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

Regular Meeting
October 13, 2025
1:00 p.m.

Members Present:	Sonya Swords, Trey Gauntt, Mark Richard
Staff Present:	Gina LeCroy (Zoom), Susan Hayes
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 12, 2025.

Mr. Richard made a motion to approve the minutes of the September 8, 2025 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.

Ms. Hayes stated that she will begin working with auditors this week and will send out financial packets as soon as possible.

Mr. Gauntt indicated that he had spoken with DeAnna Smith at UM regarding accounting services for the MDCD and they are still not in a position to provide staff for accounting services thru UM as they have done previously. With this said, to address accounting services for FY 26 Mr. Gauntt made a motion that MDCD continue to use Susan Hayes as the accounting consultant for fiscal year 2026 under the same terms as previous used for FY 25. Mr. Richards seconded the motion and it was approved by a vote of (3-0), with Chairman Swords, Mr. Richard and Mr. Gauntt voting in favor.

Mr. Gilbert reported that the earth moving company should begin working on the hotel project tomorrow. They will install construction fence and begin moving dirt. Mr. Gauntt stated that the only outstanding expense for this project is the $375,000 reimbursement to the City of Montevallo for the MDCD's participation on the hotel project as described in the meeting minutes from December 2022. This expense will be paid out of the existing budget line that was established in December 2022 utilizing funds from the sale of the Alabama Coach Company / Tavern property. Mr. Gilbert said he would send the invoice to Ms. Hayes today.

Mr. Gauntt stated that he had discussed the remaining funds from the proceeds of the Alabama Coach Company / Tavern property with DeAnna Smith (UM CFO) and Chad Scroggins (County Manager) and they both agreed to allow these funds to remain at MDCD in a designated line item to be utilized for either each the University's or County's share of annual operating expenses for the MDCD or to fund future projects that are mutually agreed to by the partners on projects within the City of Montevallo.

Mr. Gilbert reported on the Crossroads intersection project and that he met with Mandell Tillman of Tillman Development last week and toured the site. He is waiting for ALDOT approval to use Mr.

Tillman for right of way acquisition. He stated he hopes to have an answer within a few days. Mr. Gilbert asked if an engineering cost had been established for this project at the MDCD. Mr. Gauntt stated that it has not. The MDCD had only discussed possible funding of the sewer line project and were waiting on more to develop regarding those costs and the required timing of those needs before establishing a project budget line to fund any expenses for that project. Mr. Gilbert stated that the rough estimate for the right of way acquisition was $265k. The sewer line relocation and upgrades at the Crossroads intersection will total approximately $1M. Mr. Gilbert stated he had identified funding for approximately half of this expense and was still working with other sources for the remainder.

Mr. Gauntt stated that with the right of way cost and utility expense for this project it is possible that the MDCD may be asked to fund approximately $750k in 2026. This will need to be taken into consideration when decisions are made on the amount of funds required to be borrowed to fund the gym project and multi-use field projects early 2026. The Board can discuss at that time the amount of cash on hand which will determine how much participation the MDCD is capable of on the Crossroads project balanced with other needs for projects in the City.

There were no updates on the High School Gym Project. Mr. Gauntt said he has not received any recent updates from the BOE and assumes the project design is still underway. Mr. Gilbert stated that the ongoing classroom expansion project on the north end of the existing gym appears to be ahead of schedule.

Mr. Gauntt said that the request for the ADEM permit for the multi-use fields project has been submitted by Shelby County Environmental Services Department and is being reviewed by ADEM. When the permit is in place, SCPARA will begin clearing the site. Mr. Gauntt estimated that they will begin work around the first of December.

Ms. Swords asked for an update on the insurance for the University of Montevallo on Main Building (UMOM). Mr. Gauntt stated he had the invoice in the amount of $2,510 from Rux Carter Insurance for general liability insurance for the building and professional liability insurance for the MDCD. Removing the building and contents coverage resulted in a savings of $11,913 annually. The amendment to the MOA for the building use will be executed by the partners to document the insurance coverage responsibility of UM and also formally outline the division of any insurance claim disbursements in the case of a catastrophic event. The division will be proportional to the amount that each of the partners have previously invested in the building.

Mr. Gilbert said that he would like to close out the Stephens Park Project. He stated that no additional work will be done on the concessions stand. Ms. Hayes reported that there is $24,412 remaining funds for this project. Mr. Gilbert asked that this project amount be put back in the general fund for future projects.

Ms. Swords asked about lighting for the pickleball courts at Stephens Park. Mr. Gauntt recommended applying for a Park & Recreation grant to cover this cost. Mr. Gauntt stated that he would obtain quotes for the materials and installation and send it over to Steve Gilbert for use.

Mr. Gilbert stated that he will also be applying for a County Park & Recreation grant for a Scout Lodge renovation project which would cost between $70,000 and $80,000 and this would be the City’s top priority out of the two park and rec grant applications.

Ms. Swords announced that this will be her last MDCD meeting as Chairman. Mr. Gilbert indicated that the city council will be appointing her replacement soon. Mr. Richard commended Ms. Swords for her commitment and tremendous dedication and thanked her for all she has done while serving as Chairman. Mr. Gauntt echoed those comments related to Ms. Swords and her positive contribution to the MDCD team.

The next regularly scheduled meeting will be on Monday, November 10, 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. 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 meeting was adjourned at 1:40 pm.

Gina LeCroy	Sonya Swords
Recording Secretary	Montevallo Development Cooperative District