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CANDA REESE

CIRCUIT CLERK

BY: LISA PEMBERTON

DEPUTY

JOURNAL OF PROCEEDINGS

10 Pages

August 5, 2025

**BAXTER COUNTY QUORUM COURT
JOURNAL OF PROCEEDINGS**

The Baxter County Quorum Court met in regular session at 5:30 PM in the Baxter County Courtroom with County Judge Kevin Litty presiding. Members present were: Cameron Davis, Maryanne Edge, Eddie Griffin, Lisa House, Mike McDonald, Bob Nault, Eric Payne, Rick Steiner, Dirk Waldrop and Shannon Walker. Justice Dennis Frank was not in attendance. The meeting began with a moment of silence and the Pledge of Allegiance.

Judge Litty asked if there were any additions or corrections to the minutes of the July meeting. Justice Edge moved that the minutes be approved as submitted. Justice House seconded the motion. All voted in favor.

Reports:

County Treasurer Jenay Mize provided the Court with a Treasurer's report.

Justice Davis reported on the July 23rd & 29th Economic Development Committee meetings.

Justice Waldrop reported on the July 23rd Personnel Committee meeting.

Justice Steiner reported on the July 28th Building Committee meeting.

The minutes for the above meetings will be attached to this Journal of Proceedings.

Presentation:

Gary Clements from Clements & Associates did a presentation regarding the status of the Casey House Restoration Project.

Old Business:

None

New Business:

Appropriation Ordinance #2025-32, **AN ORDINANCE APPROPRIATING FEES AND REIMBURSEMENTS IN THE AMOUNT OF \$6,058.32 RECEIVED IN THE MONTH OF JUNE TO THE SHERIFF'S OFFICE 2025 BUDGET**, was sponsored by Justice Edge and read by title only by the Clerk. Justice Edge moved to adopt the ordinance, seconded by Justice McDonald. Being no discussion, the roll was called. Voting YEA: Justices Davis, Edge, Griffin, House, McDonald, Nault, Payne, Steiner, Waldrop and Walker. The motion passed and Appropriation Ordinance #2025-32 was adopted with a vote of 10 YEA, 0 NAY.

Appropriation Ordinance #2025-33, **AN ORDINANCE APPROPRIATING REIMBURSEMENTS IN THE AMOUNT OF \$8,570.09 INTO JUVENILE SERVICES DEPARTMENT 2025 BUDGET**, was sponsored by Justice Frank and read by title only by the Clerk. Justice House moved to adopt the ordinance, seconded by Justice Edge. Being no discussion, the roll was called. Voting YEA: Justices Edge, Griffin, House, McDonald, Nault, Payne, Steiner, Waldrop, Walker and Davis. The motion passed and Appropriation Ordinance #2025-33 was adopted with a vote of 10 YEA, 0 NAY.

Appropriation Ordinance #2025-34, **AN ORDINANCE APPROPRIATING FUNDS IN THE AMOUNT OF \$18,600.00 FROM COUNTY GENERAL FUND (1000) INTO THE CIRCUIT COURT 2025 BUDGET**, was sponsored by Justice Griffin and read by title only by the Clerk. Justice Griffin moved to adopt the ordinance, seconded by Justice House. Being no discussion, the roll was called. Voting YEA: Justices Griffin, House, McDonald, Nault, Payne, Steiner, Waldrop, Walker, Davis and Edge. The motion passed and Appropriation Ordinance #2025-34 was adopted with a vote of 10 YEA, 0 NAY.

Appropriation Ordinance #2025-35, **AN ORDINANCE APPROPRIATING FUNDS IN THE AMOUNT OF \$8,933.76 FROM COUNTY GENERAL FUND (1000) INTO THE BUILDING AND GROUNDS 2025 BUDGET**, was sponsored by Justice Griffin and read by title only by the Clerk. Justice Griffin moved to adopt the ordinance, seconded by Justice McDonald. Being no discussion, the roll was called. Voting YEA: Justices House, McDonald, Nault, Payne, Steiner, Waldrop, Walker, Davis, Edge and Griffin. The motion passed and Appropriation Ordinance #2025-35 was adopted with a vote of 10 YEA, 0 NAY.

