Bella Vista City Council
Work Session Meeting Agenda

Date/Time: December 8, 2025
5:30 PM

Location: Bella Vista Police Training Room
2483 Forest Hills Boulevard

City Council and Planning Commission regular meetings are live streamed and archived for your convenience. View the meeting at its scheduled time or after at https://bit.ly/bvmeetingslive.

Mayor:
John D. Flynn

City Clerk:
Wanda Lepillez Krug

Council Members:
Ward 1, Position 1 - Travis Harp
Ward 1, Position 2 - Wendy Hughes
Ward 2, Position 1 - Shea Newport
Ward 2, Position 2 - Larry Wilms
Ward 3, Position 1 - Anna Isbell
Ward 3, Position 2 - Craig Honchell

I. Call to Order

This meeting has been given public notice in accordance with Section 25-19-106 of the Arkansas Freedom of Information Act in such form that will apprise the public and news media of subject matter presented for consideration and action.

II. Review of Minutes

A. November 24, 2025, City Council Regular Meeting

III. Unfinished Business

B. **ORDINANCE**: AMENDING THE BELLA VISTA ZONING ORDINANCE AND MAP TO REZONE PROPERTY DESCRIBED IN REZONING PETITION NO. 2025-59940 (COUNTY PARCEL NO. 16-43269-000) FROM R-E, RESIDENTIAL ESTATE DISTRICT TO C-1, NEIGHBORHOOD COMMERCIAL *Third and final reading.*

C. **RESOLUTION:** ESTABLISHING SALARIES FOR MAYOR, CITY COUNCIL MEMBER, AND CITY CLERK TO BEGIN JANUARY 1, 2026 *Tabled in November until December.*

IV. New Business

See meeting packet for complete ordinances and resolutions.

D. **RESOLUTION**: EXPRESSING THE WILLINGNESS OF THE CITY OF BELLA VISTA TO UTILIZE STATE AID STREET MONIES

E. **RESOLUTION**: AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO A CONTRACT WITH VLP AN EQUIPMENTSHARE COMPANY, PURSUANT TO A SOURCEWELL COOPERATIVE PURCHASING AGREEMENT, FOR THE PURCHASE OF ONE (1) NEW CASE BACKHOE IN THE AMOUNT OF $128,350.00 FOR USE BY THE STREET DEPARTMENT

F. **RESOLUTION**: AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO A CONTRACT WITH SIDDONS-MARTIN VIA THE HGAC COOPERATIVE PURCHASING PROGRAM IN THE TOTAL AMOUNT OF $1,243,431.00, FOR THE PURCHASE OF ONE (1) PIERCE CUSTOM SABRE FR PUMPER TRUCK FOR USE BY THE FIRE DEPARTMENT

G. **RESOLUTION**: AMENDING THE 2025 CITY BUDGET IN THE AMOUNT OF $230,000.00 REGARDING FIRE STATION NO. 1 CAPITAL BUDGET

H. **RESOLUTION:** AMENDING THE 2025 CITY BUDGET TO APPROPRIATE ELIGIBLE FIRE IMPACT FEES TO REIMBURSE COSTS ASSOCIATED WITH CAPACITY EXPANSION OF FIRE STATION 1 IN AN AMOUNT OF $1,048,000.00

I. **RESOLUTION**: ADOPTING A CITY BUDGET FOR THE CITY OF BELLA VISTA FOR THE CALENDAR YEAR 2026, APPROPRIATING MONEY FOR EACH ITEM OF EXPENDITURE, AND FOR OTHER PURPOSES

J. **RESOLUTION:** APPROVING THE MAYOR'S REAPPOINTMENT OF CODY MOORE AND MANUEL "WADE" HAGAN TO THE BELLA VISTA BOARD OF CONSTRUCTION APPEALS FOR TERMS ENDING DECEMBER 31, 2028

K. **RESOLUTION**: APPROVING THE MAYOR'S REAPPOINTMENT OF ANNA AYALA TO THE BELLA VISTA LIBRARY ADVISORY BOARD FOR TERM ENDING DECEMBER 31, 2030

L. **RESOLUTION**: APPROVING THE MAYOR'S REAPPOINTMENT OF KIM HONCHELL TO THE BELLA VISTA LIBRARY ADVISORY BOARD FOR TERM ENDING DECEMBER 31, 2030

M. **RESOLUTION:** REQUESTING CITY STAFF EXPLORE OPTIONS REGARDING CITY ASSISTANCE TO THE CHILDREN AND FAMILY'S ADVOCACY CENTER, INCLUDING REQUESTING FINANCIAL STATEMENTS OR ANY OTHER

RESEARCH FROM THE ORGANIZATION TO ASSIST THE COUNCIL IN DECISION-MAKING REGARDING THE MATTER

V. Discussion Items

N. Selection of underwriter for the bonds: Mayor John Flynn

O. Trash Rates: Mayor John Flynn

P. Planning and Building Departments applications, permits, and requirements: Council Member Travis Harp

VI. Adjournment

SPECIAL NOTICES TO THE PUBLIC: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. To request this service, contact City Clerk prior to each meeting at 479-876-1255.

MEETING DATE	PREPARED BY	LEGISLATIVE TITLE
December 8, 2025	Taylor Robertson, Planning and Development Director	**ORDINANCE**: AMENDING THE BELLA VISTA ZONING ORDINANCE AND MAP TO REZONE PROPERTY DESCRIBED IN REZONING PETITION NO. 2025-59940 (COUNTY PARCEL NO. 16-43269-000) FROM R-E, RESIDENTIAL ESTATE DISTRICT TO C-1, NEIGHBORHOOD COMMERCIAL *Third and final reading*.

AGENDA ITEM # III.B

ORDINANCE: AMENDING THE BELLA VISTA ZONING ORDINANCE AND MAP TO REZONE PROPERTY DESCRIBED IN REZONING PETITION NO. 2025-59940 (COUNTY PARCEL NO. 16-43269-000) FROM R-E, RESIDENTIAL ESTATE DISTRICT TO C-1, NEIGHBORHOOD COMMERCIAL *Third and final reading*.

BACKGROUND

Following a public hearing on September 8, 2025, the Planning Commission did not vote to recommend approval to the Council to rezone the subject property (Parcel 16-43269-000) from R-E Residential Estate to C-2 Local Commercial. The affirmative motion failed with 1 in favor and 6 not in favor. As stated in local ordinance, the applicant has a right to appeal this Planning Commission vote to the City Council within 30 days of the action taken. Mr. Jack Kehoe has chosen to appeal that decision and his letter to the Council is attached to this memo. The Staff Report is also attached directly after. Staff did not recommend approval of this request due to the intensity of all uses within C-2 in the new ordinance and current ordinance. The final attachment contains the approved minutes from the September 8, 2025 meeting.

RECOMMENDATION

The Planning Commission nor Staff are recommending approval of the C-2 zone.

FISCAL IMPACT

None.

ATTACHMENTS

1. Applicant's RZN59940 Appeal Letter
2. Staff Report for RZN 59940
3. Planning Commission Meeting Minutes 9-8-25
4. Table of Uses
5. AMEND Ord RZN 59940 Appeal

October 8, 2025
Applicant: Jack Kehoe

Bella Vista RZN59940 Rezone Appeal

(1)Summary of any reasons provided by the planning commission concerning the decision made in the case;

The main reasons provided were steep grading of the current property and adjacent to residential.

(2)Reasons the applicant of the appeal contends that the planning commission erred in its decision;

This property falls under the Bella Vista's 2040 plan for the village center: The City's Comprehensive Plan states: A Village Center is intended to provide mid-scale and use intensity to serve the needs of the greater
community, anchored by a core retail, service, or institutional use. This property is directly across from commercial zoned C-2 and would be a great location for a restaurant or other mid scale commercial property.

Across the street is C-2, two parcels over to the East, 633 W Lancashire, has been rezoned from residential to commercial as well even though it has residential on both sides, similar to the subject property.

On the steep grade, we will simply be able to grade the property to make it less steep.

Neighbors complained about having commercial development adjacent and the worry that it will diminish property value. Residential property value is based on comparable sales. A coffee shop may increase desirability for some buyers. Rezone is simply the first step to then be able to discuss with developers best use for the property.

Additionally, the city has code ordinances specifically for commercial adjacent to residential that have been put in place for this exact purpose to ensure harmony between commercial and residential.

(3)Reasons the applicant of the appeal believes that the public health, safety, welfare, and morals would be better served if the planning commission's action were reversed;

Bella Vista is in need of more coffee, food, and dining options. There currently is very limited options for coffee in Bella Vista. We would love to develop a coffee shop similar

to Onyx in Bentonville, Airship, or Meteor that would serve the community in Bella Vista. I have attached a rendering and stie plan we had created of the potential coffee shop.

(4)Any new and pertinent information bearing on the case which may not have been available or have been overlooked by the planning commission or which may have come to light following the meeting at which the planning commission made its decision.

The reasons stated in section 2. I have also attached a site plan and rendering we had created for a potential coffee shop development on the property.

Meeting Information:
2483 Forest Hills Blvd
September 8, 2025 at
4:30 pm

Reviewer:
Jessica Grady, CNU-A
Planning Technician

Project Number	RZN-2025-59940
Applicant	Jack Kehoe
Address/Location	Near the Lancashire & Oak Hill Intersection
Current Zoning	R-E Residential Estate
Site Area	1.64 acres
Nature of Request	Requesting a rezone from R-E to C-2

Current Zoning Map (Prior to Reform)

Future Land Use

Property Description
This property is located in Bella Vista along the south side of Lancashire Boulevard near the intersection of Oak Hill Road and is located on Parcel #16-43269-000 (Lot 23 of the Mountain Springs Estate (3rd) Subdivision).

Request
Per Sec. 109-40(c), the applicant is requesting to rezone their property from R-E, Residential Estate to C-2, Light/ Local Commercial to better serve the existing land uses surrounding this parcel.

Background
Per the most recently adopted Zoning Map, this parcel is zoned R-E, Residential Estate. The Zoning Map currently under final stages with the Council also shows this lot as R-E, Residential Estate. Due to timing of the reform project, staff is recommending to consider the uses listed within the proposed C-2 Local Commercial as well as the current C-2 Light Commercial as the requested zone may no longer exist in the near future pending Council approval. The parcel is currently surrounded by the following zoning districts: C-2, Light Commercial to the north and R-E, residential estate to the south, east, and west. Existing adjacent land uses include residential on both sides directly adjacent to the lot and commercial land uses to the north across the street. Further, the Master Street Plan depicts Lancashire as major arterial. The Future Land Use Plan shows this property to be within a future residential neighborhood. However, the Future Land Use Plan does provide a general overlay for a future village center having intense uses at the intersection of 340 and 279 and feathering out near the edges of the node. The Village Center is intended to provide a mid-scale commercial activity center, that is limited to both scale and use intensity, to serve the needs of the greater community, such as core retail, service, or institutional use. These centers should be well connected to adjacent neighborhoods to promote walking or biking. Village Centers should also be supported by expanding housing types, small parks, civic open spaces that are promoted by the community. This area is not affected by the floodplain. It should be noted Staff finds the schedule of permitted uses for the requested zoning district to support the goals of the 2040 Comprehensive Plan such as retail centers, offices, clinics, and varied civic uses. However, existing uses of residential houses may not be compatible for C-2 due to its intensity of scheduled uses in both use charts.

Public Comment
None at the time of this report.

Legal Notifications
Staff posted a public hearing notice in the Weekly Vista on August 20, 2025. The applicant sent the required certified mail on August 22, 2025. Staff will post a public hearing sign on site August 29,2025.

Recommendation
Based on the above analysis and the adjacent land uses, staff does not recommend a C-2 zoning of Light or Local Commercial.

Appendix A of CURRENT Zoning Code: Table of Permitted Uses: "C" states that the use is allowed with a conditional use permit. "P" states that that use is permitted by right. Any of these uses shown in the C-2 column would be allowed by right (P) or conditionally (C). See the chart below for reference.

Residential Uses	**R-E**	**C-2**
Duplex		P
Single-Family	P	P
Townhouse		P
Civic Uses	**R-E**	**C-2**
Administration	C	P
Cemetery	C	P
Clubs	C	P
College	C	P
Convalescent Services		P
Cultural Services	C	P
Day Care	C	P
Education		P
Emergency		P
Group Care		P
Guidance Services		P
Health Care		P
Hospital		P
Maintenance Facility		P
Parks	P	P
Postal Services		P
Public Assembly	C	P
Recreation	C	P
Religious	C	P
Safety	C	P
Office Uses	**R-E**	**C-2**
General		P
Financial		P
Medical		P
Commercial Uses	**R-E**	**C-2**
Ag Services		P
Auctioneering		P
Auto		P
Bed & Breakfast		P
Business Support		P
Trade School		P
Campground		
Commercial Recreation	C	P

Commercial Cont.	**R-E**	**C-2**
Communications		P
Pharmacy		C
Construction		P
Consumer		P
Storage		C
Equipment Rental/Repair		
Food Sales		P
Funeral		P
Gaming		P
Laundry		P
Liquor		P
Lodging		P
Pawnshop		P
Personal Improvement		P
Personal Services		P
Pet Services		P
RV Storage		C
Restaurants		P
Retail		P
Surplus		P
Taverns		P
Trade Services		P
Travel Center		P
Vehicle Storage		P
Veterinary		P
Parking Uses	**R-E**	**C-2**
Off-Street Parking		P
Parking Structure		
Industrial Uses	**R-E**	**C-2**
Custom		P
Recycling		P
Office Warehouse		P
Misc. Uses	**R-E**	**C-2**
Communications Tower	C	C
Medical Marijuana		C

Sec. 109-40 – Zoning Ordinance Amendments

a) *Authority*. The city council shall have the authority to enact amendments to the text or map of this chapter in accordance with the provisions of this section. Such action may be initiated by the city council, on the recommendation of the planning commission or on petition from a property owner. Before action is taken in regard to any amendment of the ordinance, the planning commission or its staff, shall review the case and give a recommendation. However, nothing in this section shall be construed to limit the city council's authority to recall the ordinances and resolutions by a vote of the majority of the council.

b) *Guidelines for decision making*. The city council may consider several recommendations and planning documents when attempting to make a decision on the granting of an amendment. Such guidelines may be derived from recommendations from the planning commission or the planning staff; use of provisions of the any existing, master street plan, land use plan, capital improvements plan, or community facilities plan; as well as any other document created to provide required public facilities necessary to protect the public interest. A disapproval by the city council of an amendment shall be final for one year and the same application may not be reinitiated until the expiration of that deadline.

c) *Procedure for* amendments*; property owners.*

1. *Application*. An application giving the legal description of the property involved and both the current and requested zoning classification for the property shall be submitted to the planning commission by the owner or his agent pursuant to the city development calendar. The petition shall also include a statement and diagram explaining why the proposed changes will not conflict with the surrounding land uses. The owner shall submit a complete written legal description of the property with the application.
2. *Public notification and hearing*. The planning commission shall hold a public hearing on the proposed amendment. Public notification for property owner-initiated zoning ordinance amendments shall occur pursuant to subsections 109-45(d)(1) through (3) before such an application may be reviewed by the planning commission.

Sec. 109-42 – Appeals to City Council

a) *Notice of appeal*. Any decision by the planning commission regarding a rezoning or conditional use permit may be appealed to the city council. In order to make an appeal, the aggrieved party shall file a notice of appeal with the city clerk within 30 days of the planning commission's final action. The notice of appeal shall be filed on forms and in a format prescribed by the planning commission. As a minimum, however, the applicant shall provide the following information:

   a. Summary of any reasons provided by the planning commission concerning the decision made in the case;
   b. Reasons the applicant of the appeal contends that the planning commission erred in its decision;
   c. Reasons the applicant of the appeal believes that the public health, safety, welfare, and morals would be better served if the planning commission's action were reversed; and
   d. Any new and pertinent information bearing on the case which may not have been available or have been overlooked by the planning commission or which may have come to light following the meeting at which the planning commission made its decision.

b) *City council action*. Appeals to the city council shall be de novo (brand new); however, they shall first be considered on the record of the public hearing and planning commission meeting at which the original case was heard and the original decision made. Based on this review, the city council may affirm the planning commission's decision, reverse it, or send the case back to the planning commission for further study and re-certification. If new information is placed before the council that, in the opinion of the council, would affect the planning commission's decision, the council may refer the case back to the planning commission for further study, including the new information, and recertification.

Sec. 109-026. Use Table

(a) *Applicability*. This Division shall follow the requirements established in Table 026.1: Use Table.

(b) *Use-Specific Standards*. Use-specific standards are established in Division 2. and Division 3. of this Article.

Table 026.1: Use Table

Use Table														
Key	**P** = Use Allowed By-Right | **C** = Use Allowed by Conditional Use Permit | blank cell = Use Prohibited | Sec. 109-0XX = Applicable Use-Specific Standards													
Zoning District → Use ↓	**NP**	**AP**	**RE**	**R-1**	**R-2**	**R-3**	**CR**	**C-1**	**C-2**	**C-3**	**IA**	**TSO**	Use-Specific Standards	Parking Ratios
	Residential													
	Household Living													
Assisted Living						**P**		**P**	**P**	**P**				1.5/1,000 sf
Cottage Court					**P**	**P**		**P**					Division 2. Sec. 109-028. (a)	1/DU
Manufactured Home		**P**		**P**	**P**	**P**							Division 2. Sec. 109-028. (b)	2/DU
Mixed-Use Building					**P**	**P**		**P**	**P**	**P**			Division 2. Sec. 109-028. (c)	
Mobile Home		**P**				**P**								2/DU
Modular Home		**P**	**P**	**P**	**P**	**P**							Division 2. Sec. 109-028. (d)	2/DU
Multi-Family Dwelling					**P**	**P**		**P**	**P**	**P**			Division 2. Sec. 109-028. (e)	1/1 BRU 1.75/2 BRU 2/3 BRU
Single-Family Dwelling		**P**	**P**	**P**	**P**	**P**								2/DU
Townhome					**P**	**P**		**P**	**P**	**P**			Division 2. Sec. 109-028. (f)	2/DU
Triplex					**P**	**P**		**P**						2/DU
Two-Family Dwelling				**P**	**P**	**P**		**P**						2/DU
	Group Living													
Educational Housing						**C**		**P**	**P**	**P**				

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Zoning District → Use ↓	**NP**	**AP**	**RE**	**R-1**	**R-2**	**R-3**	**CR**	**C-1**	**C-2**	**C-3**	**IA**	**TSO**	Use-Specific Standards	Parking Ratios
Emergency and Rehabilitative Housing		**P**				**P**		**C**	**P**				Division 2. Sec. 109-028. (g)	
	Commercial													
	Retail Sales													
Retail Store							**P**	**P**	**P**	**P**		**P**		
	Food and Beverage													
Outdoor, Mobile, or Temporary Vending		**P**				**P**	**P**	**P**	**P**	**P**		**P**	Division 2. Sec. 109-029. (a)	
Restaurant						**P**	**P**	**P**	**P**	**P**		**P**	Division 2. Sec. 109-029. (b)	
Tavern or Bar							**P**	**P**	**P**	**P**		**P**	Division 2. Sec. 109-029. (c)	
	Personal Services													
Day Care			**P**	**P**	**P**	**P**		**P**	**P**	**P**			Division 2. Sec. 109-029. (d)	
Personal Services								**P**	**P**	**P**				
	Lodging													
Bed and Breakfast			**C**	**C**	**C**	**C**		**P**				**P**	Division 2. Sec. 109-029. (e)	2/DU + 1/guest room
Hotel							**C**	**C**	**P**	**P**				
Recreational Vehicle Park							**P**						Division 2. Sec. 109-029. (f)	
Short-term Rental		**C**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**		**P**		
	Professional Services													
Alternative Financial Institution								**P**	**P**	**P**			Division 2. Sec. 109-029. (g)	
Professional and Trade Office								**P**	**P**	**P**				
Research Services											**P**			
Studio								**P**	**P**	**P**				
	Medical Facilities													

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Zoning District → Use ↓	**NP**	**AP**	**RE**	**R-1**	**R-2**	**R-3**	**CR**	**C-1**	**C-2**	**C-3**	**IA**	**TSO**	Use-Specific Standards	Parking Ratios
Clinic						**P**		**P**	**P**	**P**				
Hospital		**P**							**P**	**P**			Division 2. Sec. 109-029. (h)	
	Recreational Entertainment and Amusement													
Campground		**P**					**P**					**P**	Division 2. Sec. 109-029. (i)	
Indoor Entertainment and Amusement Venue							**P**	**C**	**P**	**P**				
Outdoor Entertainment and Amusement Venue		**C**					**P**		**P**				Division 2. Sec. 109-029. (j)	
Sport Shooting Range		**P**					**C**		**C**		**P**		Division 2. Sec. 109-029. (k)	
	Animal Services													
Animal Boarding		**P**						**P**	**P**	**P**			Division 2. Sec. 109-029. (l)	
Commercial Stables		**P**											Division 2. Sec. 109-029. (m)	
Veterinary Services		**P**						**P**	**P**	**P**	**P**		Division 2. Sec. 109-029. (n)	
	Automotive and Equipment Storage, Sales, and Service													
Auto Sales									**P**		**P**		Division 2. Sec. 109-029. (o)	
Heavy Auto Repair											**C**		Division 2. Sec. 109-029. (p)	
Large Equipment and Materials Storage and Sales											**P**		Division 2. Sec. 109-029. (q)	
Light Auto Repair									**P**		**P**		Division 2. Sec. 109-029. (r)	
	Adult Entertainment													

