



## **AGENDA**

**MEETING OF THE MOUNTAIN HOME CITY COUNCIL  
JULY 15, 2021. . . 6:00 P.M.  
COUNCIL CHAMBERS OF THE MUNICIPAL BUILDING**

Pledge of Allegiance  
Prayer  
Roll Call  
Announcements  
Minutes from the July 1st, 2021 Council Meeting  
Committee Reports

### **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 COMMERCIAL C-3. Address – 1559 Glenbriar Drive presented by Attorney Ted Sanders**

### **OLD BUSINESS**

### **COMMENTS**

### **ADJOURN**

Respectfully Submitted,  
Brian A. Plumlee, City Clerk

## REGULAR CITY COUNCIL MEETING – JULY 1<sup>st</sup> , 2021

1. The Mountain Home City Council met in regular session July 1<sup>st</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, Wayne Almond, Nick Reed, Carry Manuel, and Susan Stockton.
3. **OFFICIALS IN ATTENDANCE** Mayor Hillrey Adams, City Attorney Roger Morgan, City Clerk Brian Plumlee, Fire Chief Kris Quick, Police Chief Eddie Griffin, Human Resources Sue Edwards, Building Inspector Greg Ifland, and Treasurer Marshella Norell.
4. **MEDIA** Scott Liles of KTLO
5. **ANNOUNCEMENTS** Mayor Hillrey Adams announced the City of Mountain Home has proclaimed July 15, 2021 to be “Bob Knight Day.” Mayor Hillrey Adams surprised the longtime radio broadcaster with the news at the council meeting, which was packed with many friends, family and well-wishers.

The proclamation states, “Bob has been a vital part in this community and has served as a mentor to others about giving back to the Mountain Home area. (He) has kept this community at the center of his life and career and the importance he places on service to the community is second to none.”

Danny Ford, who served with Knight on the Arkansas Parks Tourism and Travel Commission for more than 20 years, read a letter addressed to Knight from Gov. Asa Hutchinson.

The governor’s letter reads in part, “Throughout your lifetime you have remained a dedicated citizen of Mountain Home and the Twin Lakes Area where you have diligently worked to improve the quality of life for the community. Likewise, your dedicated service as a Commissioner of the Arkansas Tourism and Travel Commission has helped open the doors of Arkansas to tourists and travelers from around the world.”

Elijah Snow, a field representative for U.S. Senator John Boozman, also read a letter Thursday night commending Knight and congratulating him on being recognized by the city.

Mayor Adams said “naming a day in Knight’s honor is only fitting for someone who has done so much for Mountain Home.”

6. **MINUTES** Councilwoman Jennifer Baker made a motion to approve the regular council meeting minutes from June 17<sup>th</sup> , 2021. The motion was seconded by Councilman Van Haaren. The City Clerk recorded the following vote; 7 – yes: Reed, Bodenhamer, Evans, Baker, Stockton, Van Haaren, and Manual. 1 – abstain: Almond.
7. **NEW BUSINESS**

**AN ORDINANCE AMENDING ORDINANCE NO. 2021-10, 2020-27, 2019-27, 2017-17, 2016-4, 2014-3, 2012-11, 2011-12, 2009-17, 2009-12, 2008-37, AS AMENDED BY 96-033, 07-31, 06-14, 05-03, 04-04, 03-37, 03-05, 02-27, 02-20, 02-09, 01-04, TO EXPAND AND REDEFINE THE JOB CLASSIFICATION AND COMPENSATION PLAN IN ORDER TO ENHANCE EFFICIENT MANAGEMENT WITHIN THE DEPARTMENTS OF THE CITY OF MOUNTAIN HOME.** City Attorney Roger Morgan put the ordinance on second 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, Councilwoman Stockton 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. Councilman Reed 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 Councilwoman Evans. The City Clerk recorded the following vote: all present – yes. The ordinance was declared adopted.

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

**PRESENTATION OF THE 2019 AUDIT** Councilwoman Baker made a motion to accept the audit, the motion was second by Councilman Manuel. City Clerk Brian Plumlee recorded the following vote: all present – yes.

**8. OLD BUSINESS**

**AN ORDINANCE DIRECTING AND ORDERING REMOVAL OR RAZING OF THE BUILDINGS LOCATED AT 1207 ROSSI ROAD MOUNTAIN HOME, AR** City Attorney Roger Morgan put the ordinance on second reading and read it to its entirety.

**THIRD READING** Councilwoman Evans made a motion to suspend the rules and read the ordinance for the third time by title only. Councilman Reed 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 Bodenhamer. The City Clerk recorded the following vote; 4 – yes: Almond, Bodenhamer, Baker, and Manual. 4 – no: Van Haaren, Stockton, Evans, and Reed. Following the vote by the city council, Mayor Adams casted a yes vote to break the tie. The ordinance was declared adopted.

