



Bella Vista City Council Work Session Meeting Agenda

Date/Time: May 18, 2026
6:00 PM

Location: Bella Vista District Court
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. April 27, 2026, City Council Regular Meeting

III. Unfinished Business

B. **ORDINANCE:** PROHIBITING CAMPING AND VEHICLE HABITATION ON CERTAIN PUBLIC PROPERTY, PROVIDING DEFINITIONS, ESTABLISHING ENFORCEMENT PROCEDURES, PROVIDING EXEMPTIONS, PROVIDING PENALTIES, AND FOR OTHER PURPOSES *3rd reading*

C. **ORDINANCE:** REQUIRING THE BELLA VISTA ADVERTISING AND PROMOTION COMMISSION TO PUBLISH FINANCIAL STATEMENTS ON ITS OFFICIAL WEBSITE, AND FOR OTHER PURPOSES *3rd reading*

IV. New Business

See meeting packet for complete ordinances and resolutions.

- D. **ORDINANCE:** AMENDING SECTION 16-43 ACTIVE PERMIT MAXIMUM OF THE CODE OF ORDINANCES OF THE CITY OF BELLA VISTA TO INCREASE THE MAXIMUM NUMBER OF SHORT-TERM RENTAL PERMITS FROM 600 TO 687, AND FOR OTHER PURPOSES
- E. **RESOLUTION:** AMENDING THE 2026 CITY BUDGET IN THE AMOUNT OF \$72,400 TO REAPPROPRIATE FUNDING FOR DELAYED 2025 CAPITAL PROJECTS
- F. **RESOLUTION:** APPROVING THE MAYOR'S APPOINTMENT OF NATHAN FORST TO PLANNING COMMISSION POSITION 3 FOR AN UNEXPIRED TERM ENDING MARCH 1, 2029, CREATED BY THE RESIGNATION OF JACK WAGNON
- G. **RESOLUTION:** AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO A THREE-YEAR LEASE CONTRACT WITH STRONGHOLD DATA, LLC, IN AN AMOUNT NOT TO EXCEED \$62,045.13 (\$18,613.54 PER YEAR) PER A TIPS-USA COOPERATIVE PROCUREMENT AGREEMENT, FOR THE LEASE OF DELL COMPUTERS AND ASSOCIATED EQUIPMENT

V. Discussion Items

- H. Continuing Education Training Session for New and Returning Elected Officials: Council Member Hughes
- I. Bike Park Traffic: Council Member Harp
- J. Construction Permit Fees: Council Member Hughes

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.

BELLA VISTA CITY COUNCIL REGULAR MEETING

April 27, 2026 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 Harp, Hughes, Newport, Wilms, Isbell and Honchell 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.

J.B. Portillo, 3 Kirk Circle. J.B., along with three other members, came to speak about a new community initiative, "Grow Native Bella Vista," to "inspire and empower residents to create beautiful, sustainable landscapes using native plants." They were recently accepted by the Arkansas Federation of Garden Clubs. They are a volunteer-driven group made up of local residents, gardeners, and community members who care deeply about Bella Vista. Their approach is simple and approachable, with easy beginner workshops and demonstration gardens that people can see and learn from, and partnerships with groups like the garden clubs, master naturalists, and the Benton County Master Gardeners.

Becky Parmalee, 2 Brougham Lane. Becky is the Market Manager of the Bella Vista Farmer's Market. She came to thank the Council and Mayor Flynn for their continued support as the market launches into its fourth season on Sunday, May 3rd. She gave a shout-out to city staff like Taylor, Connor, and Cassi, who continue to go above and beyond to support community efforts. This public-private partnership continues to grow small businesses and push economic development. Last year the market finished the year with 114 small businesses, and they started this year with 89, about 25 more than they started with last year. She believes 2026 will be the biggest on record for the market. She described additional programs like the Double your Dollars Program offering grant money for those who are food insecure. One can participate with the Food Stamp Program, the Senior Market vouchers, and WIC (Women, Infants, Children) through the Farmer's Market. The market also partners with food banks to distribute leftover produce directly into the community on Monday. She thanked the Bella Vista Business Association, the Community Television Station, and Discover Bella Vista for their continued support and promotion of the

Farmer's Market.

Council Member Reply Council Member Newport asked for market details to which Becky replied: 10 Sugar Creek Shopping Center, 8:00 am to 1:00 pm on Sundays. The ribbon-cutting is on May 3rd, and everyone is invited. Council Member Isbell expressed her appreciation for the Farmer's Market and for the important role it plays in our community. She also thanked JB and friends for coming to speak about Native Plants in Bella Vista. Council Member Hughes thanked JB and her "motley crew," and Becky for coming to speak. She said they represent examples of positive things that come forth when citizens are engaged, and she thanked them for what they do.

Reports

Monthly Financial Report: Mayor Flynn

Mayor Flynn gave a brief summary of the financial statements ending February 28, 2026. The city's sales tax is up compared to last year, at 7.1%. The county sales tax is down 7.7%, which is unusual. The suspected reason is the ongoing rebate issues, particularly in Bentonville. The total revenues are up 3.9%, so the situation is good so far this year. On the expense side, the city is \$527,000 under budget, which is a good start this early in the year.

2026 Youth Council Presentation: Mayor Flynn and Communications Director Lapp

Mayor Flynn called forward Communications Director Cassi Lapp, who led the Youth Council this past year. She described this outstanding group of young leaders as having intriguing questions, thoughtful responses, and lofty goals, and wished them the best of luck in the future. The program met once monthly from September to April, and covered a myriad of city topics, from police and fire to budgeting and trails, plus visits to the Library and the Historical Museum. Mayor Flynn called the following Youth Council members forward to receive their certificates: Braeden Edwards, Noa Lessenberry, Isaac Merriman, Sofia Merriman, Emma Paunov, and Mason Weaver. Mayor Flynn echoed what Director Lapp said and thanked the Youth Council members for participating.

Litter Clean-Up Award to Tim Pschierer: Mayor Flynn Mayor Flynn called forward Tim Pschierer, recipient of the Litter Clean-Up Award. He read the Certificate of Recognition: "In recognition of your dedication to leading the charge for at least the last eight years. You keep our community clean and beautiful by organizing and promoting and hosting the creative and well-attended annual litter clean-up event, "Six and Sixty." It is through these volunteer community-led efforts that we see a real impact on the issue of

litter along city streets and increase in awareness of this issue, and a growing pride among residents for the city in which they live. Presented this 27th day of April, 2026."

Mayor's Monarch Pledge Day: Mayor Flynn Mayor Flynn read the Proclamation on the Monarch Pledge Day, which can be found in the Agenda Meeting Packet.

Proclamation Garden for Wildlife Month of May: Mayor Flynn Mayor Flynn read the Proclamation Garden for Wildlife Month of May. He mentioned his appreciation for the Garden Club members present at the meeting. This proclamation can also be found in the Meeting Agenda Packet.

