

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

Regular Meeting
January 12, 2026
1:00 p.m.

Members Present: David King, Trey Gauntt, Mark Richard
Staff Present: Gina LeCroy (Zoom)
Others Present: Steve Gilbert, City of Montevallo, Rusty Nix, City of Montevallo, Susan Hayes, Jessica Woods, Haley & Woods (Zoom) Tim McDow, Public Attendee

The meeting was called to order at 1:00 pm by Trey Gauntt. Mr. Gauntt, Mr. Richard and Mr. King were in attendance creating a quorum. A notice for this meeting was posted on December 11, 2025.

Mr. Gauntt made a motion to approve the minutes of the December 8, 2025 meeting. The motion was seconded by Mr. Richard. The motion was approved by a vote of three (3-0), with Mr. Richard, Mr. King and Mr. Gauntt voting in favor.

Ms. Jessica Woods of Haley & Woods reported a clean, unmodified audit opinion of MDCD's financial records. She said the audit went very well and extended a special thanks to Susan Hayes for providing the needed information in a timely manner. She reported a net position of \$1,728,000 which is a \$370,000 increase from the prior year.

Mr. Gauntt thanked Ms. Hayes for her hard work on the audit and stated that MDCD would continue to utilize her services through the end of this fiscal year and then revisit. Mr. Gauntt made a motion to accept the audit findings. The motion was seconded by Mr. King. The motion was approved by a vote of three (3-0), with Mr. Richard, Mr. King and Mr. Gauntt voting in favor.

Mr. Gauntt stated that the High School Gym Project is scheduled to bid on January 13th. The Board of Education will know at that time if the project will proceed and if it does, when MDCD's \$2,000,000 contribution will be needed.

Mr. Gauntt said that Shelby County PARA is still working on the Multi-Purpose Fields Project. They are clearing and removing the two building structures that are presently on the site. Rough grading will begin in about two to three weeks. Mr. Gauntt stated that a decision will soon be made on what work needs to be bid to complete Phase II of the project which will be everything after rough grading is completed. Phase I of the project includes design, clearing and demolition, rough grading, laying pipe and the sewer line. Mr. Gauntt stated that Byrd Contractors has quoted the sewer line relocation and that work will be done in conjunction with the rough grading. This work will be handled with an under \$100,000 public works contract with Byrd Contractors. If the City wishes to move forward with this contract, money will need to be transferred from the operating account to cover the expense. The Mayor and other City representatives agreed that the City desired to move forward. Mr. Gauntt made a motion to transfer \$185,000 from the Trustmark operating account to project #52052 Multi-Purposed Fields Project. The motion was seconded by Mr. Richard. The motion was approved by a vote of three (3-0), with Mr. Richard, Mr. King and Mr. Gauntt voting in favor.

Mr. Gauntt stated that he will report back when the bid results are in for Phase II of the project. The bid will include finished grading, field underdrain, natural turf and irrigation. There will be alternates available for award in addition to the base bid scope. Alternates will include sidewalk around the perimeter of two sides of the fields, an asphalt 50 space parking lot and field lighting.

Mr. Gilbert reported that the hotel project is progressing. He stated that he and Mayor Nix talked with the job superintendent and were told that if all goes well, the framing crew will start work the second week of February. The water line installation will begin this week. Mr. Gilbert also said that he expects to receive the proposal for changing the elevation on Moreland Drive today.

Mr. Gilbert reported that ROW work for the Crossroads project should be completed by the end of this month. Mr. Gilbert is waiting on an answer from ALDOT on whether the Welcome to Montevallo sign will have to be moved. He is also checking with the Calera ALDOT office to see if a possible variance was granted when the sign was installed.

Mr. Gilbert reported that Ken Lindsey Construction Co. was the low bidder for the Boy Scout Lodge Renovation Project. The bid in the amount of \$81,000 will go before the City Council tonight for approval. Work on the project should begin in February.

Mr. Gilbert stated that Central Alabama Asphalt & Construction Co. was the low bidder for paving and striping the Main Street Parking Lot. This also goes before the Council for approval tonight. He stated that Steel City Metal quoted \$63,000 for the railing for the project. The City will install the parking stops. A quote is still needed for the retaining wall repair. Mr. Gilbert and Mr. Gauntt will work with concrete contractors to obtain pricing on the wall repairs before the paving or railing work begins.

Ms. Hayes reported that revenues from the State have been transferred irregularly with some months revenue overlapping. These amounts are noted in the financial report. Overall revenue appears to be stable.

Mr. Gauntt stated that the question was asked last month after the meeting if audience members can ask questions. Mr. Gauntt said that there is not a designated public comment period and the audience can participate and ask questions at any time during meetings as long as they are conducted in an orderly fashion. Public interest and comments are certainly welcomed.

The next regularly scheduled meeting will be on Monday, February 9, 2026 at 1:00 pm in the Council Chambers at Montevallo City Hall. 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 Mr. King. The motion was approved by a unanimous vote of three (3-0), with Mr. Richard, Mr. King and Chairman Gauntt voting in favor, the meeting was adjourned at 1:45 pm.

Gina LeCroy
Recording Secretary

Trey Gauntt
Montevallo Development Cooperative District