



Bella Vista City Council Work Session Meeting Agenda

Date/Time: July 20, 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. June 22, 2026, City Council Regular Meeting

III. Unfinished Business

- B. **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 *Third Reading*
- C. **ORDINANCE:** REQUIRING ORIENTATION AND CONTINUING EDUCATION FOR ELECTED OFFICIALS OF THE CITY OF BELLA VISTA, ARKANSAS; ESTABLISHING MINIMUM TRAINING REQUIREMENTS; PROVIDING FOR REPORTING OF COMPLIANCE; AND FOR OTHER PURPOSES. *Second Reading*

IV. New Business

See meeting packet for complete ordinances and resolutions.

- D. **ORDINANCE:** AMENDING SECTIONS 16-41, 16-42, 16-43 AND 16-45 OF THE CITY CODE OF BELLA VISTA REGULATING SHORT-TERM RENTALS TO AUTHORIZE THE TRANSFER OF SHORT-TERM RENTAL PERMITS UPON THE SALE OF PROPERTY, TO AUTHORIZE PRORATED REFUNDS UPON THE VOLUNTARY SURRENDER OF UNUSED PERMITS, AND FOR OTHER PURPOSES
- E. **RESOLUTION:** REFERRING TO THE PLANNING COMMISSION FOR PUBLIC HEARING AND RECOMMENDATION A ZONING CODE CHANGE REGARDING DENSITY OF SHORT-TERM RENTALS WITHIN RESIDENTIAL ZONES
- F. **RESOLUTION:** ACCEPTING THE FINANCIAL AUDIT REPORT PRESENTED BY FORVIS MAZARS, LLP FOR THE YEAR ENDING DECEMBER 31, 2025
- G. **RESOLUTION:** AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AN AMENDMENT TO THE SOLID WASTE CONTRACT WITH ALLIED SERVICES, LLC DBA REPUBLIC SERVICES OF BELLA VISTA TO PROVIDE A THREE-YEAR EXTENSION TO THE CURRENT AGREEMENT AND TO PROVIDE AN OPPORTUNITY FOR CURBSIDE RECYCLING IN THE CITY

V. Discussion Items

- H. Bella Vista Recycling Center: Council Member Travis Harp, Operations Manager Ken Nelson, and Volunteer Lou Stirek
- I. Proposed Planning and Development Code Changes: Council Member Larry Wilms
 - 1. Require "Administratively Approved" Subdivisions (Less than 6 Lots) to have the same "Standards of Performance or Requirements" as "Council Approved" Subdivisions (6 or more Lots).
 - 2. Revise our Code to require the same "Tree Removal Standards or Permissions" for EXISTING PLATTED LOTS as our Code permits for NEW SUBDIVISION Lots.
 - 3. Set severe MANDATORY penalties for violations of Tree Removal Standards to be very stringent for EACH BUILDER WHO IS ISSUED THE PERMIT; \$500.00 for 1st Offense; \$1,500.00 for 2nd Offense; and \$4,500.00 for any successive violation.
 - 4. Require 'higher size standards' for ALL TREES required as replacement plantings when "Over Clearing of Trees" has been performed following issuance of any new building permit to 2.5-inch caliper minimum with a

3-year survival Guarantee and four (4) inspections by City Staff, At time of Occupancy Permit and on/near the next 3-year anniversary dates of the CofO.

5. Require pre-payment of inspection fee(s) to validate that planted trees are in sound condition at the time of the Certificate of Occupancy, 1st, 2nd and 3rd Anniversary of CofO. Suggest that Raines Tree Services or another Licensed Arborist do this and invoice City for each inspection; Set Tree Inspection value at a rate to recover those costs. (e.g. Fees would increase each year, and we could get a "4-year" Rate with the Arborist for our Fee Schedule.

J. Creation of "Green" Committee/Board: Council Member Wendy 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.