

MOUNTAIN HOME CITY COUNCIL REGULAR MEETING AGENDA

THURSDAY, JANUARY 4TH, 2024 @ 6 P.M.
COUNCIL CHAMBERS OF THE MUNICIPAL BUILDING
720 HICKORY STREET, MOUNTAIN HOME, ARKANSAS

Pledge of Allegiance

Prayer

Roll call

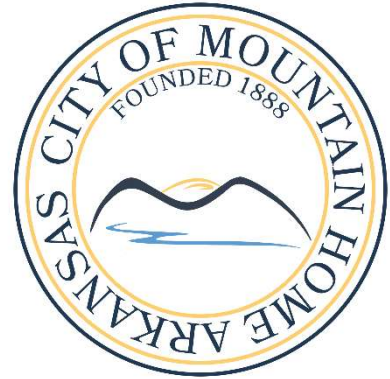
Minutes from the December 21st Council meeting

Committee reports

Bank reconciliations

Agenda additions

Announcements



OLD BUSINESS

NEW BUSINESS

A RESOLUTION SETTING FORTH ORGANIZATION FOR THE CITY OF MOUNTAIN HOME, ARKANSAS, presented by Hillrey Adams

A RESOLUTION AUTHORIZING THE MAYOR OF THE CITY OF MOUNTAIN HOME TO ATTACH LIENS TO CERTAIN PROPERTIES LOCATED AT THE ADDRESSES SPECIFIED IN THIS RESOLUTION FOR THE PURPOSE OF COLLECTING MONIES WHICH ARE OWED THE CITY OF MOUNTAIN HOME FOR ENFORCEMENT OF ORDINANCE NO. 2020-20, presented by Roger Morgan

REQUEST FROM THE POLICE DEPARTMENT TO DISPOSE OF A HALF-DOZEN PIECES OF EQUIPMENT, presented by Eddie Griffin

COMMENTS

ADJOURN

Respectfully submitted,
Scott Liles, City Clerk

MINUTES
REGULAR CITY COUNCIL MEETING – Thursday, December 21st, 2023

1. The Mountain Home City Council met in regular session on December 21st, 2023, in the Council Chambers of the Municipal Building. Mayor Hillrey Adams called the meeting to order at 6 p.m.
2. **CITY OFFICIALS IN ATTENDANCE** Mayor Hillrey Adams, City Clerk Scott Liles, City Attorney Roger Morgan, Public Works Director Steve Hill and Police Chief Eddie Griffin.
3. **MEDIA IN ATTENDANCE** Caroline Spears of the Baxter Bulletin. The meeting was also streamed on Facebook by XL-7 TV.
4. **ROLL CALL** Following the Pledge of Allegiance and an invocation, the following Council members were present for the roll call: Bob Van Haaren, Susan Stockton, Jennifer Baker, Wayne Almond, Paige Evans, Carry Manuel, Jim Bodenhamer and Nick Reed.
5. **DECEMBER 7TH MINUTES** Council member Jennifer Baker made a motion to approve the minutes from the December 7, 2023 meeting. The motion was seconded by council member Susan Stockton. The vote was recorded as follows: *Susan Stockton, Jennifer Baker, Wayne Almond, Carry Manuel, Jim Bodenhamer and Nick Reed – Yes. Bob Van Haaren and Paige Evans -- Abstain. The motion was carried, and the December 7th minutes were declared adopted.*
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-3 If adopted, this Ordinance would rezone property at 304 W. 6th Street from Residential R-1 to Commercial C-3. The property in question is owned by Williams H. Redifer and Brenda K. Redifer. City attorney Roger Morgan placed the proposed Ordinance on its first reading in its entirety.

