



## **AGENDA**

### **MEETING OF THE MOUNTAIN HOME CITY COUNCIL MAY 6<sup>th</sup>, 2021. . . 6:00 P.M. COUNCIL CHAMBERS OF THE MUNICIPAL BUILDING**

Pledge of Allegiance  
Prayer  
Roll Call  
Announcements  
Minutes from the April 15<sup>th</sup>, 2021 Council Meeting  
Committee Reports

#### **NEW BUSINESS**

**DISCUSSION REGARDING THE PROPERTY LOCATED AT 1207 ROSSI ROAD MOUNTAIN HOME, AR** presented by Councilman Jim Bodenhamer

**A RESOLUTION ESTABLISHING INCENTIVES FOR RESIDENTIAL DEVELOPMENT WITHIN THE CITY LIMITS OF MOUNTAIN HOME** presented by Mayor Hillrey Adams

**RESOLUTION DESIGNATING THE MAYOR AS THE CITY'S REPRESENTATIVE FOR THE PURPOSE OF MAKING APPOINTMENT TO THE BAXTER COUNTY EQUALIZATION BOARD PURSUANT TO ARKANSAS STATUTE ANNOTATED 84-701, ET.SEQ.; RATIFYING AND APPROVING ACTION TAKEN PURSUANT TO CALL; AND FOR OTHER PURPOSES** presented by Mayor Hillrey Adams

**REQUEST TO TRANSFER K-9 HARMON FROM THE MOUNTAIN HOME POLICE DEPARTMENT TO THE WARD POLICE DEPARTMENT** presented by Police Chief Eddie Griffin

**REQUEST FOR ADDITIONAL FUNDS TO BE PAID FROM W/S DEPRECIATION FUND 1000-13072-00 FOR INDIAN CREEK LS REHAB IN THE AMOUNT OF \$17,436.00** presented by Water & Wastewater Director Alma Clark

#### **OLD BUSINESS**

#### **COMMENTS**

#### **ADJOURN**

**Respectfully Submitted,  
Brian A. Plumlee, City Clerk**

**CITY OF MOUNTAIN HOME**

720 South Hickory • Mountain Home, Arkansas 72653 • Phone: (870) 425-5116 • Fax: (870) 425-9290  
[www.cityofmountainhome.com](http://www.cityofmountainhome.com)

## REGULAR CITY COUNCIL MEETING – APRIL 15<sup>th</sup>, 2021

1. The Mountain Home City Council met in regular session April 15<sup>th</sup>, 2021 in the Council Chambers of the Municipal Building. Mayor Hillrey Adams called the meeting to order at 6:00 p.m. followed by the Pledge of Allegiance and a prayer.
2. **ROLL CALL** The following council members were present for the roll call: Jim Bodenhamer, Jennifer Baker, Bob Van Haaren, Paige Evans, Nick Reed, Carry Manuel, and Wayne Almond. Susan Stockton was not in attendance for the meeting.
3. **OFFICIALS IN ATTENDANCE** Mayor Hillrey Adams, City Attorney Roger Morgan, City Clerk Brian Plumlee, Street Director Arnold Knox, Building Inspector Greg Ifland and Police Chief Eddie Griffin.
4. **MEDIA** Scott Liles of K.T.L.O.
5. **MINUTES** Councilwoman Jennifer Baker made a motion to approve the regular council meeting minutes from April 1<sup>st</sup>, 2021. The motion was seconded by Councilman Reed. The City Clerk recorded the following vote: all present – yes.
6. **NEW BUSINESS**

**AN ORDINANCE AMENDING ORDINANCE NO. 296, AS AMENDED, WITH REFERENCE TO ZONING WITHIN THE CITY LIMITS OF THE CITY OF MOUNTAIN HOME, ARKANSAS, RELATIVE TO CHANGING AREA ZONED AS RESIDENTIAL R-1 TO RESIDENTIAL R-2 ( Located at 308 and 312 E. 10th Street and 1017 South Street )** City Attorney Roger Morgan put the ordinance on first reading and read it to its entirety.