**9. ADJOURN...7:05 P.M.** with no further business to come before the council. Mayor Adams declared the meeting adjourned at 7:05 p.m.

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**HILLREY ADAMS, MAYOR**

**ATTEST:**

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**BRIAN A. PLUMLEE, CITY CLERK**

## JULY 2021 Committee Meeting

07/08/2021 – 5:15PM. Attending: Alma Clark, Jennifer Baker, Bob Van Haaren, Nick Reed & Kirby Rowland.  
We met in council chamber. The meeting adjourned at 5:45 pm.

- Cash analysis / Revenue / Expense Report ending June 2021 were passed out.
- Project reports for month ending June 2021 passed out.
- Our water loss was 25.2 % Ending June 2021. The previous month was at 22.2%. We continue to fix and find leaks daily.
- Kirby gave updates to the 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 / De-chlorination chemicals at WWTP.
- Passed out copies of the wholesale water rate study for committee and mayor to review. **Wholesale Rate Ordinance will be on the August 5, 2021 Council Agenda for vote.**

### PROJECT UPDATES:

- Arkansas Avenue WL Loop Ext: Will be starting next week sometime - . We will laying approximately 700' of 6" PVC to loop a water line starting at the end of Ozark Ave and tying into and 8" line on North Cardinal Drive. All parts for this job are supplied by the Developer Hobbs Investments. We are supplying Labor & Equipment to install all the line & fittings.
- Buttercup Dr SL Upgrade: Started 06/28/2021 . We will be replacing approximately 786' of 8" old concrete line & manholes.... With 10' SDR 26 - 10" PVC & 3 new manholes. This job runs along the creek area off buttercup drive ... To date we have laid 294' of pipe & replaced 1 manhole. Remaining 492' and 2 manholes...
- Baxter Avenue SL upgrade: We will be replacing approximately 200' of old concrete sewer line on Baxter Avenue starting next week. Then move back to Buttercup Dr.
- Also have started looking at what we are going to have to do on Hwy 5 S as far as relocating water/sewer lines in the state right of way for the new widening of Hwy 5 S starting around the bridge area by oak tree trailer park all the way to the bypass.

\*\*\*\*\*OUR NEXT MEETING HAS CHANGE DAYS & DATE\*\*\*\*\*

NEXT MEETING WILL BE HELD ON **THURSDAY – AUGUST 12, 2021 @ 5:15 pm.**

Meeting will be held in council chambers.

**ORDINANCE NO. \_\_\_\_\_**

**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 COMMERCIAL C-3.**

WHEREAS, a proper petition was filed by property owners requesting a map change in zoning; said petition was submitted to the Planning Commission of the City of Mountain Home, Arkansas; notice of said petition and public hearing thereon was published in a newspaper having local circulation as required by Ordinance; a public hearing was held, and all remonstrances were heard, after which the Planning Commission recommended the property described herein be rezoned.

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF MOUNTAIN HOME, ARKANSAS:

The following real estate in Baxter County, Arkansas be, and it hereby is changed in zoning from Residential R-1 to Commercial C-3.

Part of the SE¼ of the SW¼ of Section 10, Township 19 North, Range 13 West, Baxter County, Arkansas, described as follows: From the Southeast corner of the SE¼ SW¼, thence North 89° 21' 13" West 455.42 feet; thence North 00° 08' 16" East 354.64 feet; thence North 00° 06' 44" East 262.06 feet; thence North 00° 28' 41" West 124.29 feet; thence North 00° 02' 30" West 194.58 feet; thence South 83° 43' 09" East 215.58 feet; thence North 05° 47' 53" East 199.52 feet; thence North 87° 22' 00" East 34.81 feet; thence North 31° 03' 16" West 100.03 feet; thence North 01° 58' 18" West 59.10 feet to the South boundary of Glenbriar Drive and the point of beginning; thence South 01° 58' 18" East 59.10 feet; thence South 31° 03' 10" East 100.03 feet; thence South 87° 22' 00" West 34.81 feet; thence South 05° 47' 53" West 199.52 feet; thence North 83° 43' 09" West 215.56 feet; thence North 00° 06' 30" East 107.92 feet; thence North 00° 09' 11" West 80.78 feet; thence North 71° 20' East 198.69 feet; thence North 01° 58' 18" West to the South boundary of Glenbriar Drive; thence South 59° 40' 31" East along the South boundary of Glenbriar Drive 31 feet, more or less, to the point of beginning.

The above described property is located behind 1559 Glenbriar Drive, Mountain Home, Arkansas.

WHEREAS, this Ordinance is necessary to permit the best use of the property and to permit the immediate commencement of construction on the property, an emergency is hereby declared to exist pertaining to the rezoning of the property, and this Ordinance shall be in full force and effect from and after its passage and publication.