(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.)
*Motion approved by Council Member Wilms and seconded by Council Member Harp. **Roll Call Vote: (Ayes: 6/Nays: 0) Passed: 6-0.***

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

Approval of Minutes:

March 23, 2026, City Council Regular Meeting Minutes

RESOLUTION: AUTHORIZING THE DEVELOPMENT OF A RAZORBACK GREENWAY CORRIDOR KEY PLACE PLAN FOR THE CITY OF BELLA VISTA

RESOLUTION: EXPRESSING THE WILLINGNESS OF THE CITY OF BELLA VISTA TO UTILIZE FEDERAL-AID TRANSPORTATION ALTERNATIVES PROGRAM FUNDS

RESOLUTION: EXPRESSING THE WILLINGNESS OF THE CITY OF BELLA VISTA TO UTILIZE FEDERAL-AID RECREATIONAL TRAILS PROGRAM FUNDS

RESOLUTION: AMENDING THE 2026 CITY BUDGET TO APPROVE THE ADDITION OF ONE-HALF (1/2) STAFF HEADCOUNT TO CREATE A FULL-TIME CUSTODIAL POSITION FOR THE POLICE DEPARTMENT

RESOLUTION: AMENDING THE 2026 CITY BUDGET TO APPROPRIATE AN ADDITIONAL \$37,386.13 TO FUND NECESSARY REPAIRS TO FIRE DEPARTMENT CAPITAL EQUIPMENT

Unfinished Business

ORDINANCE: PROHIBITING CAMPING AND VEHICLE HABITATION ON CERTAIN PUBLIC PROPERTY, PROVIDING DEFINITIONS, ESTABLISHING ENFORCEMENT PROCEDURES, PROVIDING EXEMPTIONS, PROVIDING PENALTIES, AND FOR OTHER PURPOSES *2nd reading Mayor Flynn read the ordinance for the second time. Council Member Wilms said, based on feedback from the Police Department that we currently do not have a problem, he would not*

support the ordinance at this time. Council Member Harp reiterated that he proposed this as a proactive measure to avoid these problems in the future. Council Member Hughes mentioned that Bella Vista is unique in that we don't have public parks, and public land is limited to the right-of-ways, Police and Fire Departments, which sets us apart from cities with parks. She agrees with Council Member Wilms that it isn't a problem we have. Council Members agreed to move to the third and final reading during the May City Council Regular Meeting.

ORDINANCE: AMENDING ORDINANCE NO. 2025-16 ESTABLISHING A BUSINESS LICENSE TO EXEMPT SHORT-TERM RENTAL MANAGEMENT BUSINESSES FROM THE LICENSING REQUIREMENT, AND FOR OTHER PURPOSES 2nd reading Mayor Flynn read the ordinance for the second reading. Council Member Harp reviewed his desire to make the original ordinance 2025-16 more clear. Council Member Wilms gave his opinion that this ordinance would not clarify the original one, and he could not support it. The Mayor said the ordinance will move to the third reading in May.

ORDINANCE: REQUIRING THE BELLA VISTA ADVERTISING AND PROMOTION COMMISSION TO PUBLISH FINANCIAL STATEMENTS ON ITS OFFICIAL WEBSITE, AND FOR OTHER PURPOSES 2nd reading Mayor Flynn read the ordinance for the second reading. Council Member Harp stated his reason for proposing this ordinance was for the sake of transparency. He thinks due to the tax collected from businesses, the financials should be published for accountability and accessibility to that information. Council Member Wilms stated in response that the information is readily available via a FOIA request to the Commission and this ordinance demands extra effort that can already be accomplished easily by a resident. Council Member Isbell stated that one of her questions at the Work Session was about how many FOIA requests had been made in order to determine how important this may be to residents. She reached out to the Commission and found there had been four requests via FOIA and one through email, and three were made by the same person. Council Member Isbell made a motion to table indefinitely, seconded by Larry Wilms. Council Member Harp said it was concerning that only four people asked for these financials, and he thinks it's because people are not aware. Council Member Isbell clarified by saying it was two people that asked, and three of the requests were made by Council Member Harp. Council Member Newport stated she checked on Bentonville's website to see if their A&P Commission posted their financials, and she did not see them or their meeting posting. **Roll Call Vote on motion to table indefinitely: (Ayes: 3 Newport, Wilms, Isbell/Nays: 3 Harp, Hughes, Honchell) Failed: 3-3.** Mayor Flynn declined to vote. The ordinance will go to the third reading in May.

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 \$131,000.00 FOR THE PURCHASE OF TWO (2) 2026 CHEVROLET TAHOE SSV VEHICLES WITH POLICE UPFIT FOR USE BY THE POLICE DEPARTMENT Mayor Flynn read the ordinance for the first reading. Motion to suspend the rules and waive three readings made by Council Member Newport, seconded by Council Member Wilms. **Roll Call Vote: (Ayes: 5/Nays: 1 Harp) Passed: 5-1.** Mayor Flynn read the ordinance for the third time. Motion to approve made by Council Member Wilms, seconded by Council Member Newport. **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. 2026-63851 (COUNTY PARCEL NO. 16-43201-000) FROM R-E, RESIDENTIAL ESTATE DISTRICT TO A-P, AGRICULTURAL PRESERVATION DISTRICT Mayor Flynn read the ordinance for the first reading. Council Member Hughes made a motion to suspend the rules and move to third and final reading, seconded by Council Member Wilms. **Roll Call Vote: (Ayes: 5/Nays: 1 Harp) Passed: 5-1.** Mayor Flynn read the ordinance for the third reading. Council Member Wilms made a motion to approve, seconded by Council Member Hughes. **Roll Call Vote: (Ayes: 6/Nays: 0) Passed: 6-0.**

ORDINANCE: AMENDING ORDINANCE NO. 2025-16 ESTABLISHING A BUSINESS LICENSE TO REPEAL SUBSECTION 4(f) TO MAKE CLEAR THAT LAWFUL HOME-BASED BUSINESSES, INCLUDING HOME-BASED PROPERTY MANAGEMENT BUSINESSES AND HOME-BASED SHORT-TERM RENTAL MANAGEMENT BUSINESSES, ARE EXEMPT FROM THE BUSINESS LICENSE REQUIREMENT, WHILE STILL PROVIDING THAT SUCH BUSINESSES CONDUCTED OUTSIDE THE HOME ARE NOT EXEMPT, AND FOR OTHER PURPOSES Mayor Flynn read the ordinance for the second reading. Council Member Hughes said if the Council agreed to the wording in the original ordinance, she would withdraw this amendment and table it indefinitely. Council Member Newport said she agreed with the original ordinance as written. Council Member Harp agreed with the Council that the original ordinance is fine. Council Member Hughes made a motion to table indefinitely, seconded by Council Member Newport. **Roll Call Vote: (Ayes: 6/Nays: 0) Passed: 6-0.** Staff Attorney Kelley explained how to reconsider and then table Item M at this point. Council Member Hughes made a motion to suspend the rules and reconsider Item M, and table Item M indefinitely, seconded by Council Member Wilms. **Roll Call Vote: (Ayes: 6/Nays: 0) Passed: 6-0.**

RESOLUTION: APPROVING THE MAYOR'S REAPPOINTMENT OF ELIZABETH DUNCAN TO THE TREE ADVISORY BOARD (POSITION 5) FOR A THREE (3) YEAR TERM ENDING MAY 1, 2029 Mayor Flynn read the resolution. Council Member

Newport made a motion to approve, seconded by Council Member Harp. **Roll Call Vote: (Ayes: 6/Nays: 0) Passed: 6-0.**

RESOLUTION: APPROVING THE MAYOR'S APPOINTMENT OF BENJAMIN SASINE TO THE TREE ADVISORY BOARD (POSITION 4) FOR A THREE (3) YEAR TERM ENDING MAY 1, 2029 Mayor Flynn read the resolution. Council Member Hughes made a motion to approve, seconded by Council Member Isbell.

