

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

Regular Called Meeting
August 25, 2014
4:00 p.m.

Members Present: Dee Woodham, Reed Prince, Deanna Smith
Members Absent: None
Staff Present: Chris Hershey, Trey Gauntt, Regina Ashmore, Susan Hayes
Others Present: Martin Reed, Birmingham News, Steve Gilbert, Montevallo Chamber of Commerce

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

Mr. Gilbert informed the Board that the Montevallo Chamber of Commerce has launched a new website with a calendar function. Mr. Hershey stated the city could add events to the County's tourism website at any time. Mr. Gilbert stated the Arts Council, the library and the University of Montevallo events are to be posted on the city's events calendar.

Chairman Woodham inquired about the Rux Carter insurance bid. UM sent Mr. Bentley a package with current policies. Mr. Prince had the bid revised to cover professional and liability for McDonald's property with the bid amount remaining \$8,000 premium. Mr. Prince amended to add the Coach building. Ms. Smith stated the UM policy only covers salvage price for the building. Mr. Prince will verify the Coach building with Mr. Bentley.

Chairman Woodham asked to formalize the parking lot agreement with McDonald's. Mr. Gilbert stated the owners of the lot behind CVS were open to uses although currently considering an ATM drive-up kiosk. Mr. Gauntt stated the questions were addressed with responses to owners with a letter showing plans from ALDOT next week. Engineering is 90 percent complete for Main Street. Several access points will be addressed. Chairman Woodham will inform City Council tonight. Mr. Gauntt stated CVS, Regions, UMoM, and KFC will have accesses closing that are located near intersections; however would be picking up parking from side street spaces. Chairman Woodham stated Main Street would be going from 109 to 88 on street parking on Main street. There are 25 spaces currently striped on Island with 3 more to be striped on Shelby, Middle and Vine. Mr. Gilbert stated the Chamber was working to educate and emphasize the increased flow to business with the new layout.

Chairman Woodham stated Shannon Waltcheck was making progress with the Coach Company building being shown tomorrow. She would provide a more detailed update next month.

Chairman Woodham stated the Hotel RFP produced three responses that staff was currently reviewing.

The Middle Street grant will pay for curb and gutter; hopefully around the same timeframe as Main Street. Mr. Gauntt will insure the tie in. Mr. Gauntt stated paving starts on Overland Street in the morning moving to Roenda Street after that. The downtown portion is held up due to the contractor's milling machine being tied up on another job and unable to be relocated to Main at this time. It will only take 2 ½ days to pave. Work is also progressing on making intersections ADA compliant.

The softball stadium is progressing well and should be complete by the end of October. All electrical poles with fixtures are in place. The lighting should be done this week and take about 3 ½ weeks to complete for all 3 fields. The underground work is scheduled to begin on the track. Sports Turf is working now on French drains with work to be complete before the first of the year.

Stephens Park has two phases. \$96,000 for base bid with the lowest coming in at \$122,000. If work is self-performed for must have improvements the work can be done at \$84,500. All members agreed to not award the bid and self-perform work. The Board gave Mr. Gauntt approval to execute contracts for the concrete work to C & W Concrete and irrigation to Suburban Irrigation.

Chairman Woodham stated the street signs were going in and were 30 percent complete. Way finding signs are going to the city. Mr. Gauntt suggested ALDOT approve prior to the council approving.

Mr. Prince made a motion to approve the minutes of the July 28, 2014 meeting. Chairman Woodham seconded the motion. The motion was approved by all with a three to zero vote.

Mr. Prince stated that the Coach building is not covered by the current policy as an empty building. Ms. Smith stated that perhaps the wavier should be used for public use. Mr. Gilbert asked about food trucks using the lot. He stated the city allows those with the property owner approval. Chairman Woodham will follow up and notify Mr. Gilbert of her finding.

Mr. Prince made a motion for Rux Carter Insurance to write the policy for MDCD. Ms. Smith seconded the motion. The motion was approved by all with a three to zero vote.

Mr. Gauntt will contact the McDonald representative with the insurance policy. MDCD has not been reimbursed for worker labor it is considered in-kind work.

Ms. Smith stated that UM and MDCD were insured for functions (special events) and the property was covered at salvage rates.

Ms. Hayes provided the Board with the financials as of July 31. Expenses total \$1,051,443 with bond projects at \$1,800,000 leaving a balance of \$3,200,000 remaining and a cash balance of \$2,400,000. Ms. Ayes reminded the board that September 30 was the end of the fiscal year and all invoices should be submitted to her no later than October 15.

Chairman Woodham stated the city council had the city hall on the agenda tonight. Turner, Batson was ready to put out for bids with an estimate of \$1,400,000.

There being no further business to discuss, Chairman Woodham made a motion to adjourn the meeting. Mr. Prince seconded the motion. The motion was approved by all with a two to zero vote. The meeting was adjourned by Chairman Woodham at 5:17 p.m.