Appropriation Ordinance #2025-36, **AN ORDINANCE APPROPRIATING FUNDS IN THE AMOUNT OF \$20,000.00 FROM THE SPECIAL JAIL FEES FUND (3017) INTO THE JAIL MAINTENANCE & OPERATION 2025 BUDGET**, was sponsored by Justice Edge and read by title only by the Clerk. Justice Edge moved to adopt the ordinance, seconded by Justice House. Being no discussion, the roll was called. Voting YEA: Justices McDonald, Nault, Payne, Steiner, Waldrop, Walker, Davis, Edge, Griffin and House. The motion passed and Appropriation Ordinance #2025-36 was adopted with a vote of 10 YEA, 0 NAY.

Appropriation Ordinance #2025-37, **AN ORDINANCE APPROPRIATING FUNDS IN THE AMOUNT OF \$300,000.00 FROM ADD'L MOTOR FUEL TAX REVENUE (2003) INTO ADD'L MOTOR FUEL TAX 2025 BUDGET**, was sponsored by Justice Frank and read by title only by the Clerk. Justice Davis moved to adopt the ordinance, seconded by Justice Griffin. Being no discussion, the roll was called. Voting YEA: Justices Nault, Payne, Steiner, Waldrop, Walker, Davis, Edge, Griffin, House and McDonald. The motion passed and Appropriation Ordinance #2025-37 was adopted with a vote of 10 YEA, 0 NAY.

Appropriation Ordinance #2025-38, **AN ORDINANCE APPROPRIATING FUNDS IN THE AMOUNT OF \$12,000.00 FROM ROAD AND BRIDGE REVENUE FUND (2000) INTO ROAD AND BRIDGE 2025 BUDGET**, was sponsored by Justice Frank and read by title only by the Clerk. Justice House moved to adopt the ordinance, seconded by Justice Edge. Being no discussion, the roll was called. Voting YEA: Justices Payne, Steiner, Waldrop, Walker, Davis, Edge, Griffin, House, McDonald and Nault. The motion passed and Appropriation Ordinance #2025-38 was adopted with a vote of 10 YEA, 0 NAY.

Appropriation Ordinance #2025-39, **AN ORDINANCE TO ESTABLISH A PART TIME POSITION IN THE VETERANS SERVICE OFFICE AND APPROPRIATE FUNDS IN THE AMOUNT OF \$10,000.00 FROM COUNTY GENERAL FUND (1000) INTO VETERAN SERVICES 2025 BUDGET**, was sponsored by the Personnel Committee and Budget Committee and read by title only by the Clerk. Justice Waldrop moved to adopt the ordinance, seconded by Justice Nault. Being no discussion, the roll was called. Voting YEA: Justices Steiner, Waldrop, Walker, Davis, Edge, Griffin, House, McDonald, Nault and Payne. The motion passed and Appropriation Ordinance #2025-39 was adopted with a vote of 10 YEA, 0 NAY.

Appropriation Ordinance #2025-40, **AN ORDINANCE APPROPRIATING FUNDS IN THE AMOUNT OF \$14,413.82 INTO COTTER-GASSVILLE RURAL FIRE PROTECTION DISTRICT ARKANSAS RURAL COMMUNITY GRANT 2025 BUDGET**, was sponsored by Justice House and read by title only by the Clerk. Justice Edge moved to adopt the ordinance, seconded by Justice Walker. Being no discussion, the roll was called. Voting YEA: Justices Waldrop, Walker, Davis, Edge, Griffin, House,

McDonald, Nault, Payne and Steiner. The motion passed and Appropriation Ordinance #2025-40 was adopted with a vote of 10 YEA, 0 NAY.

Resolution #2025-19, **A RESOLUTION APPROVING ECONOMIC DEVELOPMENT PROJECT**, was sponsored by the Economic Develop Committee and read in its entirety. Justice Edge moved to adopt the resolution, seconded by Justice Griffin. Being no discussion, the roll was called. Voting YEA: Justices Walker, Davis, Edge, Griffin, House, McDonald, Steiner and Waldrop. Voting NAY: Justices Nault and Payne. The motion passed and Resolution #2025-19 was adopted with a vote of 8 YEA, 2 NAY.

