

City of Bull Shoals Council Meeting Minutes
April 30, 2026, Thursday, at 6:30pm
Bull Shoals City Hall Council Chambers
706 C.S. Woods Blvd Bull Shoals, AR 72619

Meeting Order and Minutes: The meeting was called to order on April 30, 2026 at 6:30pm.

The meeting began with the Pledge of Allegiance. Mayor Stahlman, Recorder Reynolds, Councilman Hutchison, Councilman Webb, Councilman Meinking, Councilman Bolen, Councilman Grede and Councilman Howell are all present. We have a quorum.

Approval of Minutes: The minutes from March 26, 2026, Motion to accept made by Councilman Meinking, 2nd by Councilman Howell. Yes – 5, No – 1 Councilman Grede.

Treasurer's Report: : Motion to accept made by Councilman Meinking, 2nd by Councilman Webb. Yes – 4, No – 2, Councilman Grede and Councilman Howell. The treasurer's report highlighted significant budget variances, with some line items exceeding projections due to unexpected increases in workman's comp, health insurance, and vehicle insurance. A budget meeting is scheduled for May 19th to review the first quarter of 2026 budget against 2025 and make necessary adjustments. There are also concerns about revenue being significantly higher than projected in some areas and lower than projected in others (e.g., county sales tax).

Department Reports:

Public Works: Motion to accept department reports made by Councilman Meinking, 2nd by Councilman Howell. Yes – 6, No – 0.

Discussion about staffing levels, with two full-time and two part-time employees with one employee as a “no call, no show”. There's a need to hire additional staff.

EPA/ADEQ Compliance: Work is underway to develop a comprehensive plan for sewer system compliance with ADEQ and EPA recommendations, including mapping and planned actions.

Fire Department: A request for additional full-time positions was discussed, with confusion about whether it was included in budget requests and why it wasn't funded. There was also discussion about funding for a boat slip, with potential fundraising initiatives and the possibility of using grant money.

Smoke Tests: Ongoing smoke testing is identifying violations, with follow-up actions including issuing citations or contacting violators.

Planning and Zoning:

Travel Trailer Park Issues: Concerns were raised about a travel trailer park with undersized sewer lines (3-inch instead of 4-inch) that are prone to clogging and backing up. There's a history of issues and potential grandfathering or past lawsuits. ADEQ will be contacted.

Sign Ordinance: A discussion about a specific sign on Steubenfall, with questions about its

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compliance with the sign ordinance, particularly regarding off-site signs and proximity to other signs. There's a debate about whether the sign is grandfathered in and the process for variances. The council will review the ordinance further.

Council Comments:

Chicken Ordinance: The presentation of a proposed chicken ordinance is delayed due to the need for further material from a third party and the creation of blueprints for acceptable chicken coops. It will be presented at the next workshop.

Comprehensive Plan: The city's 2008 comprehensive plan needs to be reviewed and updated, as it's supposed to be an ongoing document reviewed every five years.

Donated Inventory: Motion to accept auction made by Councilman Meinking, 2nd by Councilman Bolen. Yes – 6, No – 0. A list of donated items from the Alvirez family, valued at \$50 or more, has been compiled and photographed for potential auction.

Knopik Countersuit: Motion to have AML cover the city on the new countersuit of Nick Knopick and send the additional \$3000.00 for coverage made by Councilman Howell, 2nd by Councilman Bolen. Yes – 6, No – 0. With the attorney advising it's in the city's best interest. Efforts will be made to recover funds from "Attorney Pashings."

Job Descriptions: Motion to accept made by Councilman Meinking, 2nd by Councilman Hutchison. Yes – 6, No – 0. The city employee job descriptions were reviewed. A council member noted an improvement in safety equipment usage by public works employees. Typos were identified and will be corrected. The absence of a council member's job description was noted, with the clarification that they are elected officials, not employees.

Capital Improvement Plan for Sewer: A plan is being developed with ADEQ to address sewer infiltration issues. This includes identifying clear easements, building access roads, and conducting sewer camera inspections. The city has purchased a smoke testing machine and conducted dye testing. Recommendations from EPA, ADEQ, and ACOM are being incorporated. Clearing transmission line corridors is a priority, and the city is considering purchasing equipment for this purpose.

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Ordinance 2026-04 (Third Reading): An ordinance amending the zoning code was read for the third time Motion to accept ordinance made by Councilman Meinking, 2nd by Councilman Webb. Yes – 6, No – 0. Ordinance 2026-04 passed.

New Business Resolutions:

Resolution 2026 R-04 (Hotshots): Authorizes the city to do business with Merle Fawcett, owner of Hotshots. time Motion to accept ordinance made by Councilman Meinking, 2nd by Councilman Hutchison. Yes – 6, No – 0. Resolution 2026 R-04 passed.

Resolution 2026 R-05 (Public Works Director Salary): Makes the Public Works Director position a salaried position at \$20,000 annually, working at least 25 hours per week. Merle Fawcett is currently filling this role and reportedly works closer to 80 hours in a two-week period. Motion to accept Resolution 2026 R-05 made by Councilman Webb, 2nd by Councilman Meinking. Yes – 6, No – 0. Resolution 2026 R-05 passed.

Resolution 2026 R-06: Repeals Resolution 2024 R-14 related to incentives for police officers. Motion to accept Resolution 2026 R-06 made by Councilman Meinking, 2nd by Councilman Webb. Yes – 6, No – 0. Resolution 2026 R-06 passed.

Resolution R-07 repeals 2024 R-23 administrative assistant position. Motion to accept Resolution 2026 R-27 made by Councilman Bolen, 2nd by Councilman Webb. Yes – 6, No – 0. Resolution 2026 R-07 passed.

