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

Regular Meeting
July 13, 2026
1:00 p.m.

Members Present:	Trey Gauntt, Mark Richard, David King
Staff Present:	Gina LeCroy (Zoom)
Others Present:	Mayor Rusty Nix, City of Montevallo, Susan Hayes

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The meeting was called to order at 1:10 p.m. by Trey Gauntt. Mr. Gauntt, Mr. King and Mr. Richard were in attendance. A notice for this meeting was posted on June 22, 2026.

Mr. King made a motion to approve the minutes of the June 9, 2026 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. Hayes reported data from the current financial report that was distributed. She stated that the City can now begin depositing the monthly revenues from the 90% of the 1 cent sales tax into the new Central State Bank operating account. Mr. Gilbert said that he will get this deposit set up to be done electronically. She reported that the revenue deposit for the most recent month was $73,000.

Mr. Gauntt stated that Central State Bank was finalizing the few remaining items related to the $3M loan and it should be ready for closing by the end of the week with the transfer of money shortly following. Mr. Gauntt said that once the funds are received, MDCD can go ahead and issue the check to the Board of Education for $2M for the Gym Project. Mr. Gauntt asked the Mayor and Mr. King if the City had all of the required gym use agreements in place and are agreeable to proceeding with this payment. Both the Mayor and Mr. King answered yes. The other $1M will remain in the operating account to pay for remaining expenses associated with the Multi-Purpose Fields Project.

Mr. Gauntt asked for the status of the Hotel Project. Mr. Gilbert reported that drywalling began today on the upper floor and other floors will follow. The paving of the parking lot and other site work is scheduled for October. Mr. Gauntt stated that he has one paving quote from Glenn Paving and awaiting a second quote from Central Alabama Paving for paving the overflow parking lot behind City Hall that the City requested. Mr. Gilbert stated that Cobblestone is checking on possible signage on County Road 22 and also Hwy 25 and 119. The request for interstate signage has been denied by ALDOT.

Mr. Gilbert reported that right of way acquisition is wrapping up on the Crossroads Project. One property owner is being taken to probate court for possible property condemnation. Mr. Gauntt asked if right of entry could be granted early in the condemnation process so the project's construction could possibly move forward. Mr. Gilbert reported that the attorneys are already working on this. Mr. Gauntt asked if the relocation of the sewer line would be delayed by the condemnation process. Mr. Gilbert stated that this property will have no effect on the sewer line relocation. Mr. Gauntt stated that the County would be acceptable to utilizing the funds from the Tavern property sale that is currently being held in the MDCD operating account for expenses related to the sewer line upgrade and relocation project work since this project would have a future positive impact on economic growth and development in this area. Mr. Gauntt asked Mr. Richard if the University would also agree to the same use of these funds since the proceeds belonged to each of the three partners together. Mr. Richard stated that he would report back when needed.

Mr. Gauntt reported that PARA will be done with the site work of the Multi-Purpose Fields Project in a day or two. He stated that the lighting materials have been delivered and the lighting contractor will begin work soon. Mr. Gilbert said that the City has a meeting with BUSA today at 2:00 p.m. They will discuss having BUSA manage the City's youth soccer program. The decision has been made that the City will not enter into an agreement with BUSA to maintain the fields at this time and instead the City will do that in-house.

Mr. Gilbert stated that the Boy Scout Lodge Renovation Project is complete and the total project cost was $96,338.58. The County Park and Rec grant obtained for the project was $67,500.00. This leaves a balance of $28,838.58. $25,000.00 was budgeted for the project. Mr. Gauntt made a motion to increase the budget line from $25,000.00 to $28,838.58 with the additional funds coming from the unallocated fund reserves within the operating account. 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. Gilbert reported that the Main Street Parking Lot Project is complete and the project total was $89,873. The total allocated for the project was $115,000. Mr. Richard mentioned that the difference could be used to build a pavilion. It was decided to hold on a pavilion at this time and leave the extra funds in the project's budget line for now.

Mr. Gilbert stated that some tree work is probably going to need to be done for the City Hall Overflow Parking Lot Project. Mr. Gauntt stated that PARA will need to do some prep work before paving begins and they could look at the required tree trimming at that time. Mr. Gilbert said that concrete curb and gutter work would also need to be done before paving. Mr. Gauntt asked that funding for the concrete work to be done be decided on during the Council meeting tonight if possible and direction on that work could be given to the MDCD at the August meeting.

The next meeting is scheduled for Monday, August 10, 2026 at 1:00 p.m. in the Council Chambers at Montevallo City Hall. The Zoom login will be provided for the meeting.

There being no further business, Mr. King made a motion to adjourn. The motion was seconded by Mr. Richard. The motion was approved by a vote of three (3-0), with Mr. Richard, Mr. King and Chairman Gauntt voting in favor, the meeting was adjourned at 2:00 p.m.

Gina LeCroy	Trey Gauntt
Recording Secretary	Montevallo Development Cooperative District