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

RESOLUTION: AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO A CONTRACT WITH GARRETT EXCAVATING, INC. AT THE AMOUNT OF \$99.31 PER TON FOR ASPHALT STREET RESURFACING (HOT MIX OVERLAY) AND FURTHER AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO A CONTRACT WITH VANCE BROTHERS, LLC IN THE AMOUNT OF \$3.13 PER SQUARE YARD FOR SLURRY SEAL STREETS. Mayor Flynn read the resolution. Council Member Newport made a motion to approve, seconded by Council Member Hughes. **Roll Call Vote: (Ayes: 6/Nays: 0) Passed: 6-0.**

RESOLUTION: AMENDING THE RULES OF ORDER AND PROCEDURE OF THE BELLA VISTA CITY COUNCIL REGARDING PROVISIONS FOR COUNCIL RESPONSE TO PUBLIC COMMENT Mayor Flynn read the resolution. Council Members discussed the pros and cons of the resolution and referenced an informal survey conducted on social media by Council Member Hughes. The results of that survey indicated the majority of residents responding wanted to keep the Council Response to Public Comment section of the City Council Regular Meeting Agenda. City Attorney Kelley clarified his statement in favor of amending the Rules of Order and Procedure, supported by legal reasons. He knows of no other city that has a Reply period. Council Member Wilms noted they have received the list of speakers and may reach them using their contact information. Council Member Newport made a motion to approve, seconded by Council Member Wilms. **Roll Call Vote: (Ayes: 2 Wilms, Honchell/Nays: 4 Harp, Hughes, Newport, and Isbell) Failed: 2-4.**

RESOLUTION: TO PROVIDE FOR A STUDY OF CITY PARTICIPATION IN THE ARKANSAS PUBLIC EMPLOYEE RETIREMENT SYSTEM (APERS) FOR NON-UNIFORMED CITY EMPLOYEES Mayor Flynn read the resolution. Council Member Harp explained his reasons for proposing this resolution. He believes APERS is a better way to compensate non-uniformed city employees. Mayor Flynn stated pertinent information and historical data on both APERS and the City's current retirement plan, with information provided by HR Director Kelderman. He reiterated the decision to join APERS is irrevocable. Council Member Honchell said he wouldn't want to speak for employees because no one really knows what a person is going through in this economy. For some, available funds may be more important than a retirement plan. Council Member Isbell believes the city professionals should be trusted with

retirement benefit choices for employees, as they are with healthcare. Council Member Newport believes it would be a waste of city resources to spend time on a study when so much information has already been provided to the Council by HR Director Kelderman. Council Member Hughes made a motion to approve, seconded by Council Member Harp. **Roll Call Vote: (Ayes: 1 Harp/Nays: 5) Failed: 1-5.**

RESOLUTION: REFERRING TO THE PLANNING COMMISSION FOR PUBLIC HEARING AND RECOMMENDATION A ZONING CODE CHANGE TO PERMIT NEWLY CONSTRUCTED ELECTRICAL METERS IN THE FRONT OF A RESIDENCE IF THE RESIDENCE IS MORE THAN FIFTY (50) FEET FROM THE STREET RIGHT-OF-WAY Mayor Flynn read the resolution. Council Member Newport thinks the safety issue raised by Council Member Wilms at Work Session is significant. She does not support this resolution and does not believe it is in the best interest of the public. Council Member Wilms agreed with Council Member Newport, and does not see it as a benefit to the public. Council Member Hughes made a motion to approve, seconded by Council Member Isbell. **Roll Call Vote: (Ayes: 1 Harp/Nays: 5) Failed: 1-5.**

Announcements

- Next City Council Work Session: 6:00 pm Monday, May 18, at Bella Vista District Court
- Next City Council Regular Meeting: 6:00 pm **Tuesday**, May 26, at Bella Vista District Court
- Planning Commission Work Session: 4:30 pm Thursday, April 30, at Bella Vista District Court
- Planning Commission Regular Meeting: 4:30 pm, or immediately following BZA, Monday, May 11, at Bella Vista District Court
- Board of Construction Appeals: 3:00 pm Tuesday, May 12, if necessary, at Fire Station #4 Conference Rm, 1639 Forest Hills Blvd.

Adjournment by Mayor Flynn at 7:21 pm.

City Clerk Wanda Lepillez Krug

Mayor John D. Flynn



MEETING DATE	PREPARED BY	LEGISLATIVE TITLE
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May 18, 2026	Wanda Krug, City Clerk	ORDINANCE: PROHIBITING CAMPING AND VEHICLE HABITATION ON CERTAIN PUBLIC PROPERTY, PROVIDING DEFINITIONS, ESTABLISHING ENFORCEMENT PROCEDURES, PROVIDING EXEMPTIONS, PROVIDING PENALTIES, AND FOR OTHER PURPOSES <i>3rd reading</i>
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AGENDA ITEM # III.B

ORDINANCE: PROHIBITING CAMPING AND VEHICLE HABITATION ON CERTAIN PUBLIC PROPERTY, PROVIDING DEFINITIONS, ESTABLISHING ENFORCEMENT PROCEDURES, PROVIDING EXEMPTIONS, PROVIDING PENALTIES, AND FOR OTHER PURPOSES *3rd reading*

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Ordinance Vehicle Habitation

ORDINANCE NO. _____

CITY OF BELLA VISTA, ARKANSAS

PROHIBITING CAMPING AND VEHICLE HABITATION ON CERTAIN PUBLIC PROPERTY, PROVIDING DEFINITIONS, ESTABLISHING ENFORCEMENT PROCEDURES, PROVIDING EXEMPTIONS, PROVIDING PENALTIES, AND FOR OTHER PURPOSES

WHEREAS, the City Council finds that camping and habitation in public rights-of-way and other public property can impede pedestrian and vehicular traffic, interfere with access to businesses and residences, create public health and safety concerns, and impede the intended use of public spaces; and

WHEREAS, the City has a legitimate governmental interest in maintaining safe, sanitary, and accessible public streets, sidewalks, publicly-owned or controlled property, and rights-of-way;

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

SECTION 1: PURPOSE.

The purpose of this Ordinance is to promote public health, safety, and welfare by regulating camping and the use of vehicles as living quarters on public property, while preserving lawful access to public spaces.

SECTION 2: DEFINITIONS.

For purposes of this Ordinance:

- (a) “Public Property” means any property owned, leased, maintained, or controlled by the City, including but not limited to streets, sidewalks, alleys, rights-of-way, parks, plazas, parking lots, greenways, recreational trails, and public buildings.
- (b) “Right-of-Way” means the area dedicated to public use for pedestrian or vehicular travel, including sidewalks, streets, medians, and adjacent areas.
- (c) “Camping” means:
 - 1. Erecting or maintaining a tent or temporary shelter;
 - 2. Placing or using bedding materials, sleeping bags, blankets, mattresses, or similar items for the purpose of sleeping outdoors;
 - 3. Storing personal belongings in a manner consistent with habitation; or
 - 4. Remaining overnight in a location with indicia of living accommodation.
- (d) “Vehicle Habitation” means occupying a motor vehicle for the purpose of sleeping, cooking, or otherwise using the vehicle as living quarters.

(e) “Authorized Area” means a location specifically designated by the City for camping or overnight vehicle parking pursuant to a permit or written authorization.

SECTION 3: PROHIBITED ACTS.

- (a) Camping on Public Property.
It shall be unlawful for any person to camp on Public Property except within an Authorized Area.
- (b) Camping in the Public Right-of Way
It shall be unlawful for any person to camp, sleep, or place bedding or personal property in any Right-of-Way in a manner that:
 - 1. Obstructs pedestrian or vehicular passage;
 - 2. Blocks access to any building, driveway, fire hydrant, or utility; or
 - 3. Interferes with the intended public use of such property.
- (c) Vehicle Habitation on Public Property
It shall be unlawful for any person to engage in Vehicle Habitation while parked or stopped on Public Property, except in an Authorized Area.

