

**REGULAR MEETING  
BOARD OF COMMISSIONERS  
HOLIDAY ISLAND SUBURBAN IMPROVEMENT DISTRICT (HISID)  
MONDAY, JANUARY 23, 2023**

The Regular Meeting was held at the District Office and via YouTube. The meeting was called to order by **CHAIR PHYLLIS SARRATT** at 9:00 a.m. She read the purpose and rules of the Board.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL: COMMISSIONER SARRATT, COMMISSIONER BROWN, COMMISSIONER CHILDERS, COMMISSIONER STAMPS, and COMMISSIONER DYAR present. CHAIR SARRATT** declared a quorum.

**APPROVE AGENDA:** The **DISTRICT MANAGER** requested adding to "Reports" Award a Contract for Striping Several Parking Lots and adding to "New Business" Item 4) add "and facility rental fees". **COMMISSIONER BROWN** moved to accept the amended agenda. Seconded by **COMMISSIONER CHILDERS**. The amended Agenda was approved unanimously.

**APPROVE MINUTES:** **COMMISSIONER DYAR** moved to approve the minutes for the 12-19-22 Regular Meeting and 1-9-23 Special Meeting. Seconded by **COMMISSIONER BROWN**. The minutes were approved unanimously.

**CEREMONIAL:** None

**ANNOUNCEMENTS:** None

**PUBLIC COMMENTS:** None

**REPORTS:**

**1) Award contract for striping various parking lots**

After soliciting four bids, **District Manager Presley** signed a contract with Ozark Striping and Sealing for repairs to the parking lots of the Marina, Marina Overflow, and the upper area above the Marina where the fuel tanks are located. Also included for repair is the Sports Complex parking lot. Repairs to this lot will be done after construction is complete. Due to the size of the contract, less than \$35,000 Board Approval was not required.

**2) Update on ANRC Grant and Low-Interest Loan Application**

**District Manager Presley** reported on a Grant, low-interest loan program that is available from the Arkansas Division of Natural Resources for water and wastewater projects, and provided a schedule of application deadlines, with six opportunities to apply throughout 2023. Our application is being prepared now by ESI Engineering in Springdale for four different projects: 1) Rehab well #4, 2) Rehab well #5, 3) Wastewater treatment system that treats the effluent water UV system before it goes back into Table Rock Lake, and 4) The PRV replacement project. Bids will go out state-wide, so we hope to get several competitive bids.

**BUSINESS:**

**A) Old Business:** None

**B) New Business:**

- 1) Consideration/Action to Amend the HISID Personnel Policies, Section 303-Holidays to add Veterans Day as a paid holiday and to clarify the policy for fire department employees' holiday pay.**

Veterans Day, November 11th will be added as a paid holiday for full time employees. Each full-time fire department employee is eligible for eight-hour holiday pay for all holidays they work after having been employed full-time for 90 days. This holiday pay will be accumulated, and all qualifying firefighters will be paid all holiday pay at the same time on the first paycheck in December. Qualifying firefighters working New Year's Day, Thanksgiving Day, and Christmas Day will receive 12 hours of holiday pay for those holidays they work. This new policy should clarify the previous policy that wasn't well written. Surrounding fire departments were surveyed to see how this is typically done in most fire departments. After discussion, it was determined that the words "time and a half" be added for clarification. The vote taken to approve the action to add to the policy passed unanimously.

- 2) Consideration/Action to Approve an Interlocal Agreement with the City of Holiday Island Regarding Fire Protection Services**

A motion to approve an Interlocal Agreement with the City of Holiday Island regarding Fire Protection Services was made by **COMMISSIONER BROWN** and seconded by **COMMISSIONER STAMPS**. The governing body of the City has approved the interlocal agreement and we are being asked to agree to our portion of it. It is the same amount as the previous agreement. The City will be taking over all law enforcement services which will include two deputies that will be contracted between the City and the Carroll County Sheriff's Department so that expense is being shifted to the City. HISID will be taking over Fire Department services and fire protection and the City's contribution will be \$5,000.00 each year. The motion carried unanimously.

- 3) Consideration/Action to Enter into a Roads Maintenance Agreement with the City of Holiday Island, Arkansas**

**COMMISSIONER BROWN** moved to accept the agreement for the maintenance of roads for which the City has the right-of-way. The City has chosen to contract with HISID for road maintenance services. The governing body of the City has approved the interlocal agreement and are asking that HISID approve our portion of the agreement. **COMMISSIONER DYAR** seconded the motion. This agreement is only for portions of two streets that were turned over to the City, Stateline Drive and Hawk Drive. The motion passed unanimously.

- 4) Consideration/Action to Amend the Golf Fees, Swimming Pool Fees, and Facility Rental Fees**

A motion to discuss the fees as presented was made by **COMMISSIONER BROWN** and seconded by **COMMISSIONER DYAR**. Golf facilities manager, Loren Bernstein went over the proposed golf fees and proposed new rental rates for the clubhouse facilities. He formed a citizens' committee to discuss golf rates and see what was fair in their eyes. Two items not priced were the punch cards and the use of the driving range. It was decided to close the driving range due to it being a losing proposition and being a severe hazard to employees and having dangerous topography and difficult access, all of which is an unacceptable liability. Raising the cost of food, marketing ideas, staffing, discounts to organizations using the rooms, and surrounding golf course rates, were all discussed. Punch cards will be at full price.