SECOND READING After the item's first reading, Council member Jennifer Baker made a motion to suspend the rules and place the proposed Ordinance on its second reading by title only. Her motion was seconded by Council member Wayne Almond. *The vote was recorded as follows: All present – Yes. The motion was declared passed and the item read a second time by title only.*

THIRD READING Following the proposed Ordinance's second reading, council member Jennifer Baker made a motion to suspend the rules and place the item on its third reading by title only. Council member Wayne Almond seconded the motion. *The vote was*

recorded as follows: All present – Yes. The motion was declared passed and the item read a third time by title only.

ADOPTION After the item's third reading, Council member Jennifer Baker made a motion to adopt the proposed Ordinance. Her motion was seconded by Council member Wayne Almond. *The vote was recorded as follows: All present – Yes. The Ordinance was declared adopted and numbered Ordinance No. 2023-45.*

PRESENTATION ON THE REACH CENTER Mayor Hillrey Adams turned the floor over to Vince Daniel and Vanessa Barrow from The Reach Center for a brief presentation. The Reach Center, now located at 2335 E. Arkansas Avenue, began to take form about three years ago through the work of Real Life Church to open an emergency shelter for extreme weather events. Since then, that idea has expanded to operate as community resource center that offers education in basic life skills in addition to a temporary place to stay. When it came to sheltering people, The Reach Center has a low bar for entry with the goal to connect people with other area groups like Gamma House, Serenity Inc. or CareCenter Ministries for additional assistance. So far, The Reach Center has offered life skill classes to 128 visitors and offered 96 people a place to sleep. A total of 14 visitors were homeless and left the center with housing or connections for additional resources. The Reach Center has filed to operate as a 501(c)3 organization and is waiting to receive the official designation from the state as a standalone nonprofit entity.

Clerk's note *A copy of The Reach Center's informational handout that was presented to the City Council is included in the Exhibit Files for the Council's Dec. 21st meeting.*

WWTP – AMENDMENT TO GARVER ENGINEERING'S CONTRACT TO INCLUDE SCADA DESIGN, APPLICATION AND DEVELOPMENT SERVICES Public Works Director Steve Hill presented the Council with a proposed amendment to the City's current contract with Garver Engineering to make improvements to the City's wastewater treatment plant. The amendment presented would pay Garver up to \$393,000 and would include SCADA design, application and development services for the WWTP. The amendment is needed so that Garver could work with the Tolm Group, the construction manager for the WWTP improvements, to get closer to a 30 percent design benchmark for the project and help determine future plans and costs. Council member Bob Van Haaren made a motion to approve the amendment, and was seconded by Council member Jennifer Baker. *The vote was recorded as follows: All present – Yes. The motion was declared passed and the contract amendment approved.*

BID WAIVERS TO BE PROCESSED BY RESOLUTIONS INSTEAD OF ORDINANCES City Clerk Scott Liles made a brief presentation on the City's plans to adopt its bid waivers by resolutions beginning in 2024. Under A.C.A. 14-58-303, cities may *by resolution* waive competitive bidding in certain circumstances, but the City has always used Ordinances for its bid waivers. Resolutions are decided by a single vote and are effective immediately, whereas Ordinances are required to be read three times and then an emergency declared

should they need to go into effect immediately. Using a resolution makes more procedural sense, Liles noted, as well as being easier for the public to follow and understand.

7. ADJOURN

With no further business to come before the council, Mayor Hillrey Adams declared the meeting adjourned at 6:34 p.m.

HILLREY ADAMS, MAYOR

ATTEST:

SCOTT LILES, CITY CLERK

Street Committee Meeting
December 19, 2023 – 12:30 p.m.

The meeting was called to order at 12:32 p.m.

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

The Street Report for November 2023 was reviewed.

Arnold reported the Access Road to the new community center has curbs poured across the creek. He said the gate will be going back up to deter people from going back there. The gate was removed while curb was being poured over the box culvert. The roundabout has been cut in just past the creek. When completed, the crew working on the Access Road will then start building parking lots. The cost through November 30 is \$203,810.53.