Resolution #2025-20, **A RESOLUTION CONFIRMING THE APPOINTMENT OF JOSH WILLARD TO THE BAXTER COUNTY LIBRARY BOARD**, was sponsored by Justice Edge and read in its entirety by the Clerk. Justice Davis moved to adopt the resolution, seconded by Justice House. Being no discussion, the roll was called. Voting YEA: Justices Davis, Edge, Griffin, House, McDonald, Nault, Payne, Waldrop and Walker. Voting NAY: Justice Steiner. The motion passed and Resolution #2025-20 was adopted with a vote of 9 YEA, 1 NAY.

Resolution #2025-21, **A RESOLUTION CONFIRMING THE APPOINTMENT OF BROOKE CHAPMAN BY THE COUNTY JUDGE TO THE NORFOLK VOLUNTEER FIRE DEPARTMENT BOARD OF COMMISSIONERS**, was sponsored by Justice Payne and read in its entirety by the Clerk. Justice Payne moved to adopt the resolution, seconded by Justice Nault. Being no discussion, the roll was called. Voting YEA: Justices Edge, Griffin, House, McDonald, Nault, Payne, Steiner, Waldrop, Walker and Davis. The motion passed and Resolution #2025-21 was adopted with a vote of 10 YEA, 0 NAY.

Resolution #2025-22, **A RESOLUTION CONFIRMING THE RE-APPOINTMENTS OF SANDRA NELSON AND STEVEN OBENAUF BY THE COUNTY JUDGE TO THE GAMALIEL FIRE PROTECTION DISTRICT BOARD OF COMMISSIONERS**, was sponsored by Justice Steiner and read in its entirety by the Clerk. Justice Steiner moved to adopt the resolution, seconded by Justice McDonald. Being no discussion, the roll was called. Voting YEA: Justices Griffin, House, McDonald, Nault, Payne, Steiner, Waldrop, Walker, Davis and Edge. The motion passed and Resolution #2025-22 was adopted with a vote of 10 YEA, 0 NAY.

Announcement and Public Comments:

Judge Litty informed the court that suit has been filed against him for a county road issue on Red Bank Road.

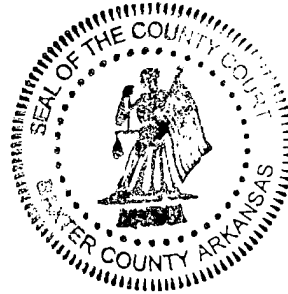
Adjournment:

Justice Edge moved that the Baxter County Quorum Court adjourn at 6:13 PM, until the next regularly scheduled meeting on September 2nd, at 5:30 PM in the Baxter County Courtroom, which is located at the Baxter County Courthouse, #1 East 7th Street, Mountain Home, Arkansas. Justice Nault seconded, and the motion passed, with a unanimous vote, and the meeting was adjourned.

SIGNED AND SEALED THIS 2nd DAY OF September, 2025.

Canda J. Reese

CANDA J. REESE, BAXTER COUNTY AND CIRCUIT CLERK



Elizabeth Denton, Scribe

BAXTER COUNTY ECONOMIC DEVELOPMENT COMMITTEE MINUTES

Wednesday, July 23, 2025, at 8:30 am

3rd Floor Conference Room of the Baxter County Courthouse

Attendees:

Cameron Davis - Chairman

Dirk Waldrop

Dennis Frank

Maryanne Edge

Lisa House

Kevin Litty – County Judge

The meeting was called to order by Chairman Cameron Davis. A quorum was declared with all members present.

Approval of Minutes – Dennis Frank made a motion to approve the minutes from the June 24, 2025, meeting as written, with a second from Maryanne Edge. All were in favor and the motion passed unanimously.

