

MINUTES OF MEETING
GOVERNMENTAL AFFAIRS COMMITTEE (GAC)
Jessieville Schools Campus, 7900 N. Hwy. 7 - Performing Arts Building
Friday, July 7, 2017 8:00 AM

Highlights of the meeting are summarized below:

- **Dr. Ralph Carter, Supt., Jessieville School District, provided a “state of the school” including a new Career Academy program for grades 9-12. Following the conclusion of the GAC business meeting, selected staff members provided a more in-depth briefing on this program.**
- **Hot Springs Village:**
 - Escrowing of assessments in the amount of \$250,000 to resume in view of continued delays in a court decision.
 - A Director of Agronomy and a new Director of Human Resources have been hired.
 - Construction of the first spec home on a POA owned lot by Renaissance Homes.

Reminders and Calendar

- **Next POA Board Meeting: 9:00 a.m., July 19, Ouachita Events Bldg., Ponce de Leon Ctr.**
- **Next GAC Meeting: 8:00 a.m., Friday, August 4, Fountain Lake School District Campus, 4207 Park Ave.**

ATTENDANCE

Committee Members Present

Gerald Allen, Paul Day, Michael Dollar, Bob Hebert, Jim Harlow, Richard Johnson, Greg Jones, Keith Keck, Curt Malone, Lu Otto, Bob Shoemaker and David Whitlow.

Committee Members Absent

Jerry Yeric

Ex-Officio Members

Paul Day, Greg Jones and Bob Shoemaker.

POA Liaisons

John Weidert, Board Chair
Lesley Nalley, CEO

Other POABOD

Bob Cunningham
Mike Medica

Justices of the Peace

Larry Griffin – Garland

Press

Lewis Delavan, *Village Voice*

Others

- Marian Crowder, Board Member, HSV Chamber of Commerce
- In addition to Dr. Ralph Carter, Supt., the following Jessieville School District faculty, staff and board member attended: Don Pierce, Board Member; Toby Packard, H.S. Principal; Melissa Speers, Dir. Of Spec. Programs; Cameron Hall, H.S. Counselor; and DeAnn Bliss, CTE Teacher.

Call to Order: Chair Gerald Allen called the meeting to order at 8:00 a.m.

Introduction of Guests and New Members:

Agenda: The agenda was approved as submitted.

Minutes: The minutes of the June 2, 2017 meeting were approved.

Dr. Ralph Carter’s report on the Jessieville School District is summarized as follows:

- School passed desegregation visit.
- Safety and security standards in place.
- New Technical Director hired.
- All students have Internet access.
- Have new Director of Curriculum.
- Added agriculture teacher to staff.

- Will teach computer program coding in 7th and 8th grades beginning this coming school year.
- Security Resource Officer has been very effective in developing effective security plans and measures.
- Partnering with College of the Ouachitas.
- Have approximately 100 tutors (most from HSV).
- Approximately 400 students live in HSV.
- Briefly discussed the career academy concept being studied and will likely be implemented for the 2018-2019 school year. Career academies within the high school (grades 9-12) are designed to prepare students for both college and careers. They are schools within schools that link students with peers, teachers, and community partners in a structured environment that fosters academic success. They are not charter schools. Dr. Carter and selected staff have visited Tampa, FL and Mountain Home, AR where career academies are in place.

Note: Following the GAC business meeting, the staff members provided more details on career academies, the things they learned through their visits to other schools and the planning for implementation in the Jessierville School District.

REPORTS

POA Governance Report - John Weidert

- Reported that henceforth he will report on “governance” matters and the CEO will report on “operational” matters.
- Action taken during May 17 BOD meeting.
 - Adoption of amendments to Appeals Committee Charter.
 - Directors Parker, Weiss and Roe appointed to the 2017 Audit Committee.
 - Approved rehab of two water tanks.
 - Approved revisions to Chapter 1, Article 23, Enforcement of Declaration/Protective Covenants.
- No progress report on court decision on assessment litigation.

POA Operational Report – Lesley Nalley

- Director of Agronomy started work this week.
- New Director of Human Resources on board.
- Meeting with Belle Vista, Cherokee Village and Cooper Communities went well.
- In view of courts continued delay in issuing a decision, escrowing assessment payments at \$250,000/mo. has resumed.
- Request for proposals for the master plan update will be issued next week.
- Partnering with Renaissance Homes, the first member of the HSV Builder’s Guild, a spec home is being built on a POA lot; Renaissance will build the home at its expense; expectation is that this first effort will lead to other opportunities.

