

Mayor – Paul Colvin Jr.
Recorder – Rhonda Ardemagni
City Attorney –Justin Eichmann
Law Firm—Harrington-Miller
City Engineer—Garver Engineers



Ward 1 Position 1– Gene McCartney
Ward 1 Position 2– Amber Ibarra
Ward 2 Position 1—Arthur Penzo
Ward 2 Position 2—Larry Ardemagni
Ward 3 Position 1—Don Doudna
Ward 3 Position 2— Tim Burress

**City Council
June 1, 2021
Agenda**

The Tontitown City Council is scheduled for Tuesday June 1st, 2021 at 6:00 p.m. at Tontitown City Hall and via Zoom and YouTube visit <https://zoom.us/j/97053037337>

Meeting ID: 970 5303 7337# or join by phone at +1 (312) 626-6799

When prompted for Meeting ID: 970 5303 7337# If you do not have a Participant Number: press #

1. Meeting Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approval of Agenda
5. Approval of City Council Minutes from May 4, 2021 and Special City Council Minutes from May 12, 2021.
6. Comments from Citizens
7. Approval by City Council Members to Waive the 3 Reading Rule for All Ordinances on Agenda
8. Old Business:
 - a) Approval of a Resolution Authorizing the Purchase of a Backhoe for the Public Works Department -Colvin
9. New Business:
 - a) Discussion of change of meeting date in July from July 6, 2021 to Thursday, July 1, 2021 - McCartney
 - b) Approval of an Ordinance Accepting the Final Plats for the Second Quarter of 2021 -Colvin
 - c) Approval of a Conditional Use Permit for the Villas -Colvin
 - d) Approval of a Resolution Adopting a Revised Drainage Criteria Manual for the City of Tontitown -Colvin

- e) Approval of a Resolution Adopting a Local Roadway Typical Street Section -Colvin
- f) Discussion of Job Descriptions and Salary Ranges for City Employees-Burress
- g) Discussion of City Personnel Handbook-Burress
- 10. Comments from Aldermen
- 11. Comments from Mayor
- 12. Comments from City Attorney
- 13. Adjournment

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Ward 3 Position 1—Don Doudna
Ward 3 Position 2— Tim Burress

City Council
May 4th, 2021
Minutes

The Tontitown City Council is scheduled for Tuesday May 4th, 2021 at 6:00 p.m. at Tontitown City Hall and via Zoom and YouTube visit <https://zoom.us/j/92076441456>

Meeting ID: 920 7644 1456# or join by phone at +1 (312) 626-6799

When prompted for Meeting ID: 920 7644 1456# If you do not have a Participant Number: press #

1. Meeting Call to Order
2. Roll Call
All in attendance
3. Pledge of Allegiance
4. Approval of Agenda
Arthur Penzo motioned to approve the agenda
Second by Larry Ardemagni Motion Passes
5. Approval of City Council Minutes from April 6th, 2021.
Don Doudna motioned to approve the minutes
Second by Tim Burress Motion Passes
6. Comments from Citizens - None
7. Approval by City Council Members to Waive the 3 Reading Rule for All Ordinances on Agenda
Arthur Penzo motioned to approve
Second by Gene McCartney Motion Passes
8. Old Business:
- a) None.
9. New Business:

- a) Approval of Ordinance No. 2021-05-944, Amending Ordinance No. 131 Regarding the Net Collections of the 1% Sales and Use Tax Levied within the City of Tontitown –Colvin
Don Doudna motioned to Table and move to the next Committee of the Whole Meeting
Second by Tim Burress Motion Passes
Larry Ardemagni and Arthur Penzo voted NO
- b) Approval of Resolution No. 2021-05-945R to call a Special Election on July 13, 2021 –Colvin
Tim Burress motioned to Table items B and C, and move to the next Committee of the Whole Meeting
Second by Amber Ibarra Motion Passes
- c) Approval of an Ordinance Calling a Special Election in the City of Tontitown on the Questions of Issuing Bonds Under Amendment No. 62 to the Constitution of the State of Arkansas -Colvin
Tabled
- d) Approval of a Resolution authorizing the purchase of a backhoe loader from Riggs Cat – Colvin
Tim Burress motioned to Table and move to the next Committee of the Whole Meeting
Second by Gene McCartney Motion Passes
- e) Approval of a Resolution Authorizing the Release of a Bill of Assurance at Venezia Piazza Addition –Colvin
Gene McCartney motioned to approve
Second by Tim Burress Motion Passes
- f) Approval of an Ordinance Rezoning property located at 1199 E Henri de Tonti Blvd from C-2, General Commercial to CT, Commercial Trades and Services –Colvin
Tim Burress motioned to approve
Second by Gene McCartney Motion Passes
- g) Approval of an Ordinance amending Chapter 153, Zoning Regulations, of the Tontitown Municipal Code –Colvin
Arthur Penzo motioned to approve
Second by Amber Ibarra Motion Passes
Arthur Penzo motioned to approve the Emergency Clause

