

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

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

Members Present: Dee Woodham, Reed Prince, Deanna Smith
Members Absent: Deanna Smith
Staff Present: Chris Hershey, Regina Ashmore, Chad Scroggins
Others Present: Alex Dudchock, Shelby County Manager; Hollie Cost, Mayor; Steve Gilbert, Chamber of Commerce

The meeting was called to order at 4:00 pm by Chairman Woodham.

Mr. Dudchock informed the Board the updated Feasibility Study was due in January from Ms. Wilson. Mr. Scroggins stated he had informed potential lenders the project is about thirty days behind schedule. Ms. Smith stated the consultant thought the prospect of a seventy bed facility was a high expectancy for the market. The Board continued to discuss the possible options of reduced bed count, amenities, and options.

Mr. Prince presented options for pathway lighting for Orr Park. He further stated the city of Montevallo would be responsible for Phase 2 of the project. Mr. Prince suggested not to use photocell and not to illuminate on a daily basis. Chairman Woodham asked how the lights would be turned off and on and who would be responsible for the power bill. After further discussion the choices were given to select light pole types with a selection being made for option two that would be more cohesive to the overall design of the promenade. Ms. Smith made a motion to approve the purchase of option two light poles. Chairman Woodham seconded the motion. The motion was approved by all with a three to zero vote.

Chairman Woodham asked for project updates. Mr. Prince recited Mr. Gauntt's latest email outlining the projects and their progress:

- Stephens Park
 - Phase II Irrigation will be complete as soon as concrete work is completed
 - Phase II concrete work is 50% complete – Work underway now by C&W Concrete to complete concrete work
 - Phase II electrical is 80% complete by city and county forces – work to resume and be completed as soon as Orr Park is completed
- Main Street
 - BWSC working with Insite to develop material for upcoming meeting with ALDOT to determine the scope of work that the Main Street project will be allowed to cover regarding the water line relocation.

- Montevallo Community Track
 - Sports Turf 70% complete – anticipated completion date is the second week in February
- UM Softball Stadium at Orr Park
 - Netting at the backstop to be installed this week / a few small items in the press box remain such as carpet upstairs and furnishings in the concession area / scoreboard scheduled to be installed in January
- Orr Park Lighting (MHS Softball and Baseball)
 - Misc. electrical repairs to scoreboards / batting cages / dugout remaining and are being completed now
- Orr Park Pathway Lights
 - Materials to be acquired upon MDCD approval of staff recommendation on lantern fixtures and pole types
 - Work to begin on install as soon as materials are acquired
- Montevallo Street Sign Replacement Project
 - Will resume work next PARA rain out day
- McDonalds Parking Lot Easement
 - Sent to Angie Penn for execution with insurance doc attached / no response
- Wayfinding Project
 - KLA to revise plans based on ALDOT's comments to avoid any work on ALDOT right of way that would require permitting
- Middle Street Project
 - County reviewed grant details and scope of work provided by the City and made recommendation to engage BWSC to perform PE for this project as outlined in the proposal submitted by BWSC (this recommendation was made only because BWSC is the design engineer for the Main St. project that this project has to tie into. Therefore, the knowledge of grading, drainage and electrical that BWSC has on the Main St project is critical to make the Middle St project successful)
- Safe Routes to Schools Project (Along Island St. from N. Boundary to the Housing Authority)
 - Conducted the preconstruction meeting with ALDOT and the contractor (Triple J Construction) Thur. Dec 18 and construction to begin early January

Mr. Prince made a motion to approve the minutes of the November 24, 2014 meeting. The motion was seconded by Ms. Smith. The motion was approved by all with a three to zero vote.

Chairman Woodham updated the Board on the interest in the Alabama Coach Company (ACC). Mr. Prince made a motion to grant Chairman Woodham the authority to negotiate a Letter of Intent (LOI) with the potential restaurateur for the building at ACC. The final LOI will require Board approval. Ms. Smith seconded the motion. The motion was approved by all with a three to zero vote.

Chairman Woodham called for a motion to enter into executive session with no motion or actions to be made after returning from executive session to discuss the financial proposal recently received for leasing the ACC. Ms. Smith made a motion to enter executive session. The motion was seconded by Mr. Prince. The motion was approved by all with a three to zero vote.

After returning from executive session; there being no other business, the meeting adjourned at 5:22 pm.