

City of Bull Shoals Council Meeting Minutes
Thursday July 31, 2025, at 6:30pm
Bull Shoals City Hall Council Chambers
706 C.S. Woods Blvd Bull Shoals, AR 72619

At 6:30 pm the meeting is called to order. In attendance is Mayor Stahlman, Councilman Hutchison, Councilwoman Pucci, Councilman Meinking, Councilman Lindman, Councilman Bolen and Councilman Howell. We have a quorum.

Recorder/treasurer Appointment: Councilman Bolen nominated Paula Reynolds to be recorder/treasurer. Councilman Howell motioned to accept Paula Reynolds as recorder/treasurer, Councilman Hutchison 2nd motion. Yes – 6, No – 0. Paula Reynolds was officially appointed as the recorder/treasurer to fill the term ending December 31, 2028, by a majority vote.

Reports: All reports were accepted, with questions raised about missing recommendations in the zoning report. Motion to accept made by Councilman Meinking, 2nd by Councilman Lindman. Yes – 6, no – 0.

Planning and Zoning Discussion: Resort Compliance: The council discussed how to proceed with enforcing zoning laws on resorts, particularly regarding long-term rentals. There's a concern that many resorts are not operating as resorts but as long-term rentals. Square Footage Regulations: There was confusion about whether the city can regulate the minimum square footage of residential buildings due to state law. Enforcement: The council emphasized the need to hold people accountable to zoning regulations and to stop allowing people to do what they want without consequences. Public Hearings: It was agreed that individuals seeking variances or zoning changes should come before the Planning and Zoning Committee in a public hearing. Letter to Resorts: Another letter will be sent to resort owners, emphasizing the need to comply with zoning ordinances and attend the next Planning and Zoning meeting. Ten-fifty rezoning: A letter will be sent to Ten-fifty inviting them to rezone to R3.

Parks and Recreation: A community trash pickup event was announced for October 3rd 2025.

New Water and Sewer Bill Payment System: A new online bill payment system was introduced, offering paperless options and online access to bills.

ALS Building Equipment Sale: The council approved the sale of equipment from the ALS building for \$4,000, with the buyer responsible for removing the equipment and cleaning the small white building.

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Short-Term Rental Ordinance 2025-09: The first reading of an ordinance regarding short-term rentals was conducted. Motion to suspend rules and read by title only made by Councilman Meinking, 2nd by Councilman Howell. Yes – 6, No – 0. Second and third reading at the next Council meeting.

Water and Sewer Deposit Fees Ordinance 2025-11: The first reading of an ordinance setting water and sewer deposit fees was conducted. Motion to suspend rules and read by title only made by Councilman Meinking, 2nd by Councilman Bolen. Yes – 6, No – 0. Second and third reading at the next Council meeting.

Property Maintenance Code Ordinance 2025-12: The first reading of a property maintenance code ordinance was conducted, but it was tabled for further discussion and revisions.

Police Chief Ordinance 2025-13: Terms of employment for the position of police chief. First reading motion to accept made by Councilman Bolen, 2nd by Councilman Howell. Yes – 6, No – 0. Motion to suspend rules and read by title only made by Councilman Meinking and 2nd by Councilman Howell. Yes – 6, No – 0. Motion to accept second reading by title only made by Councilman Meinking, 2nd by Councilman Bolen. Yes – 6, No – 0. Motion to accept third reading by title only made by Councilman Meinking 2nd by Councilman Bolen. Yes – 6, No – 0. Ordinance passed.

Police Chief Appointment Resolution 2025-R11: Motion to accept Johnathon J Babb as new police chief made by Councilman Howell, 2nd by Councilman Bolen. Yes – 6, No – 0. Jonathan J. Babb was officially appointed as the City Police Chief.

Citizen Comments:

Jeff Kielberg expressed concerns that the proposed property maintenance code ordinance resembled an HOA and could lead to persecution of homeowners.

Leanne Kielberg raised concerns about speeding on Betty Jean Avenue and requested additional stop signs.

Gary Heimbeck proposed creating a memorial orchard in one of the city parks.

Deb asked about the definition of "nuisance" in the tabled ordinance and expressed concerns about the difficulty in distinguishing between hotels and apartments in Lakeview.

The Chamber of Commerce requested the city to split the cost of purchasing 30 sets of

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frames and banners for the light poles in town. Also, city wide yard sale in September on 12th and 13th.

Conclusions:

Enforcement is a Priority: The council is focused on enforcing existing zoning and property maintenance regulations and holding individuals accountable.

Resort Compliance is a Challenge: The issue of resorts operating as long-term rentals is a significant concern, and the council is seeking ways to address it.

Community Involvement is Encouraged: The council is encouraging community involvement in addressing property maintenance issues and beautifying the city.


Property Maintenance Code Needs Refinement: The proposed property maintenance code ordinance needs further review and revisions to address concerns about property rights and potential oppressiveness.

New Leadership: The appointment of a new Recorder/Treasurer and Police Chief marks a shift in leadership and a potential change in direction for the city.

Beautification Efforts: The council is actively seeking ways to beautify the city and improve its attractiveness to residents and tourists.

Adjournment: Councilman Bolen made motion to adjourn, Councilman Meinking second motion. Yes – 6, No – 0. Meeting adjourned at 8:36pm.

Approved:



Mayor Bill Stahlman



Recorder Paula Reynolds