**SECOND READING** Councilwoman Baker made a motion to suspend the rules and put the ordinance on second reading, Councilman Van Haaren seconded the motion. The City Clerk recorded the following vote: all present – yes. The motion was declared adopted and the ordinance was read for a second time by title only.

**THIRD READING** Councilwoman Baker made a motion to suspend the rules and read the ordinance for the third time by title only. Councilwoman Evans seconded the motion. The City Clerk recorded the following vote: all present – yes. The motion was declared adopted and the ordinance was read for a third time by title only.

**ADOPTION...** Councilwoman Baker made the motion to adopt the ordinance, it was seconded by Councilman Van Haaren. The City Clerk recorded the following vote: all present – yes. The ordinance was declared adopted. When asked about the emergency clause, Attorney Ted Sanders told the council "It is not needed this time."

**AN ORDINANCE ACCEPTING THE FINAL PLAT OF GLENBRIAR COMMONS PHASE 1, LOTS GC 92 THRU GC 94, GC 104 THRU 106 AND GC 113 THRU 115, AND IMPROVEMENTS THEREWITH AND FOR OTHER PURPOSES** City Attorney Roger Morgan put the ordinance on second reading and read it to its entirety.

**SECOND READING** Councilman Van Haaren made a motion to suspend the rules and put the ordinance on second reading, Councilwoman Evans seconded the motion. The City Clerk recorded the following vote: all present – yes. The motion was declared adopted and the ordinance was read for a second time by title only.

**THIRD READING** Councilman Van Haaren made a motion to suspend the rules and read the ordinance for the third time by title only. Councilwoman Baker seconded the motion. The City Clerk recorded the following vote: all present – yes. The motion was declared adopted and the ordinance was read for a third time by title only.

**ADOPTION...** Councilman Van Haaren made the motion to adopt the ordinance, it was seconded by Councilwoman Baker. The City Clerk recorded the following vote: all present – yes. The ordinance was declared adopted.

**EMERGENCY CLAUSE...** Councilman Van Haaren made the motion to adopt the emergency clause, it was seconded by Councilman Manual. The City Clerk recorded the following vote: all present – yes. The emergency clause was declared adopted.

**OFFER AND ACCEPTANCE CONTRACT – CITY OWNED LAND REQUEST ( 40 acres on Buzzard Roost Road )** Mayor Adams explained the process in bidding out City owned land. Mayor Adams went on to say the City received four bidders. Mayor Adams informed the council that Scott Booth was the high bidder at \$100,000.00. Councilwoman Baker made a motion to accept Mr. Booth's bid, the motion was seconded by Councilman Van Haaren. City Clerk Brian Plumlee recorded the following vote: all present – yes.

## **OLD BUSINESS**

**AN ORDINANCE ADOPTING DEVELOPMENT REGULATIONS FOR THE CITY OF MOUNTAIN HOME, ARKANSAS, AND FOR OTHER PURPOSES ( 2<sup>nd</sup> Reading )** Mayor Adams informed the council that many local commercial developers are comfortable with the ordinance. City Attorney Roger Morgan put the ordinance on second reading and read it to its entirety.

**THIRD READING** Councilwoman Baker made a motion to suspend the rules and read the ordinance for the third time by title only. Councilman Almond seconded the motion. The City Clerk recorded the following vote: all present – yes. The motion was declared adopted and the ordinance was read for a third time by title only.

**ADOPTION...** Councilwoman Baker made the motion to adopt the ordinance, it was seconded by Councilman Van Haaren. The City Clerk recorded the following vote: all present – yes. The ordinance was declared adopted.

**7. COMMENTS**

- 8. ADJOURN...6:34 P.M.** with no further business to come before the council. Mayor Adams declared the meeting adjourned at 6:34 p.m.

---

**HILLREY ADAMS, MAYOR**

**ATTEST:**

---

**BRIAN A. PLUMLEE, CITY CLERK**

## COMMITTEE REPORTS

### **APRIL 2021 Water & Sewer Committee Meeting**

04/08/2021 – 5:15pm. Attending: Alma Clark, Mayor Adams, Jennifer Baker, Bob Van Haaren, Nick Reed, Paige Evans & Kirby Rowland. We met in council chamber. The meeting adjourned at 6:15 pm.

