

City of Bull Shoals

P.O. Box 390 -706 C.S. Woods Blvd. – Bull Shoals, AR 72619

Website: www.cityofbullshoals.org

Phone: (870) 445-4775 – Fax: (870) 445-4948

City Council MINUTES

DATE: 08/27/2026

TIME: 6:30PM

Call to order

Pledge of Allegiance

Roll Call of Council Members

Councilman Meinking was absent.

Appointment of new council to fill seat for Ward 1, Position 2

Councilman Grede motioned to leave as is. Hutchison motioned for applicant Robert Gruss seconded by Councilman Howell. 3 Yays and 1 Nay Councilman Grede. Mayor Fancher swore him in.

Appointment of mayor Pro-tem- Mayor Fancher motioned to make mike Howell Mayor Pro-tem, seconded by Councilman Hutchison. All in favor, with Howell abstaining.

Council Meeting Minutes - 07/30/2026

Councilman Howell motioned to accept minutes, seconded by Councilman Grede, All in favor.

Treasurer's Report:

Amber needs access to the 1988 Bond Fund, capital improvement fund, and CC Accounts at Arvest. Councilman Howell motioned for Amber to get access to Arvest Accounts and councilman Webb seconded. All in favor.

Amber won a scholarship to the clerk's institute certification class 2026.

Department reports:

Councilman Howell Motioned to approve, seconded by Councilman Hutchison. All in favor.

Questions on Reports Submitted:

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Council Members' Comments:

Councilman Howell talked about volunteers and the need to fully streamline or volunteer efforts. We are putting together a sign-up sheet online and social media in hopes to get more volunteers. This will allow us to track volunteer hours and assist in getting grants.

The road under Rivercliff is most definitely an issue, the culvert is disintegrating.

Alvarez needs access to the ALS building to get the value. We need to clean it up and get rid of the items in there. Motion to open building up for city wide yard sales on Sept. 11 and 12 made by Councilman Howell, seconded by Councilman Webb. All in favor. Councilman Hutchison to go sort out the big-ticket items and post them on EBay.

Citizens comments on agenda items only:

Tim Curtis- Praised Amber on the reporting she is doing. Says this is fantastic.

Old Business:

Chicken Ordinance 2nd and 3rd reading

Second reading Councilman Hutchison motioned to read by title only, seconded by Councilman Howell. All in favor. Motion to approve by councilman Howell and seconded by Councilman Grede. All in favor.

Third reading Councilman Webb motioned to read by title only, seconded by Councilman Howell. All in Favor. Motion to approve by councilman Grede and seconded by Councilman Howell. All in favor.

Low Voltage integrator company for ACS/CCTV

Still looking for two more companies for quotes.

New Business:

Resolution 2026-R-19 Crown Vic sell to employees or Auction

Motion to accept and sell to city employee made by Councilman Hutchison, seconded by Councilman Webb. All in favor.

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Resolution 2026-R-20 Changing campsite rental rates for Damsite park

Motion to accept made by Councilman Howell and seconded by Councilman Webb.
All in favor.

Resolution 2026-R-21 Contract agreement with uniform company Cintas

Motion to accept made by Councilman Webb and seconded by Councilman Grede.
All in favor.

Resolution 2026-R-22 Official newspaper of Record for Publication of Ordinances,

Legal notices, and other required public information.

Motion to accept made by Councilman Howell and seconded by Councilman Grede. All in favor.

Resolution 2026-R-23 Authorizing the addition of PDF Exchange Editor Software to City Computers.

Motion to accept made by Councilman Webb and seconded by Councilman Grede.
All in favor.

Resolution 2026-R-24 Authorization to purchase cell phones and additional cellular service for the City of Bull Shoals

Motion to accept made by Councilman Howell and seconded by Councilman Webb.
All in favor.

Resolution 2026-R-25 Transfer Appropriations for AML Property Insurance

Motion to accept made by Councilman Howell and seconded by Councilman Grede. All in favor.

Resolution 2026-R-26 Amending line items for the fiscal year 2026 City Budget for the City Recorder.

Motion to accept made by Councilman Grede and seconded by Councilman Webb.
All in favor.