Resolution 2026 R-08 (Water/Sewer Connection Fees): Increases water and sewer connection fees and related costs to reflect actual city expenses; repealing 2024 R-04. This includes new fees for meter connections and sewer connections. Fees will increase annually by 2% or the CPI, whichever is greater. Motion to accept Resolution 2026 R-08 made by Councilman Meinking, 2nd by Councilman Webb. Yes – 6, No – 0. Resolution 2026 R-08 passed.

Resolution 2026 R-09 (Disposal of Inventory): Authorizes the sale or disposal of a 2021 John Deere tractor and a 2000 Hyster forklift, both deemed surplus property. . Motion to accept Resolution 2026 R-09 made by Councilman Webb, 2nd by Councilman Bolen. Yes – 6, No – 0. Resolution 2026 R-09 passed.

Ordinance 2026-05 (Police Officer Residency): Amends residency requirements for full-time salaried police officers, requiring them to live within city limits within 60 days of hire. Part-time and auxiliary officers may live in Marion or Baxter County. The council amended the timeframe to six months. Motion to accept first reading of ordinance made by Councilman Bolen, 2nd by Councilman Grede. Yes – 6, No – 0. Motion to suspend the rules

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and read by title only, with emergency clause made by Councilman Meinking, 2nd by Councilman Bolen. Yes – 6, No – 0. Second reading by title only: Motion to accept ordinance made by Councilman Meinking, 2nd by Councilman Bolen. Yes – 6, No – 0. Third reading by title only. Motion to accept ordinance made by Councilman Bolen, 2nd by Councilman Webb. Yes – 6, No – 0. Ordinance 2026-05 passed with correction.

Purchase of Macalac Equipment: A motion was made to purchase a used Macalac piece of equipment for \$137,000 (totaling \$151,000 with other costs) to address sewer issues and clear transmission line corridors. . Motion to accept purchase made by Councilman Bolen, 2nd by Councilman Webb. Yes votes – Webb, Meinking, Bolen, No votes– Hutchison, Grede, Howell; the mayor votes yes to tie breaker. Purchase approved.

Purchase of Sewer Camera: The purchase of a remote sewer camera for \$20,000 was postponed for a month, as the council decided to prioritize clearing the transmission line corridors first with the newly purchased equipment.

Citizens' Comments:

Bel Arco Resort: Several citizens expressed concerns about Bel Arco allegedly operating as apartments rather than a resort, violating city ordinances. They questioned the enforcement of ordinances and the mayor's stance on issuing citations. The mayor stated there was insufficient evidence to cite Bel Arco for not operating as a resort, while evidence existed for other establishments.

Property Rights and Enforcement: Citizens voiced frustration over perceived selective enforcement of ordinances and a lack of consistent application of rules. There was a debate about the role of the council versus the mayor and planning/zoning in enforcement decisions.

Abandoned Property: A citizen inquired about the removal of an abandoned couch and chair on Carolyn Street.

Residency Definition: A discussion arose about the definition of residency in Arkansas and its application to Bel Arco.

Bel Arco's Role: Some citizens defended Bel Arco, stating it provides necessary transitional housing for people in need.

P&Z Recommendations: A citizen expressed frustration that Planning and Zoning's recommendations for temporary use permits for Bel Arco were not accepted, leading to ongoing issues.

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Mayor's Comments: The mayor addressed the Bel Arco situation, stating there was insufficient evidence for a citation. He also discussed the process of issuing citations and the need for consistency.

Adjournment: : Motion to adjourn made by Councilman Meinking, 2nd by Councilman Webb. Yes – 6, No – 0. The meeting was adjourned.

Conclusions:

Budgetary Challenges: The city faces ongoing challenges in accurately budgeting for expenses, particularly due to unforeseen increases in insurance and related costs. A thorough review and adjustment of the budget are critical.

Infrastructure and Compliance: Significant work is needed to address sewer system issues, including infiltration and compliance with EPA/ADEQ regulations. The purchase of new equipment is a step towards this, but clearing access routes is a prerequisite for effective camera inspections.

Enforcement and Ordinance Application: There is a clear disconnect and disagreement among council members, the mayor, and citizens regarding the enforcement of city ordinances, particularly concerning the Bel Arco resort and sign regulations. The council needs to establish clear guidelines and consistent processes for ordinance enforcement to maintain public trust and ensure fairness.

Staffing Needs: Public Works is understaffed, and the need for additional personnel is evident.

Police Officer Residency: The council has taken steps to ensure full-time police officers reside within the city, recognizing the benefit to both the officers and the community, with an extended timeframe for compliance.

Equipment Investment: The council is making significant investments in new equipment (Macalac tractor, sewer camera) to address infrastructure needs and improve city services. The decision to purchase a used Macalac, despite the availability of a new one with a warranty, was driven by cost and the urgency of addressing sewer issues.

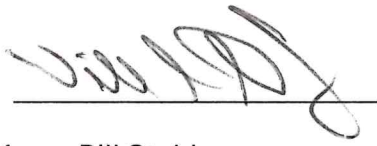
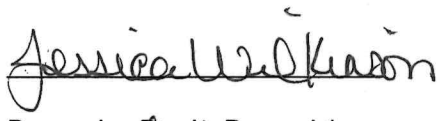
Future Actions:

The council needs to address the backlog of comprehensive plan updates, finalize the chicken ordinance, and establish a clear and consistent process for ordinance

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enforcement and citation issuance. The upcoming budget meeting will be crucial for addressing financial discrepancies.

Approved:


Mayor Bill Stahlman
Recorder ~~Paula Reynolds~~
Jessica Wilkinson