

**SPECIAL MEETING  
BOARD OF COMMISSIONERS  
HOLIDAY ISLAND SUBURBAN IMPROVEMENT DISTRICT (HISID)  
MONDAY, August 29, 2022**

A 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. She explained new procedures to be followed regarding public comments and when they will be accepted. A sign-in sheet is now required for anyone wishing to speak during the Public Comments section of the meeting. A raised hand will not be acknowledged. Administrative codes to eliminate the final Public Comments section will be adopted as individuals will have an opportunity to speak at the first Public Comments section and then after each New Business item.

**PLEDGE OF ALLEGIANCE**

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

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

**APPROVE MINUTES:** None

**CEREMONIAL:** **CHAIR CHILDERS** announced that **District Manager Presley** received approval for recertification as a professional community and economic developer. Congratulations were expressed by the Board.

**ANNOUNCEMENTS:** Barbara Talbot reported that the Chamber of Commerce Business After Hours will be held on September 8 at the Marina from 5:00 to 7:00 p.m. She thanked Kolin Paulk for hosting this event.

**PUBLIC COMMENTS:** Al Selleck, 22 Buckskin Lane, discussed his water bill and reviewed the items and amounts listed on his water bill and felt in his personal opinion the actual cost of water was a good value.

**REPORTS:** None

**BUSINESS:**

A) **Old Business:** None

B) **New Business:**

1) **Review and Award Bid for Recreation Center Demolition and Pad**

Advertising in both the Carroll County News and the Arkansas Democrat-Gazette resulted in receiving only one bidder for the requested work. **DISTRICT MANAGER PRESLEY** reviewed the process, referencing \$56,250.00 for the demolition and haul off and \$24,500.00 to prepare the site

with a pad for a new building, done in conjunction with a company called GTS engineering to test for material, compaction, and make sure there is an engineer-approved pad. **COMMISSIONER BROWN** asked for the total cost of the entire project and where the money was going to come from. **COMMISSIONER SARRATT**: The money was in the budget. After much discussion regarding money set aside for the project, **COMMISSIONER DYAR** stated five contractors and three independent engineers reported it would not be possible to preserve the building and its infrastructure and equipment. Besides the rot and black mold, we now find it has hazardous material. This will be Phase 1. During the next phase, we will have to watch costs closely. **COMMISSIONER SARRATT**: We voted to allow **DISTRICT MANAGER PRESLEY** to proceed with the construction of a new building. **COMMISSIONER STAMPS**: Is it not possible to use what we have there? I do not understand why it takes \$25,000 to remove shingles. I do not think this is necessary. The alternative is to take the building down but not destroy the restrooms and other things that are there. **COMMISSIONER DYAR**: We have been told it is not possible to build around the existing restrooms. **COMMISSIONER CHILDERS**: We have one bid and need to make a decision. **PUBLIC COMMENTS**: 1) David Dobrin, building inspector, but speaking as a citizen, thinks we should not demolish a repairable building and suggested putting the Recreation Center on hold till next year. If we go ahead, then a penalty should be written in the contract for not finishing on time. 2) Jeannette Selleck, 22 Buckskin Lane, asked why the air conditioners are running all year long at the Recreation Center building. **COMMISSIONER SARRATT** moved to accept the bid received. **COMMISSIONER DYAR** seconded the motion. A roll call vote passed with **COMMISSIONERS CHILDERS, DYAR, and SARRATT** voting aye and **COMMISSIONERS STAMPS and BROWN** voting nay.

## 2) Review Contracts and Award Contract for Marina Operator

**COMMISSIONER BROWN** asked if it was standard procedure that all five commissioners look over the bids and rate them on its matrix and award the bid today. **CHAIR CHILDERS**: To avoid misconceptions, it was decided it would be more prudent to open them during an open session. Four bids were received to operate the Marina. Bid packets were opened by all the commissioners and District Manager Presley. Each of the bids was briefly reviewed and specific items were listed by each. It quickly became evident that the bids would take longer to review than what the meeting allowed. Bids were received from Dylan Cluver, Dustin Kelley, Steve Martin and KP Dock Services. The bids were for a seven-year contract. Each of the bidders had requested to make public comments and was given a chance to speak at this time. They were thanked for their time and bids.

**PUBLIC COMMENTS**: Barbara Talbot, 9 Horseshoe Drive, speaking as a homeowner. She spoke as a proponent of priorities and how they can shift because of unknown factors, referencing the water issue of UV conversion from the chlorine system and the Recreation Center project.

**COMMISSIONER COMMENTS**: **CHAIR CHILDERS** read a statement concerning comments and accusations made at a previous meeting by an individual speaking during Public Comments. She addressed each statement with corrected information. A copy of her statement is attached. **COMMISSIONER BROWN** thanked **CHAIR CHILDERS** for her comments.

**PUBLIC COMMENTS**: Mayor Kees, 120 Holiday Island Drive, commented that the comments made by David Dobrin, a valued city employee, were as a property owner, not an employee of the City. He corrected the term "capital improvements" asked for in the Marina bids. Capital improvements can only

be made by HISID as the owner of the assets and they would be depreciated. The correct term should be "leasehold" improvements if they are going to retain a financial interest. In leasehold improvements, the district could not capitalize and depreciate them.

**AGENDA SCHEDULING:**

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

Monday, October 3, 2022      Work Session      9:00 a.m.

It was determined that a motion was needed to table the awarding of the Marina Operator contract until the September meeting. **COMMISSIONER BROWN** moved to table the award of the contract. **COMMISSIONER DYAR** seconded the motion. The motion passed unanimously.

**ADJOURNMENT:** A motion to adjourn was made by **COMMISSIONER DYAR**, seconded by **COMMISSIONER BROWN**. The motion was approved unanimously. The meeting adjourned at 10:33 a.m.

Respectfully submitted,



Phyllis Sarratt, Secretary, Holiday Island Board of Commissioners