

BOC Meeting July 22, 2019

**REGULAR MEETING
BOARD OF COMMISSIONERS
HOLIDAY ISLAND SUBURBAN IMPROVEMENT DISTRICT (HISID)
Monday, July 22, 2019**

The Regular Meeting was held at the District Office and was called to order by **CHAIR LINDA GRAVES** at 9:00 a.m.

INVOCATION: Glen Andrews, Choir Director, Holiday Island Baptist Church.

Present for roll call were **COMMISSIONERS DAN KEES, LINDA GRAVES, BILL NOONAN, NITA HOLLEY,** and **DAVID MAKIDON.** With all present, we have a quorum.

APPROVAL OF AGENDA: **COMMISSIONER KEES** moved to approve the Agenda. **COMMISSIONER MAKIDON** seconded. Motion carried unanimously.

APPROVE MINUTES: **COMMISSIONER MAKIDON** moved to approve the minutes of May 13, 2019. **COMMISSIONER NOONAN** seconded. Motion carried unanimously.

CEREMONIAL: none

ANNOUNCEMENTS: White Elephant Furniture Sale August 3; Elks Sale August 2 & 3.r

PUBLIC COMMENTS: (1) Ken Brown 7 Cypress Point Lane: Thank you to Board & District Manager for taking action on saving The Barn, with roof repair, two air conditioners; and removal of termites; The Friends of the Barn installed high intensity LED bulbs. (2) Kathy Bischoff, 50 Bandy Drive: At the last HIHA meeting, it was announced that the petition for incorporation was going to begin in October. Is the committee meeting? **COMMISSIONER KEES** explained the committee is meeting infrequently, as there is not much to do until the petition drive begins. Kathy Bischoff: Please check with Lesley Rutledge's member of that office, as there is a salaried HISID employee in a supervisory capacity, as well as two BOC Commissioners serving on the committee. Open meeting laws may apply since HISID business is being discussed. **COMMISSIONER KEES** stated there was no HISID business discussed in the meetings. Kathy Bischoff: Clarified, anything affecting HISID. (3) Barb Kuhn, 62 Holiday Island Drive: I am a member of that citizen committee to make Holiday Island a city. I'm on 3 different committees trying to make this happen. It is a citizen committee with two Commissioners. We make sure neither one of them is in the same room at the same time, so it cannot be considered a Board meeting. It has absolutely nothing to do with the Board. The Board approves of what we are doing, but they are not part of it. We are not subject to FOIA. We are a bunch of Holiday Island neighbors trying to move our community forward. (4) Phillip Elmore, 1 Mission Hills Drive: Regarding the lack of the Marina to take care of the spiders and insects; referring to Section 29a subsection 2: for the purpose of spider and insect control. There has been no sweeping or spraying of insects. Also, the first section of our ramp: In the past three years, those stabilizers have never been used. Marina is supposed to be an ADA and wheelchair accessible ramp. Due to the limitation of three minutes, **CHAIR GRAVES** suggested he put his comments in a letter to **DISTRICT MANAGER BLOOD.** Comments by **DISTRICT MANAGER BLOOD** on this subject will be held until the time of discussing the Marina.

REPORTS:

