



## **AGENDA**

### **MEETING OF THE MOUNTAIN HOME CITY COUNCIL SEPTEMBER 16, 2021. . . 6:00 P.M. COUNCIL CHAMBERS OF THE MUNICIPAL BUILDING**

Pledge of Allegiance  
Prayer  
Roll Call  
Minutes from the August 19, 2021 Council Meeting  
Minutes from the September 2 ,2021 Council Meeting  
Committee Reports  
Announcements

#### **NEW BUSINESS**

**AN ORDINANCE ACCEPTING THE FINAL PLAT OF GLENBRIAR COMMONS PHASE 1, LOTS GC 78 THRU GC 89 AND GC 107 THRU 112, AND IMPROVEMENTS THEREWITH AND FOR OTHER PURPOSES**

**APPROVAL TO REQUEST SEALED BIDS FOR THE FOLLOWING DESCRIBED CITY PROPERTY AND TO SELL UPON COMPLETION OF ANNEXATION: A PART OF THE S ½ SW ¼ NE ¼ OF SECTION 10, TOWNSHIP 19 NORTH, RANGE 13 WEST, BAXTER COUNTY, ARKANSAS AND A PART OF THE S ½ SE ¼ NW ¼ OF SECTION 10, TOWNSHIP 19 NORTH, RANGE 13 WEST, BAXTER COUNTY, ARKANSAS.**

**PARKS & RECREATION UPDATE** presented by Mayor Hillrey Adams

#### **OLD BUSINESS**

#### **COMMENTS**

#### **ADJOURN**

Respectfully Submitted,  
Brian A. Plumlee, City Clerk

## REGULAR CITY COUNCIL MEETING – AUGUST 19<sup>th</sup> , 2021

1. The Mountain Home City Council met in regular session August 19<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: Nick Reed, Jim Bodenhamer, Jennifer Baker, Susan Stockton, Bob Van Haaren, Wayne Almond and Carry Manual. Paige Evans was absent from the meeting.
3. **OFFICIALS IN ATTENDANCE** Mayor Hillrey Adams, City Attorney Roger Morgan, City Clerk Brian Plumlee, Water & Wastewater Director Alma Clark, , Human Resources Sue Edward, and Police Chief Eddie Griffin.
4. **MEDIA** Scott Liles – KTLO and Chris Fulton – Baxter Bulletin
5. **MINUTES** Councilwoman Jennifer Baker made a motion to approve the council meeting minutes from August 5<sup>th</sup>, 2021. The motion was seconded by Councilman Nick 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 COMMERCIAL C-2**  
**Location: 503 Spring Street** City Attorney Roger Morgan put the ordinance on first reading and read it to its entirety.

**SECOND READING** Councilman Bob Van Haaren made a motion to suspend the rules and put the ordinance on second reading, 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 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. 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...** Councilman Van Haaren made the motion to adopt the ordinance it was seconded by Councilman Reed. The City Clerk recorded the following vote: all present – yes. The ordinance was declared adopted.

**AN ORDINANCE AUTHORIZING A USAGE VARIANCE FOR THE PURPOSE OF ALLOWING THE OPERATION OF A PARKING LOT IN AN AREA ZONED AS RESIDENTIAL R-1** **Location: 507 Spring 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, 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** Councilman Wayne Almond 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: 6 – yes Baker, Stockton, Reed Almond, Manual, and Van Haaren; 1 – no Bodenhamer. . The motion was declared adopted and the ordinance was read for a third time by title only.

**ADOPTION...** Councilman Manual made the motion to adopt the ordinance it was seconded by Councilman Almond. The City Clerk recorded the following vote: 6 – yes Reed, Almond, Baker, Van Haaren, Stockton, and Manual ; 1 – no Bodenhamer.

**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-2**  
**Location: Corner of Pebble Creek Road and U.S. Highway 62/412 By-Pass** City Attorney Roger Morgan put the ordinance on first 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, 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 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. 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 Van Haaren made the motion to adopt the ordinance it was seconded by Councilman Reed. The City Clerk recorded the following vote: all present – yes. The ordinance was declared adopted.

