

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

**Regular Meeting
October 14, 2019
1:00 p.m.**

Members Present: Dee Woodham, Reed Prince, Mary Ellen Heuton
Staff Present: Susan Hayes, Sharman Brooks, Regina Ashmore,
Others Present: Steve Gilbert, Montevallo Chamber of Commerce; Hollie Cost, Mayor;
Dr. John Stewart, University of Montevallo; J. Bentley Owens, III, Ellis,
Head, Owens, & Justice; Nancy Wilstach

The meeting was called to order at 1:01 pm by Chairman Woodham. Ms. Heuton, Mr. Prince, and Chairman Woodham were in attendance creating a quorum. A notice for this meeting was posted on September 18, 2019. The next meeting will be November 18, 2019 @ 1:00 pm since the second Monday is a holiday.

Ms. Heuton made a motion to approve the minutes of September 9, 2019. The motion was seconded by Mr. Prince. The motion was approved by a unanimous vote of three (3-0), with Chairman Woodham, Mr. Prince and Ms. Heuton voting in favor, the motion was approved.

Ms. Heuton made a motion to approve up to \$2,000 for a real estate appraisal. The motion was seconded by Mr. Prince. The motion was approved by a unanimous vote of three (3-0), with Chairman Woodham, Mr. Prince and Ms. Heuton voting in favor, the motion was approved.

The Board discussed the various paving projects taking place around the city. The striping in subdivisions will be postponed temporarily until a comprehensive traffic calming plan is completed. Paving of Oak, College, University, and Highland Streets should be held until the end of November after the Center for the Arts is completed. The paving for Pineview, Parkview, Meadow, Crestview and all streets in Arden Subdivision should be postponed until Spire completes the gas line replacements. This cost is estimated at \$168k.

The Board discussed the bond funds that must be spent by March 2020 or the Board could incur addition fees. The total funds available are \$468,990 which includes the following allocations: \$19,592 for wayfinding signage, \$381,900 for Phase 3 paving and sidewalks, \$26,848 for Shoal Creek Park, \$40,650 old City Hall building.

Chairman Woodham stated Trail Vision had started the work at Shoal Creek Park last week.

Ms. Hayes stated the audit team has finished the field work and will be preparing reports.

Mayor Cost made a proposal to the Board to consider the Simms House Renovation, which will house the Thrive program & a potential community resource center. The Thrive Together program serves single women obtaining job skills and providing necessary child care during the

training process. The UM Counseling Clinic also serves the community and needs a facility to operate in. She proposed Sims House which lies on the outskirts of the UM campus be renovated and remodeled to offer long term housing for these two programs and potentially a community resource center. Her long term goal would be to see an early education center for 0-5 year olds, workforce development classes, and temporary child care for women in the program. Ms. Heuton stated the University is supportive of this project and will offer any budget overrun. Mayor Cost requested \$125,000 from the Board as well as a Community Foundation grant request. She would like an MOU between the Board and the University to set terms and conditions for the use of the structure for the suggested community based programs with a guaranteed term.

Mr. Gilbert discussed the Montevallo Business Development Center proposal. He is awaiting input from 58, Inc. before he brings a formal proposal to the Board. He asked the Board to consider the purchase of a property that would require minor renovations which would house the Chamber of Commerce, a business incubator, conference room and 1,200 sf that could be leased for income.

Mr. Prince made a motion to enter into executive session to discuss a real estate proposal with the intent to not take any action upon reconvening. The motion was seconded by Ms. Heuton. The motion was approved by a unanimous vote of three (3-0), with Chairman Woodham, Mr. Prince and Ms. Heuton voting in favor, the motion was approved.

There being no further business, Ms. Heuton made a motion to adjourn. The motion was seconded by Mr. Prince and by a unanimous vote of three (3-0), with Chairman Woodham, Ms. Heuton and Mr. Prince voting in favor, the meeting of September 27, 2019 was adjourned at 1:30 p.m.

Regina Ashmore
Recording Secretary

Dee Woodham, Chairman
Montevallo Development Cooperative District