

**REGULAR MEETING
BOARD OF COMMISSIONERS
HOLIDAY ISLAND SUBURBAN IMPROVEMENT DISTRICT (HISID)
MONDAY, August 22, 2022**

The Regular 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 SARRATT, COMMISSIONER BROWN, and COMMISSIONER STAMPS present. CHAIR CHILDERS declared a quorum.

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

APPROVE MINUTES: COMMISSIONER SARRATT moved to approve the minutes for the 7-25-22 Regular Meeting, seconded by **COMMISSIONER BROWN**. Motion approved unanimously.

CEREMONIAL: None

ANNOUNCEMENTS: 1) COMMISSIONER BROWN reported the cardboard recycle container has been moved to the northeast corner of the large parking lot. **2) Barbara Talbot, 9 Horseshoe Drive,** reminded everyone of the Patriot Day Celebration and a 9/11 Remembrance being held in conjunction with the Elks Lodge 1042. There will be entertainment throughout the day, including a car show, food vendors, and dedication of a memorial.

PUBLIC COMMENTS:

1) Rebecca Sherman, 288 Wild Turkey, addressed the board on the requirements of executive sessions, per Arkansas open meetings law. She also addressed the board on the official reprimands received by the board, per late filing of each member's Statement of Financial Interest. She also alleged that the District Manager received an illegal gift from HIPRO, for payment to attend a trip to Chicago. She also indicated that a new pamphlet was printed, containing incorrect contact information. 2) Linda Peterson, 120 Appaloosa Drive, commented on the Recreation Center, the recent chip and seal on Appaloosa, and best practices for filling a pothole. 3) Gina Tate, 25 Table Rock Drive, accused the Board of negligence and abuse of duty. She requested that all water/wastewater engineering studies and engineering reports be published on the district website. She requested the establishment of a water committee. She submitted a petition requesting a reassessment of benefits.

REPORTS:

A) Carroll County Sheriff Report

Corporal Ingle was unable to attend the meeting.

B) District Manager Report

The District Manager indicated that he would report on current district activities during the New Business section of the agenda.

BUSINESS:

A) Old Business: None

B) New Business:

1. Consideration/Action to Approve an Addition to the HISID Personnel Policies, Section 717 – Social Media

District Manager Presley reviewed the background on the personnel policy changes and what they accomplish. District administrative staff has begun the process of reviewing all personnel policies which has not been done in approximately 12 years. Section 717 regulates employees' use of social media while they are on the clock using HISID computers. **COMMISSIONER BROWN:** It is up to the employees and the commissioners to not engage in responding to comments made on social media. **COMMISSIONER DYAR** agreed that it is necessary to have policies in place for all employees. This does not cover commissioners, as they are not employees. **CHAIR CHILDERS:** I think we have all discovered that when we tried to correct misinformation, it never goes well, so I do not think anybody will respond again. Linda Peterson asked when the new personnel policies will be completed, published, and available to review. **District Manager Presley:** If these policies are approved by the Board, I will get them incorporated into the draft and hope to get all the policies reviewed within the next year. **COMMISSIONER STAMPS** moved to approve the addition to the policies. **COMMISSIONER BROWN** seconded the motion. Motion passed unanimously.

2. Consideration/Action to Approve an Amendment to HISID Personnel Policy, Section 711 – Drug Testing, to Include Provisions for the State of Arkansas Medical Marijuana Identification Card

DISTRICT MANAGER PRESLEY: This is an amendment to an existing personnel policy; the amendment recognizes that the state of Arkansas does allow the use of marijuana for medicinal purposes. We do have an existing provision whereby the district has the right to remove someone from the workplace if they are operating equipment or a vehicle while under the influence of some drug, including marijuana or alcohol, due to being a danger to themselves or others, whether or not they have a medical marijuana card. The wording is similar to what other cities have in their policies. It also includes random testing and pre-employment testing procedures. **COMMISSIONER BROWN** moved to approve the amendment. **COMMISSIONER DYAR** seconded the motion. Motion passed unanimously.

