

**MONTEVALLO DEVELOPMENT COOPERATIVE DISTRICT**  
**BOARD OF DIRECTORS MEETING**  
**Parnell Memorial Library**  
**August 26, 2013**  
**4:00 p.m.**

Members Present: Dee Woodham, Deanna Smith, Reed Prince  
Staff Present: Susan Hayes, Regina Ashmore  
Others Present: Alex Dudchock, Trey Gauntt

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The meeting was called to order by Chairman Woodham at approximately 4:08 p.m.

Mr. Dudchock updated the Board on the **Softball Stadium**. The fence will be coming down tomorrow morning followed by the poles and light masts. Mr. Gauntt along with Barge, Waggoner, Sumner and Canon will have stake the recommended field location. Due to floodplain issues the base floor elevation must be above flood hazard level.

The price to irrigate from the **Shoal Creek** was not feasible at this time. The service will be provided by Montevallo Water & Sewer.

Mr. Dudchock would like for the Board to consider renovations to the **Recreation Building** to have it utilized as a locker room for the fields. Students would not be crossing the street if the partners agreed to this use.

Chairman Woodham stated that Donny Cook was investigating lighting for **Orr Park**. Mr. Dudchock informed the Board that bulbs were due to be replaced soon. It appeared they had not been replaced since their initial installation.

Mr. Dudchock suggested that the Board consider using reclaimed brick for masonry work for the field backstops and other uses.

Mr. Dudchock asked if the **Hotel Feasibility Study** was progressing. He asked the Board to set aside \$20,000 for the study with confirmed donations of \$5,000 from SCEIDA, \$10,000 from the Greater Shelby County Chamber of Commerce, and \$20,000 from Shelby County Commission; combined total of \$55,000 to cover the cost of the **Study** update. Chairman Woodham will discuss with Mayor Cost to engage the consultant. Chairman Woodham stated that the Board needs to set a timetable for data. Ms. Smith sees challenges for gathering data. Mr. Dudchock suggested that Chairman Woodham seek a donation from the Industrial Development Board to match SCEIDA's \$5,000. Mr. Dudchock requested a day to meet with contractors to discuss the **study**. The Board should use interviews as an informational tool.

Ms. Smith stated that the University is steering students away from **Jeter Hall**. Mr. Dudchock suggested that the building be taken down as soon as possible since the Board had approval from the Trustees Sub-Committee. Ms. Smith will verify with Dr. Stewart that the University is ready

to raze the building. Ms. Smith did not know if the TSC voted on the demolition of **Jeter Hall**. Mr. Dudchok stated that any new structure would have a memory wall in honor of **Jeter Hall**. The Board will have to pay the Physical Plant to valve off the utilities.

Mr. Dudchok stated that the **Intermural Fields** should be in place by August 1, 2014. Depending on funding the fields would have stick built restrooms and pavilions.

The plans were reviewed with spaces for locker rooms, storage, diminus shower facilities. The fields will be staked to maximize benefits and assets. The Community Health Foundation Grant will play a large part in what facilities will be constructed.

Mr. Gauntt stated that the final wearing surface for **Island and Valley streets** has been placed on hold indefinitely due to continued utility relocations and necessary markings being applied to the current binder surface. The County will apply asphalt wedging at all handicap accessible areas to accommodate ADA requirements in the interim.

Ms. Hayes stated that the **UMOM** building elevators functioned very slowly. Mr. Prince stated that a similar comment has been made and addressed. Ms. Smith stated that the fatheads are on order. A work order is outstanding for maintenance of the elevator.

Mr. Dudchok informed the Board that all invoicing for **PARA** was complete. Mr. Gauntt stated that the total was \$870,000 currently. The only bills outstanding is for \$1,000 or so for labor performed on Valley & Island streets for the **Promenade project**. Ms. Hayes, Mr. Gauntt and Michelle Glenn are to confirm all invoices are billed and paid.

Chairman Woodham stated that it is a pleasure working with **TrustMark Bank**. The loan is progressing well.

Mr. Dudchok and Mr. Gauntt left the meeting.

Mr. Prince stated that the **Coach Building** would have all equipment operational by the end of the week. He also requested the Board to consider adding funds to the budget to replace the roof and windows on the **Coach Building**. Chairman Woodham made a motion to increase the contingency budget amount to \$100,000 for the **Coach Building** Renovation. Ms. Smith seconded the motion. The motion passed unanimously.

Mr. Prince mad a motion to increase the budget amount to \$20,000 for the **Hotel Feasibility Study** in light of Mr. Dudchock's confirmed partner pledges. Chairman Woodham seconded the motion. The motion passed unanimously.

Mr. Prince stated that the **UMOM** project is nearing completion. The final punch list and budget numbers will be complete soon.

Chairman Woodham made a motion to approve the minutes of the August 20, 2013 specially called meeting. Mr. Prince seconded the motion. The motion passed unanimously.

Chairman Woodham asked Ms. Ashmore to update Mr. Hunke on the **Coach Building** equipment. Ms. Smith made a motion to apply a deadline for restaurant proposals to be

submitted on or before September 30, 2013. Chairman Woodham seconded the motion. The motion passed unanimously.

Meeting adjourned at 5:25 p.m.