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Zoning District → Use ↓	**NP**	**AP**	**RE**	**R-1**	**R-2**	**R-3**	**CR**	**C-1**	**C-2**	**C-3**	**IA**	**TSO**	Use-Specific Standards	Parking Ratios
Gaming Facilities									C		C		Division 2. Sec. 109-029. (s)	
Sexually Oriented Business											C		Division 2. Sec. 109-029. (t)	
	Civic													
	Afterlife Care													
Cemetery	P	P	C	C	C	C		P					Division 2. Sec. 109-030. (a)	
Funeral Services								P	P	P			Division 2. Sec. 109-030. (b)	
	Assembly													
Public Assembly		P	C	C	C	P	P	P	P	P				
Religious Land Use		P	P	P	P	P	P	P	P	P	P			
Sporting Venue		C					P		C	C				
	Parks and Open Space													
Private Parks and Recreational Facilities	P				C	C	P	P	P			P		
Public Parks and Recreational Facilities	P	P	P	P	P	P	P	P	P	P	C	P		
	Government Facilities													
Detention Facilities		C									C			
Government Services		P	P	P	P	P	P	P	P	P	P			
Natural Resource Preservation Area	P	P	P	P	P	P	P					P	Division 2. Sec. 109-030. (c)	
Safety Services	C	P	P	P	P	P	P	P	P	P	P	P		
	Educational Facilities													
Business or Trade School		P						P	P	P				
College or University								P	P	C				

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Zoning District → Use ↓	**NP**	**AP**	**RE**	**R-1**	**R-2**	**R-3**	**CR**	**C-1**	**C-2**	**C-3**	**IA**	**TSO**	Use-Specific Standards	Parking Ratios
School			**P**	**P**	**P**	**P**		**P**	**P**	**P**			Division 2. Sec. 109-030. (e)	
	Cultural Facilities													
Library			**C**				**P**	**P**	**P**	**P**			Division 2. Sec. 109-030. (d)	
Museum							**P**	**P**	**P**	**P**				
	Agricultural													
Animal Production		**P**												
Confined Animal Feeding Operation		**C**												
Crop Production		**P**												
Horticulture		**P**												
Livestock Sales		**C**												
	Industrial													
Artisan Industry		**P**						**P**	**P**	**P**	**P**	**P**		
Heavy Industry											**C**		Division 2. Sec. 109-031. (a)	
Light Industry											**P**			
Personal Storage Facility									**P**		**P**		Division 2. Sec. 109-031. (b)	
Resource Extraction		**C**									**C**			
Warehousing											**P**			
	Miscellaneous													
	Infrastructure, Utilities, and Technology Uses													
Alternative Energy Production		**P**									**P**	**P**	Division 2. Sec. 109-032. (a)	
Communications Tower	**C**	**C**	**C**	**C**	**C**	**C**	**C**	**C**	**C**	**C**	**C**		Division 2. Sec. 109-032. (b)	
Utility Facilities	**C**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**		
	High-Impact Uses													
Landfill											**C**		Division 2. Sec. 109-032. (c)	

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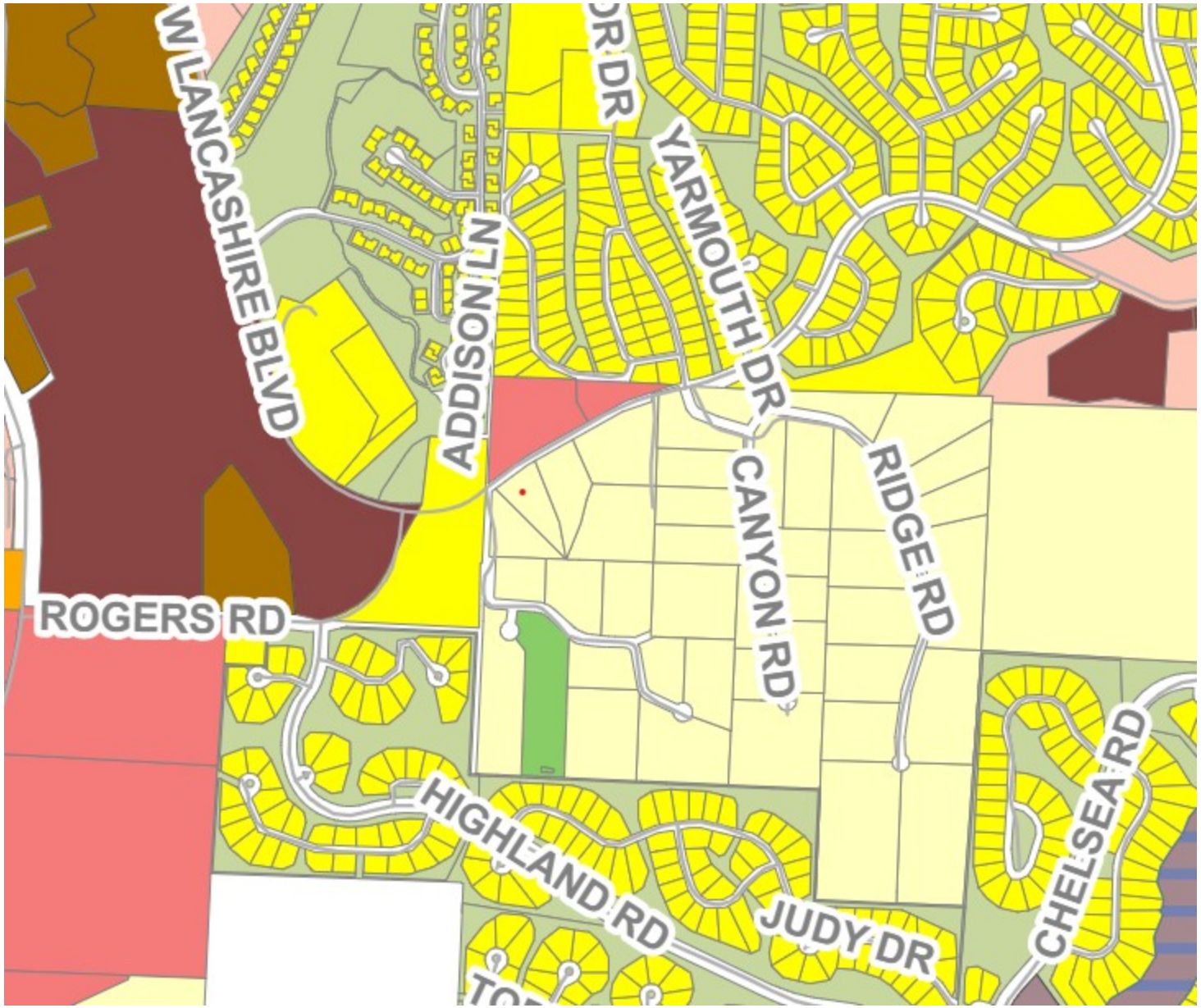
Zoning District → Use ↓	**NP**	**AP**	**RE**	**R-1**	**R-2**	**R-3**	**CR**	**C-1**	**C-2**	**C-3**	**IA**	**TSO**	Use-Specific Standards	Parking Ratios
	Marijuana Uses													
Medical Marijuana Cultivation Facilities		**P**									**P**		Division 2. Sec. 109-032. (e)	
Medical Marijuana Dispensaries									**C**		**C**		Division 2. Sec. 109-032. (f)	
	Accessory Uses													
	Residential													
Accessory Dwelling Unit		**P**	**P**	**P**	**P**	**P**		**P**				**P**	Division 3. Sec. 109-037. (a)	
Carport		**P**	**P**	**P**	**P**	**P**		**P**	**P**	**P**	**P**	**P**	Division 3. Sec. 109-037. (b)	
Dock or Pier	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**		Division 3. Sec. 109-037. (c)	
Home Occupation		**P**	**P**	**P**	**P**	**P**		**P**	**P**	**P**		**P**	Division 3. Sec. 109-037. (d)	
Private Stable		**P**	**P**	**C**										
Hobby Chickens		**P**	**P**	**P**	**P**	**P**							Article IV. Division 15. Sec. 109-111. (c)	
Livestock		**P**	**P**										Article IV. Division 15. Sec. 109-111. (d)	
Personal Recreational Facilities		**P**	**P**	**P**	**P**	**P**		**P**	**P**	**P**		**P**		
	Nonresidential													
Accessory Alternative Energy Production		**P**	**P**	**P**	**P**	**P**		**P**	**P**	**P**	**P**		Division 3. Sec. 109-037. (e)	
Accessory Building	**C**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	Division 3. Sec. 109-037. (f)	
Automatic Teller Machine								**P**	**P**	**P**			Division 3. Sec. 109-037. (g)	

Use Table														
Key	**P** = Use Allowed By-Right | **C** = Use Allowed by Conditional Use Permit | blank cell = Use Prohibited | Sec. 109-0XX = Applicable Use-Specific Standards													
Zoning District → Use ↓	**NP**	**AP**	**RE**	**R-1**	**R-2**	**R-3**	**CR**	**C-1**	**C-2**	**C-3**	**IA**	**TSO**	Use-Specific Standards	Parking Ratios
Drive-in Facility									**P**				Division 3. Sec. 109-037. (h)	
Drive-through Facility								**C**	**P**				Division 3. Sec. 109-037. (i)	
EV Charging Station		**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**		Division 3. Sec. 109-037. (j)	
Fuel Pumps									**P**		**P**		Division 3. Sec. 109-037. (k)	
Marina	**C**						**P**	**P**	**P**	**P**			Division 3. Sec. 109-037. (l)	
Outdoor Dining							**P**	**P**	**P**	**P**		**P**	Division 3. Sec. 109-037. (m)	
Outdoor Display									**P**	**P**	**P**	**P**	Division 3. Sec. 109-037. (n)	
Outdoor Storage		**P**							**P**	**P**	**P**		Division 3. Sec. 109-037. (o)	


W LANCASHIRE BLVD
ADDISON LN
YARMOUTH DR
CANYON RD
RIDGE RD
ROGERS RD
HIGHLAND RD
JUDY DR
CHELSEA RD

June 13, 2025

To: Bella Vista Planning Commission and City Council

From: Jack Kehoe

1945 Carters Creek Pike

Franklin, TN 37064

Cell: 503-333-8650

Email: jack@yourpurposeproperties.com

Subject: Zoning Change Request – Parcel ID: 16-43269-000

Dear Planning Commission and City Council,

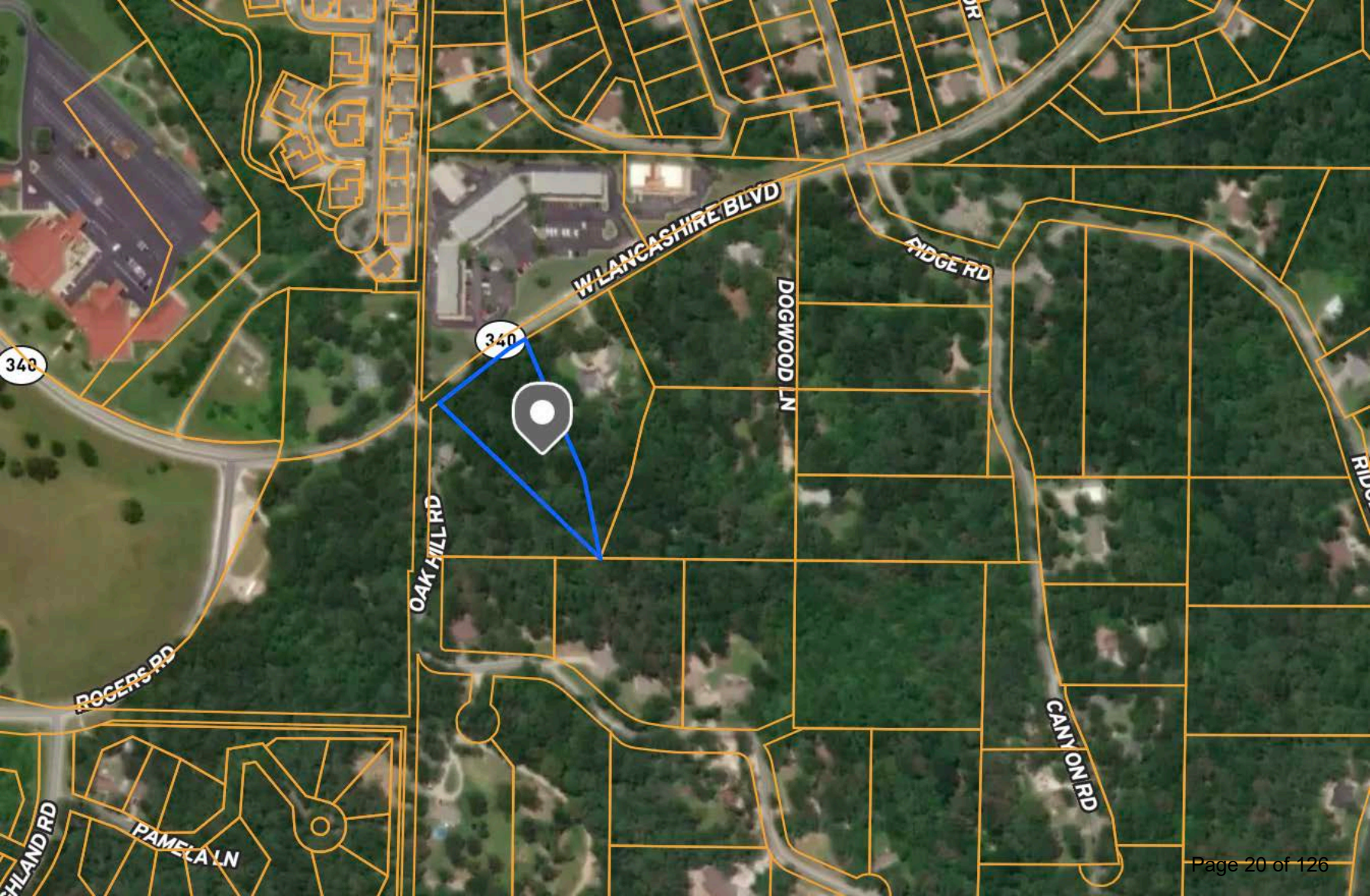
My name is Jack Kehoe, and I am the current owner of the property identified as Parcel ID: 16-43269-000 in Bella Vista, Arkansas. I am writing to respectfully request a zoning change for this property from its current zoning designation of R-E (Residential Estate) to C-2 (General Commercial).

The reason for this request stems from the property's location within the Future Land Use Type 2: Village Center area, as defined by the city's long-range planning documents. This designation envisions a mix of residential, commercial, and civic uses that foster vibrant, walkable centers of activity. Rezoning the parcel to C-2 would align with this vision by allowing for a broader range of commercial opportunities that support both community and economic development in Bella Vista.

While there is currently no sale pending, the intent behind the rezoning is to ensure that the land can be developed in a way that supports the Village Center goals. I believe this rezoning will benefit the city's long-term planning efforts and contribute positively to the surrounding community.

Thank you for considering this application. Please feel free to contact me at 503-333-8650 or jack@yourpurposeproperties.com if you have any questions or need additional documentation.

Warm regards,
Jack Kehoe


W LANCASHIRE BLVD
340
340
DOGWOOD LN
RIDGE RD
OAK HILL RD
ROGERS RD
CANYON RD
PAMELA LN
HLAND RD

Price same as I + II

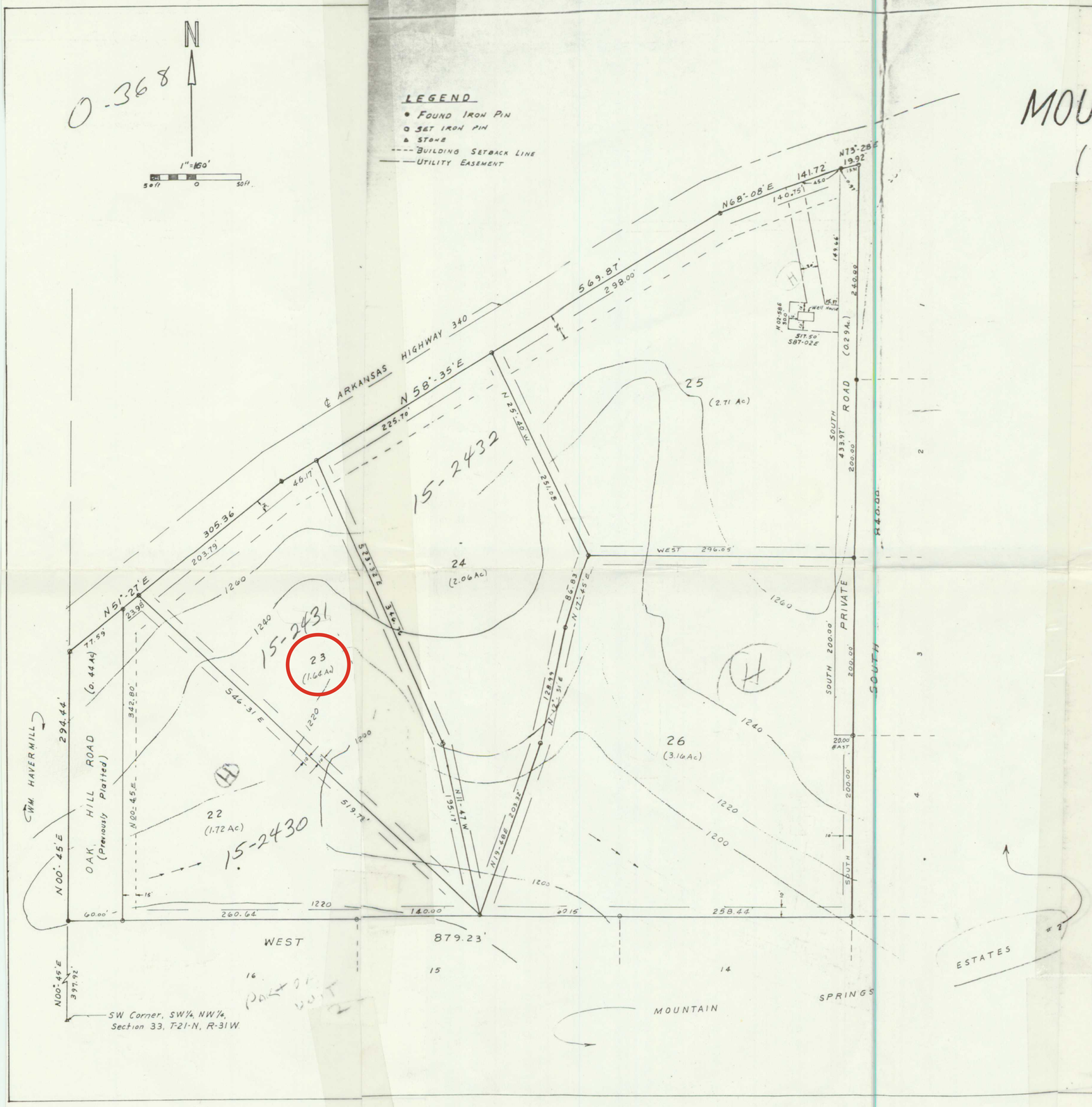
SD#20

MOUNTAIN SPRINGS ESTATES #3

(FINAL PLAT)

HIWASSE, ARKANSAS

APRIL 1975



LEGAL DESCRIPTION

Part of the SW 1/4, NW 1/4, Section 33, Township 21 North, Range 31 West, Fifth Principal Meridian, Benton County, Arkansas, being more particularly described as follows:

From the SW corner of said SW 1/4, NW 1/4, thence N 00°-45' E, 397.92 feet to the point of beginning, thence N 00°-45' E 294.44 feet to a point on the southerly right of way line of A340 Highway; thence N 51°-27' E, 305.36 feet along said R/W line; thence N 58°-35' E, 569.87 feet along said R/W line; thence N 68°-08' E 141.72 feet along said R/W line; thence N 73°-28' E 19.92 feet along said R/W line; thence South 840.00 feet; thence West 879.23 feet to the point of beginning, containing 12.02 acres, more or less.

OWNERS CERTIFICATION AND DEDICATION

As owner I hereby certify that I have caused the land described on this plat to be surveyed, divided, mapped, dedicated and access rights reserved as represented on the plat.

Mrs Helen Leithleiter — ROUTE 1, BOX 62
Kenneth Leithleiter — HIWASSE, ARK

Subscribed and sworn before me this 2 day of July, 1975

Ann Lepp — My commission expires 6-26-78
Notary Public

ENGINEERS CERTIFICATE

All improvements conform to all applicable engineering requirements and specifications.

Cecil E. Aycock — Date 7/1/75
Cecil E. Aycock P.E.#3343

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 3343
CECIL E. AYCOCK

LAND SURVEYORS CERTIFICATE

This is to certify that the hereon platted and described parcel has been surveyed and that this plat conforms to that survey. Corners shown on plat, both exterior and interior lines, are, or will be set as shown in accordance with all regulations.