**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-2**  
**Location: 128 College 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. 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 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.

**BUDGET ADJUSTMENTS** Treasurer Marshella Norell requested the following: Permission to add line item for the American Recovery Act Funds 850-4000-33382. Permission to change the name of two inactive funds for the purpose of using them for the Christmas Festival donation and for lights; 101-5101-73404 Donations-Christmas Festival – Revenue and 101-5101-73405 Christmas Festival Expense. Lastly, Norell asked move \$50,000.00 from carryover to the Christmas Festival Expense line item. Councilman Manual made a motion to approve those request, the motion was seconded by councilwoman Evans. City Clerk Brian Plumlee recorded the following vote: all present – yes.

**PRESENTATION OF EMPLOYMENT REFERRAL POLICY** Mayor Adams briefly explained the referral program for full time, part time, and season employees. Councilman Van Haaren made the motion approve the referral program, Councilwoman Stockton seconded the motion. City Clerk Brian Plumlee recorded the following motion: all present – yes.

**AMENDMENT TO AGREEMENT FOR PROFESSIONAL SERVICES WITH GARVER** Councilwoman Baker made a motion to approve the amendment. The motion was seconded by Councilman Almond. City Clerk Brian Plumlee recorded the following vote: all present – yes.

#### **OLD BUSINESS**

7. **ADJOURN...6:46 P.M.** with no further business to come before the council. Mayor Adams declared the meeting adjourned at 6:46 p.m.

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**HILLREY ADAMS, MAYOR**

**ATTEST:**

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**BRIAN A. PLUMLEE, CITY CLERK**

# REGULAR CITY COUNCIL MEETING – SEPTEMBER 2<sup>nd</sup> , 2021

8. The Mountain Home City Council met in regular session September 2<sup>nd</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.
9. **ROLL CALL** The following council members were present for the roll call: Paige Evans, Jim Bodenhamer, Jennifer Baker, Susan Stockton, Bob Van Haaren, Wayne Almond and Carry Manual. Nick Reed was absent from the meeting.
10. **OFFICIALS IN ATTENDANCE** Mayor Hillrey Adams, City Attorney Roger Morgan, City Clerk Brian Plumlee, Water & Wastewater Director Alma Clark, Street Director Arnold Knox, Parks & Recreation Director Billy D. Austin, and Treasurer Marshella Norell.
11. **MEDIA** Chris Fulton – Baxter Bulletin
12. **ANNOUNCEMENTS** Perry Carr of ETC Engineers appeared before the council. Carr began by explaining the process of choosing a construction company for the Community Center. Carr said that after reviewing proposals that everyone on the committee agreed on Gregory Company. Carr said the next part of the process would require the council to formally vote on Gregory Company as the construction manager contingent upon the acceptance of their proposal. Councilman Van Haaren made a motion to approve the request, Councilwoman Stockton seconded the motion. City Clerk Brian Plumlee recorded following vote: all present – yes.

## 13. **NEW BUSINESS**

**BUDGET ADJUSTMENTS** Treasurer Marshella Norell made the recommendation for the following budget adjustments:

Line Item Name	Department	Line Item Number	Amount to move to:	Amount to move from:	Notes:
<b>General Fund:</b>					
Insurance - Workers Comp	Admin	101-5101-15630	\$39.38		
Retirement - Cash Out	Admin	101-5101-16251	\$31,273.84		
Codification of Ordinance	Admin	101-5101-21300	\$650.00		
Auditing/Bond/Consult	Admin	101-5101-21600	\$15,000.00		2020 Audit before 12/31/2021; 2019 Completed in 2020
Repairs/Maintenance	Admin	101-5101-27060	\$10,000.00		
Supplies - Office	Admin	101-5101-31650	\$2,300.00		
Fuel Purchase	Admin	101-5101-32510	\$2,500.00		
Lease Payment - Tower	Admin	101-5101-43200	\$0.18		
Ins- Property & Contents	Bldg Insp.	101-5102-21610	\$909.94		
Ins- Property & Contents	Fire Dept	101-5103-21610	\$1,891.77		
Retirement - Cash Out	Police Dept	101-5104-16251	\$61,347.24		
Ins- Property & Contents	Police Dept	101-5104-21610	\$602.66		
Computer Operating Exp	Police Dept	101-5104-27310	\$8,267.71		
Salaries - Overtime	Court Dept	101-5105-11502	\$21.09		
Salaries - Longevity	Court Dept	101-5105-11580	\$2.71		