- Cash analysis / Revenue / Expense Report ending March 2021 were passed out.
- Project reports for month ending March 2021 passed out.
- Our water loss was 18.1 % Ending March 2021. The previous month was at 24.1 %. We continue to fix and find leaks daily.
- Alma is requesting authorization the increase the amount to be paid from depreciation account on the Indian Creek Lift Station Rehab project. The bid went over approved amount by \$17,436.00. The original requested amount was \$225,000.00 – bid came in a \$242,436.00. This will come before council for a vote on **May 6, 2021 - Need approval pay additional \$17,436.00 from depreciation fund 1000-13072-00.**
- Passed out a copy of an Ordinance 599 from March 1980 that we have changed some verbiage within and repealing this ordinance in its entirety and updating to a new ordinance. The only thing that has been changed within this ordinance is on Section 1 & Section 2 as it refers to ELU's (EXTRA LIVING UNITS) and who this applies too and who it would not apply to. Shall not apply to hotels, Motels, RV Parks or Food Courts. Hotel, Motels have never been charged ELU's but was never specified as such & RV Parks / Food Courts are new to our area and didn't really fit into any category so we treated them as mobile home parks which they are not - they are more like Hotel/Motel customers so we would like to get this changed to fit them into ordinance for billing purposes. **This ordinance will be on the May 6, 2021 Council Agenda for a vote of council to fix this issue.**
- Kirby gave updates to the Mayor & Committee on several things that the water/sewer department is working on: WWTP upgrades, The new Lake intake site, Assessment of Backwash sludge handling at WTP, Possible change in disinfection / Dichlorination chemicals at WWTP.
- Mayor informed committee that there is a possibility that the water/sewer department may have a chance at some grant money thru North West Arkansas Economic Development District to apply toward the Hwy 62 E Sewer Line Extension – Phase 3 and should know something around October 2021. We going to hold off on this project to see before we proceed on with the project.

### **PROJECT UPDATES:**

- **Spring Branch Terrace Water Line upgrade:** Started 03/22/2021. We will be laying approximately 825' of 6" water line to replace old 2" Galvanized WL. To date we have laid 340' and put in 3 FH. Remaining to lay is 485' & 3 FH's. The testing of line, hooking up new services, and clean up.
- **2<sup>nd</sup> & South St Sewer Line Upgrade:** Started 02/09/21 we will be replacing approximately 1150' of 6" concrete and will upgrade to 8" PVC, will be replacing 6 manholes. From last report we have laid 266' of pipe and set 3 manholes. Remaining we have 238' of pipe and 2 manholes. Then clean up.
- **6<sup>TH</sup> & Church St Sewer Line Upgrade:** Started 01/21/21. This section of 6<sup>th</sup> & church Completed on 02/09/21. We will be doing other sections of sewer line on 6<sup>th</sup> St starting at Church St going toward College street later in the year.

Upcoming Soon: We will be starting a sewer line extension of approximately 350' from an existing Manhole at the Heights Subdivision running along Arkansas Avenue to across N Cardinal Dr on the south west corner of property ending at a manhole. All engineering for this project will be provided by the developer (Hobbs Investments) and we will provide labor, equipment, & material to extend this section of line. We also will be looping a water line from the end of Ozark Avenue across land to N Cardinal Dr to an existing Water line at the end of Ozark Ave and ties it together; all material & engineering for this job with be paid for by the developer (Hobbs Investments) and we will provide labor & equipment loop about 700' of water line.

\*\*\*\*\*OUR NEXT MEETING HAS CHANGE DAYS & DATE\*\*\*\*\*  
NEXT MEETING WILL BE HELD ON **THURSDAY – MAY 13, 2021 @ 5:15 pm.**  
Meeting will be held in council chambers.



Street Committee Meeting  
April 20, 2021 – 12:30 p.m.