Cecil E. Aycock — Date 7/1/75
Cecil E. Aycock R.L.S. #708

CECIL AYCOCK
REGISTERED
LAND SURVEYOR
STATE OF
ARKANSAS
NO. 708
SIGNATURE

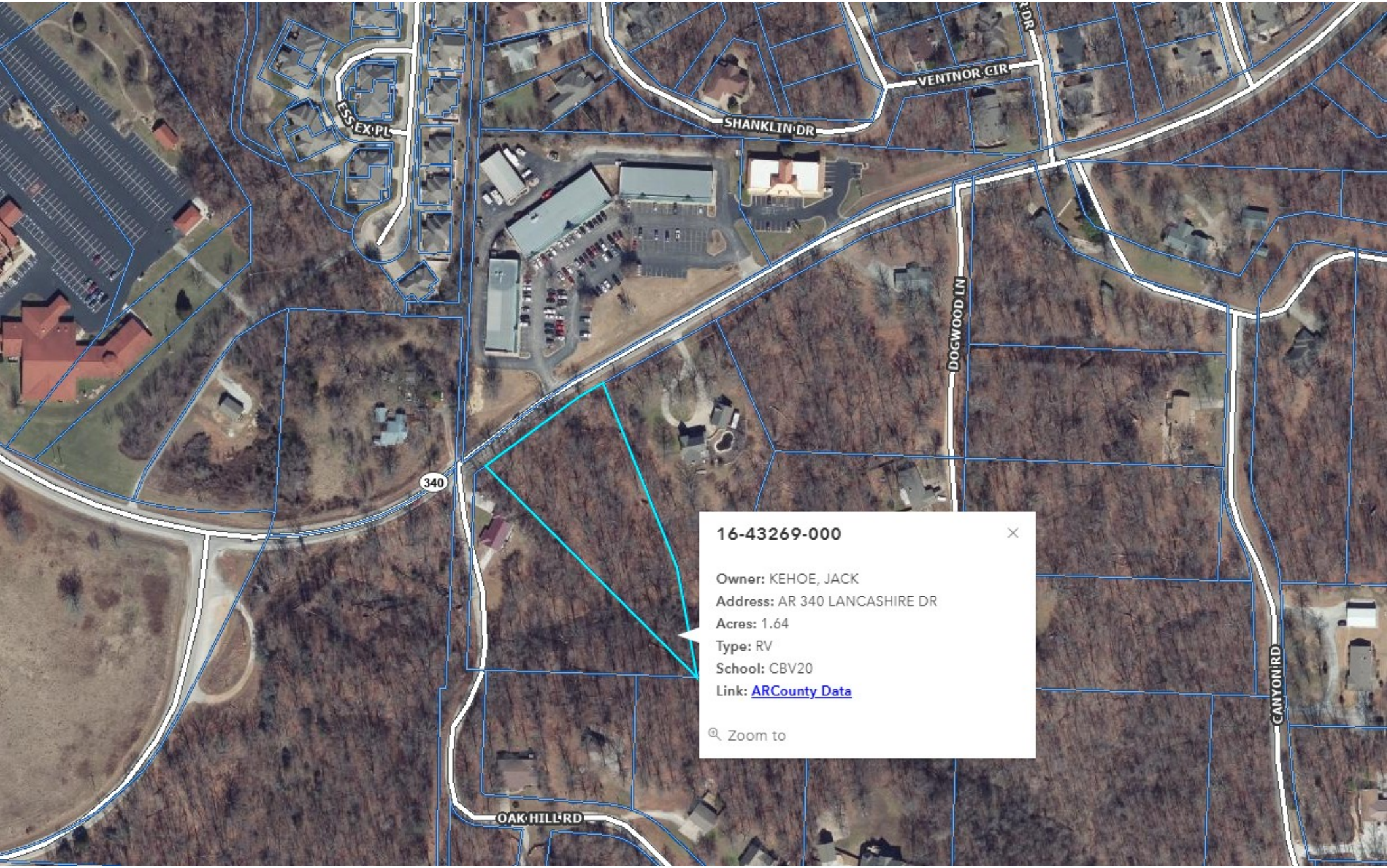
PLANNING BOARD ACCEPTANCE

This plat of MOUNTAIN SPRINGS ESTATES NO.3 is hereby accepted by the Benton County Planning Board on this 1st day of July 1975.

Chairman

NOTE:
KENNETH LEITHLEITER SHALL RETAIN A PERMANENT EASEMENT AROUND THE WELLHOUSE AS SHOWN AND OWNERSHIP OF EXISTING FACILITIES.

FILED FOR RECORD
At 10:45 O'Clock A M.
JUL 2 1975
JOSEPHINE R. HEYLAND
Clerk and Recorder
BENTON COUNTY, ARK.


ESSEX PL
SHANKLIN DR
VENTNOR CIR
DOGWOOD LN
340
OAK HILL RD
CANYON RD
16-43269-000
Owner: KEHOE, JACK
Address: AR 340 LANCASHIRE DR
Acres: 1.64
Type: RV
School: CBV20
Link: ARCounty Data
Zoom to

340
OAK HILL RD
1220
1230
16-43269-000
Owner: KEHOE, JACK
Address: AR 340 LANCASHIRE DR
Acres: 1.64
Type: RV
School: CBV20
Link: ARCounty Data
Zoom to

Planning Commission
Regular Meeting Minutes
September 8, 2025
2483 Forest Hills Blvd

I. CALL TO ORDER

Chairman Ellis called the meeting to order at 5:04 PM

II. ROLL CALL

Members: Daniel Ellis, PE, Chairman; Doug Farner, Vice-Chairman; Gail Klesen, Secretary; Clayton Sedberry; JB Portillo; Jack Wagnon, and Linda Lloyd.

Member(s) Absent: None.

III. CONSIDERATION OF MINUTES

A. *Regular Meeting Minutes – August 11, 2025*

On a motion by Mr. Farner and a second by Ms. Portillo, the August 11, 2025 minutes were approved by a voice vote.

IV. PUBLIC INPUT

A. Chairman Ellis opened the public input session.
B. Chairman Ellis closed the public input session.

V. UNFINISHED BUSINESS

A. WVR-2025-59726(A): A waiver request on required right-of-way dedication associated with PLA 59124 near 411 Town Center (East); Parcel 16-40168-000; Applicant Crafton Tull; Presented by Planner Grady.

1. Planner Grady presented the staff report in the packet.
2. A discussion was held regarding the request.
3. Applicant Evan McMahon was present to answer questions and reiterate hardship.
4. A motion to approve the waiver was made by Ms. Portillo and a second was made by Ms. Lloyd.

Doug Farner – Y
JB Portillo – Y
Jack Wagnon – Y
Linda Lloyd - Y
Gail Klesen – Y
Clayton Sedberry – Y
Daniel Ellis – Abstain
Motion approved with six yes votes. (6-0)

B. PLA-2025-59124: A Property line adjustment proposal located near 411 Town Center (East); Parcel 16-40168-000; Applicant Crafton Tull; Presented by Planner Grady.

1. Planner Grady presented the staff report alongside item A.
2. A discussion was held regarding the request.
3. Applicant Evan McMahon was present to reiterate hardship and answer questions.
4. A motion to approve the property line adjustment was made by Ms. Klesen and a second was made by Mr. Sedberry.

JB Portillo - Y
Jack Wagnon – Y
Linda Lloyd – Y
Gail Klesen – Y
Clayton Sedberry - Y
Doug Farner - Y
Daniel Ellis - Abstain
Motion approved with six yes votes. (6-0)

C. WVR-2025-59726(B): A waiver request of retaining wall setback requirements for a proposed retaining wall located near 411 Town Center (East); Parcel 16-40168-000; Applicant Crafton Tull; Presented by Senior Planner Hyatt.

1. Senior Planner Hyatt presented the staff report in the packet.
2. Discussion was held regarding the proposal.
3. The applicant Evan McMahon was present to answer questions and reiterate hardship.
4. A motion to approve the waiver was made by Ms. Klesen and a second was made by Mr. Farner.

Jack Wagnon – Y
Linda Lloyd – Y
Gail Klesen – Y
Clayton Sedberry – Y
Doug Farner – Y
JB Portillo - Y
Daniel Ellis - Abstain
Motion approved with six yes votes. (6-0)

VI. NEW BUSINESS

A. LSD-2025-57468: A request to extend the approved development permit for the Republic Services Transfer Station for an additional six months at 36 Bella Vista Way; Parcel 16-43396-000; Applicant Dan Koziatek; Presented by Senior Planner Hyatt

1. Senior Planner Hyatt presented the staff report in the packet.
2. Stephen Brown, representing Republic Services was present for questions.
3. A discussion was held regarding the request.
4. A motion to approve the large-scale development extension was made by Mr. Farner and a second was made by Mr. Sedberry.

Linda Lloyd – Y
Gail Klesen – Y
Clayton Sedberry – Y
Doug Farner – Y

JB Portillo - Y
Jack Wagnon - Y
Daniel Ellis - Y

Motion approved with seven yes votes. (7-0)

B. <u>Public Hearing</u> RZN-2025-59940: A request to rezone the subject property from R-E Residential Estate to C-2 Light/Local Commercial near Lancashire Blvd and Oakhill Drive; Parcel 16-43269-000; Applicant Jack Kehoe; Presented by Planner Grady.

1. Planner Grady presented the staff report in the packet.
2. Christopher Brandon was present to answer questions and reiterate intent.
3. A discussion was held regarding the request.
4. Commissioner Ellis opened the public hearing.
5. Darin Callahan, 645 W Lancashire Blvd spoke in opposition of the rezone.
6. Jaclyn Callahan, 645 W Lancashire Blvd spoke in opposition of the rezone.
7. Randy Kizzia, 14892 Oak Hill Rd. spoke in opposition of the rezone.
8. Commissioner Ellis closed the public hearing.
9. A motion to recommend the rezone to city council was made by Ms. Klesen and a second was made by Mr. Sedberry.

Gail Klesen – N
Clayton Sedberry – N
Doug Farner – N
JB Portillo - N
Jack Wagnon - N
Linda Lloyd - Y
Daniel Ellis - N

Motion denied with six no votes and one yes vote. (1-6)

C. WVR-2025-60189: A waiver request of retaining wall setback requirements for an existing retaining wall located at 3 Buckingham Dr; Parcel 16-05904-000; Applicant Zachariah Smith; Presented by Senior Planner Hyatt

1. Senior Planner Hyatt presented the staff report in the packet.
2. Staff recommends approval as long as a septic design be established for the adjacent lot.
3. A discussion was held regarding the request.
4. Zach Smith was present to answer questions and reiterate hardship.
5. A motion to approve the waiver with staff conditions was made by Mr. Sedberry and a second was made by Mr. Wagnon.

Clayton Sedberry – Y
Doug Farner – Y
JB Portillo - Y
Jack Wagnon - Y
Linda Lloyd - Y
Gail Klesen - Y
Daniel Ellis - Y

Motion approved with seven yes votes. (7-0)

D. MSD-2025-60193: A proposed minor subdivision creating four new lots near Copinsay Drive and Kirkwall Drive; Parcel 16-72577-012; Applicant Cooper Communities; Presented by Planner LaRue

1. Planner LaRue presented the staff report in the packet.
2. Kent Burger was present to answer questions.
3. A discussion was held regarding the request.
4. A motion to approve the minor subdivision was made by Mr. Farner and a second was made by Ms. Portillo.

Doug Farner – Y
JB Portillo - Y
Jack Wagnon - Y
Linda Lloyd - Y
Gail Klesen – Y
Clayton Sedberry - Y
Daniel Ellis - Y

Motion approved with seven yes votes. (7-0)

VII. COMMITTEE REPORTS

None.

VIII. OPEN DISCUSSION

A. House placement certification discussion

IX. ANNOUNCEMENTS

A summary of upcoming meetings was announced.

IIX. ADJOURNMENT

Chairman Ellis adjourned the meeting at 5:53 pm.

SUBMITTED BY:

_____
Sarah Costa, Office Manager
City of Bella Vista

APPROVED AND ACCEPTED THIS 13TH DAY OF October 2025:

_____
Daniel Ellis, P.E., Chairman
Bella Vista Planning Commission

_____
Gail Klesen, Secretary
Bella Vista Planning Commission

Sec. 109-026. Use Table

(a) *Applicability*. This Division shall follow the requirements established in Table 026.1: Use Table.

(b) *Use-Specific Standards*. Use-specific standards are established in Division 2. and Division 3. of this Article.

Table 026.1: Use Table

Use Table														
Key	**P** = Use Allowed By-Right | **C** = Use Allowed by Conditional Use Permit | blank cell = Use Prohibited | Sec. 109-0XX = Applicable Use-Specific Standards													
Zoning District → Use ↓	**NP**	**AP**	**RE**	**R-1**	**R-2**	**R-3**	**CR**	**C-1**	**C-2**	**C-3**	**IA**	**TSO**	Use-Specific Standards	Parking Ratios
	Residential													
	Household Living													
Assisted Living						**P**		**P**	**P**	**P**				1.5/1,000 sf
Cottage Court					**P**	**P**		**P**					Division 2. Sec. 109-028. (a)	1/DU
Manufactured Home		**P**		**P**	**P**	**P**							Division 2. Sec. 109-028. (b)	2/DU
Mixed-Use Building					**P**	**P**		**P**	**P**	**P**			Division 2. Sec. 109-028. (c)	
Mobile Home		**P**				**P**								2/DU
Modular Home		**P**	**P**	**P**	**P**	**P**							Division 2. Sec. 109-028. (d)	2/DU
Multi-Family Dwelling					**P**	**P**		**P**	**P**	**P**			Division 2. Sec. 109-028. (e)	1/1 BRU 1.75/2 BRU 2/3 BRU
Single-Family Dwelling		**P**	**P**	**P**	**P**	**P**								2/DU
Townhome					**P**	**P**		**P**	**P**	**P**			Division 2. Sec. 109-028. (f)	2/DU
Triplex					**P**	**P**		**P**						2/DU
Two-Family Dwelling				**P**	**P**	**P**		**P**						2/DU
	Group Living													
Educational Housing						**C**		**P**	**P**	**P**				

Use Table														
Key	**P** = Use Allowed By-Right | **C** = Use Allowed by Conditional Use Permit | blank cell = Use Prohibited | Sec. 109-0XX = Applicable Use-Specific Standards													
Zoning District → Use ↓	**NP**	**AP**	**RE**	**R-1**	**R-2**	**R-3**	**CR**	**C-1**	**C-2**	**C-3**	**IA**	**TSO**	Use-Specific Standards	Parking Ratios
Emergency and Rehabilitative Housing		**P**				**P**		**C**	**P**				Division 2. Sec. 109-028. (g)	
	Commercial													
	Retail Sales													
Retail Store							**P**	**P**	**P**	**P**		**P**		
	Food and Beverage													
Outdoor, Mobile, or Temporary Vending		**P**				**P**	**P**	**P**	**P**	**P**		**P**	Division 2. Sec. 109-029. (a)	
Restaurant						**P**	**P**	**P**	**P**	**P**		**P**	Division 2. Sec. 109-029. (b)	
Tavern or Bar							**P**	**P**	**P**	**P**		**P**	Division 2. Sec. 109-029. (c)	
	Personal Services													
Day Care			**P**	**P**	**P**	**P**		**P**	**P**	**P**			Division 2. Sec. 109-029. (d)	
Personal Services								**P**	**P**	**P**				
	Lodging													
Bed and Breakfast			**C**	**C**	**C**	**C**		**P**				**P**	Division 2. Sec. 109-029. (e)	2/DU + 1/guest room
Hotel							**C**	**C**	**P**	**P**				
Recreational Vehicle Park							**P**						Division 2. Sec. 109-029. (f)	
Short-term Rental		**C**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**		**P**		
	Professional Services													
Alternative Financial Institution								**P**	**P**	**P**			Division 2. Sec. 109-029. (g)	
Professional and Trade Office								**P**	**P**	**P**				
Research Services											**P**			
Studio								**P**	**P**	**P**				
	Medical Facilities													

Use Table														
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Zoning District → Use ↓	**NP**	**AP**	**RE**	**R-1**	**R-2**	**R-3**	**CR**	**C-1**	**C-2**	**C-3**	**IA**	**TSO**	Use-Specific Standards	Parking Ratios
Clinic						**P**		**P**	**P**	**P**				
Hospital		**P**							**P**	**P**			Division 2. Sec. 109-029. (h)	
	Recreational Entertainment and Amusement													
Campground		**P**					**P**					**P**	Division 2. Sec. 109-029. (i)	
Indoor Entertainment and Amusement Venue							**P**	**C**	**P**	**P**				
Outdoor Entertainment and Amusement Venue		**C**					**P**		**P**				Division 2. Sec. 109-029. (j)	
Sport Shooting Range		**P**					**C**		**C**		**P**		Division 2. Sec. 109-029. (k)	
	Animal Services													
Animal Boarding		**P**						**P**	**P**	**P**			Division 2. Sec. 109-029. (l)	
Commercial Stables		**P**											Division 2. Sec. 109-029. (m)	
Veterinary Services		**P**						**P**	**P**	**P**	**P**		Division 2. Sec. 109-029. (n)	
	Automotive and Equipment Storage, Sales, and Service													
Auto Sales									**P**		**P**		Division 2. Sec. 109-029. (o)	
Heavy Auto Repair											**C**		Division 2. Sec. 109-029. (p)	
Large Equipment and Materials Storage and Sales											**P**		Division 2. Sec. 109-029. (q)	
Light Auto Repair									**P**		**P**		Division 2. Sec. 109-029. (r)	
	Adult Entertainment													

Use Table														
Key	**P** = Use Allowed By-Right | **C** = Use Allowed by Conditional Use Permit | blank cell = Use Prohibited | Sec. 109-0XX = Applicable Use-Specific Standards													
Zoning District → Use ↓	**NP**	**AP**	**RE**	**R-1**	**R-2**	**R-3**	**CR**	**C-1**	**C-2**	**C-3**	**IA**	**TSO**	Use-Specific Standards	Parking Ratios
Gaming Facilities									C		C		Division 2. Sec. 109-029. (s)	
Sexually Oriented Business											C		Division 2. Sec. 109-029. (t)	
	Civic													
	Afterlife Care													
Cemetery	P	P	C	C	C	C		P					Division 2. Sec. 109-030. (a)	
Funeral Services								P	P	P			Division 2. Sec. 109-030. (b)	
	Assembly													
Public Assembly		P	C	C	C	P	P	P	P	P				
Religious Land Use		P	P	P	P	P	P	P	P	P	P			
Sporting Venue		C					P		C	C				
	Parks and Open Space													
Private Parks and Recreational Facilities	P				C	C	P	P	P			P		
Public Parks and Recreational Facilities	P	P	P	P	P	P	P	P	P	P	C	P		
	Government Facilities													
Detention Facilities		C									C			
Government Services		P	P	P	P	P	P	P	P	P	P			
Natural Resource Preservation Area	P	P	P	P	P	P	P					P	Division 2. Sec. 109-030. (c)	
Safety Services	C	P	P	P	P	P	P	P	P	P	P	P		
	Educational Facilities													
Business or Trade School		P						P	P	P				
College or University								P	P	C				

Use Table														
Key	**P** = Use Allowed By-Right | **C** = Use Allowed by Conditional Use Permit | blank cell = Use Prohibited | Sec. 109-0XX = Applicable Use-Specific Standards													
Zoning District → Use ↓	**NP**	**AP**	**RE**	**R-1**	**R-2**	**R-3**	**CR**	**C-1**	**C-2**	**C-3**	**IA**	**TSO**	Use-Specific Standards	Parking Ratios
School			**P**	**P**	**P**	**P**		**P**	**P**	**P**			Division 2. Sec. 109-030. (e)	
	Cultural Facilities													
Library			**C**				**P**	**P**	**P**	**P**			Division 2. Sec. 109-030. (d)	
Museum							**P**	**P**	**P**	**P**				
	Agricultural													
Animal Production		**P**												
Confined Animal Feeding Operation		**C**												
Crop Production		**P**												
Horticulture		**P**												
Livestock Sales		**C**												
	Industrial													
Artisan Industry		**P**						**P**	**P**	**P**	**P**	**P**		
Heavy Industry											**C**		Division 2. Sec. 109-031. (a)	
Light Industry											**P**			
Personal Storage Facility									**P**		**P**		Division 2. Sec. 109-031. (b)	
Resource Extraction		**C**									**C**			
Warehousing											**P**			
	Miscellaneous													
	Infrastructure, Utilities, and Technology Uses													
Alternative Energy Production		**P**									**P**	**P**	Division 2. Sec. 109-032. (a)	
Communications Tower	**C**	**C**	**C**	**C**	**C**	**C**	**C**	**C**	**C**	**C**	**C**		Division 2. Sec. 109-032. (b)	
Utility Facilities	**C**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**		
	High-Impact Uses													
Landfill											**C**		Division 2. Sec. 109-032. (c)	