PASSED this 15th day of July, 2021.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

## NOTICE

NOTICE is hereby given that a petition has been filed with the Planning Commission and City Council of Mountain Home, Arkansas, by the owners of the following described property situated in Baxter County, Arkansas, to-wit:

Part of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 10, Township 19 North, Range 13 West, Baxter County, Arkansas, described as follows: From the Southeast corner of the SE $\frac{1}{4}$  SW $\frac{1}{4}$ , thence North 89° 21' 13" West 455.42 feet; thence North 00° 08' 16" East 354.64 feet; thence North 00° 06' 44" East 262.06 feet; thence North 00° 28' 41" West 124.29 feet; thence North 00° 02' 30" West 194.58 feet; thence South 83° 43' 09" East 215.58 feet; thence North 05° 47' 53" East 199.52 feet; thence North 87° 22' 00" East 34.81 feet; thence North 31° 03' 16" West 100.03 feet; thence North 01° 58' 18" West 59.10 feet to the South boundary of Glenbriar Drive and the point of beginning; thence South 01° 58' 18" East 59.10 feet; thence South 31° 03' 10" East 100.03 feet; thence South 87° 22' 00" West 34.81 feet; thence South 05° 47' 53" West 199.52 feet; thence North 83° 43' 09" West 215.56 feet; thence North 00° 06' 30" East 107.92 feet; thence North 00° 09' 11" West 80.78 feet; thence North 71° 20' East 198.69 feet; thence North 01° 58' 18" West to the South boundary of Glenbriar Drive; thence South 59° 40' 31" East along the South boundary of Glenbriar Drive 31 feet, more or less, to the point of beginning.

The above described property is located behind 1559 Glenbriar Drive, Mountain Home, Arkansas.

Said petition seeks the rezoning of the property from Residential R-1 to Commercial C-3.

The hearings related to said petition will be held as follows:

1. The Planning Commission will hear objections and make its determination on said petition at the City Hall on July 12, 2021, at 1:00 p.m.
2. The City Council will make its determination on said petition at the City Hall on July 15, 2021, at 6:00 p.m.

The petitioners are Richard Hungerford and Diane Hungerford, his wife, the record owners of the property, and they have named Ted H. Sanders to act for them in this proceeding.

Brian Plumlee, City Clerk

### ONE PUBLICATION:

June 24, 2021

## **PETITION**

TO: PLANNING COMMISSION  
CITY OF MOUNTAIN HOME  
MOUNTAIN HOME, ARKANSAS

MAYOR AND CITY COUNCIL  
CITY OF MOUNTAIN HOME  
MOUNTAIN HOME, ARKANSAS

The petitioners, Richard Hungerford and Diane Hungerford, his wife, by and through their counsel, Ted H. Sanders, hereby petition you to rezone certain residential property described below. The petitioners request that the property be rezoned from Residential R-1 to Commercial C-3. The property to be rezoned is described below, to-wit:

Part of the SE¼ of the SW¼ of Section 10, Township 19 North, Range 13 West, Baxter County, Arkansas, described as follows: From the Southeast corner of the SE¼ SW¼, thence North 89° 21' 13" West 455.42 feet; thence North 00° 08' 16" East 354.64 feet; thence North 00° 06' 44" East 262.06 feet; thence North 00° 28' 41" West 124.29 feet; thence North 00° 02' 30" West 194.58 feet; thence South 83° 43' 09" East 215.58 feet; thence North 05° 47' 53" East 199.52 feet; thence North 87° 22' 00" East 34.81 feet; thence North 31° 03' 16" West 100.03 feet; thence North 01° 58' 18" West 59.10 feet to the South boundary of Glenbriar Drive and the point of beginning; thence South 01° 58' 18" East 59.10 feet; thence South 31° 03' 10" East 100.03 feet; thence South 87° 22' 00" West 34.81 feet; thence South 05° 47' 53" West 199.52 feet; thence North 83° 43' 09" West 215.56 feet; thence North 00° 06' 30" East 107.92 feet; thence North 00° 09' 11" West 80.78 feet; thence North 71° 20' East 198.69 feet; thence North 01° 58' 18" West to the South boundary of Glenbriar Drive; thence South 59° 40' 31" East along the South boundary of Glenbriar Drive 31 feet, more or less, to the point of beginning.

The property is located behind 1559 Glenbriar Drive, Mountain Home, Arkansas. The rezoning of this property will not conflict with the surrounding land uses because of multiple zoning classifications that exist in the vicinity. A diagram of the property and vicinity is attached hereto and marked Exhibit "A". It is the opinion of the petitioners that this property is no longer practical or desirable for Residential R-1 use.



The petitioners herein are Richard Hungerford and Diane Hungerford, and they have authorized Ted H. Sanders to act on their behalf in the prosecution of this petition.

RICHARD HUNGERFORD AND DIANE  
HUNGERFORD, PETITIONERS

BY: 

Ted H. Sanders  
P. O. Box 2308  
Mountain Home, AR 72654  
Their Attorney

Exhibit "A"