Sports Complex (Recreation Center) manager, Janice Murphy reviewed the suggested fees for swimming and room rentals for the Barn, Island Room, and Pavilion.

The commissioners each spoke their opinions on each of the two discussion groups.

1) Facilities, Golf & Sports Complex: Non-revenue generating local clubs, the outdoor deck, and property owner versus non-property owner fees were discussed. *Public Comments:* 1) Angelic Gier, 26 Deer Run Drive, appreciates what the board is considering concerning small group fees for local organizations. 2) Sharon Lawlor, 19 Table Rock Drive, explained how the singers would not be able to use the ballroom if the fee is set at \$500. 3) Linda Graves, 29 Table Rock Drive, felt the rates suggested for the Barn were perfectly justified and asked about the 8% tax which includes a rental tax that goes to the state. She felt catering in the ballroom could be on a contract basis and negotiated with local caterers. Covering the deck might be worth thinking about. After a quick review confirming the rate changes, a vote to adopt the amended golf and pool facility rental fees for 2023 was passed unanimously.

2) Fee schedules:

GOLF: A few comments by the commissioners confirmed the fees for Golf were acceptable. *Public Comments:* 1) Jan Pinkley, 25 La Costa Drive, questioned the annual room rental fee for HIMGA and HILGA organizations, which was confirmed \$100.00 annually. 2) Douglas Pinkley, 25 La Costa Drive, complimented the facilities and activities available to Holiday Island homeowners. 3) Pat Elwood, 14 Holiday Island Drive, reminded the Board the last time golf fees were raised, the membership went down as much as the increase in fees. He thanked the Board for their work. 4) Ken Mills, 20 Rocky Top Circle, complained about the proposed family membership fee. 5) Paul Gebhardt, 3106 Highway 62 West, Berryville, explained that he has been playing here for about 8 years and his first year here he paid \$1,300 for unlimited golf with a cart. Last year it was \$1,800 for the same membership. He said he could play unlimited golf this coming year at the Carroll County Country Club for \$1,350. The vote to accept the fee schedule as presented passed unanimously.

SWIMMING: After much discussion, it was decided to keep the swim fees as simple as possible, using a flat fee of \$100 for Individual property owners, \$150 for couples, and \$200 for family (All family members living in the same household) annually. All guests over the age of five will pay a flat fee of \$5.00 per day. Regarding VRBOs, a \$300 owner fee per rental, plus \$5.00 per person per day. A vote was taken to adopt the amended fees per **DISTRICT MANAGER PRESLEY'S** review, the fees were accepted unanimously.

**5) Consideration/Action to Award the Bid to C.A. Johnson to Construct a New Recreation Center**

A motion to consider the question was made by **COMMISSIONER DYAR**, seconded by **COMMISSIONER CHILDERS**. **DISTRICT MANAGER PRESLEY**: The plans as discussed previously, went to a licensed architect and a structural engineer with two changes. The kitchen is to be added in Phase 2 and a large window is at the front of the office. Asked how long construction would take since there is no "completed by" date; and whether construction will interfere with the swimming season. The building will be 60 feet from the large pool, but the small pool will need to be closed this year. Reasons to not build the building at this time and concern over the water systems were given. *Public Comments*: Dan Eddy, 113 Beaver Drive, gave several suggestions for saving money in a redesign. Further discussion regarding funds set aside, putting a cap on the construction fee with a "not to exceed \$575,000.00" will be discussed with the attorney drafting the contract and including a completion deadline and a penalty phase. A vote to award the bid for the new Recreation Center to C.A. Johnson Construction Company with the adjusted comments discussed was taken by voice vote with **COMMISSIONERS DYAR, CHILDERS, and SARRATT** voting aye and **COMMISSIONERS BROWN AND STAMPS** voting no. The question passed with a majority vote.

**COMMISSIONER COMMENTS**: **CHAIR SARRATT** thanked everyone for coming to the meeting, and those who attended on January 9. She praised the Board for taking seriously the mantras Reduce, Reuse and Replace and recommended Janice and Loren meet with the district manager to review those needs under capital improvements. She encouraged everyone to share any concerns with the staff. **COMMISSIONER BROWN** asked for a special meeting or workshop with the Fire Department Chief to discuss the water as it relates to fire protection and a five-year plan for purchases. **COMMISSIONER DYAR** asked for a work session to put together a plan for repairing the "service" lines (main water line to the meter). **COMMISSIONER CHILDERS** confirmed that the water line from the meter to the house is an individual's line.

**COMMISSIONER AGENDA SCHEDULING:**

Monday, February 27, 2023      Regular Meeting      9:00 a.m.

**ADJOURNMENT**: A motion to adjourn was made by **COMMISSIONER STAMPS**, seconded by **COMMISSIONER BROWN**. The motion was approved unanimously. The meeting adjourned at 1:00 P.M.

Respectfully submitted,



Larry Stamps, Secretary, Holiday Island Board of Commissioners