Use Table														
Key	**P** = Use Allowed By-Right | **C** = Use Allowed by Conditional Use Permit | blank cell = Use Prohibited | Sec. 109-0XX = Applicable Use-Specific Standards													
Zoning District → Use ↓	**NP**	**AP**	**RE**	**R-1**	**R-2**	**R-3**	**CR**	**C-1**	**C-2**	**C-3**	**IA**	**TSO**	Use-Specific Standards	Parking Ratios
	Marijuana Uses													
Medical Marijuana Cultivation Facilities		**P**									**P**		Division 2. Sec. 109-032. (e)	
Medical Marijuana Dispensaries									**C**		**C**		Division 2. Sec. 109-032. (f)	
	Accessory Uses													
	Residential													
Accessory Dwelling Unit		**P**	**P**	**P**	**P**	**P**		**P**				**P**	Division 3. Sec. 109-037. (a)	
Carport		**P**	**P**	**P**	**P**	**P**		**P**	**P**	**P**	**P**	**P**	Division 3. Sec. 109-037. (b)	
Dock or Pier	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**		Division 3. Sec. 109-037. (c)	
Home Occupation		**P**	**P**	**P**	**P**	**P**		**P**	**P**	**P**		**P**	Division 3. Sec. 109-037. (d)	
Private Stable		**P**	**P**	**C**										
Hobby Chickens		**P**	**P**	**P**	**P**	**P**							Article IV. Division 15. Sec. 109-111. (c)	
Livestock		**P**	**P**										Article IV. Division 15. Sec. 109-111. (d)	
Personal Recreational Facilities		**P**	**P**	**P**	**P**	**P**		**P**	**P**	**P**		**P**		
	Nonresidential													
Accessory Alternative Energy Production		**P**	**P**	**P**	**P**	**P**		**P**	**P**	**P**	**P**		Division 3. Sec. 109-037. (e)	
Accessory Building	**C**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	Division 3. Sec. 109-037. (f)	
Automatic Teller Machine								**P**	**P**	**P**			Division 3. Sec. 109-037. (g)	

Use Table														
Key	**P** = Use Allowed By-Right | **C** = Use Allowed by Conditional Use Permit | blank cell = Use Prohibited | Sec. 109-0XX = Applicable Use-Specific Standards													
Zoning District → Use ↓	**NP**	**AP**	**RE**	**R-1**	**R-2**	**R-3**	**CR**	**C-1**	**C-2**	**C-3**	**IA**	**TSO**	Use-Specific Standards	Parking Ratios
Drive-in Facility									**P**				Division 3. Sec. 109-037. (h)	
Drive-through Facility								**C**	**P**				Division 3. Sec. 109-037. (i)	
EV Charging Station		**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**		Division 3. Sec. 109-037. (j)	
Fuel Pumps									**P**		**P**		Division 3. Sec. 109-037. (k)	
Marina	**C**						**P**	**P**	**P**	**P**			Division 3. Sec. 109-037. (l)	
Outdoor Dining							**P**	**P**	**P**	**P**		**P**	Division 3. Sec. 109-037. (m)	
Outdoor Display									**P**	**P**	**P**	**P**	Division 3. Sec. 109-037. (n)	
Outdoor Storage		**P**							**P**	**P**	**P**		Division 3. Sec. 109-037. (o)	

ORDINANCE NO. _____

CITY OF BELLA VISTA, ARKANSAS

AMENDING THE BELLA VISTA ZONING ORDINANCE AND MAP TO REZONE PROPERTY DESCRIBED IN REZONING PETITION NO. 2025-59940 (COUNTY PARCEL NO. 16-43269-000) FROM R-E, RESIDENTIAL ESTATE DISTRICT TO C-1, NEIGHBORHOOD COMMERCIAL

WHEREAS, a rezoning petition was properly filed and considered by the Bella Vista Planning Commission according to the requirements of law; and

WHEREAS, the Planning Commission did not vote to recommend to the City Council that said petition be granted and that the property described therein be rezoned from R-E, Residential Estate District, to C-2, Light Commercial District; and

WHEREAS, the Planning Commission denial was appealed by the applicant and the City Council is of the opinion that said parcel should be rezoned as provided herein;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BELLA VISTA, ARKANSAS:

SECTION 1: The Bella Vista Zoning Ordinance and Map are hereby amended to rezone property described in rezoning petition No. 2025-59940 (County Parcel No. 16-43269-000) from R-E, Residential Estate District to C-1, Neighborhood Commercial District.

SECTION 2: The legal description of the parcel is attached to this Ordinance as Exhibit "A" and incorporated herein as if set out word-for-word.

ADOPTED THIS _____ DAY OF _____, 2025.

APPROVED:

_____
Mayor John D. Flynn

ATTEST:

_____
City Clerk Wanda Krug

Requested by Mayor
Prepared by Jason Kelley, Staff Attorney

MEETING DATE	PREPARED BY	LEGISLATIVE TITLE
December 8, 2025	John Flynn, Mayor	**RESOLUTION:** ESTABLISHING SALARIES FOR MAYOR, CITY COUNCIL MEMBER, AND CITY CLERK TO BEGIN JANUARY 1, 2026 *Tabled in November until December.*

AGENDA ITEM # III.C

RESOLUTION: ESTABLISHING SALARIES FOR MAYOR, CITY COUNCIL MEMBER, AND CITY CLERK TO BEGIN JANUARY 1, 2026 *Tabled in November until December.*

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Resolution Elected Official Salaries
2. 2026 Elected Officials Salaries Proposal_2
3. Flynn Amendment to Resolution Elected Official Salaries

RESOLUTION NO. _____

CITY OF BELLA VISTA, ARKANSAS

ESTABLISHING SALARIES FOR MAYOR, CITY COUNCIL MEMBER, AND CITY CLERK TO BEGIN JANUARY 1, 2026

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLA VISTA, ARKANSAS:

SECTION 1: Beginning January 1, 2026, the annual salary compensation for the elected officials of Mayor, City Council Member, and City Clerk shall be as follows:

Mayor- $137,985.00 annually
City Council Member- $10,358.00 annually
City Clerk- $27,189.00 annually

SECTION 2: Benefits qualifications for full-time elected officials, as established by previous Resolutions, shall remain unchanged.

ADOPTED THIS _____ DAY OF _____, 2025.

APPROVED:

_____
JOHN D. FLYNN
MAYOR

ATTEST:

_____
WANDA KRUG
CITY CLERK

Requested by Mayor
Prepared by Jason Kelley, Staff Attorney

2025 Elected Officials' Pay - Various NW Arkansas Citi

	Mayor	City Council
Bella Vista	$ 131,414	$ 9,680
Bella Vista Proposed Increases	**$ 137,985**	**$ 10,358**
Bentonville	$ 154,481	$ 14,600
Springdale	$ 167,525	$ 13,626
Fayetteville	$ 169,915	$ 19,846
Rogers	$ 178,609	$ 15,024

Last increase January 2024

es

	City Clerk
$	25,410
$	**27,189 Mayor 5% - City Council & Cle**
	Not comparable
	Not comparable
	Not comparable
	Not comparable

RESOLUTION NO. _____

CITY OF BELLA VISTA, ARKANSAS

ESTABLISHING SALARIES FOR MAYOR, CITY COUNCIL MEMBER, AND CITY CLERK TO BEGIN JANUARY 1, 2026

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLA VISTA, ARKANSAS:

SECTION 1: Beginning January 1, 2026, the annual salary compensation for the elected officials of Mayor, City Council Member, and City Clerk shall be as follows:

Mayor- $135,356.00 annually (3% increase from previous)
City Council Member- $9,970.00 annually (3% increase from previous)
City Clerk- $27,189.00 annually (7% increase from previous)

SECTION 2: Benefits qualifications for full-time elected officials, as established by previous Resolutions, shall remain unchanged.

ADOPTED THIS _____ DAY OF _____, 2025.

APPROVED:

_____
JOHN D. FLYNN
MAYOR

ATTEST:

_____
WANDA KRUG
CITY CLERK

Requested by Mayor
Prepared by Jason Kelley, Staff Attorney

MEETING DATE	PREPARED BY	LEGISLATIVE TITLE
December 8, 2025	Karen Hunt, Street Superintendent	**RESOLUTION**: EXPRESSING THE WILLINGNESS OF THE CITY OF BELLA VISTA TO UTILIZE STATE AID STREET MONIES

AGENDA ITEM # IV.D

RESOLUTION: EXPRESSING THE WILLINGNESS OF THE CITY OF BELLA VISTA TO UTILIZE STATE AID STREET MONIES

BACKGROUND

The City submitted an application in November 2023 to the Arkansas State Aid City Street Program seeking financial assistance for roadway improvements to Bethnal Road from State Highway 340 to Grosvenor Road. The project was reviewed by the State Aid Division, and the City received a formal approval letter in December 2024.

All State Aid funds for 2025 had already been allocated at the time of our approval. The State Aid Division advised that the earliest anticipated bid letting for this project would occur in January 2026. We have now reached that stage in the project timeline.

The Bethnal Road improvement project is 90% funded through State Aid City Street Program funds, up to a maximum of $300,000. The remaining 10% and any amount over the maximum cap, will be covered by the City through our annual street resurfacing budget.

In order for the State Aid Division to proceed with bid letting and project coordination, the City is required to have a formal resolution on file expressing our willingness to enter into all necessary agreements and contracts to expedite the construction of this City project.

RECOMMENDATION

Staff recommends approval of the attached resolution authorizing participation in the Arkansas State Aid City Street Program and permitting execution of all related agreements for the Bethnal Road improvement project.

FISCAL IMPACT

Arkansas State Aid City Street Program funds at 90% up to a maximum of $300,000; City matching funds of 10% from the Annual Street Resurfacing budget.

ATTACHMENTS

1. Bethnal Road Project Approval
2. ARDot; Job C04029 2025.11.24
3. Resolution State Aid Streets Project

RECEIVED DEC 20 2024

Arkansas State Aid Street Committee

P.O. Box 38 • North Little Rock, Arkansas 72115-0038
Phone: (501) 569-2346 • Fax: (501) 569-2348 • www.CityStreet.ar.gov

State Aid Street Committee Members

Rick Elumbaugh
Chairman
Batesville

Josh Agee
Vice Chairman
Paragould

Stephanie Orman
Bentonville

Danny Shaw
Bono

Crystal Marshall
Crossett

Paul Choate
El Dorado

Seth Smith
Mena

Terry Hartwick
North Little Rock

Shawn Lane
Yellville

State Aid Street Program Attorney

Steve Napper

December 17, 2024

The Honorable John Flynn
Mayor of Bella Vista
P.O. Box 5655
Bella Vista, Arkansas 72714

Dear Mayor Flynn,

I am pleased to inform you that the State Aid Street Committee has approved your request for a project to overlay 1.21 miles of Bethnal Road. The project is approved for $282,330 of State Aid City Street funds.

State Law requires that the Arkansas Department of Transportation (ARDOT) oversees the construction contract for City Street projects including contract procurement and construction management. Before advertising for construction bids, ARDOT will mail you a copy of the construction plans with a sample resolution for your City Council to pass supporting the project. If you have any questions about the construction contract, please contact ARDOT's State Aid Division at (501) 569-2346.

Sincerely,

Rick Elumbaugh

Rick Elumbaugh
Chairman

c: ARDOT, State Aid Engineer
ARDOT, District 9 Engineer

ARDOT.gov | Jared D. Wiley, P.E., Director

STATE AID DIVISION
10324 Interstate 30 | P.O. Box 2261, Little Rock, AR 72203-2261
Phone: (501) 569-2346 | Fax: (501) 569-2348

RECEIVED NOV 21 2025

The Honorable John Flynn
Mayor of Bella Vista
P.O. Box 5655
Bella Vista, Arkansas 72714

Job C04029
Bella Vista & Highfill Overlay (S)
Various Streets
Benton County

Dear Mayor Flynn:

Enclosed are one set of plans and a sample resolution for the subject job.

The enclosed plans have been prepared generally in accordance with the items discussed and agreements reached. Please review the plans and advise as soon as possible if you have any comments or suggestions.

This project is funded with 90% State Aid City Street funds up to the maximum of $300,000.00. In order to proceed, a resolution (enclosed sample) is required to be on file with State Aid Division. Please return this resolution as soon as possible.

Sincerely,

Bryan Freeling
State Aid Engineer

Enclosures
BEF:pfk

A RESOLUTION EXPRESSING THE WILLINGNESS OF THE CITY OF BELLA VISTA TO UTILIZE STATE AID STREET MONIES FOR THE FOLLOWING CITY PROJECT:

WHEREAS, the City of Bella Vista understands that State Aid Street Program funds are available for certain city projects at the following participating ratios:

	Work Phase	State Aid %	City%
Reconstruction/Resurfacing Construction of City Projects	Preliminary Engineering & Construction Engineering	100%	0%
	Right-of-Way	-0-	100%
	Utilities	-0-	100%
	Construction	90%(Max.$300,000.00)	10%(Balance)
City projects programmed but not let to contract	All Phases	-0-	100%

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLA VISTA, ARKANSAS, THAT:

SECTION I: The City will participate in accordance with its designated responsibilities in this project.

SECTION II: The Mayor, or the Mayor's designee, is hereby authorized and directed to execute all appropriate agreements and contracts necessary to expedite the construction of this city project.

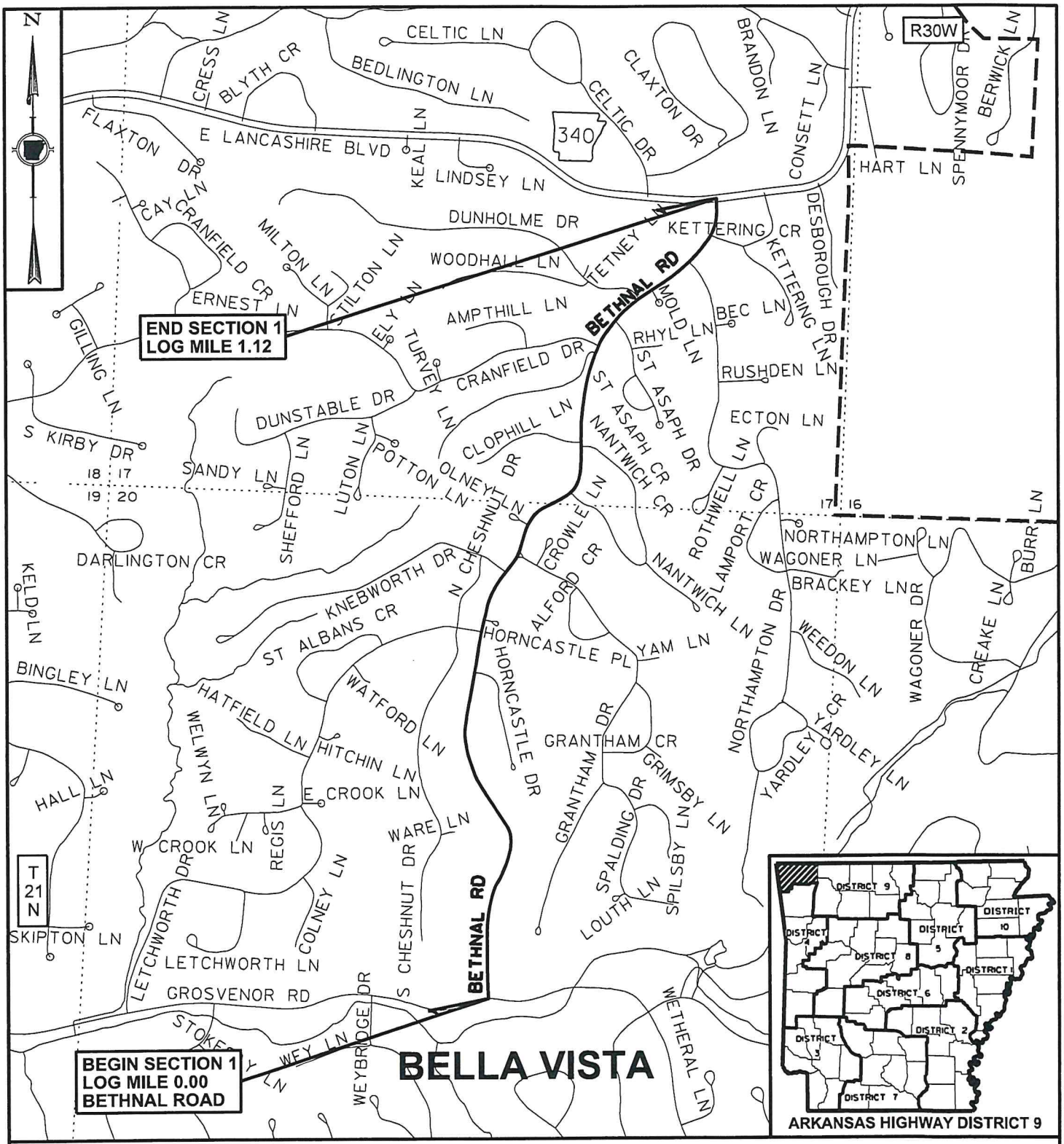
SECTION III: The City agrees upon completion of the project to assume the maintenance of the right-of-way by City Forces and/or others including utilities and individuals in accordance with the prevailing Arkansas Department of Transportation regulations.

SECTION IV: The City pledges its full support and hereby authorizes the Arkansas Department of Transportation to initiate action to implement this project.

THIS RESOLUTION adopted this _____ day of _____, 202_.

_____
John Flynn

ATTEST: _____
(SEAL)



JOB C04029

BELLA VISTA & HIGHFILL OVERLAY (S)

VARIOUS CITY STREETS

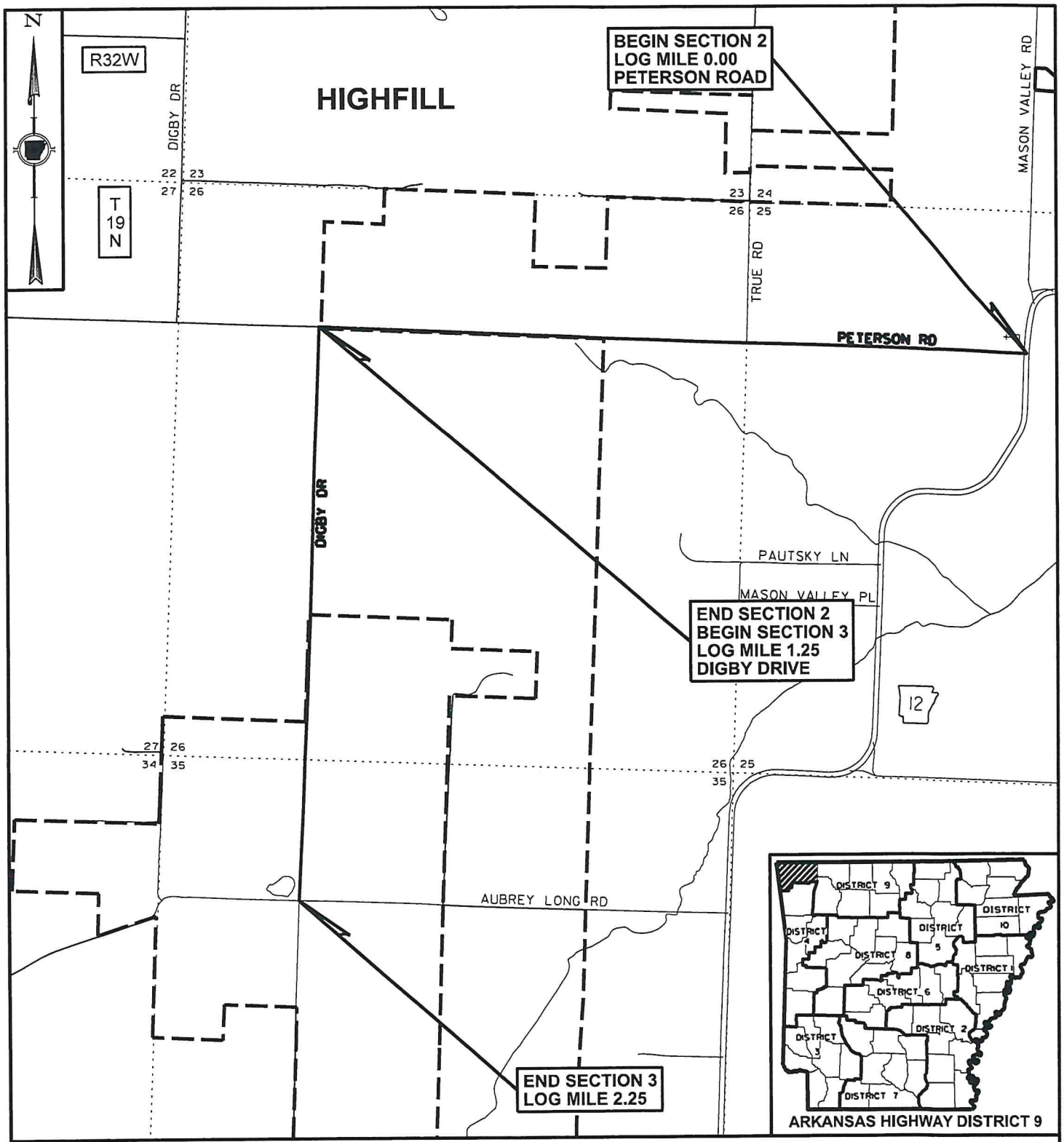
BENTON COUNTY

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 11240
10/30/25
BRYAN FREELING

Digitally signed by Freeling, Bryan E.
Date: 2025.10.30 09:40:23-05'00'

APPROXIMATE CENTER OF SECTION 1
LATITUDE: N 36° 29' 08"
LONGITUDE: W 94° 11' 34"

SHEET 1 OF 18



JOB C04029

BELLA VISTA & HIGHFILL OVERLAY (S)
VARIOUS CITY STREETS
BENTON COUNTY

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 11240
10/30/25
BRYAN FREELING

APPROXIMATE CENTER OF SECTION 2
LATITUDE: N 36° 17' 52"
LONGITUDE: W 94° 21' 09"

SHEET 2 OF 18

INDEX OF SHEETS

SHEET NO.	TITLE
1 - 2	TITLE SHEETS
3	INDEX OF SHEETS AND STANDARD DRAWINGS
4 - 5	GOVERNING SPECIFICATIONS
6	GENERAL NOTES
7 - 8	TYPICAL SECTIONS OF IMPROVEMENT
9 - 10	SPECIAL DETAILS
11 - 17	QUANTITIES
18	SUMMARY OF QUANTITIES AND REVISIONS

ROADWAY STANDARD DRAWINGS

DRWG. NO.	TITLE	DATE
PM-1	PAVEMENT MARKING DETAILS	02-27-20
TC-1	STANDARD TRAFFIC CONTROLS FOR HIGHWAY CONSTRUCTION	08-14-25
TC-2	STANDARD TRAFFIC CONTROLS FOR HIGHWAY CONSTRUCTION	08-14-25
TC-3	STANDARD TRAFFIC CONTROLS FOR HIGHWAY CONSTRUCTION	08-14-25

GOVERNING SPECIFICATIONS (SHEET 1 OF 2)

ARKANSAS STATE HIGHWAY COMMISSION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, EDITION OF 2014, AND THE FOLLOWING SPECIAL PROVISIONS AND SUPPLEMENTAL SPECIFICATIONS.