Economic Development – Judge Litty informed the committee that a bid for \$46,000.00 to clear the land for preparation for construction of the new ALDI's Grocery located at the old El Chico site was received and awarded to ARC & Co. Judge Litty recommended the County contribute \$16,000.00 towards the clearing of the land. After lengthy discussion Dirk Waldrop made a motion to approve \$16,000.00 for the clearing of land at the site of the old El Chico building with the condition ALDI's has a representative confirming the sale of the property and proposal for the land clearing and inform the full Quorum Court, with a second from Maryanne Edge. All were in favor and the motion passed unanimously. Discussion ensued and Dirk Waldrop made a motion to recess until a representative of ALDI's can provide a project proposal to the Economic Development Committee to request assistance for Capital Projects, with a second from Dennis Frank. The meeting recessed at 9:15 am. The meeting resumed on Tuesday, 7/29/2025 at 3:00 pm with Chairman Davis stating the recess has ended and the meeting will come to order. Dani Pugsley with the Economic Alliance Group is working with ALDI's broker and presented information for ALDI's in compliance with the Economic Development parameters.

Next Meeting – TBD

Adjourn – Lisa House made a motion to adjourn with a second from Maryanne Edge. All were in favor and the meeting adjourned at 3:15 pm.

Respectfully submitted,

Trish Beck, County Administrator
Baxter County Judge's Office

Baxter County Personnel Committee Minutes

Wednesday, July 23, 2025 @ 9:30 am
3rd Floor Conference Room of the Courthouse

Attendees:

Dirk Waldrop
Dennis Frank
Cameron Davis
Lisa House
Eddie Griffin
Judge Kevin Litty

The Personnel Committee was called to order at 9:30 am by Justice Dirk Waldrop. A quorum was declared with all members in attendance.

Approval of Minutes - A motion was made by Cameron Davis to approve the minutes from the April 23, 2025 meeting as written with a second from Dennis Frank. All were in favor and the motion passed unanimously.

Veterans Service Office – Judge Litty presented for Veterans Service Officer Charlie Leonard a request for Part-time help in the Veterans Service Office due to increased office demands and traffic. After discussion, Lisa House made a motion to approve the request for Part-time help in the Veterans Service Office with a second from Cameron Davis. All were in favor and the motion passed unanimously.

Public Defender – Cliff Sword is requesting approval of the full-time Secretary position in the Public Defender's Office for year 2026. After discussion, Eddie Griffin made a motion to approve the full-time Secretary position for the year 2026 with the stipulation that Marion County continues to split the funding of the position, with a second from Cameron Davis. All were in favor and the motion passed unanimously.

Next Meeting - TBD

Adjournment – Eddie Griffin made motion to adjourn with a second from Dennis Frank. The meeting adjourned at 9:54 am.

Respectfully submitted,
Trish Beck, County Administrator
Baxter County Judge's Office

Baxter County Building Committee Minutes
Monday, July 28, 2023 at 3:30 pm
3rd Floor Conference Room of Baxter County Courthouse

Attendees:

Maryanne Edge
Bob Nault
Mike McDonald
Eric Payne
Rick Steiner
Kevin Litty, Judge

The Building Committee was called to order at 3:30 pm by Judge Kevin Litty. All members were present except for Mike McDonald, and a quorum was declared.

Election of New Officers – Maryanne Edge made a motion to nominate Rick Steiner as Building Committee Chairman, with a second from Bob Nault. All were in favor and the motion passed unanimously.

Approval of Minutes – Maryanne Edge made a motion to approve the minutes from the March 16, 2023 meeting, with a second from Bob Nault. All were in favor and the motion passed unanimously.

Judge Litty – presented an Offer and Acceptance for the sale of the old Health Department Building to Baxter Regional Medical Center. After discussion of the terms of the offer and acceptance, Bob Nault made a motion to approve the Offer and Acceptance of the old Health Department Building to Baxter Regional Medical Center, with a second from Eric Payne. All were in favor and the motion passed unanimously.

Next Meeting - TBD

Adjourn – Bob Nault made a motion to adjourn, with a second from Maryanne Edge. The meeting adjourned at 3:55 pm

Respectfully submitted,

Trish Beck, County Administrator
Baxter County Judge's Office

The North Central Arkansas Economic Alliance (NCAEA) requests \$16,000 in one-time support from the Baxter County Quorum Court to assist with site preparation for the incoming Aldi grocery store in Mountain Home. This request will help with the demolition of an existing structure and the lot clearing required before construction, and will be paid directly to ARC & Company.