The meeting was called to order at 12:30 p.m.

Present were Arnold Knox, Director of Streets; Jim Bodenhamer, Jennifer Baker, Susan Stockton and Paige Evans, Committee members.

Arnie told the Committee he would not be available for the regularly scheduled May meeting and asked for that month's meeting to be rescheduled. It was discussed and agreed that Tuesday, May 25 at 1:15 p.m. would be the next Street Committee meeting.

Sealed bids for the Spring overlays will be opened this Thursday, April 22. Arnie showed the Committee a list of streets he plans to have done and explained it is basically Village Green subdivision and the rebuild streets have been completed and waiting for, which would be Market, Gentry, Thorn, etc. The bid will be approximately 5,800 tons of hot mix and is to be completed within 90 days. If this bid goes well, Arnie said he plans on doing another bid opening for the end of summer, with overlays to be completed late Summer or early Fall.

The Street Report for March 2021 was reviewed.

Arnie reported the Medical Plaza project is 95% completed. There is a section of curb to be poured yet and the Maintenance crew is digging out the street to get it ready for asphalt. The cost to date at Medical Plaza is \$272,837.60.

The Market/Thorn Street project is going well with that crew almost to the end of Thorn near Highway 62. The cost for the combined two street project is \$264,802.87.

Fill is continuing to be hauled to the new fire department location. Both Dilbeck and White River Materials have been hauling in fill loads also. We are just pushing the fill level as loads accumulate. The cost to be reimbursed to the Street to date is \$33,133.83.

The Budget Summary was reviewed. Arnie said it looks good and will approach the Council in June or July to have money transferred to the Workman's Compensation line item to have that balanced.

Jim asked what the status of the Street Department staff was. Currently, there have been two new employees hired and another part time employee of the Parks

Department is planning on transferring to the Street Department for full time this coming Monday. Arnie reported there will be 4 short, with Dennis Seats retiring at the end of the month.

Arnie asked the Committee for their input on the upcoming complete rebuild of Russell Lane, behind Baxter Lab. He said he would like them to take a ride out there to see if the project should stop at Driftwood or continue to Breckinridge, or continue on and end at County Road 461. He explained there is a section of City limits that runs down the middle of Russell Lane after Driftwood and he would like to know where to end. Paige asked if there were any other streets the City rebuilt in the same situation. Arnie gave Rossi Road, which runs along Keller and Clysta Willett Parks, as an example, which is shared with Baxter County, but the City rebuilt it at their own expense. Another example is Buzzard Roost Cutoff, that was rebuilt a few years ago. This rebuild project was partnered with Baxter County.

Susan told Arnie the cleanup of the overgrowth along the retention pond at the back of Indian Creek looks a lot better. She asked if there could possibly be a hedge planted along the fence to beautify it. Arnie said the problem with that would be the additional maintenance of that, including trimming hedges. There was discussion of other retention areas that look better than a white fence, or maybe the fence can be painted. Arnie told the Committee, most retention ponds are not fenced, he said, this one is the only one he knows of that is fenced.

The meeting adjourned at 1:05 p.m.

## Public Safety Committee Meeting

Meeting was held on April 20, 2021 in the Council Chambers and was called to order at 2:00 p.m.

Those present were: Mayor Adams  
Fire Chief Kris Quick  
Police Chief Eddie Griffin

Committee Members: Wayne Almond  
Jim Bodenhamer  
Carry Manuel  
Bob Van Haaren

Attached is the agenda presented by Chief Quick and Chief Griffin. Carry suggested maybe having the Chiefs send the agendas to the Committee Members prior to the meetings to cut back on paper work. All agreed. With no other comments the meeting was adjourned at 2:24 p.m.