3. Review and Approval of Recreation Center Design – Presentation by Erik Glazier, R3 Remodel, LLC

The District Manager introduced Eric Glazier, of R3 Remodel. The district contracted with R3 Remodel to complete the CAD design for the proposed Recreation Center. The new design is about a third of the size of the existing building. Eric showed a video of the design and commented on all aspects of the new design. He proposed that the district seek bids for both a stick-built and metal construction. **COMMISSIONER DYAR** feels the Recreation Center is the

most powerful thing we have to attract families. **COMMISSIONER SARRATT** asked for an update on the demolition work. **DISTRICT MANAGER PRESLEY**: Since we put it out for bid over three weeks ago, we had one person bid on the demolition work. Since it was over the threshold of what I can authorize, it will have to come to the Board. I have asked for a special meeting next week to look at that bid, award the bid, and the Marina contract. **COMMISSIONER BROWN** asked about the surface of the pool areas. He suggested the District Manager investigate surface alternatives. Linda Peterson, 120 Appaloosa Drive asked who wrote the specifications for the demolition bid. **DISTRICT MANAGER PRESLEY** explained he requested building to be destroyed, removal of all existing materials and leveling the grade in preparation for a new building. He was asked by Linda Peterson where he advertised and why he did not go outside Carroll County for bids and if there is a guarantee that the grade prepared for a new building will be level. Eric contacted some contractors in the Bentonville Rogers area, and they did not even want to drive out to look at the job as they are booked through March. The bid for demolition was for \$56,250.00 for demolition and removal plus \$28,000.00 for asbestos removal, totaling \$84,250.00. Eric gave a square footage estimate to keep around 2,200 but could give a cost estimate for the designed replacement but suggested \$225 to \$250 per square foot for a residential building, but the design does not have near the features of a residential build. At an estimated \$200 per square foot, at 2,300 square feet, you are looking at \$400,000.00. It is hard to tell what costs will be when the work goes out for bid. We do not write specifications. **CHAIR CHILDERS** reminded the board that they held back about \$400,000.00 to try to accomplish this structure to replace the existing building. **COMMISSIONER STAMPS** moved to approve the concept of the Recreation Center design as presented. **COMMISSIONER SARRATT** seconded the motion. The motion passed unanimously. The new facility is meant as a check-in center, not a gathering place. **COMMISSIONER BROWN** reminded those in attendance that an earlier contractor estimated \$700,000.00. Al Selleck, 22 Buckskin Lane, reminded the group that once the new Recreation Center is built, it will open up the Island Room for all the groups that used it almost every day. The motion to approve the design passed unanimously.

4. Receive Report on the End-of-Month Financials for the Month of July and Vote to Approve the Report

DISTRICT MANAGER PRESLEY reviewed the expenses at 53.5% of estimated budget, non-AOB revenue at 70% of estimated budget, a minimum 35% reserve accounts, and monthly cash flow for all accounts. The \$625,000.00 payment for the sale of the communications tower will be earmarked in an account and expenditures will be tracked. He discussed the need for an employee in the Roads Department and the surplus property auction which is due to close on September 13 with the money to go into capital projects. **COMMISSIONER BROWN** moved to approve the Financial Report for July. **COMMISSIONER DYAR** seconded the motion. Motion approved unanimously.

PUBLIC COMMENTS: 1) Linda Peterson, 120 Appaloosa Drive, asked if the potholes are going to be filled in on Appaloosa. **DISTRICT MANAGER PRESLEY** said he would follow up with the Roads Department.

COMMISSIONER COMMENTS: **COMMISSIONER SARRATT** read her comments regarding the makeup of the community and its amenities (copy attached). She mentioned that amenity fees represent 45% of the budget. The Recreation Center served its purpose for nearly 50 years. It is time for an attractive addition to our District. Vacationers are important to the success of other businesses. In 2021, the year-end cost of amenities to the budget was 11% of the total revenue. It is our

responsibility as commissioners to keep our amenities in good shape to the greatest degree that we can. **COMMISSIONER DYAR** commented regarding social media being used to portray situations as being extreme and life-threatening, when, in reality, they are not. He further addressed accusations of commissioners being elitists, explaining they do not serve on the Board for financial gain, but rather, are volunteers in service of the community. He shared some statistics of the water system. **COMMISSIONER BROWN** shared a little history of Commissioner Stamps and Tom Dees and reminded everyone of what happens to property values if the amenities were gone. **CHAIR CHILDERS:** It is extremely frustrating to read the lies that are spread on social media. They do not want to hear facts. The facts are we have a very capable, safe water system and a fire department whose operation plan can fight fires that occur at any time. She compared Holiday Island to a senior citizen living on a fixed income. She looks at priority needs, and safety is always going to be the first thing that is taken care of.

AGENDA SCHEDULING:

Monday, August 29, 2022	Special Meeting	9:00 a.m.
Monday, September 26, 2022	Regular Meeting	9:00 a.m.

ADJOURNMENT: A motion to adjourn was made by **COMMISSIONER STAMPS** and seconded by **COMMISSIONER SARRATT**. Motion approved unanimously. Meeting adjourned at 10:47 a.m.

Respectfully submitted,



Phyllis Sarratt, Secretary, Holiday Island Board of Commissioners