

BELLA VISTA CITY COUNCIL REGULAR MEETING

June 23, 2025 6:00 PM

Bella Vista District Court 2483 Forest Hills Blvd., Bella Vista, AR 72715

MINUTES

Call to Order by Mayor Flynn at 6:00 pm.

Pledge of Allegiance recited.

Roll Call called by Deputy Clerk Shelly Frederick. Council Members Harp, Hughes, Newport, Wilms, Isbell, and Honchell were present. Mayor Flynn was present.

Citizen Input

Xyta Lucas, 22 Thirsk Ln. Xyta came to speak in favor of Lynda Lloyd's development, Owl Commons. She thinks the combination of independent living with a sense of community will definitely appeal to the older residents.

Taylor Sizemore, 40 Meadowbrook Cir. Taylor came to speak in favor of Owl Commons, and he hopes the Council approves this project to move forward. He believes it is the best use of this parcel of land. He finds it a rare opportunity for a builder to choose building community over high profits. He noticed it was zoned R3 which could be very dense, but Ms. Lloyd has chosen not to do that. He finds it to be a beautiful space, and a great location.

Dale Phillips, 67 Lancaster Dr. Dale came to speak in favor of the Owl Commons project. First, he and his wife plan to live the rest of their lives in Bella Vista. This type of community living is definitely appealing to them when downsizing becomes a goal. Secondly, many visiting friends have expressed an appreciation for what Bella Vista has to offer and would like to live here in their later years. Owl Commons would provide a perfect example of the kind of community living that would be attractive to many.

Jim Klinger, 29 Bassingham Dr. Jim came to speak in support of Owl Commons. He drives the Courtesy Van in Bella Vista and takes seniors to their appointments. He understands the expressed need for friendship and community, and believes an intentional community like Owl Commons would provide for these needs. He thinks Owl Commons may become a "blueprint" in NWA for this type of much-needed community living.

Ray Kerstiens, 9994 Little Acres Ln, Pea Ridge. Ray came to speak in favor of Owl Commons. He worked with Linda Lloyd on other projects, and believes that she has designed this community carefully in terms of economics, utilities, traffic control, trash pick-up, and other important factors.

Stefanie Dwyer, 1 St. Helens Lane. Stephanie came to speak about herbicides. She is concerned about the company hired by Carroll Electric to spray around power poles and lines to prevent any trees from growing. They use a triple blend

of herbicides that can cause respiratory problems in humans. Herbicides impact soil quality, contaminate water sources, and harm non-target plants, animals and insects, including pollinators, such as bees and butterflies. She made these requests to keep Bella Vista thriving and its citizens safe and healthy: 1) Notify all residents of any chemical sprays 2) Inform all residents that home-owners can request a Do-Not-Spray order for their property by calling Carroll Electric 3) Ask citizens to get involved by keeping their homes clear by mechanical means 4) Ask Carroll Electric to use alternatives such as mechanical methods or other safe, natural herbicides 5) Make Bella Vista a herbicide free city. Lead by example.

Marty Milburn, 3702 W Fir. Marty came to speak about herbicides and pesticides. She sustained a pesticide poisoning that broke down her nervous system like multiple sclerosis. She suffered for 18 months from this chemical poisoning and ended up at the Environmental Health Center in Dallas. Her dog also reacted to the chemical poisoning and died. She urged the Council to take heed of those who have experienced early warning signs of the dangers of pesticides and herbicides.

Terri O'Byrne, 61 Highland Pkwy. Terri came to speak in favor of Owl Commons. She believes that Linda Lloyd will ensure a thriving community, allowing for the simple luxuries of no-fret living. Owl Commons will be developed without removing the natural beauty. She urged the Council to support this project.

Yume Rudzinski, 3259 N. Kingsgrass, Fayetteville. Yume came to speak about Owl Commons. She is grateful for the opportunity to work with Ms. Lloyd. She has worked with many developers and owners over the last 30 years, and this is the first owner she has worked with that did not make maximizing their property for profit the main focus. The idea was about doing something in the heart and spirit of the city of Bella Vista, building a community. Yume learned from working with Linda that she will do what she says. She will not let contractors run over her, and she always puts the needs of residents first. Yume appreciates the social interaction this type of community provides, and believes it will help older adults lead healthier lives.

Council Member Reply Council Member Hughes thanked all the citizens for coming to bring their concerns before the Council. Council Member Harp thanked everyone who came out to support the Owl Commons project. He said he feels comfortable voting for the project when so many highly-engaged and respected BV residents support this development. He acknowledged the herbicide and pesticide problem in Bella Vista and said he would do his part to make sure it improves. Council Member Wilms thanked the residents who came to speak in favor of Owl Commons and against the use of herbicides/pesticides. He believes the construction of Owl Commons will have a positive impact on the neighborhood. He recognized the negative impact pesticides/herbicides have on humans, animals, and plant life. Council Member Isbell thanked

everyone who came out to speak, and said it was great to see so much support for Owl Commons. Mayor Flynn said he appreciated hearing about the herbicide situation. He has heard residents complain about appearances in the past and, more recently, from Ms. Dwyer, about the herbicides. He believes it is an important issue for the City to look into.

Reports

Monthly Financial Report: April 2025

Mayor Flynn said he does not have the April 2025 report because the Director of Finances had been working on the audit, as well as experiencing computer glitches. He offered the following financial information: March city sales tax was up 14.6% and the County tax was up 8%. The Arkansas Business Times rated the 2024 81 largest cities in Arkansas for city sales tax, and Bella Vista was rated 27th. Bella Vista's increase from 2023 was about 8%. Only three cities were higher than Bella Vista and those were Pearridge, Centerton, and Gentry. He believes the increase is from the internet, restaurants improving, and from the building going on in Bella Vista.