SECTION 4: NOTICE AND ENFORCEMENT.

- (a) Notice to Vacate.
Except where an immediate threat to public health or safety exists, a law enforcement officer shall provide notice to vacate prior to issuing a citation. Notice may be verbal and shall identify:
 - (1) The specific conduct violating this Ordinance;
 - (2) The requirement to cease such conduct; and
 - (3) A reasonable time to comply, not to exceed twenty-four (24) hours.
- (b) Immediate Enforcement.
Immediate citation or removal may occur where:
 - (1) The conduct presents a fire hazard or public safety risk;
 - (2) The location obstructs emergency access; or
 - (3) The individual has previously received notice within the prior thirty (30) days.
- (c) Personal Property.
If personal property is removed pursuant to this Ordinance, the City shall:
 - (1) Make reasonable efforts to document and store non-hazardous property;
 - (2) Provide information regarding retrieval procedures; and
 - (3) Dispose of unclaimed property in accordance with Arkansas law.

SECTION 5: EXEMPTIONS.

This Ordinance shall not apply to:

- (a) Camping within designated public campgrounds;
- (b) Special events authorized by City permit;

- (c) Emergency response personnel acting within the scope of official duties; or
- (d) Persons temporarily stranded due to vehicle malfunction for a period not exceeding twenty-four (24) hours.

SECTION 6: PENALTIES.

Any person violating this Ordinance shall, upon conviction, be subject to the penalties provided in Section 1-8 of the City Code.

SECTION 7: SEVERABILITY.

If any provision of this Ordinance is held invalid by a court of competent jurisdiction, such invalidity shall not affect the remaining provisions.

ADOPTED THIS _____ DAY OF _____, 2026.

APPROVED:

JOHN D. FLYNN
MAYOR

ATTEST:

WANDA KRUG
CITY CLERK

Requested by: Council Member Travis Harp



MEETING DATE PREPARED BY LEGISLATIVE TITLE

May 18, 2026 Wanda Krug, City Clerk **ORDINANCE:** REQUIRING THE BELLA VISTA ADVERTISING AND PROMOTION COMMISSION TO PUBLISH FINANCIAL STATEMENTS ON ITS OFFICIAL WEBSITE, AND FOR OTHER PURPOSES *3rd reading*

AGENDA ITEM # III.C

ORDINANCE: REQUIRING THE BELLA VISTA ADVERTISING AND PROMOTION COMMISSION TO PUBLISH FINANCIAL STATEMENTS ON ITS OFFICIAL WEBSITE, AND FOR OTHER PURPOSES *3rd reading*

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Ordinance A&P financials

ORDINANCE NO. _____

CITY OF BELLA VISTA, ARKANSAS

REQUIRING THE BELLA VISTA ADVERTISING AND PROMOTION COMMISSION TO PUBLISH FINANCIAL STATEMENTS ON ITS OFFICIAL WEBSITE, AND FOR OTHER PURPOSES

WHEREAS, the City Council of the City of Bella Vista, Arkansas, finds that transparency and public access to the actions and expenditures of the Bella Vista Advertising and Promotion Commission are best promoted by timely online publication of its financial statements; and

WHEREAS, the City Council desires to establish a defined period during which such financial statements must remain available on the Commission’s official website;

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

SECTION 1: Publication of Financial Statements and Definition

The Bella Vista Advertising and Promotion Commission (“Commission”) shall publish its financial statements on its official website. “Financial statements” means any written financial report, summary, or presentation concerning the Commission’s revenues, expenditures, assets, liabilities, fund balances, or budget status that is presented to the Commission at a regular or special meeting, including monthly financial reports, year-end financial statements, and audit reports; provided, however, that the term does not include underlying invoices, bank statements, or internal working papers.

SECTION 2: Timeframe for Publication

Financial statements shall be posted within thirty (30) days after receipt by the Commission, or as soon thereafter as practicable.

SECTION 3: Website Retention Period

Financial statements posted pursuant to this Ordinance shall remain publicly accessible on the Commission’s official website for a period of not less than two (2) years from the date of posting. Nothing herein shall prohibit the Commission from maintaining such financial statements online for a longer period.

SECTION 4: Applicability

In addition to financial statements received by the Commission after the effective date of this Ordinance, the Commission shall post on its official website all financial statements occurring during the twelve (12) months immediately preceding the effective date of this Ordinance, and

such financial statements shall remain posted for at least two (2) years from the date they are first published pursuant to this Section.

SECTION 5: Severability

If any section, clause, sentence, or provision of this Ordinance is found to be invalid or unconstitutional, such finding shall not affect the remaining provisions, which are declared to be severable.

ADOPTED THIS _____ DAY OF _____, 2026.

APPROVED:

JOHN D. FLYNN
MAYOR

ATTEST:

WANDA KRUG
CITY CLERK

Requested by: Council Member Travis Harp



MEETING DATE PREPARED BY LEGISLATIVE TITLE

May 18, 2026 Wanda Krug, City Clerk **ORDINANCE:** AMENDING SECTION 16-43 ACTIVE PERMIT MAXIMUM OF THE CODE OF ORDINANCES OF THE CITY OF BELLA VISTA TO INCREASE THE MAXIMUM NUMBER OF SHORT-TERM RENTAL PERMITS FROM 600 TO 687, AND FOR OTHER PURPOSES

AGENDA ITEM # IV.D

ORDINANCE: AMENDING SECTION 16-43 ACTIVE PERMIT MAXIMUM OF THE CODE OF ORDINANCES OF THE CITY OF BELLA VISTA TO INCREASE THE MAXIMUM NUMBER OF SHORT-TERM RENTAL PERMITS FROM 600 TO 687, AND FOR OTHER PURPOSES

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- 1. RE-REVISED Ordinance STR Cap Increase
- 2. New STR_Total Estimate; 2026.04.14

ORDINANCE NO. _____

CITY OF BELLA VISTA, ARKANSAS

AMENDING SECTION 16-43 *ACTIVE PERMIT MAXIMUM* OF THE CODE OF ORDINANCES OF THE CITY OF BELLA VISTA TO INCREASE THE MAXIMUM NUMBER OF SHORT-TERM RENTAL PERMITS FROM 600 TO 687, AND FOR OTHER PURPOSES

WHEREAS, the City Council adopted a permit cap on short-term rentals in the amount of 600 when approximately 15,000 total residential units existed in the City; and

WHEREAS, the total number of residential units now existing or being built in the City is approximately 17,192 based on the best available data; and

WHEREAS, to allow for the same ratio of short-term rentals to total residential units today requires increase in the maximum number of permits to 687;

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

SECTION 1: Section 16-43 *Active permit maximum*, of the Code of Ordinances of the City of Bella Vista is hereby amended so that, after amendment, the Section shall read as follows:

“Sec. 16-43. - Active permit maximum.

(a) The maximum number of active short-term rental permits shall not exceed 687. Said maximum number shall not include short-term rental permits for owner-occupied units, which shall not be subject to a maximum number of permits issued.

(b) Any application received pursuant to the provisions of this article after the city has issued 687 active short-term rental permits (not including owner-occupied short-term rental units) shall be denied. At such point as active permits expire, or are revoked, a number of permits equal to the number of permits which have expired or been revoked may be issued. At no point shall more than 687 short-term rental permits be active in the city (not including owner-occupied short-term rental units).

(c) The order in which short-term rental permits are granted shall be based on the order in which complete applications are submitted.”

ADOPTED THIS _____ DAY OF _____, 2026.