NUMBER	TITLE
ERRATA	ERRATA FOR THE BOOK OF STANDARD SPECIFICATIONS
100-3	CONTRACTOR'S LICENSE
100-4	DEPARTMENT NAME CHANGE
102-2	ISSUANCE OF PROPOSALS
102-3	PREQUALIFICATION OF BIDDERS
103-2	CONTACT INFORMATION FOR MOTORIST DAMAGE CLAIMS
105-4	MAINTENANCE DURING CONSTRUCTION
107-2	RESTRAINING CONDITIONS
108-1	LIQUIDATED DAMAGES
108-2	WORK ALLOWED PRIOR TO ISSUANCE OF WORK ORDER
108-3	WORK ORDER FOR FIXED COMPLETION DATE CONTRACTS
303-1	AGGREGATE BASE COURSE
306-1	QUALITY CONTROL AND ACCEPTANCE
400-1	TACK COATS
400-4	DESIGN AND QUALITY CONTROL OF ASPHALT MIXTURES
400-5	PERCENT AIR VOIDS FOR ACHM MIX DESIGNS
400-6	LIQUID ANTI-STRIP ADDITIVE
400-7	TRACKLESS TACK
404-3	DESIGN OF ASPHALT MIXTURES
409-2	ASPHALT LABORATORY FACILITY
410-1	CONSTRUCTION REQUIREMENTS AND ACCEPTANCE OF ASPHALT CONCRETE PLANT MIX COURSES
410-2	DEVICES FOR MEASURING DENSITY FOR ROLLING PATTERNS
410-4	EVALUATION OF ACHM SUBLOT REPLACEMENT MATERIAL
416-1	RECYCLED ASPHALT PAVEMENT
604-1	RETROREFLECTIVE SHEETING FOR TRAFFIC CONTROL DEVICES IN CONSTRUCTION ZONES
604-3	TRAFFIC CONTROL DEVICES IN CONSTRUCTION ZONES (MASH)

GOVERNING SPECIFICATIONS (SHEET 2 OF 2)

ARKANSAS STATE HIGHWAY COMMISSION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, EDITION OF 2014, AND THE FOLLOWING SPECIAL PROVISIONS AND SUPPLEMENTAL SPECIFICATIONS.

NUMBER	TITLE
JOB C04029_____	ADJUSTMENT OF QUANTITIES FOR STATE-AID STREET PROJECTS
JOB C04029_____	BIDDING REQUIREMENTS AND CONDITIONS
JOB C04029_____	DENSITIES FOR ACHM SURFACE COURSE
JOB C04029_____	DESIGN AND QUALITY CONTROL OF ASPHALT MIXTURES
JOB C04029_____	DESIGN OF ASPHALT MIXTURES - AGGREGATES
JOB C04029_____	DOCUMENTATION OF PAYMENTS MADE TO SUBCONTRACTORS
JOB C04029_____	LIQUIDATED DAMAGES PROCEDURE FOR BID LETTINGS
JOB C04029_____	MANDATORY ELECTRONIC CONTRACT
JOB C04029_____	MANDATORY ELECTRONIC DOCUMENT SUBMITTAL
JOB C04029_____	RECYCLED ASPHALT SHINGLES
JOB C04029_____	SUBMISSION OF ASPHALT CONCRETE HOT MIX ACCEPTANCE TEST RESULTS
JOB C04029_____	WARM MIX ASPHALT

GENERAL NOTES

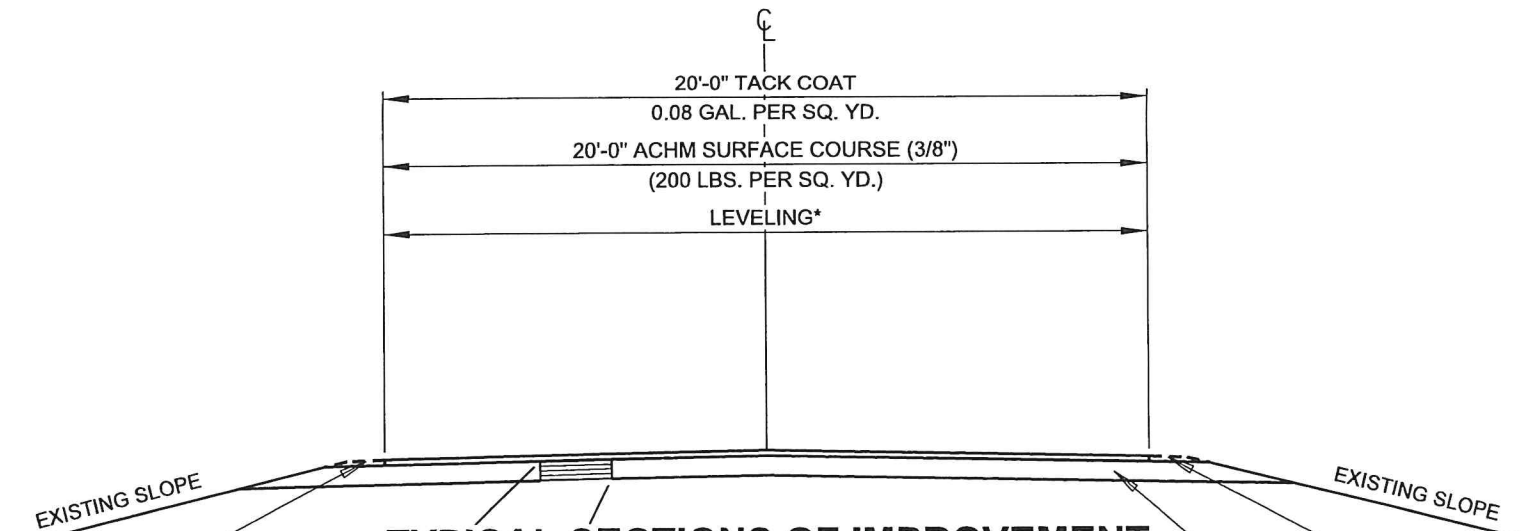
1. THE SEQUENCE AS SHOWN ON THE MAINTENANCE OF TRAFFIC PLANS IS A GENERAL OUTLINE FOR THE CONSTRUCTION OF THIS PROJECT, AND IN NO WAY IS IT INTENDED TO COVER EVERY ITEM IN THE PROJECT. ITEMS NOT CRITICAL TO THE CONSTRUCTION SEQUENCE MAY BE CONSTRUCTED IN ANY STAGE AS APPROVED BY THE RESIDENT ENGINEER.

2. SUPPLYING UTILITY RISERS AND INSTALLATION OF PERMANENT TRAFFIC SAFETY SIGNS NOT SHOWN IN THE PLANS ARE THE RESPONSIBILITIES OF THE CITY OF BELLA VISTA AND THE CITY OF HIGHFILL.

3. THE CONTRACTOR SHALL CLIP GRASS AND DEBRIS FROM THE EDGE OF THE EXISTING ROADWAY. THESE "CLIPPINGS" SHALL BE PULLED UP TO THE EDGE OF THE NEW PAVEMENT IN SECTIONS WHERE THE SHOULDERS ARE NOT BEING REBUILT WITH AGGREGATE OR BORROW. NO DIRECT PAYMENT WILL BE MADE FOR THIS WORK.

4. CONTRACTOR TO COORDINATE WITH THE CITY OF BELLA VISTA AND THE CITY OF HIGHFILL FOR THE ADJUSTMENT OF MANHOLES AND WATER VALVE COVERS.

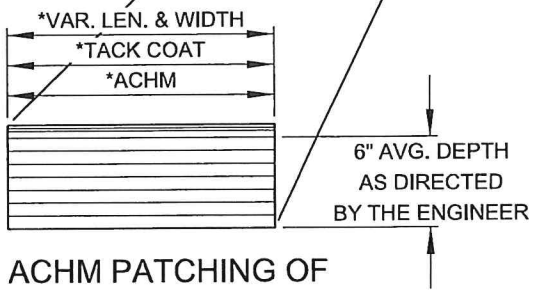
NOTE: DETAILS MAY BE MODIFIED TO MEET LOCAL CONDITIONS AS DIRECTED BY THE ENGINEER.



TYPICAL SECTIONS OF IMPROVEMENT

BELLA VISTA

SECTION 1, BETHNAL ROAD - L.M. 0.00 TO 1.12

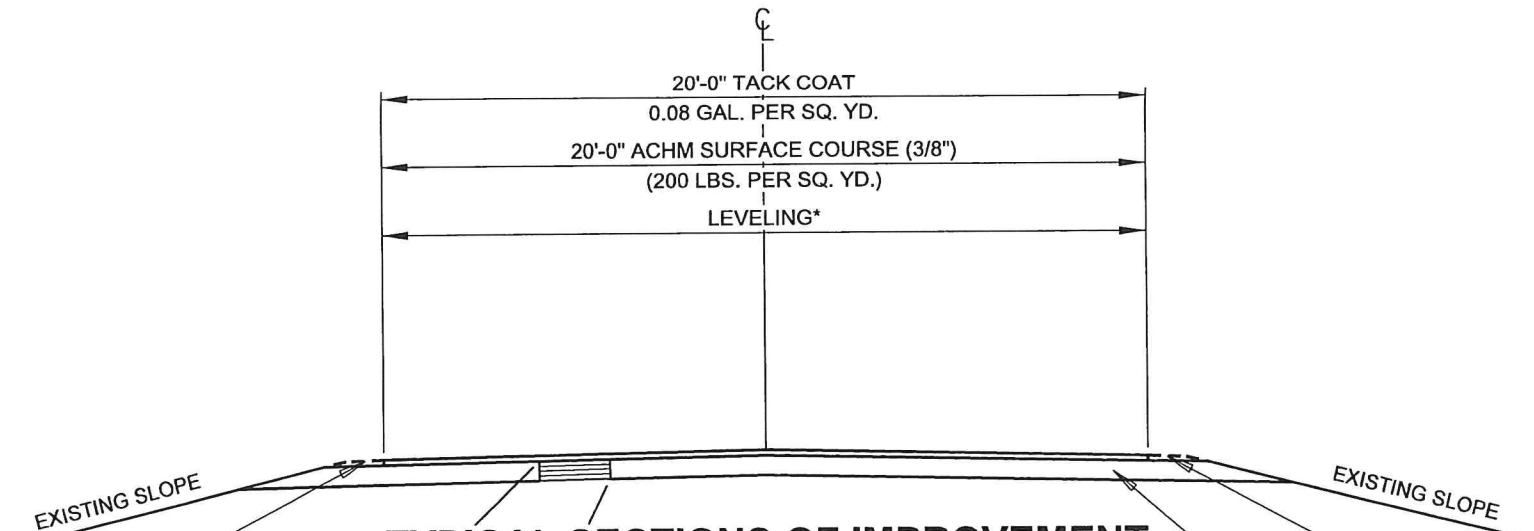


ACHM PATCHING OF EXISTING ROADWAY

PAY ITEMS AND CONSTRUCTION REQUIREMENTS ARE AS DEFINED IN SECTION 415 OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.

* LOCATION AND APPLICATION RATES ARE AT THE DIRECTION OF THE ENGINEER. SEE QUANTITY SHEET FOR ESTIMATED AMOUNTS.

NOTE: DETAILS MAY BE MODIFIED TO MEET LOCAL CONDITIONS AS DIRECTED BY THE ENGINEER.

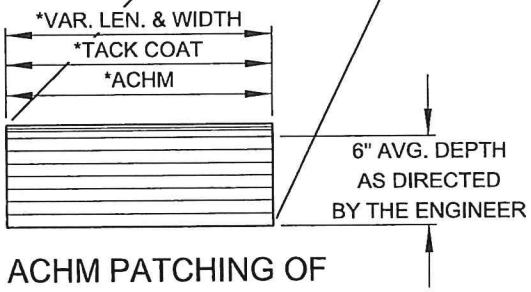


TYPICAL SECTIONS OF IMPROVEMENT

HIGHFILL

SECTION 2, PETERSON ROAD - L.M. 0.00 TO 1.25

SECTION 3, DIGBY DRIVE - L.M. 1.25 TO 2.25



ACHM PATCHING OF EXISTING ROADWAY

PAY ITEMS AND CONSTRUCTION REQUIREMENTS ARE AS DEFINED IN SECTION 415 OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.

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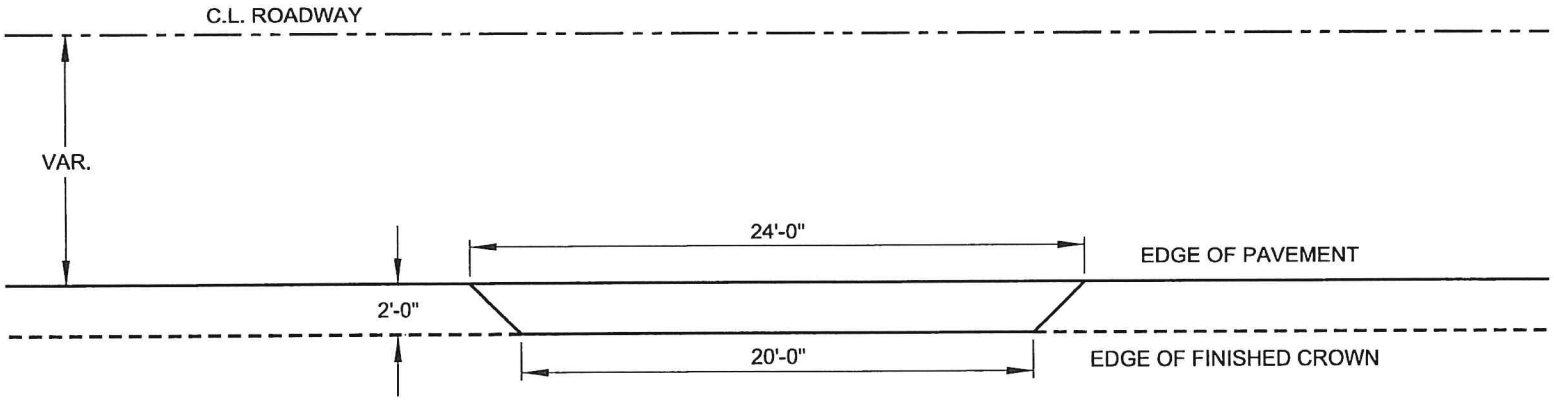
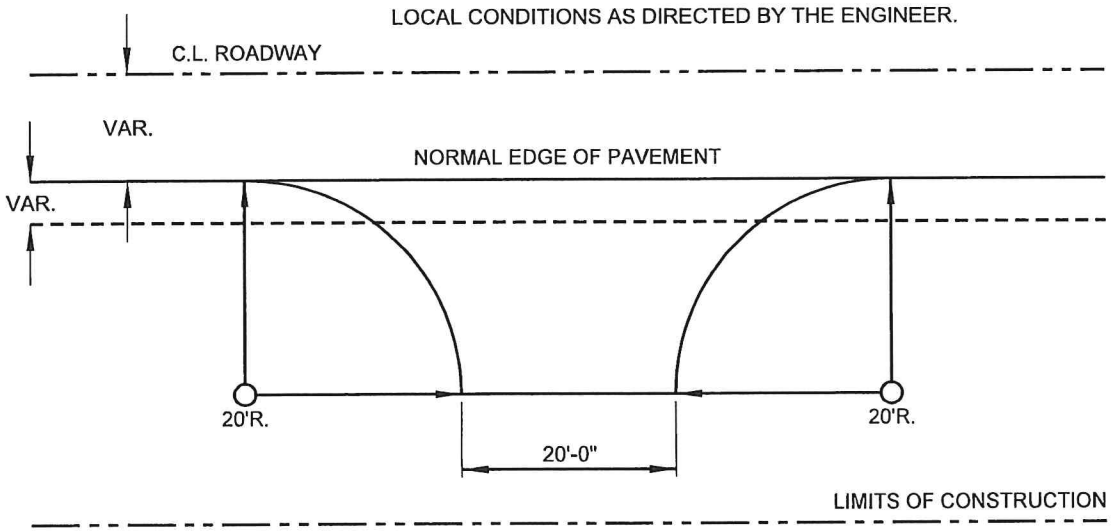
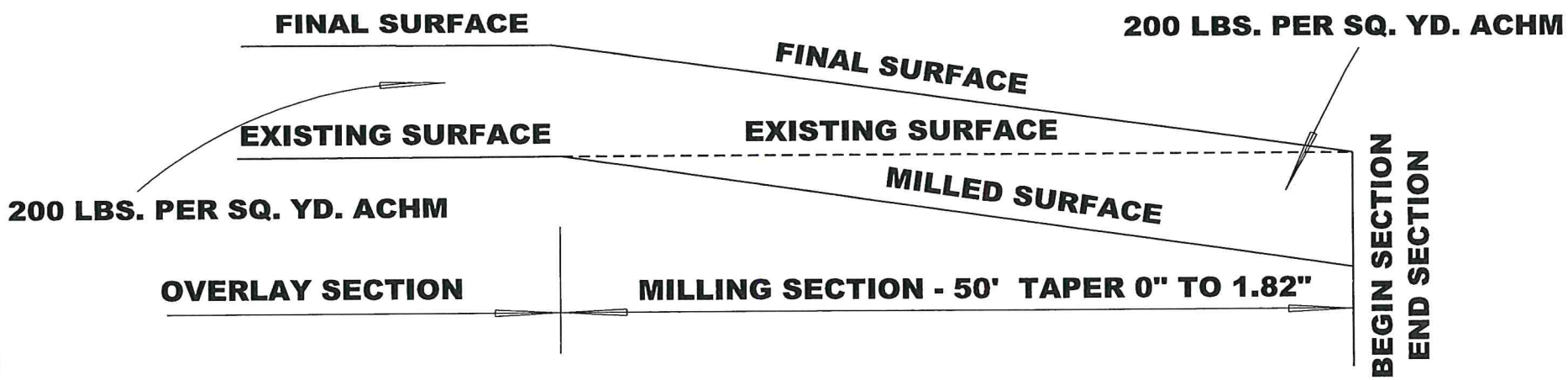


TYPICAL PRIVATE ENTRANCE
ADDITIONAL SURFACING AREA = 4.9 SQ. YDS.

NOTE: DIMENSIONS MAY BE MODIFIED TO MEET LOCAL CONDITIONS AS DIRECTED BY THE ENGINEER.



TYPICAL CITY TURNOUT
ADDITIONAL SURFACING AREA = 63.5 SQ. YDS.



PROFILE VIEW

NOT TO SCALE

PAVEMENT TRANSITION DETAILS FOR COLD MILLING

SECTIONS 1

LOCATIONS

L.M. 0.00 TO 0.01, SECTION 1

L.M. 1.11 TO 1.12, SECTION 1

NOTE: DIMENSIONS ARE APPROXIMATED AND MAY BE MODIFIED AS DIRECTED BY THE ENGINEER.

NOTE: FOR COLD MILLING ASPHALT PAVEMENT TRANSITION, TAPER 50' OF FINAL SURFACE TO CREATE A 1.82" PAVING NOTCH, AT VARIOUS LOCATIONS, AS SHOWN ABOVE. OVERLAY MILLED AREAS USING 200 LBS. PER SQ. YD. OF ACHM.

NOTE: MATERIAL PRODUCED FROM COLD MILLING ASPHALT PAVEMENT SHALL REMAIN THE PROPERTY OF THE CONTRACTOR.