Aldi is paying for the full cost of constructing its store and has signed a long-term ground lease on the property. This site prep investment would allow Baxter County to leverage a nationally recognized retailer for local benefit, with immediate and sustained tax returns. It is estimated that the County's \$16,000 investment would be fully recouped in three years or less through increased property tax collections alone.

Business Plan & Corporate Capacity

Aldi is a globally recognized discount grocery chain with over 2,000 U.S. stores and a strong presence across Arkansas. The company's efficient, high-turnover, private-label model enables rapid, sustainable market entry in underserved regions. Aldi has a proven record of success in smaller communities with similar demographics to Mountain Home.

- Store model: ~18,000 sq ft footprint, \$10M average sales/year.
- Target demographic match: Income-sensitive, rural/small-town markets.
- National and Arkansas presence demonstrates reliability and scalability.

Good Standing with State & County

- Aldi is a fully registered and compliant business entity in Arkansas.
- The company operates multiple stores in good standing statewide with no tax liens or code violations.
- Aldi maintains a strong record of local hiring, tax compliance, and regulatory transparency.

Financial Backing

Aldi is privately held, debt-free, and owned by the Aldi Süd Group, one of the most financially secure grocery companies in the world. The company has announced a \$9 billion U.S. expansion plan (2023–2027) with a focus on rural and underserved markets, like Mountain Home.

For this project:

Aldi is fully funding the construction of the store, including design, materials, and labor.

As part of their standard development model, Aldi builds its own stores but leases the land, reducing long-term public risk and ensuring private investment leads the project.

While Aldi does not request ongoing public subsidies or tax abatements, they have asked the North Central Arkansas Economic Alliance (NCAEA) for local assistance with initial site preparation, specifically:

- Demolition of an existing structure
- Clearing and leveling the adjacent lot

Job Creation Estimate

A new Aldi in Mountain Home will provide:

- 75+ direct local jobs across cashier, stocker, team lead, and management roles.
- 25–35 indirect jobs through construction, local suppliers, logistics, and maintenance services.
- Competitive wages with benefits that strengthen regional workforce stability.

Local ROI & Retail Leakage Recovery

Retail Leakage: Placer.ai Visitor Origin Data (Jul 1, 2024 – Jun 30, 2025)

Baxter County is currently experiencing substantial economic leakage to Aldi stores in nearby cities:

West Plains, MO Aldi

- 2,500 Mountain Home residents
- 5,000 total visits in the past 12 months

Harrison, AR Aldi

- 5,000 Mountain Home residents
- 12,000 total visits in the past 12 months

This data suggests that at least 7,500 Mountain Home residents made 17,000 trips to Aldi stores in West Plains, MO, and Harrison, AR. With an average spend of \$60 per visit, that's:

\$1M Grocery Dollars Leaving Baxter County Annually

If those dollars were spent locally, the city and county would collect an estimated:

- \$21,726/year for Mountain Home
- \$12,750/year for Baxter County
- \$34,476/year total in local tax revenue
- Over 10 years, that's more than \$340,000 lost, just from these two Aldi locations alone.

Local Sales Tax Rates Based Upon the Mountain Home Store

City of Mountain Home: 2.13%

Baxter County: 1.25%

[Combined Local Rate = 3.38%]

Sales Tax Revenue Calculation (Local Only)

Scenario	Annual Sales	3.38% Local Tax	Revenue to City + County
Conservative	\$8,000,000	3.38%	\$270,400
Mid-range	\$10,000,000	3.38%	\$338,000
High estimate	\$12,000,000	3.38%	\$405,600

Breakdown

Entity	Share of Local Rate	Estimated Annual Revenue (Mid-case: \$10M sales)
Mountain Home	2.13%	\$213,000/year
Baxter County	1.25%	\$125,000/year
Total Local	3.38%	\$338,000/year