The Bike Path Phase 2 has a total cost of \$358,096.70 through November 30. The crew is finishing up the concrete from the parking lot at ASU to Wade Street and that will complete this project. Of the total amount spent, ARDOT has reimbursed \$109,000 Grant money, with a balance of approximately \$53,000. Arnie said his goal is to eventually get the bike path to the downtown area.

Arnie reported to the Committee a \$630,000 Grant had been applied for, and \$500,000 was approved to the city for the purpose of solar lighting along McCabe Park trails and parking lots at the ponds.

Work at the new community center site is going well. Clay fill is being hauled in from the Cartney area for the gymnasium and new building area. There is one more lift to fill and compact at the gymnasium. The committee discussed at length the community center. The cost as of November 30 is \$77,846.66.

The North Church Street Rebuild project has final grading and millings placement to go. Asphalt will go down in the spring of 2024. The cost to North Church Street is \$138,488.63.

Overlays were completed in November at a cost of \$182,212.64. This amount does not include the State Aid money that was awarded to the city for the overlays they completed.

The crew working on the Morris Street rebuild project are pouring curbs. Half of the new culvert has been installed and plans to pave the street are for springtime 2024. The cost to Morris Street as of November 30 is \$23,951.70.

Maintenance for the month of November totaled \$27,907.00. The Maintenance crew has been spending most of their time out at the community center site, preparing for contractors to begin their work.

The Budget Summary was reviewed; Arnie reported the Road Construction line item shows over 100%, but this does not include approximately \$418,000 in revenue received that is in the Road Construction fund. He also told the committee the Computer Maintenance line item is over but will be cleaned up at the end of the year.

Susan asked if there had been any decision made about making 1st Street and Leatherwood Drive a 4-way stop. Arnie told her after the January 1 there would be a traffic study done and signs would be placed.

The Wayfinding Sign program was discussed along with the budget of that program. The committee discussed the cost and budget plans and requested to see the design plans along with location plans for the signs. Arnie said he would email them for their review.

The meeting was adjourned at 1:15 p.m.

RESOLUTION 2024-1
A RESOLUTION SETTING FORTH ORGANIZATION
FOR THE CITY OF MOUNTAIN HOME, ARKANSAS

WHEREAS, A.C.A. 14-43-501 requires the members of the body elected for each city or town to assemble and organize the governing body annually during the month of January.

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

A. **City Council** – A majority of the whole number of members of a governing body constitutes a quorum for the transaction of business.

1. Regular meetings of the City Council shall be held in Council Chambers located at 720 South Hickory on the first and third Thursday of each month at 5 p.m. Regular meetings that lack an agenda will be canceled. Special meetings will be called as needed.

2. A journal of regular and special meetings shall be kept and will be open to inspection by any citizen.

3. Regular sessions of the City Council shall be proceed under the following which shall be reduced to writing in the form of an agenda distributed to Council Members prior to the meeting:

- a. Call to Order
- b. Pledge of Allegiance
- c. Prayer
- d. Roll Call
- e. Approval of City Council minutes
- f. Written committee reports
- g. Financial statements/Bank reconciliations
- h. Agenda additions

- i. Announcements
- j. Old business
- k. New business
- l. Comments
- m. Adjournment

4. The governing body shall recommend Robert's Rules of Order as a standard guide to parliamentary procedure.

5. The governing body recognizes the following committees:

- a. Administration (As needed)
- b. Parks & Recreation
- c. Personnel (As needed)
- d. Public Safety
- e. Street
- f. Water & Wastewater

B. Mayor – In the Mayor-Council form of government, the mayor shall be the ex officio president of the City Council and shall preside at its meetings.

1. If the Mayor is unable to perform the duties of office or cannot be located, one (1) of the following individuals may perform some functions of a mayor during the disability or absence of the Mayor:

- a. The City Clerk;
- b. An elected official of the City designated by the mayor; or
- c. An unelected official of the City designated by the Mayor and approved by the city council.