PATCHING AND SURFACING - BELLA VISTA

DESCRIPTION	LOG MILE		LENGTH	AGGREGATE BASE COURSE (CLASS 7)	ACHM PATCHING OF EXISTING ROADWAY**	TACK COAT			ACHM SURFACE COURSE (3/8")		
	FROM	TO	LIN. FT.	TON	TON	WIDTH	SQ. YD.	GAL.	WIDTH	SQ. YD.	TON
SECTION 1 - BETHNAL ROAD											
MAIN LANES	0.00	1.12	5914		70.0	20.00	13142.2	1051.4	20.00	13142.2	1314.2
SHOULDERS	0.00	1.12	5914	177.4							
4 PRIVATE ENTRANCES							19.6	1.6		19.6	2.0
11 CITY STREET TURNOUTS							698.5	55.9		698.5	69.9
LEVELING**								495.0			330.0
TOTALS:				**177.4**	**70.0**			**1603.9**			**1716.1**
USE:				177	70			1604			1716

BASIS OF ESTIMATE:

TACK COAT _____ 0.08 GAL. PER SQ. YD.
ACHM SURFACE COURSE (3/8") _____ 200 POUND PER SQ. YD.
AGGREGATE BASE COURSE (CLASS 7) FOR SHOULDERS _____ 3 TON PER STATION

VOLUME CONTROL:

ASPHALT BINDER (PG 64-22) IN ACHM SURFACE COURSE (3/8") _____ 6.4%
MINERAL AGGREGATE IN ACHM SURFACE COURSE (3/8") _____ 93.6%

**QUANTITY ESTIMATED. TO BE USED IF AND WHERE DIRECTED BY THE ENGINEER. SEE SECTION 104.03 OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.

PATCHING AND SURFACING - HIGHFILL

DESCRIPTION	LOG MILE		LENGTH	AGGREGATE BASE COURSE (CLASS 7)	ACHM PATCHING OF EXISTING ROADWAY**	TACK COAT			ACHM SURFACE COURSE (3/8")		
	FROM	TO	LIN. FT.	TON	TON	WIDTH	SQ. YD.	GAL.	WIDTH	SQ. YD.	TON
SECTION 2 - PETERSON ROAD											
MAIN LANES	0.00	1.25	6600		15.0	20.00	14666.7	1173.3	20.00	14666.7	1466.7
SHOULDERS	0.00	1.25	6600	198.0							
12 PRIVATE ENTRANCES							58.8	4.7		58.8	5.9
4 CITY STREET TURNOUTS							254.0	20.3		254.0	25.4
LEVELING**								217.5			145.0
SECTION 3 - DIGBY DRIVE											
MAIN LANES	1.25	2.25	5280		15.0	20.00	11733.3	938.7	20.00	11733.3	1173.3
SHOULDERS	1.25	2.25	5280	158.4							
11 PRIVATE ENTRANCES							53.9	4.3		53.9	5.4
2 CITY STREET TURNOUTS							127.0	10.2		127.0	12.7
LEVELING**								172.5			115.0
TOTALS:				**356.4**	**30.0**			**2541.5**			**2949.4**
USE:				356	30			2542			2949

BASIS OF ESTIMATE:

TACK COAT _____ 0.08 GAL. PER SQ. YD.

ACHM SURFACE COURSE (3/8") _____ 200 POUND PER SQ. YD.

AGGREGATE BASE COURSE (CLASS 7) FOR SHOULDERS _____ 3 TON PER STATION

VOLUME CONTROL:

ASPHALT BINDER (PG 64-22) IN ACHM SURFACE COURSE (3/8") _____ 6.4%

MINERAL AGGREGATE IN ACHM SURFACE COURSE (3/8") _____ 93.6%

**QUANTITY ESTIMATED. TO BE USED IF AND WHERE DIRECTED BY THE ENGINEER. SEE SECTION 104.03 OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.

COLD MILLING ASPHALT PAVEMENT - BELLA VISTA

DESCRIPTION	LOG MILE		LENGTH	COLD MILLING ASPHALT PAVEMENT	
	FROM	TO	LIN. FT.	WIDTH	SQ. YD.
SECTION 1 - BETHNAL ROAD					
BEGIN SECTION	0.00	0.01	50	20.00	111.1
END SECTION	1.11	1.12	50	20.00	111.1
TOTAL:					**222.2**
USE:					222

REFLECTORIZED PAINT PAVEMENT MARKING - BELLA VISTA

DESCRIPTION	LOG MILE		YELLOW MARKING	WHITE MARKING		
			4"	4"	12"	SYMBOL
	FROM	TO	LIN. FT.			EACH
SECTION 1 - BETHNAL ROAD						
MAIN LANES - CONTINUOUS	0.00	1.12	11828	11828		
BIKE SYMBOL	0.91	0.91				1
CROSSWALK	0.94	0.94			60	
BIKE SYMBOL	0.96	0.96				1
TOTALS:			**11828**	**11828**	**60**	**2**

THIS IS A LOW VOLUME ROAD AS DEFINED IN SECTION 604.03 OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.

REFLECTORIZED PAINT PAVEMENT MARKING - HIGHFILL

DESCRIPTION	LOG MILE		YELLOW MARKING 4"
	FROM	TO	LIN. FT.
SECTION 2 - PETERSON ROAD			
MAIN LANES - CONTINUOUS	0.00	1.25	13200
SECTION 3 - DIGBY DRIVE			
MAIN LANES - CONTINUOUS	1.25	2.25	10560
TOTAL:			**23760**

THIS IS A LOW VOLUME ROAD AS DEFINED IN SECTION 604.03 OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.

TRAFFIC CONTROL DEVICES - BELLA VISTA

LOCATION	G20-2		G20-1	
	NO.	SQ. FT.	NO.	SQ. FT.
SECTION 1 - BETHNAL ROAD				
BEGIN SECTION	1	8.00	1	10.00
END SECTION	1	8.00	1	10.00
SUBTOTALS:	**2**	**16.00**	**2**	**20.00**
TOTAL:				**36.00**

TRAFFIC CONTROL DEVICES - HIGHFILL

LOCATION	G20-2		G20-1	
	NO.	SQ. FT.	NO.	SQ. FT.
SECTION 2 - PETERSON ROAD				
BEGIN SECTION	1	8.00	1	10.00
END SECTION	1	8.00	1	10.00
SECTION 3 - DIGBY DRIVE				
END SECTION	1	8.00	1	10.00
SUBTOTALS:	**3**	**24.00**	**3**	**30.00**
TOTAL:				**54.00**

SUMMARY OF QUANTITIES

ITEM NO.	I T E M	CITY OF BELLA VISTA	CITY OF HIGHFILL	TOTAL QUANTITY	UNIT
SS & 303	AGGREGATE BASE COURSE (CLASS 7)	177	356	533	TON
SS & 401	TACK COAT	1604	2542	4146	GAL.
SP, SS, & 407	MINERAL AGGREGATE IN ACHM SURFACE COURSE (3/8")	1606	2760	4366	TON
SP, SS, & 407	ASPHALT BINDER (PG 64-22) IN ACHM SURFACE COURSE (3/8")	110	189	299	TON
412	COLD MILLING ASPHALT PAVEMENT	222	0	222	SQ. YD.
SP, SS, & 415	ACHM PATCHING OF EXISTING ROADWAY	70	30	100	TON
601	MOBILIZATION	0.33	0.67	1.00	LUMP SUM
SS & 603	MAINTENANCE OF TRAFFIC	0.33	0.67	1.00	LUMP SUM
SS & 604	SIGNS	36	54	90	SQ. FT.
718	REFLECTORIZED PAINT PAVEMENT MARKING WHITE (4")	11828	0	11828	LIN. FT.
718	REFLECTORIZED PAINT PAVEMENT MARKING WHITE (12")	60	0	60	LIN. FT.
718	REFLECTORIZED PAINT PAVEMENT MARKING YELLOW (4")	11828	23760	35588	LIN. FT.
718	REFLECTORIZED PAINT PAVEMENT MARKING (BIKE EMBLEMS)	2	0	2	EACH

REVISIONS

DATE	REVISION	SHEET NO.

RESOLUTION NO. _____

CITY OF BELLA VISTA, ARKANSAS

EXPRESSING THE WILLINGNESS OF THE CITY OF BELLA VISTA TO UTILIZE STATE AID STREET MONIES

WHEREAS, the City of Bella Vista understands that State Aid Street Program funds are available for certain city projects at the following participating ratios:

	Work Phase	State Aid %	City %
Reconstruction/Resurfacing	Preliminary Engineering &		
Construction of City Projects	Construction Engineering	100%	0%
	Right-of-Way	0%	100%
	Utilities	0%	100%
	Construction	90%(Max $300,000)	10% (balance)
City projects programmed			
But not let to contract	All Phases	0%	100%

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLA VISTA, ARKANSAS:

SECTION 1: The City will participate in accordance with its designated responsibilities in this project.

SECTION 2: The Mayor is hereby authorized and directed to execute all appropriate agreements and contracts necessary to expedite the construction of this city project.

SECTION 3: The City agrees upon completion of the project to assume the maintenance of the right-of-way by city forces and/or others including utilities and individuals in accordance with the prevailing Arkansas Department of Transportation regulations.

SECTION 4: The City pledges its full support and hereby authorizes the Arkansas Department of Transportation to initiate action to implement this project.

ADOPTED THIS _____ DAY OF _____, 2025.

APPROVED:

_____

Mayor John D. Flynn

ATTEST:

_____

City Clerk Wanda Krug

Requested by Mayor
Prepared by Jason Kelley, Staff Attorney (from provided material)

MEETING DATE	PREPARED BY	LEGISLATIVE TITLE
December 8, 2025	Karen Hunt, Street Superintendent	**RESOLUTION**: AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO A CONTRACT WITH VLP AN EQUIPMENTSHARE COMPANY, PURSUANT TO A SOURCEWELL COOPERATIVE PURCHASING AGREEMENT, FOR THE PURCHASE OF ONE (1) NEW CASE BACKHOE IN THE AMOUNT OF $128,350.00 FOR USE BY THE STREET DEPARTMENT

AGENDA ITEM # IV.E

RESOLUTION: AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO A CONTRACT WITH VLP AN EQUIPMENTSHARE COMPANY, PURSUANT TO A SOURCEWELL COOPERATIVE PURCHASING AGREEMENT, FOR THE PURCHASE OF ONE (1) NEW CASE BACKHOE IN THE AMOUNT OF $128,350.00 FOR USE BY THE STREET DEPARTMENT

BACKGROUND

The Bella Vista Street Department requests approval for the purchase of one (1) new Case Backhoe with bucket from VLP: An EquipmentShare Company for use by the Street Department. VLP participates in the Sourcewell Purchasing Cooperative, which has already competitively bid this equipment, allowing the City to purchase without conducting its own bid process. The City has been a member of Sourcewell since 2012.

The new backhoe will replace an older 2012 backhoe currently in our fleet. The 2012 backhoe will be used as a trade-in to reduce the final purchase price.

A Letter of Intent has been issued to lock in the favorable 2025 pricing for the unit currently on the dealership lot. The confirmed sales price of $128,350.00 includes the $17,500 trade-in value of the City's existing backhoe. The purchase is well below the $165,000 authorized in the approved Bella Vista 2026 Sales Tax Bond.

RECOMMENDATION

The Bella Vista Street Department recommends City Council authorize the purchase of one (1) new Case Backhoe from VLP: An Equipment Share Company, being an awarded vendor to SourceWell Purchasing Cooperative.

FISCAL IMPACT

The funds for this purchase were approved in the Bella Vista 2026 Sales Tax Bond. The City will be reimbursed from Bond Funds in late March or early April 2026.

ATTACHMENTS

1. Case Backhoe Specs
2. Sourcewell Membership
3. VLP Invoice reflecting Trade-in
4. Resolution Case Backhoe VLP Sourcewell

AN EQUIPMENTSHARE COMPANY

5430 Hwy 43 South
Joplin, MO 64804
Phone: (417)781-8222
Fax: (417)781-2768

Bella Vista
Duane Walker

9/2/25

We offer the following for your consideration:

1 New Case 580SN WT Backhoe equipped per below specifications

- Tier 4 Final Engine
- Four Wheel Drive
- Extendahoe
- Cab with Heat and Air Two Door
- Power Shift Transmission
- 12.5/80 x 18 Front Wheels and Tires 21L X 24 Rear Wheels and Tires
- Combo Backhoe Auxiliary Hydraulics
- Hydraulic Thumb
- Heavy Front Counterweight
- Pilot Backhoe Controls
- Flip Over Stabilizer Pads
- Air Ride Heated seat
- Operator Convenience Package (Ride Control and Comfort Steer)
- 93" 4x1 Front Loader Bucket with Bolt on Cutting Edge
- Cold Start Package, Dual Batteries With Grid Heaters
- Case Mechanical Coupler
- 24" Backhoe Bucket With Bolt on Cutting Edge
- 1 Year Unlimited Hour Full Factory Warranty
- 2 Year or 2000 Hour Engine and Powertrain Warranty

Price FOB Bella Vista AR $145,850.00 (Sourcewell)

VLP Joplin Mo must do all service and warranty work while the machine is under manufacture standard warranty.

Quote good Until Dec 31 Days. Subject to Prior Sale.
(Sourcewell Discounts & Case Pricing subject to change Jan 1 2026)
If you can issue PO in December we can lock in pricing.

Thank you

Derrick Ewan

Certificate of Membership

This certificate entitles you to purchase from competitively solicited contracts. You will save time and money by using Sourcewell contracts, while buying the quality products you want from nationally recognized vendors.

Together, we are Sourcewell.

Our membership team is ready to help you every step of the way. Contact us for more information.

Sourcewell

Sourcewell-mn.gov
membership@sourcewell-mn.gov
877-585-9706

City of Bella Vista

Member # 93213

Dr. Chad Coauette, PhD, Executive Director/CEO

Invoice

Invoice Total: **$128,350.00**

REMIT TO

VLP
4100 Gardner Ave
Kansas City, MO 64120

CUSTOMER

City of Bella Vista
2471 Forest Hills Blvd
Bella Vista, AR

RENTAL BRANCH

Joplin, MO - Core Solutions
5430 State Hwy 43 Joplin,
MO 64804
417-781-8222

INVOICE DATE	Sep 23rd, 2025
PO #	455394
SALESPERSON	Derrick Ewan

Sales/Misc Items

Description	Qty	Unit Price	Tax	Amount
CASE 580SN JJGN58WTESC782751	1	$145,850.00	0.00%	$145,850.00

Trade in: 2012 580SN JJGN58SNCCCC564397

Subtotal	$145,850.00
Trade in	$-17,5000
Invoice Total	**$128,350.00**

INVOICE NOTES

Priced Via Sourcwell

Terms & Conditions

A 1.5% finance charge will be computed on all invoices 30 days or more past due, which is an annual percentage rate of 18%.

Go Paperless

Opt in to paper-less invoicing for a faster, more secure billing experience. Email invoicing@equipmentshare.com or call 888-807-3687 to enroll.

For any question regarding this invoice, please contact invoicing@equipmentshare.com or call 888-807-3687 for assistance.

Thank you for your business!

RESOLUTION NO. _____

CITY OF BELLA VISTA, ARKANSAS

AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO A CONTRACT WITH VLP AN EQUIPMENTSHARE COMPANY, PURSUANT TO A SOURCEWELL COOPERATIVE PURCHASING AGREEMENT, FOR THE PURCHASE OF ONE (1) NEW CASE BACKHOE IN THE AMOUNT OF $128,350.00 FOR USE BY THE STREET DEPARTMENT

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLA VISTA, ARKANSAS:

SECTION 1: The City Council of the City of Bella Vista, Arkansas hereby authorizes the Mayor and City Clerk to enter into a contract with VLP, an Equipmentshare Company, pursuant to a Sourcewell Cooperative purchasing agreement, for the purchase of one (1) new Case Backhoe in the amount of $128,350.00 for use by the Street Department

ADOPTED THIS _____ DAY OF _____, 2025.

APPROVED:

_____
Mayor John D. Flynn

Attest:

_____
City Clerk Wanda Krug

Requested by Mayor
Prepared by Jason Kelley, Staff Attorney

MEETING DATE	PREPARED BY	LEGISLATIVE TITLE
December 8, 2025	Steve Sims, Fire Chief	**RESOLUTION**: AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO A CONTRACT WITH SIDDONS-MARTIN VIA THE HGAC COOPERATIVE PURCHASING PROGRAM IN THE TOTAL AMOUNT OF $1,243,431.00, FOR THE PURCHASE OF ONE (1) PIERCE CUSTOM SABRE FR PUMPER TRUCK FOR USE BY THE FIRE DEPARTMENT

AGENDA ITEM # IV.F

RESOLUTION: AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO A CONTRACT WITH SIDDONS-MARTIN VIA THE HGAC COOPERATIVE PURCHASING PROGRAM IN THE TOTAL AMOUNT OF $1,243,431.00, FOR THE PURCHASE OF ONE (1) PIERCE CUSTOM SABRE FR PUMPER TRUCK FOR USE BY THE FIRE DEPARTMENT

BACKGROUND

Fire truck to be purchased by the bond funds that was voted on and passed in November 2025

RECOMMENDATION

staff recommends to approve

FISCAL IMPACT

ATTACHMENTS

1. 1319 Propsal Quote 25-12-02
2. Resolution Siddons Martin fire truck HGAC

Siddons Martin Emergency Group, LLC
1400B E.W. Martin Dr.
Conway, AR 72032

December 2, 2025

Bryan Wolfgang, Service Contact
CITY OF BELLA VISTA
P.O. BOX 5655
BELLA VISTA, AR 72714

Proposal For: 2027 Bella Vista Pumper/Ladder

Siddons-Martin Emergency Group, LLC is pleased to provide the following proposal to CITY OF BELLA VISTA. Unit will comply with all specifications attached and made a part of this proposal. Total price includes delivery FOB CITY OF BELLA VISTA and training on operation and use of the apparatus.

Description	Amount
Qty. 1 - 1319 - Pierce-Custom Saber FR Pumper, 2nd Gen	
(Unit Price - $1,243,431.00)	
Delivery within 31-32 months of order date	
QUOTE # - SMEG-0008518-3	
Vehicle Price	$1,243,431.00
1319 - UNIT TOTAL	**$1,243,431.00**
SUB TOTAL	$1,243,431.00
HGAC FS12-23 (FIRE)	$2,000.00
TOTAL	**$1,245,431.00**

Price guaranteed until 1/23/2026

Additional: 'Due to global supply chain constraints, any delivery date contained herein is a good faith estimate as of the date of this order/contract, and merely an approximation based on current information. Delivery updates will be made available, and a final firm delivery date will be provided as soon as possible.
Persistent Inflationary Environment Notification: If the Producer Price Index of Components for Manufacturing [www.bls.gov Series ID: WPUID6112] (the "PPI") has increased at a compounded annual growth rate greater than 5.0% from the date of acceptance of this proposal letter (the "Order Month") and 14 months prior to the anticipated Ready for Pickup Date (the "Evaluation Month"), then the proposal price may be increased by an amount equal to any increase exceeding 5.0% for the time period between the Order Month and the Evaluation Month. Siddons Martin and Pierce will provide documentation of such increase and the updated price for the customer's approval before proceeding with completion of the order along with an option to cancel the order.'

Payment due at time of delivery

Taxes: Tax is not included in this proposal. In the event that the purchasing organization is not exempt from sales tax or any other applicable taxes and/or the proposed apparatus does not qualify for exempt status, it is the duty of the purchasing organization to pay any and all taxes due. Balance of sale price is due upon acceptance of the apparatus at the factory.

Late Fee: A late fee of .033% of the sale price will be charged per day for overdue payments beginning ten (10) days after the payment is due for the first 30 days. The late fee increases to .044% per day until the payment is received. In the event a prepayment is received after the due date, the discount will be reduced by the same percentages above increasing the cost of the apparatus.

Cancellation: In the event this proposal is accepted and a purchase order is issued then cancelled or terminated by Customer before completion, Siddons-Martin Emergency Group may charge a cancellation fee. The following charge schedule based on costs incurred may be applied:

(A) 10% of the Purchase Price after order is accepted and entered by Manufacturer;
(B) 20% of the Purchase Price after completion of the approval drawings;
(C) 30% of the Purchase Price upon any material requisition.

The cancellation fee will increase accordingly as costs are incurred as the order progresses through engineering and into manufacturing. Siddons-Martin Emergency Group endeavors to mitigate any such costs through the sale of such product to another purchaser; however, the customer shall remain liable for the difference between the purchase price and, if applicable, the sale price obtained by Siddons-Martin Emergency Group upon sale of the product to another purchaser, plus any costs incurred by Siddons-Martin to conduct such sale.

Acceptance: In an effort to ensure the above stated terms and conditions are understood and adhered to, Siddons-Martin Emergency Group, LLC requires an authorized individual from the purchasing organization sign and date this proposal and include it with any purchase order. Upon signing of this proposal, the terms and conditions stated herein will be considered binding and accepted by the Customer. The terms and acceptance of this proposal will be governed by the laws of the state of Arkansas. No additional terms or conditions will be binding upon Siddons-Martin Emergency Group, LLC unless agreed to in writing and signed by a duly authorized officer of Siddons-Martin Emergency Group, LLC.

Sincerely,

Scott Jones

I, _____, the authorized representative of CITY OF BELLA VISTA, agree to purchase the proposed and agree to the terms of this proposal and the specifications attached hereto.

_____

Signature & Date

RESOLUTION NO. _____

CITY OF BELLA VISTA, ARKANSAS

AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO A CONTRACT WITH SIDDONS-MARTIN VIA THE HGAC COOPERATIVE PURCHASING PROGRAM IN THE TOTAL AMOUNT OF $1,243,431.00, FOR THE PURCHASE OF ONE (1) PIERCE CUSTOM SABRE FR PUMPER TRUCK FOR USE BY THE FIRE DEPARTMENT

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLA VISTA, ARKANSAS:

SECTION 1: The Mayor and City Clerk are hereby authorized to enter into a contract with Siddons-Martin via the HGAC cooperative purchasing program, in the total amount of $1,243,431.00, for the purchase of one (1) Pierce custom Sabre FR pumper truck for use by the Fire Department.

