

BELLA VISTA CITY COUNCIL REGULAR MEETING

October 27, 2025 6:00 PM

Bella Vista District Court 2483 Forest Hills Boulevard

MINUTES

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

Pledge of Allegiance recited.

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

Citizen Input Mayor Flynn explained the 3-minute rule for Citizen Input and read the name of each person on the list, in turn.

Maribel Childress, 15 Rath Drive. Maribel came as Principal of Cooper Elementary School to thank the Council and community for their overwhelming support. She specifically wanted to thank the Bella Vista Fire and Police Departments for the commitment they have shown to the students and staff at the school. The Fire Department came recently to present Fire Safety to the students. They come and eat with students when they have time, bringing their fire trucks, the ambulance, and the EMS service for Career Days. She is excited, along with parents and staff, about the addition of Shelby, their School Resource Officer (SRO) this school year. Maribel thanked the City for choosing to support the school with its resources.

Matt Sanders, 7 Nantwich Cir. (reading for his neighbor, Donna Simmons, St. Asaphe, who couldn't make it that evening). Donna reported that on the evening of October 11 a very loud, disruptive party at 5 Nantwich Circle lasted well past midnight. The following morning, music could still be heard at her residence across the hollow, which is more than 30 feet from the residents, violating City Ordinance. She was told law enforcement had been contacted by neighbors and responded more than once that evening, but she did not contact them. She wanted to make an online report with the City Code Enforcement, but found she could not. If this occurs again, she will call the non-emergency line. She moved from an Arizona town that was similar to Bella Vista in that it was a hot-spot for vacationers, retirement homes, and recreational visitors. As a former police officer, she was called to many of those complaints at vacation rentals, and what she experienced on October 11 was the same level of disturbance. Often the clashes between the vacation renters and retired homeowners were volatile. She suggested that STR owners include pertinent City Ordinances in the rules and rental contracts, as a fair way to let renters know what is and isn't acceptable and what will and won't violate the City Code. In her former town, there were also permits required for vacation rental owners that could be revoked for repeat ordinance violations. Rental

owners were also required to have a local contact available at all times who would respond concerning repeat law enforcement calls. She hopes the Council will come up with a workable plan so that all visitors know the requirements, and all can enjoy this beautiful area peacefully.

Matt Sanders, 7 Nantwich Cir. He reported on the same incident described by his neighbor. He said the police came out several times, there were more than 20 cars at one time, and they were completely (all 4 tires) parked on the grass. It was a big disturbance, especially for those like himself who had children sleeping. He would like to make a formal complaint, so these problems can be fixed.

Council Member Reply Council Member Wilms commented that the Bella Vista STR Ordinance does require inclusion of references regarding noise, parking, and debris violations. He said the problem is not that renters are uninformed about it. Council Member Hughes thanked Maribel Childress for coming out and agreed that the community has been an excellent partner with Cooper Elementary. She is glad that the students get to have first-hand experience with the Police and Fire Departments on a regular basis. Council Member Harp wanted to reiterate that if there is a complaint about a short-term rental or a private residence that someone lives in, it's no different. If the police aren't called during the time of the incident, there isn't a lot they can do after the fact. So it is imperative for those having issues with a neighbor or an STR, that they call the police so they can conduct an investigation at that time. Mayor Flynn concluded the Citizen Input and Council Member Reply by thanking all those who spoke that evening.

Reports

Monthly Financial Report ending August 30, 2025: Mayor Flynn reported in the Monthly Financial Report ending August 31, 2025, that Total Operating Revenues are up 10% over last year. City Sales Tax is up 14.1% over last year and continues to be encouraging. The County Sales Tax is a bit softer and up 3.1% over last year. On the Operating Expense side, the City is almost a million dollars under budget through August. He noted the City is in solid shape so far: revenues are more than expected and expenses are less than expected. There are several things on the horizon for the rest of this year. There are 3 pay periods in October, and that has an effect. And in December, all the Police and Fire get paid their holiday pay for the whole year. There are still a few challenges ahead, but overall the financials look good.

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

Consent Agenda

Approval of Minutes: September 22, 2025, City Council Regular Meeting,
October 15, 2025, City Council Special Meeting

Mayor Flynn introduced the items on the Consent Agenda. Council Member Hughes made a motion to approve, seconded by Council Member Isbell. **Roll Call Vote: (Ayes: 6/Nays: 0) Passed 6-0.**

Unfinished Business

ORDINANCE: ESTABLISHING A BUSINESS LICENSE REQUIREMENT FOR QUALIFYING BUSINESSES OPERATING WITHIN THE CITY, PROVIDING FOR CLASSES AND EXEMPTIONS, REQUIRING ANNUAL RENEWAL, ESTABLISHING FEES, PROVIDING PENALTIES FOR VIOLATIONS, AND FOR OTHER PURPOSES
*Third Reading Mayor Flynn read the ordinance for the third time. Council Member Wilms explained the amendment he had provided to the Council, which would make non-profits in Bella Vista, like the Bella Vista Foundation, exempt from the business license. Council Member Wilms submitted two amendments earlier to the Council and read them. He requested that each of these amendments would be voted on separately. Council Member Wilms made a motion to amend Section 4B which would eliminate the "school and City government" from the ordinance, seconded by Council Member Hughes. Attorney Kelley clarified questions raised by Council Members. **Roll Call Vote: (Ayes: 6/Nays: 0) Passed 6-0.** A second amendment was offered by Council Member Wilms to exclude businesses managing STRs from being exempt. Council Member Travis Harp stated for the record that he would not support a business license for any home-based business that does not have customers coming in and out. Attorney Kelley clarified that Section E exempts home-based businesses. Council Member Wilms made a motion to amend Section 4F, seconded by Council Member Honchell. **Roll Call Vote: (Ayes: 5/Nays: 1 Harp) Passed 5-1.** Council Member Honchell made a motion to approve the ordinance, seconded by Council Member Newport. Council Member Hughes proposed tabling the ordinance for one month and addressing it during the November Regular Meeting. Council Member Honchell withdrew his motion to approve the ordinance, and Council Member Newport withdrew her second. Council Member Hughes made a motion to table the ordinance for one month, seconded by Council Member Newport. **Roll Call Vote: (Ayes: 4/Nays: 2 Harp, Wilms) Passed 4-2.** Tabled until November.*