APPROVED:

JOHN D. FLYNN
MAYOR

ATTEST:

WANDA KRUG
CITY CLERK

Requested by: Mayor

Total Residences:

POA Water	17,082
Centerton Residential	40
Wells or other (est.)	70

Total 17,192

17,192 x .04 = 687



MEETING DATE	PREPARED BY	LEGISLATIVE TITLE
May 18, 2026	Taylor Robertson, Planning and Development Director	RESOLUTION: AMENDING THE 2026 CITY BUDGET IN THE AMOUNT OF \$72,400 TO REAPPROPRIATE FUNDING FOR DELAYED 2025 CAPITAL PROJECTS

AGENDA ITEM # IV.E

RESOLUTION: AMENDING THE 2026 CITY BUDGET IN THE AMOUNT OF \$72,400 TO REAPPROPRIATE FUNDING FOR DELAYED 2025 CAPITAL PROJECTS

BACKGROUND

Due to a delay in manufacturing and delivery of required parts for the Riordan and 71 project in 2025, the delivery, implementation, and cost resulted in 2026. Thus, the 2025 Capital Budget for traffic cabinets was not spent in 2025 and ended up being spent earlier this year in the amount of \$32,400. Similar to the traffic cabinet, the 2025 wayfinding signage project was delayed due to manufacturing and delivery to 2026 in the amount of just under \$40,000. Per discussion held during open discussion at the April Work Session, staff is requesting that the unspent amount from 2025 be reallocated for 2026 so projects may continue this year for a total capital adjustment of \$72,400. Expenditure is budgeted out of General Fund Reserves

RECOMMENDATION

Staff recommends approval of this resolution.

FISCAL IMPACT

Capital budget adjustment of \$72,400.

ATTACHMENTS

1. Budget Adj F2025.05.26
2. Resolution Budget Adjust 2026 for 2025 capital reapprop

City of Bella Vista Budget Amendment Request Form

Expense not included in the annual budget process.

Meeting Date

Department

Budget Impact Information

Agenda / Expense Description

Amount

Fund

Source

Expense Dept

Account Name or Number

RESOLUTION NO. _____

CITY OF BELLA VISTA, ARKANSAS

AMENDING THE 2026 CITY BUDGET IN THE AMOUNT OF \$72,400 TO REAPPROPRIATE FUNDING FOR DELAYED 2025 CAPITAL PROJECTS

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 2026 City Budget to reappropriate \$72,400 for delayed 2025 capital projects per the attached exhibit which is incorporated into this Resolution as if set out word-for-word herein.

ADOPTED THIS _____ DAY OF _____, 2026.

APPROVED:

Mayor John D. Flynn

ATTEST:

City Clerk Wanda Krug

Requested by Mayor



MEETING DATE	PREPARED BY	LEGISLATIVE TITLE
May 18, 2026	Taylor Robertson, Planning and Development Director	RESOLUTION: APPROVING THE MAYOR'S APPOINTMENT OF NATHAN FORST TO PLANNING COMMISSION POSITION 3 FOR AN UNEXPIRED TERM ENDING MARCH 1, 2029, CREATED BY THE RESIGNATION OF JACK WAGNON

AGENDA ITEM # IV.F

RESOLUTION: APPROVING THE MAYOR'S APPOINTMENT OF NATHAN FORST TO PLANNING COMMISSION POSITION 3 FOR AN UNEXPIRED TERM ENDING MARCH 1, 2029, CREATED BY THE RESIGNATION OF JACK WAGNON

BACKGROUND

Section 101-3 created the Planning Commission, set its membership at 7 positions, and dictates that the members serve staggered four-year positions which expire on March 1st of each year. Position 3 has had a recent immediate vacancy due to job relocation. Upon review of eligible applicants, the following is recommended by staff and appointed by the Mayor:

Mr. Nathan Forst has agreed to volunteer for Position 3 with an unexpired term expiring on March 1, 2029.

RECOMMENDATION

Staff recommends approval of this resolution.

FISCAL IMPACT

None.

ATTACHMENTS

1. Nathan Forst Resume
2. Resolution Planning Commn Forst Appointment

Nathan Forst

4 Bolton Lane
Bella Vista, AR 72715
479-866-3107
nforst@red5co.com

Personal Statement

- I moved to Bella Vista in 2006 to begin working for Cooper Homes developing single family housing in Bella Vista, Hot Springs, Tellico and Rogers. I have taken a great interest in the evolution of Bella Vista, particularly the construction development. I have built several homes myself in the city as well as other construction projects for private developers. My home is Bella Vista, and my goal is to help it grow and continue to be a bright spot in Northwest Arkansas.

Professional Background

- I started my career working in a lumber yard in Springfield Missouri while I was in college and got a taste for construction. I moved to Bella Vista after graduation to begin working for Cooper Homes as a construction estimator and draftsman then into project management. In 2009 the economic environment led me to a Project Manager role with a local Commercial Property management and Brokerage firm, after 6 years of doing that in 2015 I started Red 5 Construction. Owning my own company we have developed and construction over 150 Townhomes in Bentonville, constructed over 300,000 square feet of commercial infill work including restaurants, dental offices, vendor offices, etc. and stand-alone commercial buildings. Working for Cooper Communities gave me a unique insight into the history of Bella Vistas' development and working for myself within the city on the development of new products and the re-development of some old ones along with countless hours enjoying the bike trails and lakes has given me great interest in the future of Bella Vistas' development.

Experience

- Owning a commercial construction and development company requires one to understand municipal development code. How to design and build projects knowing the importance of those codes while working with different staff members to accommodate a project when it may not fit neatly in the "box" of codes. I have intimate knowledge of many of the challenges that builders and developers face in Bella Vista due to the city's unique topography, unique government structure and the history of why Bella Vista was planned and platted the way it is.

Education

- Graduate from Missouri State University with a Bachelor of Science in Construction Management

Personal Interest

- I am an outdoors person, which is the biggest reasons Bella Vista holds a special place with me. I am a passionate mountain biker so the trails that have been developed and the future growth of the trail system are of great interest to me. I also enjoy fishing and hiking, all the things that make Bella Vista special.

RESOLUTION NO. _____

CITY OF BELLA VISTA, ARKANSAS

APPROVING THE MAYOR’S APPOINTMENT OF NATHAN FORST TO PLANNING COMMISSION POSITION 3 FOR AN UNEXPIRED TERM ENDING MARCH 1, 2029, CREATED BY THE RESIGNATION OF JACK WAGNON

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

SECTION 1: The City Council hereby approves the Mayor’s appointment of Nathan Forst to Planning Commission Position 3 for an unexpired term ending March 1, 2029, created by the resignation of Jack Wagon.

ADOPTED THIS _____ DAY OF _____, 2026.

APPROVED:

Mayor John D. Flynn

Attest:

City Clerk Wanda Krug



MEETING DATE	PREPARED BY	LEGISLATIVE TITLE
May 18, 2026	John Moeckel, IT Director	RESOLUTION: AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO A THREE-YEAR LEASE CONTRACT WITH STRONGHOLD DATA, LLC, IN AN AMOUNT NOT TO EXCEED \$62,045.13 (\$18,613.54 PER YEAR) PER A TIPS-USA COOPERATIVE PROCUREMENT AGREEMENT, FOR THE LEASE OF DELL COMPUTERS AND ASSOCIATED EQUIPMENT

AGENDA ITEM # IV.G

RESOLUTION: AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO A THREE-YEAR LEASE CONTRACT WITH STRONGHOLD DATA, LLC, IN AN AMOUNT NOT TO EXCEED \$62,045.13 (\$18,613.54 PER YEAR) PER A TIPS-USA COOPERATIVE PROCUREMENT AGREEMENT, FOR THE LEASE OF DELL COMPUTERS AND ASSOCIATED EQUIPMENT

BACKGROUND

The proposed Endpoint Refresh lease through Stronghold Data will modernize the City's aging computer infrastructure by replacing outdated desktop and laptop systems with 51 new Dell business-class devices, including 24 Dell Pro Micro desktops and 27 Dell Pro 16 laptops. The total hardware investment is \$62,045.13, structured through a 36-month Dell Financial Services technology rotation lease with annual payments of approximately \$18,613.54. This approach allows the City to spread costs over multiple budget cycles while ensuring staff have dependable and secure technology necessary to support daily operations, public services, and cybersecurity requirements.