Retirement - Cash Out	Court Dept	101-5105-16251	\$1,351.26		
Salaries - Longevity	Parks & Rec	101-5107-11580	\$10.91		
Ins- Property & Contents	Parks & Rec	101-5107-21610	\$844.36		
Supplies - Office	Parks & Rec	101-5107-31650	\$1,000.00		
Entertainment Dist - Expense	Admin	101-5101-23683	\$850.00		
Projected Carryover	Admin	101-5101-79000		\$138,863.05	
Total			\$138,863.05	\$138,863.05	
Public Safety Fund:					
Supplies- General	Police Dept	134-5401-31610	\$1,500.00		
Projected Carryover		134-5301-79000		\$1,500.00	
Total			\$1,500.00	\$1,500.00	
Street Fund:					
Insurance - Workers Comp	Street Dept	200-5200-15630	\$2,202.35		
Insurance - Property & Contents	Street Dept	200-5200-21610		\$2,202.35	
Total			\$2,202.35	\$2,202.35	
Water & Sewer:					
Insurance - Workers Comp	Water Dept	600-5601-15630	\$1,364.46		
Insurance - Property & Cont	Water Dept	600-5601-21610		\$1,364.46	
Interest Expenses	Water Dept	600-5601-21650	\$340.93		
Insurance - Workers Comp	Sewer Dept	600-5602-15630	\$972.05		
Insurance-Property & Cont	Sewer Dept	600-5602-21610		\$972.05	
Retirement - Cash Out	Sewer Dept	600-5602-16251	\$3,739.73		
Retirement - Cash Out	Water Treatment Plant	600-5604-16251	\$12,558.41		
Supplies - Office	WTP	600-5604-31650	\$1,000.00		
Postage	WTP	600-5604-31850	\$1,000.00		
Supplies - Safety Equipment	WTP	600-5604-36558	\$1,000.00		
Projected Unrestricted C/O	Water	600-5601-79001		\$19,639.07	

<b>Total</b>				<b>\$21,975.58</b>	<b>\$21,975.58</b>	
<b>Add to Budget for Entertainment District Flow Through Money:</b>						
<b>Entertainment District-Revenue</b>	<b>Admin</b>	<b>101-5101-23682</b>		<b>-\$5,000.00</b>		
<b>Entertainment District-Expense</b>	<b>Admin</b>	<b>101-5101-23683</b>		<b>\$5,000.00</b>		

Councilman Manual made a motion to approve the budget adjustments. Councilwoman Evans seconded the motion. City Clerk Brian Plumlee recorded the following vote: all present – yes.

**REQUEST TO OPEN MULTIPLE ACCOUNTS** Treasurer Marshella Norell made the following requests to the City Council.

Request to set up a new fund for the Parks and Rec Sales Tax

New Fund Number and Name – 125 Parks and Rec Sales Tax

Request to open 2 New Checking Accounts for the deposits of the Parks Operations and Park Improvement Sales Tax.

Checking Account for Park Operations City Sales Tax:  
125-1000-11020 – Operations and Maintenance Sales Tax Account

Checking Account for Park Improvements City Sales Tax:  
125-1000-11025 – Park Improvement Sales Tax Account

Request to add income line items for Revenue for Sales Tax:  
125-4000-99350 – Operations City Sales Tax  
125-4000-99351 – Park Improvement City Sales Tax

Councilwoman Baker made a motion to approve the requests, Councilman Almond seconded the motion. City Clerk Brian Plumlee recorded the following vote: all present – yes.

