



METROPLAN

SMART PLANNING MAKES SMART PLACES.



METROPLAN

SMALL CITIES
COUNCIL

SMALL CITIES COUNCIL

April 24, 2024 • 9:00 AM

AGENDA

1. Call to Order
2. Introductions & Announcements
3. Summary of Previous Meeting
4. Community Spotlight: Hot Springs Village
5. Act 605 and Cryptomining Updates
6. UDO and Best Zoning Practices
7. Metroplan Update
8. Member Q&A
9. Preview of Upcoming Meetings
10. Adjourn

SCC MEMBERS

- | | |
|-----------------------|-------------------|
| 1. Alexander | 10. Keo |
| 2. Austin | 11. Lonoke |
| 3. Bauxite | 12. Mayflower |
| 4. Cammack
Village | 13. Mount Vernon |
| 5. England | 14. Shannon Hills |
| 6. Greenbrier | 15. Traskwood |
| 7. Guy | 16. Vilonia |
| 8. Haskell | 17. Ward |
| 9. HS Village | 18. Wooster |
| | 19. Wrightsville |



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INTRODUCTIONS & ANNOUNCEMENTS

- Projects
- Updates
- Successes
- Challenges
- **Community Spotlight**
 - *July 10: Vilonia*
 - *August 28: Volunteer?*



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SUMMARY OF PREVIOUS MEETING

January 24, 2024



Small Cities Council Meeting Summary

Wednesday, January 24, 2024 | 9:00 AM
Pulaski County Regional Center | Little Rock
DRAFT

Meeting PowerPoint slides available at www.metroplan.org/small-cities-council

SCC Members Attending

1. Mayor Mike Kemp, Chair
2. Mayor Charles Gastineau, Vice Chair
3. Mayor Sammy Hartwick
4. Mayor Crystal Herrmann
5. Mayor Danny Hester
6. Mayor Butch House
7. Mr. Keith Keck
8. Mayor Terry Don Robinson
9. Mr. Brady Zweifel

City of Shannon Hills
City of Ward
City of Greenbrier
City of Alexander
City of Mayflower
City of England
Hot Springs Village
City of Wooster
City of Vilonia

Additional Attendees

10. Mayor Rhonda Sanders (interim)

City of Bryant

Metroplan Staff

11. Ms. Lynn Bell
12. Mr. Casey Covington
13. Mr. Hans Haustein

Graphics Specialist
Executive Director



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**COMMUNITY SPOTLIGHT:
HOT SPRINGS VILLAGE!**



Hot Springs Village

50 Years+ & Going Strong



Agenda

- Size of HSV
- Demographics
- Governance

-
- Infrastructure
 - Services
 - Amenities

-
- Average Villager

-
- Economic Impact
-

Size of HSV

- 26,192 acres
- 15 miles from West Gate to East Gate on Desoto Blvd
- 34,227 Platted Lots
 - 26.4% Developed



Demographics

- 2020 Population of 15,861
 - Garland County: 8000
 - Saline County: 7861
- 800 children
 - 700 students in Jessieville/Fountain Lake
- 9200 Rooftops
 - 100 new builds/year...\$300,000 plus average sale



Governance

- Incorporated as a Private Corporation
 - Functions as a Private Community (City)
- Seven Member Board of Directors
 - Rotation Annual Elections (2 or 3 positions)
- Full-Time General Manager
 - Supported by 400+ POA Employees
- Volunteer Committees to Support POA Staff
 - Public Services
 - Golf
 - Government Affairs
 - Architectural Control
 - Lakes
 - Recreation





POA-Owned Infrastructure

- Private Roads...500 miles
 - 472 paved
- Water Treatment Plant
 - 6 MGD Production Capacity
 - Lake Lago Reservoir (years supply of water)
- Two Waste Water Treatment Plants
- Woodlands Auditorium...654 Seating Capacity
- Community Center/Library Complex





POA-provided Services

- Police (23 personnel)
 - Deputized in both Garland & Saline Counties
 - 911 Dispatch
- Fire (22 personnel)
 - Four-manned Stations
- Ambulance
 - Three manned Paramedic Vehicles
- Code Compliance
- Recreation Dept
 - Trails/Parks/Beaches
- Animal Control



Amenities

- 12 Lakes (3800+ Registered Boats)
- 9 ½ Golf Courses
 - 8 ½ Member...One Private County Club
 - 230,000 rounds per year
- 13 Tennis Courts
- Pickleball Complex..14 courts
- 30 miles of Hiking Trails
- 23 miles of Bike Routes
- RV park





Average Villager

- 69 Years Old
- 74% born outside of Arkansas
 - Iowa/Wisconsin/Minnesota
- Median Income of \$59,000
- 76% receiving Social Security Benefits
- Influx of Californians & Texans



Economic Impact

- \$397M Annual Impact on Arkansas
- School Districts
 - Jessieville: 76% of Millage
 - Fountain Lake: 78% of millage
- Counties:
 - Garland: 9.4% Millage (8% Pop)
 - Saline: 11.5% Millage (6% Pop)
- Not Eligible for most Federal/State/County Tax Dollars



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ACT 605 & CRYPTOMINING UPDATES

- Act 605: Online Training Opportunities
 - ❖ **Ark. Code Ann. § 14-234-801 et. seq.**
 - ❖ **Rules and Guidance from Department of Agriculture, Natural Resources Division**
 - ❖ **Training Curriculum**
 - ❖ **Approved Board Training Providers**
 - <https://sautech.edu/aeta/aeta-class-schedule-water/>
 - <https://arkansasruralwater.org/training/water-courses/>



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ACT 605 & CRYPTOMINING UPDATES

- Proposed Cryptomining Legislation
 - ❖ Amended versions of 2 crypto mining bills have cleared AR Senate committee
 - ❖ Clarifies noise-reduction practices
 - ❖ Prohibits foreign ownership
 - ❖ Allows local governments to impose different requirements than on data centers generally, and to rezone to prohibit cryptomining activities
(see Arkansas Democrat-Gazette article in packet)



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UDO & BEST ZONING PRACTICES

😊	😞
Proactive	Reactive
Robust public involvement upfront, during development of regulations	Public hearings dominated by loudest/most resources (money, time, education)
Administrative approvals	Complex application process
Objective standards	Subjective discretion
Technical expertise	Personal interests
Predictability	Uncertainty
Consistent outcomes	Unpredictable outcomes



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METROPLAN UPDATE

- Meetings with Board Members



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PREVIEW OF UPCOMING MEETINGS

- **TODAY:**
 - 10:00 AM: Board Meeting
- **Wednesday, May 22, 2024**
 - 9:00 AM: SCC Meeting
 - 10:00 AM: Board Meeting
- **Location: Metroplan, Pulaski County
Regional Building**



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THANK YOU!

Contacts:

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