ADOPTED this _____ day of _____, 2025.

APPROVED:

_____
Mayor John D. Flynn

ATTEST:

_____
Wanda Krug, City Clerk

Requested by: Mayor
Drafted by: Jason B. Kelley, Staff Attorney

MEETING DATE	PREPARED BY	LEGISLATIVE TITLE
December 8, 2025	Steve Sims, Fire Chief	**RESOLUTION**: AMENDING THE 2025 CITY BUDGET IN THE AMOUNT OF $230,000.00 REGARDING FIRE STATION NO. 1 CAPITAL BUDGET

AGENDA ITEM # IV.G

RESOLUTION: AMENDING THE 2025 CITY BUDGET IN THE AMOUNT OF $230,000.00 REGARDING FIRE STATION NO. 1 CAPITAL BUDGET

BACKGROUND

The full amount for this project spent from 2025 will be reimbursed to the city from bond proceeds in March 2026.

RECOMMENDATION

Staff recommends approval

FISCAL IMPACT

Adding $230,000.00 to capital project FD-25-06

ATTACHMENTS

1. Budget Amendment Request Form-FD
2. Resolution Budget Amend FS1 capital

City of Bella Vista
Budget Amendment Request Form

Expense not included in the annual budget process.

Meeting Date 12/8/25

Department 30-Fire

Budget Impact Information

Agenda / Expense Description

FS1 Planning & Development remodel capital request (FD-25-06). The full amount for this project spent from 2025 will be reimbursed to the city from bond proceeds in March 2026.

Amount

$ 230,000.00

Fund

General

Source

Available Funds

Expense Dept

Capital - C130

Account Name or Number

52850

RESOLUTION NO. _____

CITY OF BELLA VISTA, ARKANSAS

AMENDING THE 2025 CITY BUDGET IN THE AMOUNT OF $230,000.00 REGARDING FIRE STATION NO. 1 CAPITAL BUDGET

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLA VISTA, ARKANSAS:

SECTION 1: The City Council of the City of Bella Vista hereby amends the 2025 City Budget in the amount of $230,000.00 regarding the Fire Station No. 1 capital budget as indicated on the attached exhibit which is incorporated herein as if set out word-for-word.

ADOPTED THIS _____ DAY OF _____, 2025.

APPROVED:

_____
Mayor John D. Flynn

ATTEST:

_____
City Clerk Wanda Krug

Requested by Mayor
Prepared by Jason Kelley, Staff Attorney

MEETING DATE	PREPARED BY	LEGISLATIVE TITLE
December 8, 2025	Steve Sims, Fire Chief	**RESOLUTION:** AMENDING THE 2025 CITY BUDGET TO APPROPRIATE ELIGIBLE FIRE IMPACT FEES TO REIMBURSE COSTS ASSOCIATED WITH CAPACITY EXPANSION OF FIRE STATION 1 IN AN AMOUNT OF $1,048,000.00

AGENDA ITEM # IV.H

RESOLUTION: AMENDING THE 2025 CITY BUDGET TO APPROPRIATE ELIGIBLE FIRE IMPACT FEES TO REIMBURSE COSTS ASSOCIATED WITH CAPACITY EXPANSION OF FIRE STATION 1 IN AN AMOUNT OF $1,048,000.00

BACKGROUND

Reimburse the city for costs associated with the expansion of the FD space related to the remodel of the old PD space (Phase 1 of Town Center remodel, the current FD living quarters) using FD impact fees. These costs were not reimbursed to the city from the 2025 franchise fee revenue bonds. The source of the funds would be the FD impact fees.

RECOMMENDATION

Staff recommends approval

FISCAL IMPACT

ATTACHMENTS

1. Resolution Fire Impact FS1

RESOLUTION NO. _____

CITY OF BELLA VISTA, ARKANSAS

AMENDING THE 2025 CITY BUDGET TO APPROPRIATE ELIGIBLE FIRE IMPACT FEES TO REIMBURSE COSTS ASSOCIATED WITH CAPACITY EXPANSION OF FIRE STATION 1 IN AN AMOUNT OF $1,048,000.00

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLA VISTA, ARKANSAS:

SECTION 1: The 2025 City budget is hereby amended to appropriate fire impact fees to reimbursement costs associated with capacity expansion of Fire Station 1 in an amount of $1,048,000.00.

ADOPTED THIS _____ DAY OF _____, 2025.

APPROVED:

_____
Mayor John D. Flynn

ATTEST:

_____
City Clerk Wanda Krug

MEETING DATE	PREPARED BY	LEGISLATIVE TITLE
December 8, 2025		**RESOLUTION**: ADOPTING A CITY BUDGET FOR THE CITY OF BELLA VISTA FOR THE CALENDAR YEAR 2026, APPROPRIATING MONEY FOR EACH ITEM OF EXPENDITURE, AND FOR OTHER PURPOSES

AGENDA ITEM # IV.I

RESOLUTION: ADOPTING A CITY BUDGET FOR THE CITY OF BELLA VISTA FOR THE CALENDAR YEAR 2026, APPROPRIATING MONEY FOR EACH ITEM OF EXPENDITURE, AND FOR OTHER PURPOSES

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Draft; Final; 2025.12.02; 2026 Budget Presentation
2. Draft; Final; 2025.12.02; 2026 Fund Balance and Capital Expenditure Reques
3. Resolution Budget 2026

CITY OF BELLA VISTA

2026 Budget

12.02.2025
Final Draft

Final Draft
12.02.2025

City of Bella Vista

2026 Budget

Budget Summary	2025 Budget	2026 Requested Budget	Change in Requested Budget	Change as % from Prior Year
Total General Fund Revenues	23,285,500	25,444,500	2,159,000	9%
Funds from Reserve	754,600			
Transfer to Street Fund	1,218,000	1,225,000	7,000	1%
Total Operating Expenditures	22,875,181	24,066,769	1,191,587	5%
Net Operating Revenue	(53,081)	152,731		
Total Street Fund Revenues	3,261,000	3,280,000	19,000	1%
Transfer from General Fund	1,218,000	1,225,000	7,000	1%
Total Street Operating Expenditures	4,478,799	4,504,142	25,343	1%
Net Operating Revenue	201	858		

NOTE: Road surfacing cost moved to Capital Expenditures starting in 2024.

Final Draft
12.02.2025

City of Bella Vista
2026 Budget
Revenue Highlights

- **The City's largest revenue source is Sales Tax revenues. The new budget year estimate is $14.45 million, 50.46% of total revenues:**

  $4.75 million for City Sales Tax
  $9.90 million for County Sales Tax

The current year budget increase is 7% increase over 2024 year actuals

- **Property Taxes are the second largest revenue source at $4.6 million, 16.33% of total revenues.**

Final Draft
12.02.2025

City of Bella Vista
2026 Budget
Revenue Highlights, Continued

- **State and County turnback revenues are the third largest source of revenue at $3.72 million and together comprise approximately 12.9% of total City revenues.**
  - ***State turnback is expected to be flat***
  - ***The County turnback is expected to increase. CY budget is 5% > than 2024 actuals***
- **Franchise fees comprise 8% of the City's total revenue. The next year's budget is estimated at $2.31 million.**
  - ***Telephone and cable franchise tax revenues continue to decrease.***
  - ***The decline is offset by the increase in electric and residential sewer growth.***
  - ***We expect to see a slight 2.3% increase in the next year.***
  - ***NOTE: The Franchise Fee Revenue bond will be paid off with the new 2026 Bond.***
- ***The increase in Building Inspection Fees is a 17% increase over 2024 actuals.***
  - ***The current year budget is a 1% increase over the current YTD October actuals.***

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City of Bella Vista

Budget - General Fund Revenue Summary

Revenue Source	Budget	Requested Budget	Increase (Decrease) in Requested Budget over Prior Year	% increase from Prior Year Budget	% of Total Revenues
	2025	2026			
General Fund					
Ambulance Service Revenue	**1,250,004**	**1,400,000**	**149,996**	**10.7%**	**4.87%**
City Sales Tax	4,062,000	4,750,000	**688,000**		**16.54%**
County Sales Tax	9,450,000	9,900,000	**450,000**		**34.47%**
Total Sales Tax	**13,512,000**	**14,650,000**	**1,138,000**	**8.4%**	**51.00%**
Total Franchise Fees	**2,175,000**	**2,305,000**	**130,000**	**6.0%**	**8.02%**
Total Building Inspection Fees	**766,500**	**1,197,500**	**431,000**	**56.2%**	**4.17%**
Total Planning Permits & Fees	**19,997**	**25,000**	**5,003**	**25.0%**	**0.09%**
Interest Income	**240,000**	**240,000**	**-**	**0.0%**	**0.84%**
Total Miscellaneous Income	**32,000**	**58,000**	**26,000**	**81.3%**	**0.20%**
Total Property Tax Revenues	**4,400,000**	**4,644,000**	**244,000**	**5.5%**	**16.17%**
Solid Waste Pickup Fee	**294,000**	**294,000**	**-**	**0.0%**	**1.02%**
State Turnback - General	**436,000**	**436,000**	**0**	**0.0%**	**1.52%**
Fines - Traffic	**160,000**	**195,000**	**35,000**	**21.9%**	**0.68%**
TOTAL UNRESTRICTED GENERAL FUND REVENUES	**23,285,500**	**25,444,500**	**2,159,000**	**9.3%**	**88.58%**

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City of Bella Vista

Budget - Street Fund Revenue Summary

STREET FUND	2025	2026	Increase (Decrease) in Requested Budget over Prior Year	% increase from Prior Year Budget	% of Total Revenues
State Turnback - Streets	2,500,000	2,500,000	-	0.0%	8.70%
County Turnback - Streets	761,000	780,000	19,000	2.5%	2.72%
TOTAL STREETS Restricted Revenue	**3,261,000**	**3,280,000**	**19,000**	**0.6%**	**11.42%**
Total City Revenue	**26,546,500**	**28,724,500**	**2,178,000**	**8.2%**	**100.00%**

Note: Street fund revenue does not include transfer from GF.

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City of Bella Vista
2026 Budget
Expenditures - Highlights

- **New for Current Year**

  Franchise Fee Bond for Fire Station #1 - Removed - Paid off with Bond approved 11.2025

- **Increasing for Current Year**

  Medical Premiums have beeen updated after open enrollment and new employee decisions

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City of Bella Vista

Expenditures Summary

	2025 Budget	2026 Requested Budget	Change in Requested Budget over Prior Year	Change as % from Prior Year Budget
Expenditures				
Admin	1,046,067	1,115,773	69,706	7%
HR	434,084	487,944	53,860	12%
IT	1,022,312	1,055,429	33,117	3%
Legal	251,036	264,668	13,632	5%
Planning & Development	1,268,208	1,513,046	244,838	19%
Court	218,670	228,876	10,206	5%
Police Department	7,609,995	8,191,792	581,798	8%
Fire Department	9,422,601	10,197,034	774,433	8%
Library	919,423	1,012,206	92,783	10%
Debt Service (see Note)	682,786			
Total Operating Expenditures	22,875,181	24,066,769	1,191,587	5%
Transfer to Street Department	1,218,000	1,225,000	7,000	1%
Total Expenditures	24,093,181	25,291,769	1,198,587	5%

Note: Debt Service is in Capital Expenditures for Firetruck. Franchise Fee Bond removed from Operating - to be paid off with new Bond

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City of Bella Vista

City of Bella Vista Approved Headcount

		2025	2026
TOTAL CITY HEADCOUNT	**Full-time**	**212**	**218**
	Part-time	**11**	**10**
	TOTAL	**223**	**228**
Department			
10 - Administration	Full-time	4	4
	Part-time	0	0
	Total	**4**	**4**
11 - Human Resources	Full-time	3	3
Includes Mayor's Assistant	Part-time	0	0
	Total	**3**	**3**
12 - Legal	Full-time	2	2
	Part-time	0	0
	Total	**2**	**2**
13 - Information Technology	Full-time	4	4
	Part-time	0	0
	Total	**4**	**4**
15 - Planning & Development	Full-time	10	12
	Part-time	1	1
	Total	**11**	**13**
16 - Court	Full-time	3	3
	Part-time	0	0
	Total	**3**	**3**

Department		**2025**	**2026**
Total All Police Departments	**Full-time**	67	69
	Part-time	5	4
	Total	**72**	**73**
20 / 22 - Uniformed Police	Full-time	45	47
	Part-time	2	1
	Total	47	48
21 - Police Administration	Full-time	22	22
	Part-time	3	3
	Total	25	25
Total All Fire Departments	**Full-time**	81	84
	Part-time	1	1
	Total	**82**	**85**
30 - Uniformed Fire	Full-time	69	72
	Part-time	0	0
	Total	69	72
31 - Fire Administration	Full-time	11	11
	Part-time	1	1
	Total	12	12
50 - Street	Full-time	30	28
	Part-time	0	0
	Total	**30**	**28**
60-Library	Full-time	8	9
	Part-time	4	4
	Total	**12**	**13**

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City of Bella Vista

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Benefits 2026 Budget	10 - Administration Dept	11 - Human Resources	12 - Legal	13 - Information Technology	15 - Planning and Development	16 - Court	20 - Police Dept	30 - Fire Dept	60 - Library	50 - Street Dept	Total
Total full time employees	4	3	2	4	12	3	69	84	9	28	228
Cost / employee	15,834	19,029	17,755	15,282	9,687	11,787	21,463	23,299	14,242	13,627	18,974
Benefits - Medical Insurance	**12,000**	**22,600**	**14,000**	**19,615**	**70,101**	**24,200**	**628,377**	**781,700**	**70,500**	**202,600**	**1,845,693**
MD / FTE	3,000	7,533	7,000	4,904	5,842	8,067	9,107	9,306	7,833	7,236	8,095
Benefits - Employer HSA Contr	**720**	**1,420**	**0**	**2,136**	**3,576**	**0**	**21,700**	**43,410**	**3,600**	**7,150**	**83,712**
HSA / FTE	180	473	0	534	298	0	314	517	400	255	367
Benefits - Education Assistance	**0**	**1,000**	**0**	**0**	**0**	**0**	**0**	**4,500**	**0**	**1,500**	**7,000**
Educ / FTE	0	333	0	0	0	0	0	54	0	54	31
Benefits - Dental Insurance	**1,200**	**2,000**	**1,000**	**1,760**	**3,250**	**270**	**40,000**	**44,000**	**3,702**	**11,000**	**108,182**
Dental / FTE	300	667	500	440	271	90	580	524	411	393	474
Benefits - Long-term Disabilitiv	**1,400**	**1,000**	**600**	**1,200**	**2,650**	**570**	**15,000**	**21,000**	**1,875**	**6,200**	**51,495**
LTD / FTE	350	333	300	300	221	190	217	250	208	221	226
Benefits - Life Insurance	**416**	**315**	**210**	**416**	**1,352**	**320**	**8,000**	**8,800**	**1,000**	**3,500**	**24,329**
Life / FTE	104	105	105	104	113	107	116	105	111	125	107
51300 - Benefits - Retirement (LOPFI)							**680,345**	**1,020,567**			**1,700,912**
HSA / Uniform							14,475	14,175			14,293
Benefits - Retirement - 457/401	**47,600**	**28,751**	**19,700**	**36,000**	**45,000**	**10,000**	**72,000**	**32,500**	**47,500**	**140,000**	**479,051**
457 / non-Uniform	11,900	9,584	9,850	9,000	3,750	3,333	3,273	2,955	5,278	5,000	4,395
51600 - Benefits - Clothing Allow							13,000			9,600	22,600
51900 - Benefits - Emp Relations/Rewar							2,500	600			3,100
Total	**63,336**	**57,086**	**35,510**	**61,127**	**125,929**	**35,360**	**1,480,922**	**1,957,077**	**128,177**	**381,550**	**4,326,074**

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City of Bella Vista

Expenditures Summary

Department Operating Budgets - Excluding Salary and Benefits

	2025 Operating Budget	2026 Operating Requested Budget	Change in Requested Budget over Prior Year	Change as % from Prior Year Budget
Expenditures				
Admin	417,975	464,437	46,462	11%
HR	101,215	91,050	(10,165)	-10%
IT	595,711	612,213	16,502	3%
Legal	15,575	16,775	1,200	8%
Planning & Development	384,384	446,245	61,861	16%
Court	26,060	16,675	(9,385)	-36%
Police Department	1,209,200	1,242,800	33,600	3%
Fire Department	942,295	969,619	27,324	3%
Library	196,230	211,729	15,499	8%
Transfer to Street Department	1,218,000	1,225,000	7,000	1%
Total Expenditures	5,106,645	5,296,543	189,898	4%

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Budget - Expenditures

Budget Summary
10 - Administration Dept
2026

Description	2025 Budget	Requested Budget - 2026	$$ Increase (Decrease) in Requested Budget over prior year	% Increase (Decrease) in Requested Budget over prior year
Payroll Expense	557,812	588,000	30,188	5%
Benefits Expense	70,280	63,336	(6,944)	-10%
Contracts	129,660	143,260	13,600	10%
Maintenance and Repairs	14,895	17,578	2,683	18%
Operations Expense	252,120	282,299	30,179	12%
Small Equipment	2,000	2,000	-	0%
Supplies Expense	9,400	9,400	-	0%
Utilities Expense	9,900	9,900	-	0%
Total Admin	1,046,067	1,115,773	69,706	7%

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Budget - Expenditures

Budget Summary
11 - Human Resources
2026

Description	Budget 2025	Requested Budget - 2026	$$ Increase (Decrease) in Requested Budget over prior year	% Increase (Decrease) in Requested Budget over prior year
Payroll Expense	254,000	310,510	56,510	22%
Benefits Expense	78,869	86,384	7,515	10%
Contracts	53,500	47,000	(6,500)	-12%
Maintenance and Repairs	-	-	-	0%
Small Equipment	500	500	-	0%
Supplies Expense	3,615	1,740	(1,875)	-52%
Operations Expense	43,600	41,810	(1,790)	-4%
Total Human Resources	434,084	487,944	53,860	12%

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Budget - Expenditures

Budget Summary
12 - Legal
2026

Description	2025 Budget	Requested Budget - 2026	$$ Increase (Decrease) in Requested Budget over prior year	% Increase (Decrease) in Requested Budget over prior year
Payroll Expense	202,389	212,383	9,994	5%
Benefits Expense	33,072	35,510	2,438	7%
Operations Expense	14,975	16,175	1,200	8%
Supplies Expense	600	600	-	0%
Total Legal	251,036	264,668	13,632	5%

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Budget - Expenditures

Budget Summary
13 - Information Technology
2026

Description	2025 Budget	Requested Budget - 2026	$$ Increase (Decrease) in Requested Budget over prior year	% Increase (Decrease) in Requested Budget over prior year
Payroll Expense	358,764	382,089	23,325	7%
Benefits Expense	67,836	61,127	-6,709	-10%
Contracts	345,075	363,275	18,200	5%
Maintenance and Repairs	1,500	1,500	-	0%
Small Equipment	23,500	11,000	(12,500)	-53%
Supplies Expense	5,500	5,000	(500)	-9%
Operations Expense	10,339	10,139	(200)	-2%
Utilities Expense	209,797	221,300	11,503	5%
Total Information Technology	1,022,312	1,055,429	33,117	3%

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Budget - Expenditures

Budget Summary
15 - Planning and Development
2026

Description	2025 Budget	Requested Budget - 2026	$$ Increase (Decrease) in Requested Budget over prior year	% Increase (Decrease) in Requested Budget over prior year
Payroll Expense	767,586	940,872	173,286	23%
Benefits Expense	116,238	125,929	9,691	8%
Contracts	203,150	213,150	10,000	5%
Maintenance and Repairs	37,200	47,800	10,600	28%
Operations Expense	139,034	179,795	40,761	29%
Supplies Expense	5,000	5,500	500	10%
Utilities Expense	0	0	-	
Total Pllanning & Development	1,268,208	1,513,046	244,838	19%

Payroll Support
2 new employee - permit tech & trails coordinator

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Budget - Expenditures

Budget Summary
16 - Court
2026

Description	2025 Budget	Requested Budget - 2026	$$ Increase (Decrease) in Requested Budget over prior year	% Increase (Decrease) in Requested Budget over prior year
Payroll Expense	166,710	176,841	10,131	6%
Benefits Expense	25,900	35,360	9,460	37%
Contracts	0	0	-	-
Maintenance and Repairs	9,100	9,700	600	7%
Operations Expense	11,525	1,525	(10,000)	-87%
Small Equipment	2,235	2,150	(85)	-4%
Supplies Expense	3,200	3,300	100	3%
Utilities Expense	0	0	-	-
Total Court	218,670	228,876	10,206	5%

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Budget - Expenditures

Budget Summary
20 - Police Dept
2026

Description	2025 Budget	Requested Budget - 2026	$$ Increase (Decrease) in Requested Budget over prior year	% Increase (Decrease) in Requested Budget over prior year
Payroll Expense	5,010,024	5,418,550	408,527	8%
Benefits Expense	1,390,771	1,530,442	139,671	10%
Contracts	146,700	170,200	23,500	16%
Maintenance and Repairs	117,300	108,300	(9,000)	-8%
Operations Expense	666,800	673,600	6,800	1%
Small Equipment	24,000	23,800	(200)	-1%
Supplies Expense	150,900	156,900	6,000	4%
Utilities Expense	103,499	110,000	6,501	6%
Total Police	7,609,995	8,191,792	581,798	8%