WA



# Mountain Home Police Department

*- A duty to serve, an honor to protect -*  
424 West 7<sup>th</sup> Street • Mountain Home, Arkansas 72653  
Office 870.425.6336 • Fax (870) 425.6092  
[www.mtnhomepolice.com](http://www.mtnhomepolice.com)  
Edward Griffin, Chief of Police



## Public Safety committee Meeting

April 20, 2021

1. Officers involved in the shooting on 03/30/21 have returned to duty. All involved were cleared of any wrongdoing.
2. Bubba Jones was promoted to Assistant Police Chief earlier today.
3. Jared Medina graduated from the police academy on 04/16/21. He began FTO training 04/19/21 that will take twelve weeks to complete.
4. Sam Simer and Chris Brison will complete FTO training soon and will be released for patrol duties.
5. Jonathan Griffin will be resigning on 04/26/21 to take a patrol position with Gassville Police Department. The K-9 will be taken out of service, we are looking for a department to purchase it.
6. Baxter County Sheriff's Office pulled their officer from Hackler Intermediate School. The department is requesting an SRO to be hired so Mountain Home Police Department will have a presence in every school. We have been in communication with Mayor Adams and Dr. Long about the position. The school will fund \$20,000 per year of the salary.



# Mountain Home Police Department

*- A duty to serve, an honor to protect -*

424 West 7<sup>th</sup> Street • Mountain Home, Arkansas 72653

Office 870.425.6336 • Fax (870) 425.6092

[www.mtnhomepolice.com](http://www.mtnhomepolice.com)

**Edward Griffin, Chief of Police**



7. The department has received two new vehicles and is expecting delivery of a third any day.

8. Statistics

- Nature Code Report – Dispatch
- Uniform Code Report (UCR)
- Patrol
- Criminal investigation (CID)
- School Resource Officer (SRO)
- Code Enforcement (Comcate) & daily

# Mtn. Home Fire Department

## Public Safety Meeting

April 20, 2021

1. Shift personnel have started inspecting and servicing fire hydrants.
2. We think at this point Eng. 2 is fixed and running ok.
3. The new Tanker is going to be finished by the end of the month. Battalion Chief David Green and Captain Pat Ryan are going to go get it. They are leaving April 29<sup>th</sup> and pick it up on the 30<sup>th</sup> and drive it back. The company making it is Midwest Fire apparatus of Luvern, Minnesota. The total cost is \$219,786.
4. The New Ladder Platform truck is headed to the paint shop as of yesterday. They said it was on schedule to be completed at the end of May.
5. We have been working on switching all the information over to the new reporting system. Do not know when we will switch over completely to the new system.
6. Ordered a new half ton pickup for the Fire Marshall last Friday. Should be here within three months.



2017

































2021













































**A RESOLUTION ESTABLISH INCENTIVES  
FOR RESIDENTIAL DEVELOPMENT WITHIN  
THE CITY LIMITS OF MOUNTAIN HOME**

**WHEREAS;** demand for residential Single family housing has increased significantly within the City's corporate limits; and

**WHEREAS;** the increase in demand has significantly reduced residential Single family housing inventory available within the City's corporate limits; and

**WHEREAS;** there is a limited quantity of available Single family housing within the City's corporate limits; and

**WHEREAS;** the City of Mountain Home recognizes the need to incentivize the development of new residential Single family housing.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of Mountain Home, Arkansas, that:

**Section I:** For new R-1 Single family construction (R-1 One-family dwellings with suitable lot area.) as defined by the Zoning Code of the City of Mountain Home) within the city limits of Mountain Home on currently-existing improved lots within an existing platted subdivision, the City of Mountain Home will provide a one-time payment of 2% of the estimated cost of construction listed on the building permit up to but not to exceed Seven Thousand Dollars (\$7,000) per R-1 Single family application, subject to the terms of this Resolution.

**Section II:** To qualify for this 2% payment a residential building permit application must be made after the passage of this Resolution but before December 30 2022; and, the City must complete a successful inspection of the property upon completion of construction.

**Section III:** Should all qualifications of this Resolution be met, a onetime 2% payment not to exceed \$7,000 shall be paid to the person or entity whose name appears on the application for the building permit. Up to and until the cap set by the City Council has been reached.

**Section IV:** The 2% payment of up to \$7,000 shall be payable for every R-1 Single family construction that meets the requirements of this Resolution. For example, 1. If the permit has an estimated cost of \$150,000 the permit holder would receive a \$3,000 payment. 2. If the permit has an estimated cost of \$250,000 the permit holder would receive a \$5,000 payment.

