

BELLA VISTA CITY COUNCIL REGULAR MEETING

May 26, 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 Hughes, Newport, Wilms, Isbell, Honchell, and Harp 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.

Tom Guarino, Cora Circle. Tom came to speak as a representative of the Bella Vista Townhouse Association. He said the Association had been trying to find common ground with the City for the past year on the issue of the crumbling foundation walls they believe the City should repair. An unanswered question lingers over the property line between the City and the town houses on Cora Circle. It will cost \$16,000 to determine property lines, and that amount is not in the City budget this year, he reports. He believes City street funds are permitted to repair walls that support drainage, as these do. His concern lies in the eventual drain blockage of water coming off of Riordan and the erosion of Townhouse Association property that would occur. He brought pictures to show that the wall is cemented to City drainage. He pleaded with the Council to put them on the agenda for a meaningful discussion, with advance notice, so Townhouse members could attend.

Michael Thomas, 4 Hampstead Ln. Michael is the owner of 4 short-term rental properties in Bella Vista and came to speak about the transferability of Short-term Rentals (STRs). He understands and appreciates the City's goals regarding safety, nuisance prevention, occupancy standards, and tax compliance. A question came up at a recent sale of property regarding the ordinance's non-transferability provision. His concern is about continuity and unintended market friction. He thinks the ordinance overwhelmingly regulates the operation and compliance of the property, so there may be an opportunity to explore an improved continuity mechanism for being compliant with existing properties upon sale. He left several questions with the City Clerk for Council Members to review, which they would receive in the morning by email. Michael said he didn't think it was the intent of the ordinance to create uncertainty for a

compliant property operating within the rules.

Council Member Reply Council Member Craig Honchell reported to Tom Guarino that he spoke with Lacey Sauls from the Townhouse Association and scheduled a meeting with her for tomorrow. Council Member Newport thanked Michael for coming to speak and stated that she looks forward to seeing his questions in the morning. Her initial reaction was that, given the City has an STR cap and could theoretically begin to have a waitlist with new applicants going to the back of the line, she felt the non-transferability provision is fair and equitable. Not to do so could unintentionally create a monopoly. Council Member Wilms said the City treats STRs the same as any other business in the city. If a business changes ownership, then the new owner has to apply for and obtain a business license.

Reports

Monthly Financial Report: Mayor Flynn

Three-month period ending March 31, 2026
Mayor Flynn gave a brief summary of the financial statements ending March 31, 2026. The city's sales tax was up 9.3% compared to last year. The county sales tax was down a bit by several percent. The total operating revenues were up 5%, so the situation is good so far this year. On the operating expense side, the city was \$747,000 under budget. On the balance sheet, total fund balances were still healthy, just slightly less than they were a year ago. Mayor Flynn mentioned that a needed change to the budget going forward would be the property tax revenue, which Director Hall reported as even over the 12 months. This method shows our property tax being \$782,000 behind budget, even though it is more than it was at this time last year. He would like to see the property tax reported month-by-month differently, so the results would make more sense to everyone who reads it.

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

Approval of Minutes:

April 27, 2026, City Council Regular Meeting

RESOLUTION: AMENDING THE 2026 CITY BUDGET IN THE AMOUNT OF \$72,400

TO REAPPROPRIATE FUNDING FOR DELAYED 2025 CAPITAL PROJECTS

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

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 *3rd reading Mayor Flynn read the ordinance for the third and final reading. Council Member Harp said this is a proactive ordinance, no one would be harmed by its passage, it costs nothing now, and we could be preventing a problem from happening in our city. Council Member Honchell asked if we have had any problems with parking on city property. Police Chief Graves came up to speak about the matter and said as yet, the city has had no problems. But again, not to take sides, more tools in the toolbox for the future may be beneficial. He spoke about probable increased activity in the city due to the Oz Bike Park and many scheduled races. Most of the land in the city is private property, and public land is very limited. Mayor Flynn mentioned, although the city doesn't own much property currently, we don't know what the future holds. Council Member Harp made a motion to approve, seconded by Council Member Isbell. Roll Call Vote: (Ayes: 1 Harp/Nays: 5) Failed: 1-5.*

ORDINANCE: REQUIRING THE BELLA VISTA ADVERTISING AND PROMOTION COMMISSION TO PUBLISH FINANCIAL STATEMENTS ON ITS OFFICIAL WEBSITE, AND FOR OTHER PURPOSES *3rd reading Mayor Flynn read the ordinance for the third and final reading. Council Member Harp reminded the Council that for him this is a transparency and accessibility issue. Council Member Isbell said if you looked on the website that day, the financials were posted. She and Council Member Hughes are on the A&P Commission Board, which met last week. She had asked to include the financials, and they voted on it as a Board. She finds the financials posted online very helpful and in layperson's terms. She doesn't see any reason for a City ordinance, because the financials are already being posted. Council Member Hughes mentioned that A&P Commission Meetings are public meetings and encouraged other Council Members to attend to see what is being discussed, the budgets, the information. Council Member Hughes made a motion to approve, seconded by Council Member Isbell. Roll Call Vote: (Ayes: 1 Harp/Nays: 5) Failed: 1-5.*

New Business

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 *Mayor Flynn read the ordinance for the first reading. Council Member Newport said she would like this to go to all three readings and allow plenty of time for public input. Council Member Wilms referenced several municipal planning conferences he attended recently where he gained insight into property values and STRs in relation to residential properties. He said he would want to share the information he learned with the Council before he could support this ordinance. Council members discussed a variety of related thoughts and opinions. Motion to Table made by Council Member Wilms, seconded by Council Member Hughes. Roll Call Vote: (Ayes: 1 Wilms/Nays: 5) Failed: 1-5. Council Members continued to discuss additional aspects of the matter. Mayor Flynn noted that state legislation may be passed on STRs next year and there are many complexities to this issue. The ordinance moved to second reading next month.*

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 *Mayor Flynn read the resolution. Council Member Hughes made a motion to approve, seconded by Council Member Wilms. Roll Call Vote: (Ayes: 6/Nays: 0) Passed: 6-0.*

Announcements

- Next City Council Work Session: 6:00 pm Monday, June 15, at Bella Vista District Court
- Next City Council Regular Meeting: 6:00 pm Monday, June 22, at Bella Vista District Court
- Planning Commission Work Session: 4:30 pm Thursday, May 28, at Bella Vista District Court
- Planning Commission Regular Meeting: 4:30 pm, or immediately following BZA, Monday, June 8 at Bella Vista District Court
- Board of Construction Appeals: 3:00 pm Tuesday, June 9, if necessary, at Fire Station #1 Conference Rm, 103 Town Center.

Adjournment by Mayor Flynn at 7:21 pm.

Wanda Lepilez Krug

City Clerk Wanda Lepilez Krug

John D. Flynn

Mayor John D. Flynn