RESOLUTION: ESTABLISHING RESPECTIVE COST SHARING OF HEALTH BENEFITS BETWEEN THE CITY OF BELLA VISTA AND CERTAIN POLICE DEPARTMENT AND FIRE DEPARTMENT RETIREES AND THEIR DEPENDENTS Tabled until
October Mayor Flynn read the resolution for the second time. Council Member Harp stated he was ready to withdraw this resolution, with the proposal of a new resolution submitted by Mayor Flynn. Council Member

Wilms made a motion to table the Resolution indefinitely, seconded by Council Member Hughes. **Roll Call Vote: (Ayes: 6/Nays: 0) Passed 6-0.** Tabled indefinitely.

New Business

ORDINANCE: WAIVING THE REQUIREMENTS OF FORMAL COMPETITIVE BIDDING AND AUTHORIZING A CONTRACT WITH SUPERIOR AUTOMOTIVE GROUP IN A TOTAL AMOUNT NOT TO EXCEED \$128,314.00 FOR THE PURCHASE OF TWO (2) 2025 FORD F-250 TRUCKS FOR USE BY THE POLICE DEPARTMENT Mayor Flynn read the ordinance for the first time. Council Member Wilms made a motion to suspend the rules and waive three readings, seconded by Council Member Honchell. **Roll Call Vote: (Ayes: 6/Nays: 0) Passed 6-0.** Council Member Honchell made a motion to approve the ordinance, seconded by Council Member Wilms. **Roll Call Vote: (Ayes: 6/Nays: 0) Passed 6-0.**

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-2, LOCAL COMMERCIAL Mayor Flynn read the ordinance for the first time. He called Mr. Jack Keo, the applicant, forward to explain his request to the Council. There was extensive Council discussion regarding this request and the reasons for the Planning Commission's rejection of the rezone. Council Member Wilms affirmed Mr. Keo's excellent presentation, but with no available water or utilities, he said the plan would be ill-advised. After hearing and watching the presentation, Council Member Harp suggested this ordinance go to second reading next month, to give the Council time to study and consider the request, and Council members were in agreement. Mayor Flynn stated this ordinance would go to second reading at the November Regular Meeting.

RESOLUTION: ESTABLISHING A HEALTH INSURANCE PREMIUM CREDIT FOR ELIGIBLE POLICE AND FIRE DEPARTMENT RETIREES AND THEIR DEPENDENTS, BASED UPON A RULE OF 85 ELIGIBILITY STANDARD Mayor Flynn read the resolution for the first time. HR Director Kleiderman addressed several questions from Council Member Wilms. Council Member Honchell made a motion to approve, seconded by Council Member Wilms. **Roll Call Vote: (Ayes: 6/Nays: 0) Passed 6-0.**

RESOLUTION: AMENDING THE 2025 BUDGET TO AUTHORIZE ONE (1) ADDITIONAL FULL-TIME BUILDING INSPECTOR POSITION IN THE FIRE DEPARTMENT Mayor Flynn read the resolution. Council Member Harp said he knows this is a necessary addition to Fire Department inspection staff, and he supports it. Council Member Wilms voiced concern that our permit costs cover all the costs of reviewing staff internally. Mayor Flynn stated that the need is great due to the increased activity of the building community.

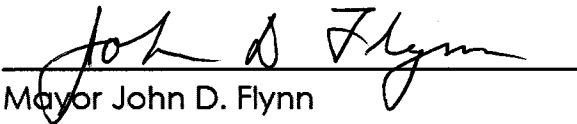
Inspections have become a daunting task due to exponential growth. Council Member Harp stated that he disagrees with the fees. Council Member Hughes made a motion to approve, seconded by Council Member Honchell. **Roll Call Vote: (Ayes: 6/Nays: 0) Passed 6-0.**

Announcements

- Next City Council Work Session: 5:30 pm, Monday, November 17, at Bella Vista District Court
- Next City Council Regular Meeting: 6:00 pm, Monday, November 24, at Bella Vista District Court
- Planning Commission Work Session: 4:30 pm, Thursday, October 30, at Bella Vista District Court
- Planning Commission Regular Meeting: 4:30 pm, or immediately following BZA, Monday, November 10, at Bella Vista District Court
- Board of Construction Appeals: 3:00 pm Wednesday, November 12, if necessary, at Fire Station #4 Conference Rm, 1639 Forest Hills Blvd.

Adjournment Mayor Flynn adjourned the meeting at 7:10 pm.


City Clerk Wanda Lepillez Krug


Mayor John D. Flynn