**Section V:** The City will set a cap of \$100,000 to be paid for the remainder of 2021 to qualifying permit holders after the date of passage of this Resolution. A cap for 2022 will be set in the 2022 budget.

**Section VI:** Resolution No. 2020-6 Waiving Water & Sewer Tapping Fees & Resolution No. 2020-7 Waving Building Permit Fees are hereby repealed. Water & Sewer Tapping Fees & Building Permit Fees will be collected upon passages of this Resolution.

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_ 2021

\_\_\_\_\_  
**MAYOR HILLREY ADAMS**

**ATTEST:**

\_\_\_\_\_  
**CITY CLERK, BRIAN PLUMLEE**

**RESOLUTION DESIGNATING THE MAYOR AS THE CITY'S REPRESENTATIVE FOR THE PURPOSE OF MAKING APPOINTMENT TO THE BAXTER COUNTY EQUALIZATION BOARD PURSUANT TO ARKANSAS STATUTE ANNOTATED 84-701, ET.SEQ.; RATIFYING AND APPROVING ACTION TAKEN PURSUANT TO CALL; AND FOR OTHER PURPOSES**

**WHEREAS**, Act No. 230 of 1955, as amended, provides representatives of City and Town Councils of each County shall, during the month of May of every three years, meet and select by majority vote a member of the County Equalization Board to serve a three year term; and

**WHEREAS**, Hillrey Adams, Mayor of the City of Mountain Home, Arkansas, the largest municipality in the county, issued a call for a meeting to be held on May 4, 2021 at the Gassville City Hall, at 10:00 a.m.(during Interlocal Government meeting between County Judge and mayors) to select a member to be appointed to the Baxter County Equalization Board; and

**WHEREAS**, pursuant to said call, a quorum of said City and Town Council's representatives were present; and

**WHEREAS**, at such meeting, Randy Worlow, of Mountain Home, Arkansas, was, by majority vote, designated the member of the County Equalization Board as representative for the cities and towns within the county.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MOUNTAIN HOME, ARKANSAS:**

**Section 1.** The Honorable Hillrey Adams, Mayor, is hereby designated this city's representative pursuant to statute to issue the call for a meeting of representatives of City and Town Councils of cities of Baxter County, Arkansas for the purpose of selection of a member to the County Equalization Board as provided by statute.

**Section 2.** The acts and actions of the Mayor of the City of Mountain Home, Arkansas, as the duly authorized representative of the City of Mountain Home, Arkansas, and the Council thereof, are hereby approved, confirmed, and ratified in all respects.

**Section 3.** The selection, by the majority of representatives, of Randy Worlow, of Mountain Home, Arkansas, is hereby confirmed, ratified and approved.

**PASSED AND APPROVED THIS 6<sup>th</sup> DAY OF MAY, 2021.**

\_\_\_\_\_  
Hillrey Adams, Mayor

ATTEST:

\_\_\_\_\_  
Brian A. Plumlee, City Clerk



# Mountain Home Police Department

*- A duty to serve, an honor to protect -*  
424 West 7<sup>th</sup> Street • Mountain Home, Arkansas 72653  
Office 870.425.6336 • Fax (870) 425.6092  
[www.mtnhomepolice.com](http://www.mtnhomepolice.com)  
Edward Griffin, Chief of Police



04/29/2021

Mountain Home Police Department is requesting K-9 Harmon is to be donated to Ward Arkansas Police Department. The transfer of ownership will take place pending approval by the Mountain Home City Council on 05/06/2021.

Edward Griffin  
Chief of Police  
Mountain Home Police Department  
424 West 7th Street  
Mountain Home, AR 72653  
870-425-6336



**REQUEST FOR ADDITIONAL FUNDS TO BE PAID FROM W/S DEPRECIATION FUND 1000-13072-00 FOR INDIAN CREEK LS REHAB IN THE AMOUNT OF \$17,436.00 .**