Payroll Expense support:
1 additional Officer for 2026 + 1/2 person going full time

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Budget - Expenditures

Budget Summary
30 - Fire Dept
2026

Description	2025 Budget	Requested Budget - 2026	$$ Increase (Decrease) in Requested Budget over prior year	% Increase (Decrease) in Requested Budget over prior year
Payroll Expense	6,301,058	6,848,000	546,942	9%
Benefits Expense	2,179,247	2,379,415	200,168	9%
Contracts	23,548	27,518	3,970	17%
Maintenance and Repairs	220,102	244,553	24,451	11%
Operations Expense	397,277	417,553	20,276	5%
Small Equipment	91,563	55,000	(36,563)	-40%
Supplies Expense	138,425	148,885	10,460	8%
Utilities Expense	71,381	76,110	4,729	7%
Total Fire and Ambulance	9,422,601	10,197,034	774,433	8%

Payroll Expense support:
3 additional staff - 2 paramedics, 1 emt - starting mid year
1 new inspector

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Budget - Expenditures

Budget Summary
60 - Library
2026

Description	2025 Budget	Requested Budget - 2026	$$ Increase (Decrease) in Requested Budget over prior year	% Increase (Decrease) in Requested Budget over prior year
Payroll Expense	599,125	672,300	73,175	12%
Benefits Expense	124,069	128,177	4,108	3%
Contracts	25,960	32,251	6,291	24%
Maintenance and Repairs	38,600	41,198	2,598	7%
Operations Expense	103,000	109,600	6,600	6%
Supplies Expense	8,850	8,850	-	0%
Utilities Expense	19,820	19,830	10	0%
Total Library	919,423	1,012,206	92,783	10%

Payroll Expense support:
1/2 person to full time + 1 part time

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City of Bella Vista
Budget - Expenditures

Debt Service

Fire Truck - Lease Date 03/2024 [Budgeted in Capital Expenditures]

Date	Fire Truck
12/31/2024	282,000
12/31/2025	282,000
12/31/2026	282,000
12/31/2027	282,000
12/31/2028	141,000

Fire Station #1 remodel - issued 11/2024 [Budgeted in Operating Expenditures]

To be paid off with new bond Approved by Voter 11.2025

Date	Fire Station #1
12/31/2025	682,786
12/31/2026	670,999
12/31/2027	670,999
12/31/2028	670,999
12/31/2029	670,999
12/31/2030	670,999
12/31/2031	670,999
12/31/2032	670,999
12/31/2033	670,999
12/31/2034	670,999

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Budget - Expenditures

Budget Summary
50 - Street Dept
2026

Description	2025 Budget	Requested Budget - 2026	$$ Increase (Decrease) in Requested Budget over prior year	% Increase (Decrease) in Requested Budget over prior year
Total Street Department Restricted Revenue	**3,261,000.00**	**3,280,000.00**	**19,000.00**	3%
Payroll Expense	1,805,039	1,866,519	61,480	3%
Benefits Expense	491,920	423,283	(68,637)	-14%
Contracts	919,540	920,040	500	0%
Maintenance and Repairs	276,400	284,700	8,300	3%
Small Equipment	17,000	17,000	(0)	0%
Supplies Expense	438,800	438,800	(0)	0%
Utilities Expense	35,300	38,300	3,000	8%
Operations Expense	494,800	515,500	20,700	4%
Total Street Department Expenditures	4,478,799	4,504,142	25,343	1%
Net revenue over (under) revenue	(1,217,799)	(1,224,142)		

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City of Bella Vista

Budget - Transfer to Street Department

STREET FUND	2025 Budget	Requested Budget - 2026		
Transfer to Street Department	1,218,000	1,225,000		
		.		
Total Transfer to Street Department	**1,218,000.00**	**1,225,000**	**7,000**	**1%**

City of Bella Vista

Fund Balance and Capital Expenditure Requests

2026

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Per Audit	**Unassigned Fund Balance at 12.31.2024**				**$ 12,147,284**	
		2026 Operating Revenues Estimate		**25,444,500**		
		Reserve Requirement	**25%**	6,361,125		
		Major Road Repairs and Disaster Reserve		500,000	New	
		Less budgeted capital expenditures for 2025			**5,280,000**	
		Bond Proceed reimbursement (FD)			830,000	included in 2025 Capital Exp
		CY Impact Fee Revenue for FD Projects			540,000	YTD November
		Available Funds			1,376,159	
	2026	**Current Requests**				
PY carryover	**FD**	Various See Support				-
PY carryover	**PD**	Various See Support				-
PY carryover	**SD**	Various See Support				-
PY carryover	**IT**	Various See Support				-
	Debt	Debt Service - Fire Truck				282,000
	FD	Fire Department - Vehicles				215,000
	FD	Fire Department - Capital - Other				71,000
	PD	Police Department - Vehicles				-
	PD	Police Department - Capital - Other				309,000
	SD	Street Department - Vehicles				98,000
	SD	Street Department - Capital - Other				383,500
	CD	Planning & Development - Vehicles				45,000
	CD	Planning & Development- Capital - Other				302,000
	LB	Library - Capital - Other				-
	CT	Court Capital Request				-
	Admin	Admin				-
	IT	IT - Capital Request				206,250
		Total Current Requests			1,911,750	
		Unassigned Funds Available after Capital Requests			$ (535,591)	
		2027 Capital Requests			1,055,500	
		2028 Capital Requests			3,613,992	
		2029 Capital Requests			3,742,800	
		2030 Capital Requests			4,033,869	
		Capital Expenditure Requests for next 4 years			12,446,161	
		Unfunded Capital Expenditures			($12,981,752.00)	

Debt Service

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Total Capital Request		282,000	282,000	-	-	-	564,000

Capital - Other	Project #	2026	2027	2028	2029	2030	Total
Debt Service - Fire Truck		282,000	282,000				564,000
Debt Service - FS#1 Remodel							-
Total Capital - Other		**282,000**	**282,000**	**-**	**-**	**-**	**564,000**

Fire Department Capital Requests

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Total Capital Request Fire		286,000	282,000	241,000	371,300	561,933	1,742,233

Vehicle		2026	2027	2028	2029	2030	Total
Ambulance remount					286,300	314,933	601,233
Fire Truck and Ambulance Repairs > $5,000	FD-26-01	20,000	20,000	20,000	20,000	20,000	100,000
(2) FD Replacement support vehicles	FD-26-02	130,000	130,000	130,000	65,000	65,000	520,000
New Inspector Vehicle	FD-26-03	65,000					65,000
							-
Total Capital - Vehicle		215,000	150,000	150,000	371,300	399,933	1,286,233

Capital - Other		2026	2027	2028	2029	2030	Total
							-
Misc equip > $5,000	FD-26-05	30,000	50,000	50,000			130,000
Sets of Bunker Gear @ 4050/set	FD-26-06	41,000	82,000	41,000			164,000
FS#6 West South (highlands) - Land						162,000	162,000
							-
Total Capital - Other		71,000	132,000	91,000	-	162,000	456,000

Police Department Capital Requests

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Total Capital Request Police		309,000	389,000	742,992	356,500	470,936	2,248,428

Vehicle	Project #	2026	2027	2028	2029	2030	Total
Replacement Vehicles				553,992	167,500	448,936	1,170,428
							-
Total Police Department - Vehicles		-	-	553,992	167,500	448,936	1,170,428

Capital - Other		2026	2027	2028	2029	2030	Total
Body and in car camera system	PD-26-01	157,000	157,000	157,000	157,000		628,000
AXOX Additional User License x20	PD-26-02	10,000	10,000	10,000	10,000		40,000
Equipment new/replacement officers	PD-26-03	10,000	10,000	10,000	10,000	10,000	50,000
Spec. Res. Building improvement	PD-26-04	100,000	200,000				300,000
Unforseen Building Maintenance	PD-26-05	20,000					
Radar Replacement (STEP Grant Match)	PD-26-06	12,000	12,000	12,000	12,000	12,000	60,000
Total Capital - Other		309,000	389,000	189,000	189,000	22,000	1,078,000

Street Department Capital Request

Final Draft 12.02..2025

Total Capital Request Street		481,500	30,000	2,480,000	2,855,000	2,855,000	8,701,500

Vehicles		2026	2027	2028	2029	2030	Total
		-					-
Holden Trailers for Backhoes w/ air brakes	SD-26-01	23,000		-			23,000
PickUp Truck					75,000	75,000	150,000
Dump Truck with Plow and Sander					300,000	300,000	600,000
Tractor with Mower Attachment	SD-26-02	75,000					75,000
							-
		-					-
Total Capital - Vehicle		**98,000**	**-**	**-**	**375,000**	**375,000**	**848,000**

Capital - Other		2026	2027	2028	2029	2030	Total
Snow Plows on Small Trucks	SD-26-04	16,000		-			16,000
West Side Salt/Sand Storage Repairs	SD-26-05	30,000		-			30,000
New Home-New pavement				425,000	425,000	425,000	1,275,000
New Home-Road construction				100,000	100,000	100,000	300,000
Oldham Road	SD-26-06	297,000					297,000
Street Overlay Resurfacing				1,920,000	1,920,000	1,920,000	5,760,000
Heavy Equip Repairs > $10k	SD-26-07	30,000	30,000	35,000	35,000	35,000	165,000
Electric Lighting at East Side Salt/Sand Storage	SD-26-08	3,300	-	-	-	-	3,300
Four (4) Security door keypads per IT	SD-26-09	7,200					7,200
							-
							-
Total Capital - Other		**$383,500**	**30,000**	**$2,480,000**	**$2,480,000**	**$2,480,000**	**$7,853,500**

Planning & Development Capital Requests

Final Draft 12.02..2025

Total Capital Request Planning & Development		347,000	65,000	75,000	70,000	146,000	703,000

Vehicle	Project #	2026	2027	2028	2029	2030	Total
New Vehicles	PAD-26-01	45,000			45,000	50,000	140,000
							-
Total Vehicle		45,000	-	-	45,000	50,000	140,000

Capital - Other		2026	2027	2028	2029	2030	Total
							-
Traffic Light Hardware Replacement	PAD-26-02	45,000					45,000
Wayfinding Signs Replacement	PAD-26-03	40,000	40,000	40,000			120,000
Trail Crosswalk Replacement	PAD-26-04	61,000				61,000	122,000
Hardsurface Trail Extension	PAD-26-05	26,000	25,000	25,000	25,000	25,000	126,000
Sewer Feasibility Study	PAD-26-06	120,000					120,000
Trail Equipment > $5k	PAD-26-07	10,000		10,000		10,000	30,000
Total Capital - Other		302,000	65,000	75,000	25,000	96,000	563,000

IT Capital Requests

Final Draft 12.02..2025

Total Capital Request IT	206,250	7,500	75,000	90,000	-	378,750

Capital - Other	Project #	2026	2027	2028	2029	2030	Total
New Copy Machines	IT-26-01	50,000					50,000
Public Safety Uninterruptible Batteries	IT-26-02	12,750					12,750
Replace Cares Act Laptops/Toughbooks	IT-26-03	90,000	-		90,000		180,000
CDS Server Refresh			7,500		-		7,500
Admin Server Bundle				75,000		-	75,000
Radio System Maintance and Repairs	IT-26-04	30,000					30,000
Biometric Authentication	IT-26-05	10,000					10,000
Fire Station 2 Modernization	IT-26-06	13,500					13,500
Total Capital - Other		**206,250.00**	**7,500.00**	**75,000.00**	**90,000.00**	**-**	**378,750.00**

Library Capital Requests

Final Draft 12.02..2025

Total Capital Request Library		-	-	-	-	-	-

Capital - Other		2026	2027	2028	2029	2030	Total
HVAC Replacement	LB-26-01						-
Total Capital - Other		-	-	-	-	-	-

Admin Capital Requests

Final Draft 12.02..2025

Total Capital Request Admin	-	-	-	-	-	-

Capital - Other	2026	2027	2028	2029	2030	Total
						-
						-
						-
						-
						-
Total Capital - Other	-	-	-	-	-	-

Human Resources

Final Draft 12.02..2025

Total Capital Request Court		-	-	-	-	-	-

Capital - Other	Project #	2026	2027	2028	2029	2030	Total
							-
							-
Total Capital - Other		-	-	-	-	-	-

City of Bella Vista

12.02..2025

Fund Balance and Capital Expenditure Requests

Proposed Reserves Update

1 **Create a Restricted Account/Fund for Major Roads and Disaster**
FEMA has been defunded and/or maybe eliminated
GFOA is recommending Cities establish reserves for Disaster

2 Funded Initially by $500K contribution
Add 1% of Change of Net Position or $10K whichever is greater
Up to $1M
The amount will be on the Capital Expenditure Request for the
Budget year following the last audit, e.g. 2024 would be part of the 2026 cycle
2024 Audit

Change in Net Position	4,569,489

contribution would have been $45K for 2026

3 Purpose to respond to emergencies or natural disasters or Major unexpected r
Expenditures would require City Council authorization or a
Emergency Declaration by the Governor or POTUS

4 Use General Fund Operating Expenses (standard recommended by GFOA)
Rather than Total General Fund Revenue

5 Use a reserve threshold of 20% (min recommended by GFOA)
rather than 25%

Legal & Court Capital Requests

Final Draft 12.02..2025

Total Capital Request Court		-	-	-	-	-	-

Capital - Other	Project #	2026	2027	2028	2029	2030	Total
							-
		-					-
Total Capital - Other		-	-	-	-	-	-

RESOLUTION NO. _____

CITY OF BELLA VISTA, ARKANSAS

ADOPTING A CITY BUDGET FOR THE CITY OF BELLA VISTA FOR THE CALENDAR YEAR 2026, APPROPRIATING MONEY FOR EACH ITEM OF EXPENDITURE, AND FOR OTHER PURPOSES

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLA VISTA, ARKANSAS:

SECTION 1: The City Council of the City of Bella Vista, Arkansas hereby approves the attached operating budgets for the City of Bella Vista for calendar year 2026, reflecting estimated revenues and expenditures.

SECTION 2: The expenditure of funds appropriated by this Resolution shall not be restricted to the line item expenditure, but shall be restricted to office/departmental expenditures. Personnel expenditures shall not exceed the number of employees specified in the detailed annual budget or any amendment thereto.

ADOPTED this _____ day of _____, 2025.

APPROVED:

_____
Mayor John D. Flynn

ATTEST:

_____
Wanda Krug
City Clerk

MEETING DATE	PREPARED BY	LEGISLATIVE TITLE
December 8, 2025	John Flynn, Mayor	**RESOLUTION:** APPROVING THE MAYOR'S REAPPOINTMENT OF CODY MOORE AND MANUEL "WADE" HAGAN TO THE BELLA VISTA BOARD OF CONSTRUCTION APPEALS FOR TERMS ENDING DECEMBER 31, 2028

AGENDA ITEM # IV.J

RESOLUTION: APPROVING THE MAYOR'S REAPPOINTMENT OF CODY MOORE AND MANUEL "WADE" HAGAN TO THE BELLA VISTA BOARD OF CONSTRUCTION APPEALS FOR TERMS ENDING DECEMBER 31, 2028

BACKGROUND

RESOLUTION: APPROVING THE MAYOR'S REAPPOINTMENT OF CODY MOORE AND MANUEL "WADE" HAGAN TO THE BELLA VISTA BOARD OF CONSTRUCTION APPEALS FOR TERMS ENDING DECEMBER 31, 2028

RECOMMENDATION

Recommend to approve the resolution.

FISCAL IMPACT

ATTACHMENTS

1. Resolution Construction Appeals Board

RESOLUTION NO. _____

CITY OF BELLA VISTA, ARKANSAS

APPROVING THE MAYOR'S REAPPOINTMENT OF CODY MOORE AND MANUEL "WADE" HAGAN TO THE BELLA VISTA BOARD OF CONSTRUCTION APPEALS FOR TERMS ENDING DECEMBER 31, 2028

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLA VISTA, ARKANSAS:

SECTION 1: The Mayor's reappointment of Cody Moore and Manuel "Wade" Hagan to the Bella Vista Board of Construction Appeals for terms ending December 31, 2028, are hereby approved.

ADOPTED THIS _____ DAY OF _____, 2025.

APPROVED:

_____
Mayor John D. Flynn

Attest:

_____
City Clerk Wanda Krug

Requested by Mayor
Prepared by Jason Kelley, Staff Attorney

MEETING DATE	PREPARED BY	LEGISLATIVE TITLE
December 8, 2025	Wendi Hardina, HR Administrator	**RESOLUTION**: APPROVING THE MAYOR'S REAPPOINTMENT OF ANNA AYALA TO THE BELLA VISTA LIBRARY ADVISORY BOARD FOR TERM ENDING DECEMBER 31, 2030

AGENDA ITEM # IV.K

RESOLUTION: APPROVING THE MAYOR'S REAPPOINTMENT OF ANNA AYALA TO THE BELLA VISTA LIBRARY ADVISORY BOARD FOR TERM ENDING DECEMBER 31, 2030

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Resolution Library Bd Ayala reappointment

RESOLUTION NO. _____

CITY OF BELLA VISTA, ARKANSAS

APPROVING THE MAYOR'S REAPPOINTMENT OF ANNA AYALA TO THE BELLA VISTA LIBRARY ADVISORY BOARD FOR TERM ENDING DECEMBER 31, 2030

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLA VISTA, ARKANSAS:

SECTION 1: The Mayor's reappointment of Anna Ayala to the Bella Vista Library Advisory Board for a term ending December 31, 2030, is hereby approved.

ADOPTED THIS _____ DAY OF _____, 2025.

APPROVED:

_____
Mayor John D. Flynn

Attest:

_____
City Clerk Wanda Krug

Requested by Mayor
Prepared by Jason Kelley, Staff Attorney

MEETING DATE	PREPARED BY	LEGISLATIVE TITLE
December 8, 2025	Wendi Hardina, HR Administrator	**RESOLUTION**: APPROVING THE MAYOR'S REAPPOINTMENT OF KIM HONCHELL TO THE BELLA VISTA LIBRARY ADVISORY BOARD FOR TERM ENDING DECEMBER 31, 2030

AGENDA ITEM # IV.L

RESOLUTION: APPROVING THE MAYOR'S REAPPOINTMENT OF KIM HONCHELL TO THE BELLA VISTA LIBRARY ADVISORY BOARD FOR TERM ENDING DECEMBER 31, 2030

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Resolution Library Bd Honchell Reappoint

RESOLUTION NO. _____

CITY OF BELLA VISTA, ARKANSAS

APPROVING THE MAYOR'S REAPPOINTMENT OF KIM HONCHELL TO THE BELLA VISTA LIBRARY ADVISORY BOARD FOR TERM ENDING DECEMBER 31, 2030

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLA VISTA, ARKANSAS:

SECTION 1: The Mayor's reappointment of Kim Honchell to the Bella Vista Library Advisory Board for a term ending December 31, 2030, is hereby approved.

ADOPTED THIS _____ DAY OF _____, 2025.

APPROVED:

_____
Mayor John D. Flynn

Attest:

_____
City Clerk Wanda Krug

Requested by Mayor
Prepared by Jason Kelley, Staff Attorney

MEETING DATE	PREPARED BY	LEGISLATIVE TITLE
December 8, 2025		**RESOLUTION:** REQUESTING CITY STAFF EXPLORE OPTIONS REGARDING CITY ASSISTANCE TO THE CHILDREN AND FAMILY'S ADVOCACY CENTER, INCLUDING REQUESTING FINANCIAL STATEMENTS OR ANY OTHER RESEARCH FROM THE ORGANIZATION TO ASSIST THE COUNCIL IN DECISION-MAKING REGARDING THE MATTER

AGENDA ITEM # IV.M

RESOLUTION: REQUESTING CITY STAFF EXPLORE OPTIONS REGARDING CITY ASSISTANCE TO THE CHILDREN AND FAMILY'S ADVOCACY CENTER, INCLUDING REQUESTING FINANCIAL STATEMENTS OR ANY OTHER RESEARCH FROM THE ORGANIZATION TO ASSIST THE COUNCIL IN DECISION-MAKING REGARDING THE MATTER

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Resolution CAC feasibility info

RESOLUTION NO. _____

CITY OF BELLA VISTA, ARKANSAS

REQUESTING CITY STAFF EXPLORE OPTIONS REGARDING CITY ASSISTANCE TO THE CHILDREN AND FAMILY'S ADVOCACY CENTER INCLUDING REQUESTING FINANCIAL STATEMENTS OR ANY OTHER RESEARCH FROM THE ORGANIZATION TO ASSIST THE COUNCIL IN DECISIONMAKING REGARDING THE MATTER

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLA VISTA, ARKANSAS:

SECTION 1: The City Council of the City of Bella Vista hereby requests City staff to explore options regarding City assistance to the Children and Family's Advocacy Center, to include requesting financial statements or any other research from the organization, to assist the Council in decision-making regarding the matter.

ADOPTED THIS _____ DAY OF _____, 2025.

APPROVED:

_____
Mayor John D. Flynn

Attest:

_____
City Clerk Wanda Krug

Requested by Council Member Harp
Prepared by Jason Kelley, Staff Attorney