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Lease Police vehicles or fix what we have

Waiting for information.

Sensus water Meters – Meeting with Core & Main

Will discuss again next month.

Equipment list for Public Works

All items have been surplus and will be auctioned off.

Citizens' Comments:

Pat Curtis- Bel Arco is not following the city ordinances. Why is the city not listening to the citizens? Why do we have ordinances and laws if only certain people need to follow them? What is the mayor going to do about this? The mayor does not have any say on this, but the council does.

Mike Salza and Loretta Jelinek-There are rules in place, and one of them is if a C4 zoned property ceases to operate as a resort, it shall revert to a residential zoned property. Per Councilman Howell this is incorrect, it needs to go through proper procedures. If a property wants to be rezoned. A public hearing with planning and zoning is required then it will be brought to the council. The City Attorney read the ordinance and agreed on the approach. A public hearing will be held. Miss Jelinek is losing money coming to court and having it continued. This has been going on for months. She will be looking to rezone her property. A public hearing will be set up on September 10.

Keith Hilburn- Stated that Miss Jelinek had tried several years ago maybe 8 years, to rezone and it was denied.

Cody Jackson- Extremely excited about the volunteer program. Let us make 2027 a volunteer community like we did in 2007.

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Lynn Nickels-for the garage sale at the ALS building why don't you just put things out and have people make an offer. Also, she has a new helper named Kimberly that really loves this town and is a great helper.

Jim Bradshaw-Where are we with Village Mart? The city dropped the lawsuit a couple of years ago, Mr. Knopic has a suit that is still ongoing. Is there any way to move things forward? Per our City Attorney, all we can do is wait.

Tim Curtis- If anyone has deer in the back yard Bull Shoals Urban Hunt is going on. There were about forty-seven people who qualified.

Mayor's Comments:

Appointment to the Board of Adjustments- Councilman Howell made a motion for Travis Tipton to be on the board, seconded by Councilman Hutchison. All in favor.

Adjournment:

Motion to Adjourn by Councilman Howell and seconded by Councilman Hutchison. All in favor.

SUMMARY:

* **Council Appointments:** Robert Gruss was appointed to fill the vacant Ward 1, Position 2 seat, citing his banking and finance background as an asset for the city's financial recovery. Mike Howell was appointed as Mayor Pro Tem.

* **Financial Oversight:** The Treasurer reported on the implementation of "positive pay" to prevent unauthorized account access. Several resolutions were passed to reallocate budget funds for insurance, purchase new city cell phones, and designate an official newspaper of record.

* **Surplus Property:** The Council approved the sale of a surplus police vehicle to a city employee and discussed the cleanup of the "ALS building." It was decided that the city will hold a garage sale to clear out the building, with remaining items to be discarded.

* **Volunteer Program:** A new volunteer management system is being launched via the city website to streamline efforts, track hours for grant eligibility, and improve

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safety through the use of waivers.

* **Zoning Dispute (Bel Arco):** A significant portion of the meeting was dedicated to a dispute regarding the zoning status of the Bel Arco property. The owner and citizens debated whether the property should revert to residential zoning after ceasing operations as a resort. The City Attorney advised that a formal public hearing before the Planning and Zoning Commission is required to determine the facts before the Council can take action on rezoning.

* **Urban Bow Hunt:** The city is preparing for the upcoming urban bow hunt (starting September 1st) to manage the local deer population, with meat being donated to local food banks.

Conclusions

* **Administrative Progress:** The city is actively working to professionalize its operations, evidenced by the new volunteer tracking system, the implementation of internal financial controls, and the appointment of experienced individuals to council and board positions.

* **Resolution of Zoning Issues:** The Council and the City Attorney reached a consensus to move forward with a formal public hearing on September 10th regarding the Bella Rocca property. This is intended to resolve the long-standing dispute over whether the property has legally ceased its resort status and should be rezoned.

* **Focus on Efficiency:** The city is prioritizing the liquidation of "dead" assets (like the Antelope building) and the streamlining of city services to reduce unnecessary tax burdens and improve operational transparency.

Approved: _____

Mayor

9/24/20

Recorder