PASSED AND APPROVED THIS 4TH DAY OF JANUARY, 2024

HILLREY ADAMS, MAYOR

ATTEST:

SCOTT LILES, CITY CLERK

RESOLUTION NO. 2024-2

A RESOLUTION AUTHORIZING THE MAYOR OF THE CITY OF MOUNTAIN HOME TO ATTACH LIENS TO CERTAIN PROPERTIES LOCATED AT THE ADDRESSES SPECIFIED IN THIS RESOLUTION FOR THE PURPOSE OF COLLECTING MONIES WHICH ARE OWED THE CITY OF MOUNTAIN HOME FOR ENFORCEMENT OF ORDINANCE NO. 2020-20

WHEREAS, the City Council of Mountain Home, Arkansas approved Ordinance No. 2020-20 that states incorporated cities of the first class are empowered to order the owner of lots and other real property within the city limits to cut weeds, to remove garbage, rubbish and other unsightly and unsanitary articles and things upon the property.

WHEREAS, it shall be the duty and responsibility of the Code Enforcement Officer or his designee to determine the ownership and condition of any property suspected of being in violation. It shall be the duty of the Code Enforcement Officer or his designee to certify the ownership and condition of any parcel of land he determines to be in violation to the mayor of the city.

WHEREAS, the costs of abatement, property owner and address, date expenses were incurred and parcel numbers of the property affected are listed below:

- 1. Owner's Name and Address:** Caleb Woodell, 1700 Rossi Rd, Mountain Home, AR, 72653
Property Address: 1700 Rossi Rd.
Parcel No. 007-14923-001
Date: 10-20-2023 to 11-15-2023
Expense Incurred: \$9,058.51

WHEREAS, owners of said properties are either unknown or unobtainable from records located at the Baxter County Tax Collector's Office, or have been notified consistent with applicable City Ordinances and have failed to comply; and

WHEREAS, the Code Enforcement Officer or his designee has entered each parcel of property and abated the nuisance(s), utilizing equipment, materials and expenses incurred; and

WHEREAS, expenses resulting from property cleanup or removal have been itemized within this Resolution.

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

1. That the monies, as determined by this hearing, are reimbursable to the City of Mountain Home for cleanup of the indicated properties.

2. That a “clean up” lien be placed against the property for such costs as set out in Arkansas Code Annotated §14-54-903 and §14-54-904.

PASSED AND APPROVED ON THIS 4TH DAY OF JANUARY 2024

HILLREY ADAMS, MAYOR

ATTEST:

SCOTT LILES, CITY CLERK

















Scott Liles

From: Eddie Griffin <egriffin@mtnhomepolice.com>
Sent: Tuesday, January 2, 2024 8:59 AM
To: Scott Liles
Subject: FW: Request to dispose of items

CAUTION: This is an external email originating outside of City of Mountain Home. Do not click on links or open any attachments unless you recognize the sender and know the content is safe. Please contact IT if you received this warning and the sender address appears to be an employee of City of Mountain Home.

Scott,

Can we get the item below on the agenda sometime for disposal, no hurry. All the items except for the IBM Think Pad will be sold at auction.

Thanks, Eddie

From: Robert McCoy <rmccoy@mtnhomepolice.com>
Sent: Monday, November 6, 2023 2:13 PM
To: Eddie Griffin <egriffin@mtnhomepolice.com>
Subject: Request to dispose of items

The following items are not suitable for continued operation for MHPD and request disposal:

- IBM Think Pad
 - Serial #AF-1CFRX
 - Property Tag # 0507
- John Deere Riding Mower
 - LA110 Automatic 42inch
- Special Response Team Trailer
 - VIN# 5BFCC18268J033202
 - 16ft dual Axel enclosed trailer
- Briggs & Stratton Portable Generator
 - 5500 Watt
 - Serial # 1016315789
- McCulloch Portable Generator
 - 5700 Watt
 - Serial # 2005H0023752
- Remote Area Lighting System
 - Serial # 017673
 - Serial # 017674



Robert McCoy
Assistant Chief of Police

Mountain Home Police Department
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