MetroPlan – Keith Keck

- The Central Region MetroPlan voted to modify language in the Imagine Central Arkansas Plan (Transportation Improvement Plan) for the I-30 Crossing Project to include the wording of "capacity improvements." This wording is key for the development of the three additional follow-on projects which may be required to alleviate the traffic flow challenges once the initial I-30 Crossing Project is completed. These projects include an I-630 project and two additional I-30 projects from south Little Rock down to Benton/Bryant. The two I-30 projects will have direct impact on HSV resident’s ability to travel to central Little Rock and Clinton National Airport.
- Upon my request, AHTD provided the following two cost projections for the I-30 Bridge Repair, short of the full I-30 Crossing Project.
 - To just repair the current bridge/pavement: \$250M

- To repair current bridge/pavement and bring it up to current federal safety standards: \$400M
- Other transportation related items:
 - AHTD officially becomes ARDOT on July 31.
 - Bike Share Initiative remains on track
 - The Managed Lane Study was put off for RFQs.
 - Rock Region Metro is proposing the redevelopment of the River City Transfer Station to better facilitate transportation alternatives in Central Little Rock.

Hot Springs—Jerry Yeric

- The Hot Springs Board of Directors added more than 30 acres to the city through the voluntary annexations it approved earlier. The newly incorporated commercial area includes Cajun Boilers restaurant, First Class Books, and a boat storage and repair business.
- Karen Garica was unanimously approved to fill the vacant seat for District 5 on the Hot Springs Board of Directors. Garica was a former member of the board and is well respected.
- The Hot Springs Board of Directors authorized the city to seek federal money for improved downtown parking and expanded sidewalks of outdoor dining. The resolution was unanimously adopted during a special-called meeting to authorize the West Central Arkansas Planning and Development District, (WCAPDD) to apply on the city's behalf for part of the \$17 million in de-obligated fiscal year 2017 funds from the U.S. Department of Commerce's Economic Development Administration Agency.
- The city maintains that the panhandling ordinance facing a federal court challenge was adopted to address a specific safety concern and can withstand judicial scrutiny. City Attorney Brian Albright said the ordinance banning sitting, walking or entering a "roadway, median or portion of a public street" for the purpose of soliciting any item, including money, from the occupant of a vehicle serves a compelling government interest.

Garland County—Jerry Yeric

- State and Commissioner John Thurston presented Garland County with \$829,855 in turn-back money from the collection of delinquent real estate taxes and the proceeds from tax-delinquent properties.
- Jim Fram reported to the County that payroll expansion isn't happening in mass, but the area's economic developer said local businesses are making investments that bode well for high-skilled, high wage job growth. Fram, president/CEO of the Hot Springs Metro Partnership and The Greater Hot Springs Chamber of Commerce, reported that recent capital outlays are a harbinger of good jobs. He also stated that local companies are not adding a whole lot of jobs, but we have a lot of companies that are investing in equipment and remodels. All of that in his experience is a real good sign of the direction things are headed.
- Potential candidates for positions on local school boards can begin to circulate petitions for the final annual school board election held in September before new legislation takes effect in 2018 when the elections will be held with the primary.
- Fountain Lake is the only district in Garland County with two seats with expiring terms in 2017. The district's board members are elected to three year terms in at-large positions. Board President Greg Frank and Sheila Ford, vice president, were unopposed for their seats in 2014.
- Morgan Wiles and Shaun Keefe are all in on Mountain Pine, pushing their chips to the center with last month's \$550,000 purchase of the 389 acre mill site that sat idle since its veneer and plywood industry closed. It will be the future home of WinChoice USA.

- The 911 call center that will serve as the nexus of the communication upgrade making Garland County a full-time user of the Arkansas Wireless Information Network should be functional by the end of the year, the county's Department of Emergency Management informed the justices of the peace.
- The quorum court appropriated \$779,332 in February from unanticipated revenue accruing to the county treasury at the end of last year to create the 911 Dispatch Center Budget. Ninety percent of the appropriation, or \$701,332, was directed toward converting the booking area of the old jail into the county's 911 public-safety answering point, or PSAP.

Highways (Tri Lakes MPO) - David Whitlow

- The Tri-Lakes MPO policy board did not meet in June. The next scheduled meeting is on Thursday, August 24, 2017.
- The following information has been obtained from various news sources including the *Hot Springs Sentinel Record*.
 - Highway 5 safety improvements project to Benton is ongoing. Shoulder work and paving is in progress. Extra travel time to Benton and Little Rock should be allowed.
 - Highway 70 to Interstate 30 at Benton is now 44% complete. Expect many delays and lane closures. In addition to the roadway widening, the construction of Cedar Creek Bridge, Ten Mile Creek West Bridge, Ten Mile Creek Bridge, Caney Creek Bridge, and a traffic signal at Highway 128 is pending. Alternate routes should be used while traveling to Benton or Little Rock. Completion is expected in late 2018.
 - Highway 7 South through to Highway 290 continues to have utility relocation. Road reconstruction will begin by late August.
 - The Arkansas Highway Commission voted to pursue a ballot measure to fund road improvements. This was done in response to resistance by the Arkansas Legislature to approve a highway tax increase in the last session. A specific plan was not yet endorsed. The Highway Commission will be studying various funding methods.