**REQUEST TO PURCHASE A FINGERPRINT MACHINE** *this item was pulled from the agenda.*

**FARMERS' MARKET** – Mayor Adams informed the council that the Farmers' Market will be closing early this year because maintenance at courthouse. Mayor Adams then announced that the Farmers' Market would be moving to city lot behind district court. The market will be open on Wednesdays and Saturdays.

#### **14. OLD BUSINESS**

**15. ADJOURN...6:35 P.M.** with no further business to come before the council. Mayor Adams declared the meeting adjourned at 6:35 p.m.

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**HILLREY ADAMS, MAYOR**

**ATTEST:**

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

## SEPTEMBER 2021 Committee Meeting

09/14/2021 – 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 6:30 pm.

- Cash analysis / Revenue / Expense Report ending August 2021 were passed out.
- Project reports for month ending August 2021 passed out.
- Our water loss was 20.0 % Ending August 2021. The previous month was at 21.7%. We continue to fix and find leaks daily.
- Passed out copies of scenario spreadsheets for committee & mayor review with regards to the sewer revenue side running deficits for the last 20+ years. We are looking at some possibilities of lengthening the number of years of the 2020 bond issues from a 10 year to 20 years to see how this helps with the deficits in the future as we have normally taken short term bond in the past this has worked for the water plant because the water department is pretty flush at the moment and not in the deficit. We have been looking at bonding changes to see how much this helps brings us closer and then will decide how much of an % increase in sewer rate increase is going to be needed to get us to a flush state in the sewer department. Discussion took place with recommendations to lengthen the bond to 20 years and then make adjustment increases on the sewer side by 5% per year plus the amount of the CPI% each year in march when the CPI is usually passed by council. We will be bringing more data back to committee at the October 14<sup>th</sup> meeting for committee & mayor review so that a decision might be made as how to proceed. We will make recommendation to council when a decision is made.
- As part of the refinancing and lengthening the years on the 2020 bond to help fix the sewer rate issue we are still looking into what will be needed for current bonding and additional monies for engineering fees to cover a Change out of the disinfection / dechlorination methods of disinfection to UV disinfection at the wastewater treatment plant. The project engineering cost is \$446,750.00 + \$34,366.00 additional fees for bidding process. Total cost for engineering @ \$ 481,116.00. Copy of revised Garver Contract was passed out to committee & mayor for review. Total cost for the UV project parts, install & engineering would be approximately \$3,200,000.00; Garver is also gathering cost estimate for the replacement of 3 screw pumps \$ 675,000 & install approximately 2 at this time still waiting on this figure to get the total additional needed. We are at the request of the committee looking into other items that are needed fixed, repaired or replaced before making final decision on how much additional monies that we might need to take out while refinancing the 2020 to make sure that we get the best for our dollars. We will have some remaining contingency funds from current project to use toward these upgrades mentioned + the use of additional bond funds to cover the remaining to make addition funds needed. We will bring back to committee a final number next month for committee & mayor review on October 14<sup>th</sup> meeting.
- 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.

### PROJECT UPDATES:

- Arkansas Avenue WL Loop Ext: Started on 07/21/2021 – Completed 08/11/2021
- Buttercup Dr SL Upgrade:- Started 06/28/2021. Completed 08/17/2021.
- Baxter Avenue SL Upgrade:- Started 07/20/2021. Completed 07/28/2021.
- We have been doing repairs of Fire Hydrants and catch-up work while waiting to start a job on Hwy 5N at Golden Mobile Home Park. We will be upgrading old 1" lines that have had multiple leaks within this section. (This area is part of what we purchased from LMPWA back in 2012). Waiting on the signed easements from the owner should have very soon.
- Dyer Streets/2<sup>nd</sup>/3<sup>rd</sup> Streets Phase 1 - Started 09/08/2021 laying line. We will be laying approximately 2500' of 8" SDR 26 PVC to replace old concrete lines on Dyer street/ 2<sup>nd</sup> & 3<sup>rd</sup> Streets, and will be replacing 10 manholes on this phase of the project. To date we have dug out and laid 250' of line and set 1 manhole. Remain to be completed 2250' of line and 9 manholes. This phase covers dyer street behind hickory park going toward Hwy N. 2<sup>nd</sup> & 3<sup>rd</sup> streets and a jaunt to Ozark surgical center.