Approving this agreement positions the City to proactively replace aging equipment before failures become more frequent and costly, while maintaining predictable budgeting and reducing long-term operational risk.

This is a budgeted item.

RECOMMENDATION

Staff recommends replacing all computers over five years old, including replacing an expired lease and returning equipment.

FISCAL IMPACT

Item is budgeted under Contracts > Equipment Leases

ATTACHMENTS

1. 2026Lease_Stronghold_Data_LLC.010987.v3.44
2. Resolution Stronghold Dell Computer Lease
3. Stronghold_Data_LLC.010987.v4.46



A New Charter Technologies Company

Endpoint Refresh - Lease

Quote # 010987 | Version 3

Prepared for:

City of Bella Vista

Wednesday, May 13, 2026

City of Bella Vista
John Moeckel
2483 Forest Hills Blvd
Bella Vista, AR 72715
jmoeckel@bellavistaar.gov

Dear John,

Thank you for considering Stronghold Data as your strategic partner in digital transformation. Since 1990, we have been providing best-in-class IT solutions to organizations of all types and sizes across the four-state region.

We understand that technology supports your business objectives. We offer dedicated IT support and consulting services to help you reach your goals. Our comprehensive line of services includes Business Continuity Solutions, Information Security, Managed IT Services, and Cloud Services.

Our expertise in the field of IT services has been recognized by our clients and industry experts alike. We have been awarded for our solution-based innovation, and complex technical problem solving. We are confident that our strategic partnership will help you achieve your business goals.


Please review the attached proposal and feel free to contact us with any questions you may have.



Jason Rincker
Chief Revenue Officer
Stronghold Data LLC



Hardware

Description	Price	Qty	Ext. Price
Dell Pro Micro Intel(R) Core(TM) i5 14500T (R) (14 cores, up to 4.8GHz) Windows 11 Pro 16 GB: 1 x 16 GB, DDR5, up to 4800 MT/s, non-ECC 512GB SSD Intel(R) Wi-Fi 6E AX211, 2x2, 802.11ax, Bluetooth(R) wirelesscard Dell Wired Keyboard & Mouse Onsite Service After Remote Diagnosis 3 Years	 \$1,164.53	24	\$27,948.72
Dell Pro 16" Laptop Intel(R) Core(TM) 5 120U (10 cores, up to 5.0 GHz) Windows 11 Pro 16 GB: 1 x 16 GB, DDR5, 5600 MT/s, single channel 256 GB TLC SSD 16", Non-Touch, FHD+, IPS, 300 nits, 45% NTSC, Anti-Glare,FHD+IR Cam Intel(R) Wi-Fi 6E AX211, Bluetooth(R) wireless card Onsite Service After Remote Diagnosis 3 Years	\$1,262.83	27	\$34,096.41
Subtotal:			\$62,045.13

Services

Description	Qty
Product to be drop shipped directly to client. No labor for setup or installation is included in this proposal	

Disclaimers

Description	Qty
<p>Please Note</p> <p>Setup and delivery typically require 5–10 business days to complete after products arrive from our supplier. Actual timelines may vary based on project size, hardware type, configuration requirements, and scheduling availability.</p> <p>If your order includes services only, scheduling and completion times may vary depending on resource availability and project scope.</p> <p>If you need to expedite your order due to a business requirement, please contact us to discuss available options.</p>	
<p>Due to market volatility and component pricing fluctuations, manufacturers and distributors can not guarantee pricing until product has shipped.</p>	
<p>Stronghold Data adheres to the manufacturer/distributor return policies and timelines for all products. Dell will no longer accept returns outside of warranty replacements.</p>	
<p>All hardware/software purchases over \$50,000 will require a 50% down payment at time of order. The remaining balance will be due once product has arrived at Stronghold Data.</p>	

Endpoint Refresh - Lease

Prepared for:

City of Bella Vista

2483 Forest Hills Blvd
Bella Vista, AR 72715
John Moeckel
(479) 855-8225
jmoeckel@bellavistaar.gov



Prepared by:

Stronghold Data LLC

Jason Rincker
(417) 627-9878
Fax (417) 623-7606
jason.rincker@strongholddata.com

Quote Information:

Quote #: 010987

Version: 3
Delivery Date: 05/13/2026
Expiration Date: 05/27/2026

Quote Summary

Description	Amount
Hardware	\$62,045.13
Total:	\$62,045.13

Provider reserves the right to correct any errors, inaccuracies or omissions, and to change or update information or cancel orders if any information, including Services or pricing is inaccurate.

Acceptance and Incorporation by Reference

This Order together with the Master Services Agreement and Service Attachments and other terms and conditions identified on Exhibit A, all of which are incorporated herein by reference (collectively, the "Agreement") is between Stronghold Data (sometimes referred to as "we," "us," "our," or "Provider"), and the customer identified on the Order (sometimes referred to as "you," "your," or "Client"). This Agreement is effective as of the date the Client accepts the Order (the "Effective Date"). By signing or accepting this Order, Client acknowledges, represents, and warrants that it has read and agrees to the terms and conditions identified on Exhibit A to this Order which are incorporated as if fully set forth herein.

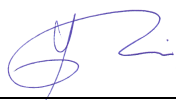
The parties hereby agree that electronic signatures to this Order shall be relied upon and will bind them to the obligations stated herein. Each party hereby warrants and represents that it has the express authority to execute this Agreement(s).

Provider may make changes to the Agreement at any time. If there are changes, Provider will revise the date at the top of the document. Provider may or may not provide Client with additional notice regarding such changes. Client should review the terms and conditions regularly. Unless otherwise noted, the amended terms and conditions will be effective immediately, and your continued use of the Services thereafter constitutes your acceptance of the changes. If you do not agree to the amended terms and conditions, you must stop using the Services immediately. Please note, you may incur a termination fee or other third-party fees, if applicable. You may access the current version of the terms and conditions at any time by visiting <https://strongholddata.com/legal>



Stronghold Data LLC

City of Bella Vista

Signature: 
 Name: Jason Rincker
 Title: Chief Revenue Officer
 Date: 05/13/2026

Signature: _____
 Name: John Moeckel
 Date: _____

Exhibit A

[Master Services Agreement](#)

General terms and conditions applicable to all Provider products and services.

[Service Attachment for Managed Services](#)

Core managed services including, but not limited to, monitoring, remote management, and helpdesk.

[Service Attachment for Compliance Services](#)

Consulting and advising regarding regulatory and legal compliance.

[Service Attachment for AI Services](#)

Managed services involving AI such as Co-Pilot, conversational voice services, AI app development, and bot management.

[Schedule of Services](#)

Defines specific managed services, including inclusions, exclusions, and responsibilities for both parties.

[Data Processing Agreement](#)

Data security and privacy agreement including statutorily required terms.

[Service Level Objectives](#)

Specifies measurable performance targets and response times for managed services

[Schedule of Third-Party Services](#)

Notice of third-party services and waiver of claims.