Healthcare and Medical Services – Richard Johnson

- Committee members continue collecting data from the various medical practices and practitioners in the HSV service area. There are seven primary care providers practicing at the CHI St Vincent Primary Care Clinic just outside the West Gate. The Convenient Care Clinic (Walk-In) has one permanent practitioner and a number of practitioners assigned on a rotating basis. The Primary Care Clinic is open Monday through Friday and the Convenient Care Clinic is open Monday through Saturday each week. Also at the West Gate clinic location an Orthopedic Specialist is available one day each week and a Cardiologist is available one day each month.
- CHI St Vincent also has a Primary Care Clinic located at the east region of the Village at Ponce De Leon and Desoto Blvd. There are three permanently assigned primary care practitioners and one rotating practitioner assigned to the clinic.
- Data is currently being collected for those practitioners associated with National Park Medical Center as well as other medical practitioners involved in group practices and independent specialty services..
- A review of the HSV ambulance service has also been done. Four LifeNet ambulance units are assigned to HSV providing 24/7 emergency medical coverage. Each ambulance is staffed with certified Paramedics and/or certified Emergency Medical Technicians (EMTs). The service is staffed and equipped to make five emergency runs daily. Emergency calls that are "life threatening" are required to transfer patients to the closest hospital facility in accordance with Arkansas state laws. In the event of a non-life threatening

circumstance, patients are given the choice to be transferred to any hospital facility having emergency medical services within Garland County or Saline County. LifeNet provides a monthly quality assurance report to the POA Board. Personnel are required to participate in a demanding continuous training program to maintain individual professional proficiency. In addition to the ground ambulance services, LifeNet has air ambulance services available for HSV residents when needed.

- As stated, the committee continues to gather information on other medical practices serving the Village. We will be addressing other medical services such Radiology & Imaging, Pain Management, Physical Therapy, Dental Services, etc., and will report accordingly.

The Hot Springs Village Area Chamber of Commerce - Michael Dollar

- Efforts continue in the community development process as the CORE Council, an arm of the Community Revitalization (CORE) & Visitor Council of the HSV Area Chamber of Commerce executes its mission:
 - (Assist the local community in organizing, defining, and implementing projects that advance and protect the region’s quality of life, and create individual and business opportunities for future generations.
 - Create avenues to showcase and share our local hospitality, our active community, our state and cultural pride.”
- A CORE Council database is developing which focuses on community strengths and provides a foundation for building on assets the community currently has. The database covers the area in North Garland County from the Ouachita National Forest border, south to include Fountain Lake High School, and east to the Crows community in Saline County. This area resembles a right triangle and includes commercial properties within the incorporated Hot Springs Village community.
- According to a Buxton Retail Leakage and Surplus Analysis, opportunities for retail stores abound for the HSV area as only 16% of a \$230 million potential in retail sales are currently being captured. HSV area residents are spending approximately \$194 million in retail stores located outside their own community.

Largest Category Leaks	Potential Sales for HSV (in millions)	% Sales Captured
Motor Vehicle Parts & Dealers	\$61.0	<1%
Food & Beverage Stores	\$31.9	<1%
General Merchandise Stores	\$31.8	<1%
Foodservice & Drinking Places	\$27.5	~20%
Building Material & Garden Equipment & Supply Dealers	\$25.3	~20%
Health & Personal Care Stores	\$22.5	~40%

- Only about 20% of a \$24.6 million potential is being captured by restaurants, and <1% of the \$27.5 million potential is being spent by residents at supermarkets and grocery stores located within their own community.
- Understanding the local retail “leakage” helps our current businesses know their market potential and provides them confidence for making decisions to invest further in their stores. Leakage/Surplus information is also used by potential retail developers in determining future store locations.
- Local Jewelry Stores are doing their part in community revitalization, creating an economic surplus by attracting \$1 million in sales from outside the region. This is in addition to the \$1 million spent by HSV residents. Shoe sales and Gift, Novelty, & Souvenirs are categories that are also creating a surplus by bringing in outside sales.

- Neither creating a surplus nor losing business to outside the HSV community, are Hardware Stores, and Beer, Wine, & Liquor Stores, where nearly all area residents make their purchases locally.
- There are ways the community might improve retail attraction. As the CORE Council understands the strengths and potential, it can better assist the community in creating plans that protects quality of life and insures the future.
- Addendum: During the meeting Mike Dollar elaborated on this survey and stated that the retail spending by HSV residents is about \$230 million. Keith Keck reported that of the approximately 100 store fronts within HSV, approximately 20 are vacant.

Economic Potpourri – Gerald Allen

ARKANSAS ECONOMIC DEVELOPMENT SNAPSHOT¹			
MEASURE	2015	2016	2017 YTD May 31
Total Projects	197	199	149
Projects With AEDC Incentive Agreements	118	80	61
Proposed Jobs	4,953	3,998	834
Proposed Avg. Hourly Wages	\$19.81	\$21.76	\$31.65
Proposed Capital Investment	\$2,029,739,566	\$1,386,078,299	\$1,414,288,532
Arkansas Nonfarm Payroll Jobs	1,208,500	1,227,500	1,255,900
Arkansas Unemployment Rate	5.2%	4.0%	3.4%
U.S. Unemployment Rate	5.3%	4.9%	4.3%

Garland County JP – Larry Griffin

- Reported that the female section of the new jail is almost fully occupied.

¹ Source – Arkansas Economic Development Commission