There will be a phase II to this project that will be starting at manhole behind hickory park going west from where we started on Phase I heading toward 6<sup>th</sup> street and down 6<sup>th</sup> street to get lines out of the road and upgrade this section of line. Johnny is working on laying this section of line out....

- We have also 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 – OCTOBER 14, 2021 @ 5:15 pm.** Meeting will be held in council chambers.

**ORDINANCE NO. 2021- \_\_\_\_\_**

**AN ORDINANCE ACCEPTING THE FINAL PLAT OF GLENBRIAR COMMONS PHASE 1, LOTS GC 78 THRU GC 89 AND GC 107 THRU 112, AND IMPROVEMENTS THEREWITH AND FOR OTHER PURPOSES**

**WHEREAS**, the development of the City of Mountain Home requires that both City Council and Planning Commission have input into development of the City; and

**WHEREAS**, the Subdivision Regulations, Mountain Home, Arkansas adopted by ordinance No. 97-026 on July 17, 1997 and amended thereafter in Chapter 7, Article 7.5 provides for City Council acceptance of Public Dedications contained within; and

**WHEREAS**, the Planning Commission at its September 13, 2021 meeting reviewed the above Final Plat and unanimously recommended approval

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

1. That the City of Mountain Home hereby accept the final plat, improvements, and public dedications of Leisure Homes Corporation & Thomas J. Embach as setforth on the FINAL PLAT OF GLENBRIAR COMMONS PHASE 1 LOTS GC 78 thru GC 89 and GC 107 thru 112 for the development of Glenbriar Commons Subdivision.

**WHEREAS**, this Ordinance is necessary to benefit the property owners, and to permit the immediate transfer of title of the property, an emergency is hereby declared to exist pertaining to the recording of the plat, and this Ordinance shall be in full force and effect from and after its passage and publication.

**PASSED AND APPROVED THIS \_\_13<sup>TH</sup>\_\_ DAY OF SEPTEMBER, 2021.**

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

**ATTEST:**

\_\_\_\_\_  
**Brian Plumlee, City Clerk**





Approval to request sealed bids for the following described city property and to sell upon completion of annexation:

A part of the S  $\frac{1}{2}$  SW  $\frac{1}{4}$  NE  $\frac{1}{4}$  of Section 10, Township 19 North, Range 13 West, Baxter County, Arkansas AND a part of the S  $\frac{1}{2}$  SE  $\frac{1}{4}$  NW  $\frac{1}{4}$  of Section 10, Township 19 North, Range 13 West, Baxter County, Arkansas.

JSM  
10/2



L201504174

BAXTER CO. AR FEE \$20.00

PRESENTED: 05-08-2015 03:28:56 PM

RECORDED: 05-08-2015

CANDA REESE  
COUNTY AND CIRCUIT CLERK

BY: SHELLEY CRANOR  
CHIEF DEPUTY

DEED

2 Pages

This instrument prepared by: Roger L. Morgan  
of Johnson, Sanders & Morgan, Attorneys at Law  
P.O. Box 2308, Mountain Home, AR 72654

## QUITCLAIM DEED

WITH RELINQUISHMENT OF DOWER AND CURTESY

### KNOW ALL MEN BY THESE PRESENTS:

That Owen D. McCook and Bonnie F. McCook, his wife, GRANTORS, for and in consideration of the sum of TEN DOLLARS, and other valuable consideration (\$10.00 OVC) in hand paid by City of Mountain Home, AR, GRANTEE, the receipt of which is hereby acknowledged, do hereby grant, sell and quitclaim unto said GRANTEE, and unto its successors and assigns forever, the following described lands situated in Baxter County, Arkansas, to-wit:

