated that ALDOT has signed everything related to the Crossroads Project and that the developer is working with the owners of the fireworks property and Marathon station to obtain the property needed for right of way and road expansion.

Ms. Swords asked for an update on the school gym. Mr. Gauntt stated that he had met with the Board of Education and MDCCD's portion of funds will be needed around the first of the year. Mr. Gauntt suggested addressing these and the funds for the contracted work on the soccer fields at the same time.

Mr. Gauntt also suggested utilizing SCPARA to go ahead and do the demolition of the existing buildings and clearing and grubbing for the soccer fields. He suggested setting aside \$50,000 for this work. Ms. Swords stated that she has received numerous calls from citizens asking about saving the garage at the Brown Property. Mr. Gauntt stated that he believes that the current grading plan is too steep to keep the building. He will look at it again but he suggested building storage space on to the restroom. Ms. Swords stated that a citizen expressed concern about where storm refuge would be if all the buildings were torn down. Mr. Gilbert stated that the storm shelter is nearby.

Mr. Gauntt stated that Ms. Hayes had asked about closing out projects that have been completed. Ms. Hayes gave the following update on projects:

- Nothing has been billed for the Stevens Park Concession Stand project. Mr. Gilbert stated that he is working on getting the billing done.

- There is \$21,000 remaining from the Highway 25 Sidewalk Project. Ms. Hayes stated it will be moved to reserves.
- \$61,903 is remaining from the Montevallo Community Center Project. It was decided that this money would be used for the building demo/land clearing for the soccer fields (SCPARA). Ms. Hayes stated she would move these funds to the multi-use field project budget line.
- \$4,978 remains from the Shoal Creek Project. Ms. Hayes stated it will be moved to reserves.

The next regularly scheduled meeting will be on Monday, September 8, 2025 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 Gauntt made a motion to adjourn. The motion was seconded by Ms. Swords. The motion was approved by a unanimous vote of two (2-0), with Mr. Gauntt and Chairman Swords voting in favor, the meeting was adjourned at 1:50 pm.

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Gina LeCroy  
Recording Secretary

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Sonya Swords  
Montevallo Development Cooperative District