- A) Deputy's Report:** Deputy Ingle introduced new deputy Reo Blow. Reported on illegal activity on Holiday Island. Report attached. Be aware, baby rattlesnake bite occurred at Deli inside Sun Fest. Thefts occurring in vacant houses and houses at the end of a road. Take a picture or license number of anything suspicious. Watch neighbor's house. Inform him of when you are going to be gone.
- B) Financial Reports: May and June 2019:** May & June 6-month Financial Report **CHAIR GRAVES:** Since we are going to start the budgeting process in August and September, please look at the June report with the Year-to-Date numbers. **COMMISSIONER KEES** questioned under Golf Maintenance, Account 6180 Y-D budget for dues and fees \$700 with \$9200 charged to that account. Board approved Jon going to a conference. This discrepancy will be checked out; looks like the wrong line item. She asked for a motion to approve May's Financial Report. **COMMISSIONER KEES** moved to approve May's Financials. **COMMISSIONER NOONAN** seconded. Motion carried unanimously. June's report will be held over to the next meeting.
- C) District Manager's Report:**
- a. *Water/Waste Water:* **DISTRICT MANAGER BLOOD** read the number of various activities performed throughout Holiday Island. **COMMISSIONER KEES** reported: Currently working on PRV replacement projects. Bigger problem with 4" water lines in high-pressure zones. Isolate zones and monitor leaks. Danube/Elm/Thomas Circle clustered with leak repair. Replace PRV; 4" line in vision areas; moving forward to investigate water lines before road resurfacing. Discussion ensued asking/answering questions. Problems on Island resolved; PRV replacement to this area could result in the value of replacing others. **DISTRICT MANAGER BLOOD** commented on the amount of money and planning devoted to the water system. **CHAIR GRAVES** complimented Dan on his responsibilities. **COMMISSIONER KEES** said accurate data must be provided before any grant can be applied for.
 - b. *Roads and Public Facilities:* **DISTRICT MANAGER BLOOD** read the report of various activities performed throughout Holiday Island. Cooperation was ongoing between Carroll County and HISID for adjoining properties.
 - c. *Miscellaneous & Maintenance:* **DISTRICT MANAGER BLOOD** read report, with his priority being a slope mower. Currently using weed eaters to specific areas; put in this year's and/or next years' budgets. Pricing and Need to be determined. He explained the priorities to roadside mowing were road easements, line-of-site at intersections and bridge approaches. A slope mower would improve efficiency. Complaints addressed as soon as possible; not using chemicals.
 - d. *Fire Dept.* No calls. Approximately \$12,000 from Golf Tournament
 - e. *Golf:* Activity report given. Update of the website needed with restaurant and manager revised.
 - f. *Rec Center:* A/C in The Barn is very outdated; now using window AC. Took care of roof; damaged upright; stone etc. LED's installed and paid for by Friends of The Barn. Approximately \$5,000 cost of the \$7,500 budget. Discovered concrete underfloor of The Barn. New roofs on other buildings and paint completed. Looking at putting in a security camera for main building. River rock on far end of pool being investigated.

PUBLIC COMMENTS: 1) Mavis Brooks, 29 Venus: Carport at the end of the driveway did not need a culvert. She is concerned about gravel in the street. She complimented the Board for speaking into microphones for the audience.

NEW BUSINESS:

1) Acquisition of Property – 25 Mercury

DISTRICT MANAGER BLOOD spoke on the acquisition of property at 25 Mercury. Showed pictures and dialogue; indicated it was unsafe to the neighborhood; has abandoned vehicle, floor to ceiling garbage, etc. with evidence of wild animals invading. Foreclosure would create further problems. Chief Clave reported it was not a candidate for burning due to landscaping. Trash piled waist-high to Mr. Blood. Deputy Ingle reported the owner was absent; vehicle abandonment; No interest in taking it over. A nasty facility; diseases possible due to neglect; a single-wide trailer home. **DISTRICT MANAGER BLOOD** said the Road Department was not capable of participating in this property. \$10,000-15,000 estimate to demolish and haul off. Could wait two years for foreclosure or quitclaim from the owner. Once owned, obligated to clean up. Even if HISID was capable of acquiring the property, it doesn't want to set a precedent for securing properties. **COMMISSIONER MAKIDON** related property after Katrina. Parish condemned and placed a lien. HISID doesn't have authority or jurisdiction, nor does the Planning Commission. Can't set precedent. The county is responsible for condemning and cleanup. County contacted. No county zoning for enforcement; Health Department could possibly get involved. Unit 2 covenants state you can't replace old trailer with new. Avenues to follow up on. **COMMISSIONER KEES** suggested using a backhoe for the outside trash to go into a dumpster. **COMMISSIONER MAKIDON** An option would be to get written permission from the owner to clean up without needing to purchase. **CHAIR GRAVES** requested to follow up with Planning Commission for more information by next week.

PUBLIC COMMENTS: 1) Ken Brown, 7 Cypress Point Lane: Planning Commission cannot do anything about properties such as 49 Valley Drive or 25 Mercury; now can the Board of Commissioners. 2) Phillip Elmore, 1 Mission Drive: His understanding is that the Covenants state that the Board may file a lawsuit.

2) Marina Lease and Operator's Agreement Discussion

DISTRICT MANAGER BLOOD: A new contract is in place and the contract with Corps of Engineers has been started, requesting a 10-year renewal; recommended renewing Kolin's contract. The Corps of Engineers recommended a sublease agreement with names removed to approve the document. We have 6 months to resolve.