#### Tract One:

A part of the S  $\frac{1}{2}$  SW  $\frac{1}{4}$  NE  $\frac{1}{4}$  of Section 10, Township 19 North, Range 13 West, Baxter County, Arkansas, being more particularly described as follows:

Commencing at an existing aluminum monument at the SW corner of said S  $\frac{1}{2}$  SW  $\frac{1}{4}$  NE  $\frac{1}{4}$ , thence along the West line thereof, North 01 deg. 25' 22" East 415.59 feet to an iron pin set in an existing fence line and the Point of Beginning; thence continue along said West line, North 01 deg. 25' 22" East 245.59 feet to an existing iron pin at the SW corner of the "REPLAT OF INVERNESS SUBDIVISION" as shown at Slide No. 926 of the record of maps and plats for Baxter County, Arkansas and the NW corner of said S  $\frac{1}{2}$  SW  $\frac{1}{4}$  NE  $\frac{1}{4}$ ; thence along the South line of said "REPLAT OF INVERNESS SUBDIVISION" South 89 deg. 12' 00" East 408.95 feet to an existing iron pin at the NW corner of the Twin Lakes Church of the Nazarene, Inc. as described in Deed Instrument 2697-91; thence along the West line of said Twin Lakes Church of the Nazarene, Inc. tract, South 01 deg. 29' 08" West 245.66 feet to an existing iron pin at the NE corner of the Louis Roy Christensen and P.D. Palmer tract as described in Deed Instrument 2106-82; thence along the fence on the North line of said Christensen and Palmer tract, North 89 deg. 11' 24" West 408.68 feet to the Point of Beginning.

#### AND:

Part of the S  $\frac{1}{2}$  SE  $\frac{1}{4}$  NW  $\frac{1}{4}$  of Section 10, Township 19 North, Range 13 West, Baxter County, Arkansas, described as follows:

Begin at the SW corner of the SE  $\frac{1}{4}$  NW  $\frac{1}{4}$  of said Section 10, run thence North 01 deg. 25' 22" East 415.59 feet to the Point of Beginning; thence run South 89 deg. 11' 24" West 14.8 feet to fence, thence North along said fence to a point 1.9 feet East of SW corner of Replat of Inverness Subdivision; thence East 1.9 feet to East line of SE  $\frac{1}{4}$  NW  $\frac{1}{4}$ ; run thence South along said East line, South 1 deg. 25' 22" East 245.59 feet to the Point of Beginning.

I certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this instrument. (If none shown, exempt or no consideration paid.)  
Grantee or Agent:

TO HAVE AND TO HOLD the same unto the said GRANTEE, **City of Mountain Home, AR** and unto **its** successors and assigns forever, with all appurtenances thereunto belonging.

That we, for such consideration, do hereby release and relinquish unto said GRANTEE all of our respective rights in and to the said lands, including, but not limited to dower, curtesy and homestead.

WITNESS our hands and seals on this 7 day of **May, 2015**.

Owen D. McCook (L.S.)  
**OWEN D. MCCOOK**

Bonnie F. McCook (L.S.)  
**BONNIE F. MCCOOK**

**ACKNOWLEDGMENT**

STATE OF ARKANSAS )  
 ) SS.  
COUNTY OF BAXTER )

On this day before the undersigned, a Notary Public within and for the County and State aforesaid, duly commissioned and acting, appeared **Owen D. McCook and Bonnie F. McCook**, personally known to me to be the Grantors in the foregoing Deed, and stated that **they** executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and official seal this 7 day of **May, 2015**.

My Commission Expires:

12-5-17

Tina Gregory  
Notary Public



**GRANTEE'S ADDRESS:**

720 S. Hickory  
Mountain Home, AR.  
72653