

**MONTEVALLO DEVELOPMENT COOPERATIVE DISTRICT  
BOARD OF DIRECTORS MEETING  
Montevallo City Hall  
Minutes**

**Regular Meeting  
July 12, 2021  
1:00 p.m.**

Members Present: Reed Prince (Zoom), Sonya Swords, Mark Richard  
Staff Present: Regina Ashmore, Susan Hayes (Zoom)  
Others Present: Steve Gilbert, Lisa Shapiro, City of Montevallo; Facebook live-stream

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The meeting was called to order at 1:00 pm by Chairman Prince. Ms. Swords, Mr. Richard and Chairman Prince were in attendance creating a quorum. A notice for this meeting was posted on July 1, 2021.

Ms. Swords made a motion to approve the minutes from the June 14, 2021 meeting. The motion was seconded by Mr. Richard. The motion was approved by a vote of three (3-0), with Ms. Swords, Mr. Richard and Chairman Prince voting in favor.

Chairman Prince asked for an update on outstanding projects. Mr. Gilbert stated Highway 25 Sidewalk project survey work was going well. The Board discussed the projects that are completed and the over/under budget allocations that can be transferred around to cover any overages. The bond funds have all been expended and all remaining funds are city excess funds. A decision will be reached at the next meeting concerning the project schedule and moving funds around to cover project overages with project shortfalls.

Mr. Gilbert stated the Dailey Park project continues to be delayed due to the recent inclement weather.

Mr. Richard informed the Board a contract had been executed with Turner Batson and drawings are 30 percent complete for the Sims House. The project is expected to bid and be awarded around October of this year.

The Shoal Creek Park kiosks could not be seen by Mr. Gilbert during his last visit to the site, however, he did not seek the exact locations to verify installation.

The Board discussed damaged bridges at Orr Park and the Golf Course; neither of which had insurance coverage to assist in the replacement or repair costs as they are in a flood plain. Mr. Gilbert stated he had received an estimate from Wayne Davis Construction for \$20,000 which exceeds the current bid law requirements, therefore, the city will be required to bid the project at Orr Park. Mr. Richard stated there were two bridges washed out at the golf course: between the 8<sup>th</sup> fairway and the 8<sup>th</sup> green and the other at the 15<sup>th</sup> green and 16<sup>th</sup> hole. The University had obtained a bid for \$48592 from Winston Contracting. They also have a meeting scheduled with a company that installs recycled railway cars as bridges. The estimate for this option will not be available until next week. Ms. Swords would like to have a solid proposal before seeking

approval from the city council. The Board continued to discuss the options and an estimate for the repairs. Ms. Swords wanted to clarify what the support ration would be; all three entities or the city and UM as 50/50 partners. Chairman Prince suggested each member speak to their appropriate officers to determine each level of support for the bridge repairs and revisit the topic at the next meeting.

Chairman Prince stated he had been in contact with the Webster's concerning the purchase of the Coach Company property. They are definitely still interested and had scheduled a meeting with their banker to begin the purchase process anew. The sale of the property will generate income for all three entities.

Ms. Hayes stated all bond funds had been expended and recommended the Board consider changing the name on the account from MDCD Bond Funds to MDCD Money Market just to make the account more transparent since there are no bond funds in the account. She further stated the Central State Bank account could be used as a reserve account, however, the funds could be used if all parties agreed to draw funds if necessary. This account currently has \$288,000, but has not currently been restricted as a reserve account. Mr. Richard made a motion to close the account with the \$3K and move the funds to the operating account. The motion was seconded by Ms. Swords. The motion was approved by a vote of three (3-0), with Ms. Swords, Mr. Richard and Chairman Prince voting in favor.

Mr. Richard made a motion to change the name from MDCD Bond Money Market account to MDCD Money Market account. The motion was seconded by Ms. Swords. The motion was approved by a vote of three (3-0), with Ms. Swords, Mr. Richard and Chairman Prince voting in favor.

The Board discussed other budget items such as rental income and utilities. The rental income will dissolve with the sale of the Coach Company building and the utility expenses are for lighting along the Promenade which will remain as an expense.

Ms. Swords stated she would speak with Mayor Nix to determine future projects and which of those the city may need assistance from the Board.

The next regularly scheduled meeting will be Monday, August 9, 2021 at 1:00 pm in the Council Chambers at Montevallo City Hall. The meeting will be streamed on Facebook live and the Zoom login will be provided for the meeting.

There being no further business, Mr. Richard made a motion to adjourn. The motion was seconded by Ms. Swords. The motion was approved by a unanimous vote of three (3-0), with Ms. Swords, Mr. Richard and Chairman Prince voting in favor, the meeting of July 12, 2021 was adjourned at 1:36 pm.

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Regina Ashmore  
Recording Secretary

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Reed Prince, Chairman  
Montevallo Development Cooperative District