

**MONTEVALLO DEVELOPMENT COOPERATIVE DISTRICT**  
**BOARD OF DIRECTORS MEETING**  
**Parnell Memorial Library**  
**Minutes**

**Special Called Meeting**

**May 5, 2014**

**4:00 p.m.**

Members Present: Dee Woodham, Reed Prince, DeAnna Smith

Members Absent: None

Staff Present: Chris Hershey, Regina Ashmore, Chad Scroggins, Alex Dudchock, Trey Gauntt, Susan Hayes

Others Present: Heyward Hosch, III, Maynard, Cooper & Gale, PC; Barry Staples, Maynard, Cooper & Gale PC

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The meeting was called to order by Chairman Dee Woodham at approximately 4:00 p.m.

Chairman Woodham welcomed Mr. Heyward Hosch and Mr. Barry Staples. At that time Mr. Hosch provided the Board with legal overviews and strategies.

Chairman Woodham asked for an update on the **Hotel Feasibility Study RFP**. Mr. Scroggins suggested the Board add a release date, possible removal of the intent to submit line, and add a submittal date. Mr. Dudchock suggested the Board remove the oral interviews and date. Mr. Scroggins suggested the Board allow ample time for prospects to perform a site visit and research, perhaps a minimum of sixty days. Mr. Dudchock agreed the intent to propose portion should be removed from the document. Mr. Dudchock stated that all clarifications, questions, or comments should be in writing then allow ample time to respond. Mr. Scroggins suggested a minimum of 30 days. Ms. Smith made a motion to send the RFP out with the changes mentioned. Mr. Prince seconded the motion. The motion was approved by all with a three to zero vote.

Mr. Gauntt showed samples of metal and brick for the **softball stadium**. Ms. Smith made a motion to approve the brick and metal samples shown. Chairman Woodham seconded the motion. The motion was approved by all with a three to zero vote.

Mr. Gauntt gave an update on the **track**. Work is progressing. The bid package will be let on the track opening June 12. The asphalt will have to cure for one month before the rubberized surface can be installed which should be around late October or early November.

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Mr. Gauntt stated sixty **street signs** had been installed within a three day period. The work started with PARA counterparts. There has been trouble locating utilities. The crew needs a full time Water Board employee on the project. The only other option would be to call for line location on every pole, which is not feasible. Mr. Gauntt requested Mr. James Carlee work with the crew daily. Chairman Woodham stated she would discuss the request with the Water and Sewer Manager. Mr. Gauntt stated that 10 percent of the total 600 had been installed.

Mr. Prince stated there was nothing to report on **Stephens Park**. Mr. Gauntt will meet with Mr. Chuck Kelly soon. Mayor Cost and Mr. Gauntt have a meeting scheduled on Thursday.

Chairman Woodham requested an update on the **real estate proposal** for the restaurant. Mr. Hershey had nothing new to report. Chairman Woodham asked Mr. Hershey to contact Mayor Cost for the one specific franchise lead.

Ms. Smith stated that **Watts on Main** was for sale if anyone was interested in the building.

Chairman Woodham discussed the contract with the real estate broker, Shannon Waltchick, concerning the **Alabama Coach Building**. The Board needs to clean-up the building and the kitchen should be in an orderly condition to enhance eye appeal to potential tenants. Mr. Scroggins offered additional work force in approximately two weeks. Mr. Gauntt asked if the privacy fence needed tending such as clearing trees and the chain link fencing. Mr. Prince will put together a cost estimate. Chairman Woodham asked about the exclusions on the broker agreement. Ms. Smith asked what the term would be six months or sixty days and what the time frame for the exclusions would be. Chairman Woodham stated they would be subject to approval by the Board. Mr. Prince made a motion to allow Chairman Woodham to communicate and contract with a real estate broker to list the **Alabama Coach Building** for six months. Ms. Smith seconded the motion. The motion was approved by all with a three to zero vote.

Ms. Smith made a motion to **adjourn** the meeting. Mr. Prince seconded the motion. The motion was approved by all with a three to zero vote. The meeting was **adjourned** by Chairman Woodham at 5:52 p.m.