

**MINUTES
MONTHLY COMMISSIONERS MEETING
CHEROKEE VILLAGE SUBURBAN IMPROVEMENT DISTRICT #1
CHEROKEE VILLAGE, ARKANSAS
JULY 26, 2021 3:00 P.M.
OMAHA CENTER REC ROOM**

Agenda Item # 1 Call to Order & Approval of Agenda

Vice-Chairman Joe Waggoner called the meeting to order. Commissioners Waggoner, Tim Lee and the General Manager were in attendance. Commissioner Jim Best was not in attendance.

Commissioner Waggoner brought the July agenda before the Commissioners. Mr. Waggoner added an item of discussion under "Old Business": Docks at Winnebago Circle.

Agenda Item # 2 Property Owner Comments/Questions on Agenda (limit 3 minutes)

Several property owners spoke in reference to the size and location of the new docks on Winnebago Circle. Specific mention was made regarding adherence and enforcement of regulations for all property owners.

Agenda Item # 3 Approval of June 2021 Minutes

Commissioner Waggoner presented the June 2021 Commissioners Meeting minutes for approval. Motion to approve was made by Commissioner Waggoner; Commissioner Lee seconded. The Commissioners unanimously approved and signed the June 2021 minutes.

GM Webb added that a copy of the unapproved minutes for the June 2021 meeting had been posted to our website prior to approval. We will do the same for each month going forward. Appreciation was expressed for the gesture.

Agenda Item # 4 Old Business

Bid on Gitche Gumees Beach Parking Lot: We received a bid from Tri-Co, Inc. from Horseshoe Bend to redo the parking lot with hot mix: \$22,500. (David added that they also gave an estimate for the North Golf Course parking lot: \$74,200.)

ARDOT – Low Water Bridge Project: Work on the project is expected to commence in the winter or spring of 2022. Representatives from ARDOT have advised us that the trash can receptacle by the handicap parking and the outhouse at Papoose Park will need to be moved.

AC – Omaha Fitness Room Completed: The AC unit in the fitness room has been replaced.

AC – Lower Thunderbird Building Completed: The AC unit has been replaced and moved to the south side of the building to aid in future repairs.

Docks at Winnebago Circle (added per Commissioner Waggoner): Mr. Waggoner summarized the issue with the docks (large size and distance of location from the shoreline), commenting that he agrees all property owners should be held to the same standard. He stated that the District has retained an attorney regarding the situation, and it will be handled in the appropriate manner. Commissioner Lee added that he is in agreement to the standards as well, and retaining an attorney in this matter is the right direction to go.

Agenda Item #5 New Business

ICC Cougar Classic High School Tournament at CV South/Aug 4th: Several high school teams will be in town for the ICC Cougar Classic at the South Course. The first day of the tournament is held in Horseshoe Bend, the second at CV South.

Spadderdock Weeds – Lake Cherokee: The company that looked at silt levels in Winnebago Circle cove on Lake Thunderbird will be here at the end of August, or early September, to spray the Spadderdock in Lake Cherokee.

Arkansas Game & Fish Game Wardens – July 4th Weekend: Game wardens were at Lake Omaha on July 2, and on Lake Thunderbird at July 3 & 4. They checked boats for life jackets and other safety measures, as well as proof of current state registration and insurance. David expressed his thanks to Arkansas Game & Fish for coming out and lending a hand.

North Central Unit Workdays – July 29, August 2 & August 6: Inmates from Calico Rock Prison will be here July 29, August 2 & 6 to work on Lakes Omaha, Aztec & Chanute dams. David added that they are scheduled to come back 8-10 days in October and November to work on the back side of Lakes Sequoyah, Cherokee and Thunderbird dams.

Agenda Item # 6 Mediation

Commissioner Waggoner stated that there was a two-day mediation session in June and a second session on July 8.

He indicated that a number of items were discussed in an attempt to resolve the law suit. Among those items were adding additional classifications to the assessment valuation, changing the way commissioners are selected, and the number of commissioners on the board. The opposing side requested the District go back to the original assessment level, or below it, give a payment of \$500,000 to the opposing side, and a payment of \$50,000 to the Kronkosky's.

Other suggestions have been presented to the opposing side with no response as of this date.

Agenda Item # 7 YTD Income Report

Floor was turned over to GM David Webb for the financial report.

As of 6/30/2021: Current Assessment Income Sharp County: \$723,489; Fulton County: \$300,771. Total Current: \$1,024,260. Delinquent Sharp County: \$108,537; Fulton County: \$73,954. Total Delinquent: \$182,491. Total Assessment Income: \$1,206,751.

Other Income: Recreational Facilities: \$186,036, Interest Income: \$1,072, All Other Income: \$95,872. Total Other Income: \$282,980.

Through 6/30/2021, total expenditures were \$1,253,205, which is 44.91% of the projected budget with 50.00% of the year passed.

Payments to the City:	June	\$ 28,668
	Year-to-Date	\$ 410,295

Payments for hydrants to CV Water:	June	\$ 14,480
	Year-to-Date	\$ 86,880

Agenda Items #8 Comments from Property Owners

Commissioner Waggoner turned the floor over for public comments:

Property Owner posed questions: 1) Is there a way to freeze the SID Assessments at a certain point? (i.e., at a certain income level, age level, disability level etc.) Or raise them a certain amount for others? 2) The conditions of the facilities, pools not open, etc.: The assessments are supposed to support the upkeep of facilities, and that is not being met. Why? And how will the income be assured to keep coming in? 3) Was an agreement reached in mediation? Commissioner Waggoner responded that there was no agreement reached. He thanked the property owner for her comments.

Rob Smith distributed maps of the campground. In 2008 the lower campground was closed due to flooding. The campground is in need of a lot of work. Air BNB is now offering rentals at campgrounds, opening up more opportunity for traffic. RV and camper sales are at a historic high. Looking ahead to 2024, Cherokee Village will be in the center of an eclipse, bringing sight-seers from all over. He proposed that the District allow someone to lease the campground and take care of the capital improvements needed there, which could open up revenue to the District. The Commissioners asked that Mr. Smith provide a proposal for their review.

Beverly Moody commented that people are jumping off the Lake Cherokee spillway and swimming, even with “no swimming” signs posted. GM Webb indicated that the police have gone there to address the issues, and Lake Safety has been made aware as well.

Property Owner asked about the area in Town Center behind City Hall, recalling the convenience store and deli that used to be there. Is there any money or any incentive to get someone in there? GM Webb responded that the property is owned by American Land Company, not the Improvement District.

Agenda Item #9 Motion to Adjourn


Commissioner Waggoner Made motion to adjourn. Commissioner Lee seconded. With no further discussion, the meeting was adjourned at 4:57 p.m.

The next Commissioners monthly meeting will be held Monday, August 16, 2021 at 3:00 p.m. at the Omaha Center.

APPROVED DATE: 8-16-2021

COMMISSIONER: _____
Jim Best, Chairman

COMMISSIONER:  _____
Joe Waggoner, Vice- Chairman

COMMISSIONER:  _____
Tim Lee, Secretary