PUBLIC COMMENTS: (1) **DISTRICT MANAGER BLOOD** read a letter from Barbara Talbot, 23 Oak Point Drive: regarding Marina lease agreement clarification, copy attached, and questioning competitive bid when renewing the contract. **DISTRICT MANAGER BLOOD** agreed to consult with attorney. He will check to see if automatic renewal is in contract. (2) Ken Brown recommends giving Kolin due consideration. Don't change what's working well. (3) Phillip Elmore: Questioned Corps of Engineers specs involving parking lot. Kolin: Corps of Engineers inspects several times a year; check for indication of the parking lot. His people can't clean people's boats due to lack of insurance to do so. Super Bright LED lights causing increase in Spider control. Ramp shifting is caused by lifts to malfunction with lake level changes.

CHAIR GRAVES: ADA requirements cause us to look into the ramp stabilization. The 75-80' ramp needs a 6' walkway to replace existing. Private ownership could resolve problems without getting permission. Kolin: I would take a 3-5 year contract. 9x20 slips with 20 empty; 28-30' have 20 on waiting list. Renovating existing slip sizes would cost more than new. There is the

possibility of moving smaller boats around and remove a large portion of a dock for larger slips or replace with a new dock. He would request extended area from Corps at time of contract renewal. Smaller boats are disappearing while bigger boats are coming. Wants in his renewal agreement to make improvements to Marina. Marina customers want their money used for marina upkeep and improvements. A private owner would put all their money into the property. More space is needed for increased business and activities. Tournament requirements require space for activities. Fishing tournament brought to Holiday Island this year. **COMMISSIONER KEES** compared Casey's to older gas stations. Marina is not maximizing potential due to a lack of upfront dollars. **COMMISSIONER MAKIDON** suggested looking at different options, not to sell it, but go out for bid. **DISTRICT MANAGER BLOOD:** We need to look at what we want for sample bid packet to Board.

COMMISSIONER MAKIDON moved to prepare a bid package whether we have to or not. **COMMISSIONER NOONAN** seconded. **COMMISSIONER KEES** does not want to go out for bids if we don't have to. **DISTRICT MANAGER BLOOD** will investigate whether we have to go out for bid. The majority want to wait. Maximize the potential of the Marina for the benefit of the property owners. If it is considered an amenity, it needs to benefit the property owners. **CHAIR GRAVES** asked for budget numbers over the past 5 years, as well as actual expenses in writing. **COMMISSIONER MAKIDON** needs numbers to show a reinvestment to Marina. Since we have the cheapest rental on the lake, we need to review rates. Kolin: Raise rates periodically to cover the cost of a private company to control bugs six times a year. Mr. Elmore: It's already in Kolin's contract to control bugs two times a year. Kolin: The second gate keypad is broken; first gate needs access to new customers. Continued discussion ensued as to resolving this issue. Kolin had received customer threat with misappropriation of funds. Motion security cameras are operational. **DISTRICT MANAGER BLOOD:** Corps of Engineers cares about number of parking spaces needed, not painting stripes. **COMMISSIONER MAKIDON:** Is it possible to have a monthly or summer six-month lease? Kolin: Being a 12-month facility there is nothing in writing to support prorating a slip. **COMMISSIONER MAKIDON** suggested a special class of slips for summer rental only. **CHAIR GRAVES** recommends a written policy regarding slip rentals. Kolin could provide a suggested capital improvement plan. Marina's gross receipts of \$381,000 in 2017 and \$414,000 in 2018, reflects an increase of \$35,000 in sales. Costs include rental boat debt, fuel, food, insurance, employee wages, and 60% to HISID for slip rental. Further discussion to continue next week.

PUBLIC COMMENTS: Steve Dickey, 140 Holiday Island Drive: Suggested doing a community climate survey to include: current achievements, plans for the future, exploring options for growth and community enhancements. This will provide feedback for future direction. This would give the Board information about how the community perceives what is going on. **DISTRICT MANAGER BLOOD:** HISID is a service provider. We know what needs we are facing with roads and water; concerns about community involvement. Steve Dickey: Get a survey that is not item specific, to get a feeling that you are heading in the right direction.

COMMISSIONER AGENDA SCHEDULING:

Monday, July 29 Regular meeting 9:00 a.m.

Monday, August 19 Regular meeting 6:00 p.m.

ADJOURN: COMMISSIONER KEES moved to adjourn. COMMISSIONER HOLLEY seconded.
Motion carried unanimously.

Respectfully submitted,

Nita Holley, Secretary, Holiday Island Board of Commissioners

Approved: Nita Holley