

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

**Regular Called Meeting  
July 27, 2015  
4:00 p.m.**

Members Present: Dee Woodham, Reed Prince, Deanna Smith  
Staff Present: Regina Ashmore, Susan Hayes, Trey Gauntt  
Others Present: Steve Gilbert, Montevallo Chamber of Commerce; Herman Lehman, City of Montevallo; Mark Richard; Janice Seaman; Cheryl Patton; Jeff Webster; Misty Webster

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

Mr. Prince made a motion to approve the minutes of the June 22, 2015 meeting. The motion was seconded by Ms. Smith. The motion was approved by all with a three to zero vote.

Chairman Woodham asked for an update on projects. Mr. Gauntt stated Barge Wagoner was finalizing the plans for the Main Street project. Additional documentation was provided to ALDOT on the depth and condition of the waterline along with repair history to allow possible inclusion in the plans. Mr. Gauntt informed the Board the water line is estimated to be \$233,097. The Water Board would need to provide \$30,000 to fund the betterment in addition to this portion of the project. The overall cost estimate is 3.5 million for construction and engineering prior to bid letting. If the bids come in as expected the project will require a \$700,000 match which is \$173,423 more than the Board had budgeted. The bid letting is expected in October. Mr. Gauntt pointed out that it's not unusual to see 15% fluctuations from estimates. Once let, the ROW agreements will be gained from the property owners after the Federal Highway documents are issued.

Mr. Gauntt suggested the Board balance some of the completed projects budget lines to give a more accurate budget which will enable identification of available funds to cover the expected overrun on the Main Street project. Ms. Hayes will finalize those line items and provide an updated budget.

Mr. Gauntt informed the Board the existing power lines will remain in place until the new lights are installed with the Main Street improvements.

The Alabama Building Commission is expected to give final approval of the Track project within the next few weeks. Immediately following, the Track can be opened to the public. Mr. Gauntt stated the infrared counters have been ordered. The counters are a requirement of the grant and must be in place prior to opening.

Mr. Gauntt stated the UM Softball Stadium at Orr Park is complete.

Mr. Gauntt stated the Orr Park Pathway Light project has been placed on hold pending replacement of defective poles from the manufacturer.

Mr. Gauntt stated the street sign replacement project is expected to be completed in the next three weeks. ALDOT approved the signage for Highways 119 & 155; which is the only outstanding items. The signs are ordered and will be installed upon receipt. This project will come in under budget.

Mr. Gauntt stated the Middle Street project is 35% complete with design. There are a few water meters that need relocation.

Mr. Gauntt stated the Safe Routes to School project is complete. This project also came in under budget.

Mr. Gauntt stated the Stephens Park project had a \$14,000 overrun and he recommended the Board fund with the Street Sign project shortfall. Ms. Smith made a motion to move \$14,000 from Street Sign project to Stephens Park line to fund the \$14,000 overage. Mr. Prince seconded the motion. The motion was approved by all with a three to zero vote.

Chairman Woodham asked if the City Hall project estimate of \$1.4 million included the engineering fees. Mr. Lehman stated the engineering was not included. The city paid from capital improvements fund.

Mr. Gauntt stated TruGreen had identified the Promenade plants to be replaced. The planting has been placed on hold until the fall. TruGreen will provide the plants only. The Board will have to address placing them in the ground.

Mr. Prince made a motion to move \$11,964 from Street Sign remaining balance to the Promenade project to cover the shortfall. Ms. Smith seconded the motion. The motion was approved by all with a three to zero vote.

Chairman Woodham stated the City Council approved the implementation of a Historic District and was in the process of identifying the Design Review Committee.

Chairman Woodham stated she had received a complaint from the Coach Company building about four oak trees located on the property causing damage to his personal property. The city had workers investigate his claim. The trees are very old and brittle. City workers recommended the Board remove the trees and replace them with two elms at an estimated cost of \$1000. Mr. Prince made a motion to remove the four oak trees and replace with two elm trees not to exceed \$1,000 funded from "undesignated funds". Ms. Smith seconded the motion. The motion was approved by all with a three to zero vote.

Chairman Woodham stated the Board should enter into Executive Session for thirty minutes to discuss rental agreements for the Alabama Coach Company with no motions after exiting. Mr. Prince made a motion to enter into Executive Session. Ms. Smith seconded the motion. The motion was approved by all with a three to zero vote.

After exiting Executive Session, the Board scheduled a 'Special Meeting' for Tuesday, August 4, 2015 at 4:00 pm to be held at the Parnell Memorial Library in the Parnell Room. There being no other business the meeting adjourned at 5:50 pm.