Proposal No. 0000216142.2

Expiration Date: 06/12/2026

36 Month Technology Rotation	
Payments	Annual
Due	Advance
Interim Rent	None

Quote	Description	Product Subtotal	Rate Factor	Payment
Quote # 010987	Dell Pro 16 PC16250	\$34,096.41	0.30000	\$10,228.92
Dell Quote	Dell Pro Micro QCM1250	\$27,948.72	0.30000	\$8,384.62
*Personal Property Management Fee may apply				
Total Amount:		Rate Factor & Payment Financed Amount	0.30000	\$18,613.54 \$62,045.13
Structure Notes				

Kate Cola
Account Manager
Dell Technologies | Dell Financial Services
[✉ Kate.Cola@dell.com](mailto:Kate.Cola@dell.com)

Proposal Notes

End of Term Option(s):

Fair Market Value (FMV) Lease options, includes Dell APEX PCA

1. Exercise the option to purchase the products at their then "fair market value" as determined by lessor;
2. Return all products to DFS at the lessee's expense; or,
3. Renew the lease on a month to month or fixed term basis.

Payment solutions provided and serviced by Dell Financial Services L.L.C. or its affiliate or designee ("DFS") to qualified customers. Offers may not be available or may vary in certain countries. Where available, offers may be changed without notice and are subject to product availability, credit approval, execution of documentation provided by and acceptable to DFS, and may be subject to minimum transaction size. Offers not available for personal, family or household use. Restrictions and additional requirements may apply to transactions with governmental or public entities. Proposal is property of DFS, contains confidential information and shall not be duplicated or disclosed in whole or part. Proposal is not a firm offer of a payment solution. Pricing and rates based upon the final amount, configuration and specification of the supplied equipment, software, services or fees. Prorata payment may be due in the first payment cycle. Proposal excludes additional costs to customer such as shipping, maintenance, filing fees, applicable taxes, insurance and similar items. Proposal valid through the expiration date shown above, or if none is specified, for 30 calendar days from date of presentation. Upon expiration, lease rates may be changed in the event that market rates change. CALIFORNIA: Loans made or arranged pursuant to California Finance Lenders Law license #6037884.

Additional Information:

LEASE QUOTE: The Lease Quote is exclusive of shipping costs, maintenance fees, filing fees, licensing fees, property or use taxes, insurance premiums and similar items which shall be for Lessee's account. Lessee will pay payments and all other amounts without set-off, abatement or reduction for any reason whatsoever. Additionally, Lessee shall declare and pay all sales, use and personal property taxes to the appropriate taxing authorities. If you are sales tax exempt, please provide a copy of your Exemption Certificate with the Lease Contract. If Lessee provides the appropriate tax exemption certificates to DFS, sales and use taxes will not be collected by DFS. However, if your taxing authority assesses a personal property tax on leased equipment, and if DFS pays that tax under your lease structure, Lessee must reimburse DFS for that tax expense in connection with the Lessee's lease.

PURCHASE ORDER: The Purchase Order must be made out to Dell Financial Services L.L.C., One Dell Way, RR8-23, Round Rock, TX 78682. The Purchase Order will need to include the quote number, quantity and description of the equipment. Please indicate that the PO is for a lease order and shows the type of lease, the term length, and payment frequency. The date of the lease quote referenced should be included. Please be sure to include any applicable shipping costs as a line item and include your address as the SHIP TO destination.

DOCUMENTATION: The Agreement executed between DFS and Lessee shall include all required leasing terms and conditions, including, but not limited to, payment terms, non-appropriation, essential use, authority, taxes, and insurance. In addition to a duly executed Agreement, other documents as reasonably requested by DFS may be required, such as but not limited to opinions of counsel, IRS tax exemption forms (if applicable), and audited financials.

PROPOSAL VALIDITY / APPROVALS: This is a proposal based upon market conditions and is valid for 30 days, is subject to final credit approval, review of the economics of the transaction, and execution of mutually acceptable documentation.

To explore how Dell Payment Solutions can help take your business to the next level, please visit [Payment Solutions | Dell USA](#)

RESOLUTION NO. _____

CITY OF BELLA VISTA, ARKANSAS

AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO A THREE-YEAR LEASE CONTRACT WITH STRONGHOLD DATA, LLC, IN AN AMOUNT NOT TO EXCEED \$62,045.13 (\$18,613.54 PER YEAR) PER A TIPS-USA COOPERATIVE PROCUREMENT AGREEMENT, FOR THE LEASE OF DELL COMPUTERS AND ASSOCIATED EQUIPMENT

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 three-year lease contract with Stronghold Data, LLC in an amount not to exceed \$62,045.13 (\$18,613.54 per year) per a TIPS-USA cooperative procurement agreement, for the lease of Dell computers and associated equipment

ADOPTED THIS _____ DAY OF _____, 2026.

APPROVED:

Mayor John D. Flynn

ATTEST:

City Clerk Wanda Krug

Requested by Mayor
Prepared by Jason Kelley, Staff Attorney



A New Charter Technologies Company

Endpoint Refresh - Lease

Quote # 010987 | Version 4

Prepared for:

City of Bella Vista

Wednesday, May 13, 2026

City of Bella Vista
John Moeckel
2483 Forest Hills Blvd
Bella Vista, AR 72715
jmoeckel@bellavistaar.gov

Dear John,

Thank you for considering Stronghold Data as your strategic partner in digital transformation. Since 1990, we have been providing best-in-class IT solutions to organizations of all types and sizes across the four-state region.

We understand that technology supports your business objectives. We offer dedicated IT support and consulting services to help you reach your goals. Our comprehensive line of services includes Business Continuity Solutions, Information Security, Managed IT Services, and Cloud Services.

Our expertise in the field of IT services has been recognized by our clients and industry experts alike. We have been awarded for our solution-based innovation, and complex technical problem solving. We are confident that our strategic partnership will help you achieve your business goals.


Please review the attached proposal and feel free to contact us with any questions you may have.



Jason Rincker
Chief Revenue Officer
Stronghold Data LLC



Hardware

Description	Price	Qty	Ext. Price
Contract 240101 Technology Solutions, Products and Services			
Dell Pro Micro Intel(R) Core(TM) i5 14500T (R) (14 cores, up to 4.8GHz) Windows 11 Pro 16 GB: 1 x 16 GB, DDR5, up to 4800 MT/s, non-ECC 512GB SSD Intel(R) Wi-Fi 6E AX211, 2x2, 802.11ax, Bluetooth(R) wirelesscard Dell Wired Keyboard & Mouse Onsite Service After Remote Diagnosis 3 Years	\$1,164.53	24	\$27,948.72
			
Dell Pro 16" Laptop Intel(R) Core(TM) 5 120U (10 cores, up to 5.0 GHz) Windows 11 Pro 16 GB: 1 x 16 GB, DDR5, 5600 MT/s, single channel 256 GB TLC SSD 16", Non-Touch, FHD+, IPS, 300 nits, 45% NTSC, Anti-Glare,FHD+IR Cam Intel(R) Wi-Fi 6E AX211, Bluetooth(R) wireless card Onsite Service After Remote Diagnosis 3 Years	\$1,285.81	27	\$34,716.87
Subtotal:			\$62,665.59

Services

Description	Qty
Product to be drop shipped directly to client. No labor for setup or installation is included in this proposal	

