

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

**Regular Called Meeting**  
**September 22, 2014**  
**4:00 p.m.**

Members Present: Dee Woodham, Reed Prince, Deanna Smith  
Members Absent: None  
Staff Present: Chris Hershey, Regina Ashmore  
Others Present: Steve Gilbert, Montevallo Chamber of Commerce; Janice Seaman, citizen

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The meeting was called to order by Chairman Dee Woodham at approximately 4:04 p.m.

Chairman Woodham asked if there were any changes that should be noted to the minutes of the August 25<sup>th</sup> meeting. With no changes requested, Mr. Prince made a motion to approve the minutes of the August 25<sup>th</sup> meeting. The motion was seconded by Ms. Smith. The motion was approved by all with a three to zero vote.

Chairman Woodham requested the Board execute the Addendum to the MOA reflecting the division of administrative fees. Ms. Smith made a motion to proceed with the execution of the Addendum. Mr. Prince seconded the motion. The motion was approved by all with a three to zero vote.

Chairman Woodham asked for an update on insurance coverage. Mr. Prince stated the McDonald's lot coverage, directors insurance, and liability were all incorporated in the policy with Rux Carter. Ms. Smith stated the University of Montevallo covered UMoM with the MDCD as additional insured.

The McDonald's contract should be finalized soon. Mr. Gauntt is waiting on insurance documents to present to McDonald's personnel along with the executed contract. Chairman Woodham asked Mr. Hershey to review the contract. The Board is concerned a 4 hour time limit on parking would be inadequate for tournaments held at the facility may require longer parking times. Mr. Gauntt will coordinate with McDonalds to finalize the contract after review and revisions, if needed, is complete.

Mr. Prince provided updates on several projects. Stephens Park irrigation system will be completed by the end of this week, concrete is expected to be installed next week, and the electrical installation is in progress.

Letters have gone out to business owners referencing the changes and how they affect businesses aligning Main Street. The City held a meeting with the business owners to discuss the overall project. Discussions are ongoing with Regions Bank to decide alternate exit strategies since their exit closest to North Boundary will be closed by ALDOT during the renovation project.

The Track is twenty percent complete. The Softball fields are expected to complete in six to eight weeks. The lighting is scheduled to be complete in four weeks. Paving should be completed this week; and striping cannot start until 21 days after initial paving. Signage is a rainy day project and as weather remains clear, progression is slow. ALDOT is reviewing the way finding signage. Mr. Gilbert is working with the National Cemetery and American Village on a monument type way finding sign at both locations. Currently discussions are inconclusive on the sign wording; Historic Downtown or Restaurants, Shops and Lodging. The space allotted will have a large impact on final wording of signs.

Chairman Woodham stated there was continued interest in the Coach Company Building. Also, she and Mr. Nathan Stamps were discussing with the property owner allowing possible overflow parking for the softball field on a vacant lot currently for sale. The Hotel proposals are still in review.

Chairman Woodham stated the Promenade plants were discussed with Dr. Jacoby. Dr. Jacoby determined the deterioration was the cause of round-up being used on the plants. True Green has agreed to replace any plant which does not come out of dormancy in spring.

Mr. Prince made a motion to allocate the interest earned from the proceeds of the loan to the City of Montevallo. Ms. Smith seconded the motion. The motion was approved by all with a three to zero vote. Ms. Smith will notify Ms. Hayes to make the necessary ledger entries.

Chairman Woodham asked about the Track budget. Ms. Smith stated the University of Montevallo budgeted the difference in the project. Chairman Woodham stated the Board had recently discussed moving \$50,000 from line 20 to line 11. Further discussions were tabled until a review of the project and estimates could be made.

Ms. Hayes will need all invoices submitted by October 15. Ms. Smith informed the Board that the Community Foundation Grant money had been received and deposited. Ms. Smith informed the Board that the audit manager for the MDCCD was changing.

Ms. Smith asked Mr. Gilbert to inform her if any vendors did not receive FlexPoint decals. She knew they were mailed directly to the vendor; however, she would serve as liaison between the vendor and supplier.

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 three to zero vote. The meeting was adjourned by Chairman Woodham at 4:29 p.m.