

**SPECIAL MEETING
BOARD OF COMMISSIONERS
HOLIDAY ISLAND SUBURBAN IMPROVEMENT DISTRICT (HISID)
MONDAY, June 6, 2022**

The Special Meeting was held at the District Office and via YouTube. The meeting was called to order by **CHAIR SUZANNE CHILDERS** at 9:00 a.m.

PLEDGE OF ALLEGIANCE

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

APPROVE AGENDA: **COMMISSIONER STAMPS** moved to accept the agenda. Seconded by **COMMISSIONER DYAR**. The agenda was approved unanimously.

APPROVE MINUTES: None

CEREMONIAL: None

ANNOUNCEMENTS: **CHAIR CHILDERS** announced the Annual Elks Lodge Flag Day Ceremony will be Saturday, June 11 at 3:00 p.m.

PUBLIC COMMENTS: 1) Lynn Dumas, 32 Quail Run Drive: In considering an easement contract, he questioned the commissioners about their lack of control if giving a permanent easement, resulting in a budget adjustment for which they will be accountable. 2) Jerry Skane, 153 Holiday Island Drive, cautioned the commissioners about giving up control with wireless services changing over the next 25 years and gave data for service growth. He is concerned over interference with existing services, but also suggested carrying on if it is a good deal. 3) Al Selleck, 22 Buckskin Lane, asked why a Special Meeting was held to approve a document needing legal advice instead of waiting for the legal advice before presenting the offer for consideration. He assumed that instead of selling a lot they were using a permanent easement.

REPORTS: None

BUSINESS:

A) Old Business: None

B) New Business:

Consideration/Action to accept the offer from American Tower

DISTRICT MANAGER PRESLEY gave a brief history of receiving an offer from American Tower to purchase the land through a fee simple purchase. An expert in this field recommended a perpetual easement, resulting in the tower reverting to HISID, should it become vacated. The offer

was the same for a fee simple purchase and the perpetual easement. Regarding the legal review, the opinion of HISID's attorney is that the covenants are intended for secondary buyers. Since this parcel has never been sold to a property owner, but went from the developer to HISID, he did not believe there was any violation. Regarding the AOBs (assessment of benefits), the amenities have no bearing on the value of this land, therefore his judgment is that there is no impact on the AOBs. **CHAIR CHILDERS** referred to their discussion with a local real estate agent who has worked with tower purchases. This individual thought this was an extraordinarily good offer. The reason for pushing the approval before legal advice is received, is because American Tower wants a commitment from the board prior to working up the legal paperwork. After discussion, **COMMISSIONER DYAR** made a motion that the board move forward with accepting the offer from American Tower in the sum of \$625,000.00, a one-time payment, in return for a perpetual easement for the cell tower site on Holiday Island Drive, subject to review of the attorney. **COMMISSIONER SARRATT** seconded the motion. Following a roll call vote, the motion passed unanimously.

PUBLIC COMMENTS: Mayor Kees, 120 Holiday Island Drive, agreed with the acceptance of the offer.

COMMISSIONER COMMENTS: None

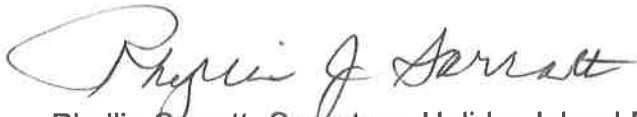
AGENDA SCHEDULING:

Monday, June 20, 2022 Work Session 9:00 a.m.
Invitation extended to Mayor Kees and City Council members

Monday, June 27, 2022 Regular Meeting 9:00 a.m.

ADJOURNMENT: A motion to adjourn was made by **COMMISSIONER SARRATT**, seconded by **COMMISSIONER BROWN**. The motion was approved unanimously. Meeting adjourned AT 9:21 a.m.

Respectfully submitted,



Phyllis Sarratt, Secretary, Holiday Island Board of Commissioners