Disclaimers

Description	Qty
<p>Please Note</p> <p>Setup and delivery typically require 5–10 business days to complete after products arrive from our supplier. Actual timelines may vary based on project size, hardware type, configuration requirements, and scheduling availability.</p> <p>If your order includes services only, scheduling and completion times may vary depending on resource availability and project scope.</p> <p>If you need to expedite your order due to a business requirement, please contact us to discuss available options.</p>	
<p>Due to market volatility and component pricing fluctuations, manufacturers and distributors can not guarantee pricing until product has shipped.</p>	
<p>Stronghold Data adheres to the manufacturer/distributor return policies and timelines for all products. Dell will no longer accept returns outside of warranty replacements.</p>	
<p>All hardware/software purchases over \$50,000 will require a 50% down payment at time of order. The remaining balance will be due once product has arrived at Stronghold Data.</p>	

Endpoint Refresh - Lease

Prepared for:

City of Bella Vista

2483 Forest Hills Blvd
Bella Vista, AR 72715
John Moeckel
(479) 855-8225
jmoeckel@bellavistaar.gov



Prepared by:

Stronghold Data LLC

Jason Rincker
(417) 627-9878
Fax (417) 623-7606
jason.rincker@strongholddata.com

Quote Information:

Quote #: 010987

Version: 4
Delivery Date: 05/13/2026
Expiration Date: 05/27/2026

Quote Summary

Description	Amount
Hardware	\$62,665.59
Total:	\$62,665.59

Provider reserves the right to correct any errors, inaccuracies or omissions, and to change or update information or cancel orders if any information, including Services or pricing is inaccurate.

Acceptance and Incorporation by Reference

This Order together with the Master Services Agreement and Service Attachments and other terms and conditions identified on Exhibit A, all of which are incorporated herein by reference (collectively, the "Agreement") is between Stronghold Data (sometimes referred to as "we," "us," "our," or "Provider"), and the customer identified on the Order (sometimes referred to as "you," "your," or "Client"). This Agreement is effective as of the date the Client accepts the Order (the "Effective Date"). By signing or accepting this Order, Client acknowledges, represents, and warrants that it has read and agrees to the terms and conditions identified on Exhibit A to this Order which are incorporated as if fully set forth herein.

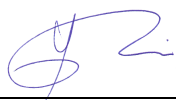
The parties hereby agree that electronic signatures to this Order shall be relied upon and will bind them to the obligations stated herein. Each party hereby warrants and represents that it has the express authority to execute this Agreement(s).

Provider may make changes to the Agreement at any time. If there are changes, Provider will revise the date at the top of the document. Provider may or may not provide Client with additional notice regarding such changes. Client should review the terms and conditions regularly. Unless otherwise noted, the amended terms and conditions will be effective immediately, and your continued use of the Services thereafter constitutes your acceptance of the changes. If you do not agree to the amended terms and conditions, you must stop using the Services immediately. Please note, you may incur a termination fee or other third-party fees, if applicable. You may access the current version of the terms and conditions at any time by visiting <https://strongholddata.com/legal>



Stronghold Data LLC

City of Bella Vista

Signature: 
 Name: Jason Rincker
 Title: Chief Revenue Officer
 Date: 05/13/2026

Signature: _____
 Name: John Moeckel
 Date: _____

Exhibit A

[Master Services Agreement](#)

General terms and conditions applicable to all Provider products and services.

[Service Attachment for Managed Services](#)

Core managed services including, but not limited to, monitoring, remote management, and helpdesk.

[Service Attachment for Compliance Services](#)

Consulting and advising regarding regulatory and legal compliance.

[Service Attachment for AI Services](#)

Managed services involving AI such as Co-Pilot, conversational voice services, AI app development, and bot management.

[Schedule of Services](#)

Defines specific managed services, including inclusions, exclusions, and responsibilities for both parties.

[Data Processing Agreement](#)

Data security and privacy agreement including statutorily required terms.

[Service Level Objectives](#)

Specifies measurable performance targets and response times for managed services

[Schedule of Third-Party Services](#)

Notice of third-party services and waiver of claims.

Proposal No. 0000216142.2

Expiration Date: 06/12/2026

36 Month Technology Rotation				
Payments	Annual			
Due	Advance			
Interim Rent	None			
Quote	Description	Product Subtotal	Rate Factor	Payment
Quote # 010987	Dell Pro 16 PC16250	\$34,096.41	0.30000	\$10,228.92
Dell Quote	Dell Pro Micro QCM1250	\$27,948.72	0.30000	\$8,384.62
*Personal Property Management Fee may apply				
Total Amount:		Rate Factor & Payment Financed Amount	0.30000	\$18,613.54 \$62,045.13
Structure Notes				

Kate Cola
Account Manager
Dell Technologies | Dell Financial Services
[✉ Kate.Cola@dell.com](mailto:Kate.Cola@dell.com)

Proposal Notes

End of Term Option(s):

Fair Market Value (FMV) Lease options, includes Dell APEX PCA

1. Exercise the option to purchase the products at their then "fair market value" as determined by lessor;
2. Return all products to DFS at the lessee's expense; or,
3. Renew the lease on a month to month or fixed term basis.

Payment solutions provided and serviced by Dell Financial Services L.L.C. or its affiliate or designee ("DFS") to qualified customers. Offers may not be available or may vary in certain countries. Where available, offers may be changed without notice and are subject to product availability, credit approval, execution of documentation provided by and acceptable to DFS, and may be subject to minimum transaction size. Offers not available for personal, family or household use. Restrictions and additional requirements may apply to transactions with governmental or public entities. Proposal is property of DFS, contains confidential information and shall not be duplicated or disclosed in whole or part. Proposal is not a firm offer of a payment solution. Pricing and rates based upon the final amount, configuration and specification of the supplied equipment, software, services or fees. Prorata payment may be due in the first payment cycle. Proposal excludes additional costs to customer such as shipping, maintenance, filing fees, applicable taxes, insurance and similar items. Proposal valid through the expiration date shown above, or if none is specified, for 30 calendar days from date of presentation. Upon expiration, lease rates may be changed in the event that market rates change. CALIFORNIA: Loans made or arranged pursuant to California Finance Lenders Law license #6037884.

Additional Information:

LEASE QUOTE: The Lease Quote is exclusive of shipping costs, maintenance fees, filing fees, licensing fees, property or use taxes, insurance premiums and similar items which shall be for Lessee's account. Lessee will pay payments and all other amounts without set-off, abatement or reduction for any reason whatsoever. Additionally, Lessee shall declare and pay all sales, use and personal property taxes to the appropriate taxing authorities. If you are sales tax exempt, please provide a copy of your Exemption Certificate with the Lease Contract. If Lessee provides the appropriate tax exemption certificates to DFS, sales and use taxes will not be collected by DFS. However, if your taxing authority assesses a personal property tax on leased equipment, and if DFS pays that tax under your lease structure, Lessee must reimburse DFS for that tax expense in connection with the Lessee's lease.

PURCHASE ORDER: The Purchase Order must be made out to Dell Financial Services L.L.C., One Dell Way, RR8-23, Round Rock, TX 78682. The Purchase Order will need to include the quote number, quantity and description of the equipment. Please indicate that the PO is for a lease order and shows the type of lease, the term length, and payment frequency. The date of the lease quote referenced should be included. Please be sure to include any applicable shipping costs as a line item and include your address as the SHIP TO destination.

DOCUMENTATION: The Agreement executed between DFS and Lessee shall include all required leasing terms and conditions, including, but not limited to, payment terms, non-appropriation, essential use, authority, taxes, and insurance. In addition to a duly executed Agreement, other documents as reasonably requested by DFS may be required, such as but not limited to opinions of counsel, IRS tax exemption forms (if applicable), and audited financials.

PROPOSAL VALIDITY / APPROVALS: This is a proposal based upon market conditions and is valid for 30 days, is subject to final credit approval, review of the economics of the transaction, and execution of mutually acceptable documentation.

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