(The Chair will entertain a motion to suspend the rules of order and procedure to allow all ordinances on the agenda to be read by title only.)
Council Member Harp made a motion to suspend the rules, seconded by Council Member Isbell. **Roll Call Vote: (Ayes: 6/Nays: 0) Passed 6-0.**

Consent Agenda Mayor Flynn asked for a motion to approve the Consent Agenda. Council Member Wilms made a motion to approve, seconded by Council Member Harp. **Roll Call Vote: (Ayes: 6/Nays: 0) Passed 6-0.**

Approval of Minutes: May 27, 2025, City Council Regular Meeting

Unfinished Business

New Business

ORDINANCE: AMENDING SECTION 16-30 TEMPORARY PORTABLE STORAGE CONTAINERS OF THE CODE OF ORDINANCES OF THE CITY OF BELLA VISTA TO REMOVE THE REQUIREMENT FOR A PERMIT, AND FOR OTHER PURPOSES Mayor Flynn read the ordinance. Council Member Harp gave his reasons for proposing this ordinance, which would eliminate the need for a permit for portable storage containers. Council Member Isbell concurred, saying she realized the City has other ways in place to handle the abuse of storage containers on private property. Council Member Hughes agreed and said she supports this ordinance. Council Member Hughes made a motion to move to third and final reading, seconded by Council Member Harp. **Roll Call Vote: (Ayes: 6/Nays: 0) Passed 6-0.** Mayor Flynn read the ordinance again. Motion to approve made by Council Member Hughes, seconded by Council Member Newport. **Roll Call Vote: (Ayes: 5/Nays: 1, Honchell) Passed 5-1.**

ORDINANCE: AMENDING THE BELLA VISTA ZONING ORDINANCE AND MAP TO REZONE PROPERTY DESCRIBED IN REZONING PETITION NO. PZD-2025-58573 (COUNTY PARCEL NO. 16-11099-000) FROM R-3, MULTI-FAMILY RESIDENTIAL, TO PZD, PLANNED ZONING DISTRICT *Staff requests 3rd and final reading* Mayor Flynn read the ordinance. Council Member Hughes said she thinks this intentional, planned community is a great opportunity for our community and she supports this. Council Member Harp said he supports this as well. Council Member Wilms said he believes this will be a landmark project for Bella Vista, and it will be unique in northwest Arkansas, and maybe in the state. It fits the bill for the Comprehensive 20-40 plan which proposed and encouraged the city to seek alternative types of housing and development. Council Member Wilms made a motion to suspend the rules and move to third and final reading, seconded by Council Member Isbell.

Roll Call Vote: (Ayes: 6/Nays: 0) Passed 6-0. Mayor Flynn read the ordinance for the third and final reading. Council Member Hughes made a motion to approve, seconded by Council Member Newport. **Roll Call Vote: (Ayes: 6/Nays: 0) Passed 6-0.**

RESOLUTION: ESTABLISHING A CODE OF CONDUCT FOR THE BELLA VISTA CITY COUNCIL Mayor Flynn read the resolution. Council Member Hughes described her first years on the Council and the ways in which a conduct code would be beneficial. She supports this resolution. Council Member Hughes made a motion to approve, seconded by Council Member Harp.

Roll Call Vote: (Ayes: 6/Nays: 0) Passed 6-0.

RESOLUTION: AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO A GUARANTEED MAXIMUM PRICE CONTRACT AMENDMENT WITH CLINARD CONSTRUCTION MANAGEMENT, INC., IN THE ADDITIONAL AMOUNT OF \$3,776,771.53 FOR PURPOSES OF RENOVATION AND REMODELING OF FIRE STATION NO. 1 AND ADMINISTRATIVE OFFICES (PHASES 3 & 4C) Mayor Flynn read the resolution. Chief Sims asked if there were questions. Council Member Wilms asked how Phase 3 and 4C would be paid for. Mayor Flynn said there are plans for an extension of our 1% sales tax and to have it on the ballot in November. For this to occur, the Council needs to approve it in July or August. A detailed plan will come to the Council in July. Discussion followed between Council Member Wilms, Mayor Flynn, and Chief Sims. Council Member Newport made a motion to approve, seconded by Council Member Honchell. **Roll Call Vote: (Ayes: 6/Nays: 0) Passed 6-0.**

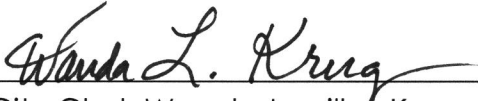
Announcements

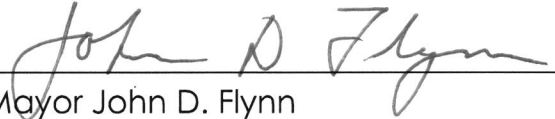
- Next City Council Work Session: 5:30 pm Monday, July 21 at Bella Vista Police Training Room
- Next City Council Regular Meeting: 6:00 pm Monday, July 28 at Bella Vista District Court
- Planning Commission Special Session for the Code Reform: 4:30 pm

Monday, June 30 at Bella Vista District Court

- Planning Commission Work Session: 4:30 pm Thursday, July 3, at Bella Vista District Court
- Planning Commission Regular Meeting: 4:30 pm, or immediately following BZA, Monday, July 14 at Bella Vista District Court
- Board of Construction Appeals: 3:00 pm Tuesday, July 8, if necessary, at Fire Station #4 Conference Rm, 1639 Forest Hills Blvd.

Adjournment


City Clerk Wanda Lepillez Krug


Mayor John D. Flynn