Second by Amber Ibarra Motion Passes

- h) Approval of an Ordinance Amending Section 151: Design Standards for Large Scale Developments of Chapter 152 Development and Subdivision Regulations of the Tontitown Municipal Code –Colvin

Larry Ardemagni motioned to approve

Second by Gene McCartney Motion Passes

Larry Ardemagni motioned to accept the Emergency Clause

Second by Arthur Penzo Motion Passes

- i) Approval of an Ordinance Amending Ordinance No. 2020-07-893 to Provide for the Use of Masks in the city of Tontitown- Burress

If approved, this will remove the mandatory language.

Amber Ibarra motioned to approve

Second by Tim Burress Motion Passes

Arthur Penzo motioned to approve the Emergency Clause Motion Passes

- J) Approval of a Resolution Amending Resolution No. 2020-12-907R to Provide for the Use of Masks in the City of Tontitown- Burress

If approved, this will remove the mandatory language.

Amber Ibarra motioned to approve

Second by Tim Burress Motion Passes

Arthur Penzo motioned to approve the Emergency Clause

Second by Tim Burress Motion Passes

9. Comments from Aldermen

- Gene McCartney said flooding damages need to be addressed on Javello at the Low Water Bridge and Steele Road.
- Tim Burress thanked everyone for attending the meeting and the work that was put into the Tabled items. Also, the Farmers Market was amazing, thanks Danielle and Amber for your hard work.
- Arthur Penzo asked about the status of the “Welcome to Tontitown” signs. James Clarks said we are waiting on easements and state approval. Also, Arthur Penzo said attention is needed on the streets of North Barrington, Baker, the intersection of

Liberty and Ardemagni Road, and the culvert on Liberty. James Clark said he will pursue it.

- Don Doudna said that Southern Tire Mart is looking good and agreed that the Farmers Market was amazing.
- Amber Ibarra said the Farmers Market was a success and Centennial Bank wants to be more involved in the future. Also, more vendors have signed up and there are more things to come.

10. Comments from Mayor

- The mayor wanted to thank Henry Piazza for getting the Farmers Market going. And thank you to Danielle and Amber for doing such a good job.
- The city is doing a drainage study and homes that were impacted in this week's flooding. If possible the city will make an application to FEMA for those impacted. Also, a big thank you to the police, fire and rescue for their services.

12. Comments from City Attorney- None

13. Adjournment- Arthur Penzo motioned to adjourn All in Favor

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Recorder – Rhonda Ardemagni
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Ward 3 Position 1—Don Doudna
Ward 3 Position 2— Tim Burress

**Special City Council
May 12, 2021
Minutes**

**The Tontitown City Council is scheduled for Wednesday May 12, 2021 at 5:00 p.m. at
Tontitown City Hall and via Zoom and YouTube visit <https://zoom.us/j/92076441456>**

Meeting ID: 920 7644 1456# or join by phone at +1 (312) 626-6799

When prompted for Meeting ID: 920 7644 1456# If you do not have a Participant Number: press #

1. Meeting Call to Order
2. Roll Call
All in attendance
3. Pledge of Allegiance
4. Approval of Agenda
Arthur Penzo motioned to approve the agenda
Second by Gene McCartney Motion Passes
5. Comments from Citizens - None
6. Approval by City Council Members to Waive the 3 Reading Rule for All Ordinances on
Agenda
Larry Ardemagni motioned to approve
Second by Arthur Penzo Motion Passes
7. Old Business:
 - a) Approval of an Ordinance Amending Ordinance No. 131 Regarding the Net Collections
of the 1% Sales and Use Tax Levied within the City of Tontitown –Colvin
Tabled
Move to the next Committee of the Whole Meeting.
Reference YouTube for lengthy discussion.
 - b) Approval of a Resolution to call a Special Election on July 13, 2021 –Colvin
Tabled
Move to the next Committee of the Whole Meeting.

- c) Approval of an Ordinance Calling a Special Election in the City of Tontitown on the Questions of Issuing Bonds Under Amendment No. 62 to the Constitution of the State of Arkansas –Colvin

Tabled

Move to the next Committee of the Whole Meeting.

8. New Business:

None.

9. Comments from Aldermen- None

10. Comments from Mayor- None

11. Comments from City Attorney- None

12. Adjournment- Amber Ibarra motioned to adjourn Second by Arthur Penzo All in Favor

RESOLUTION NO. 2021-_____

CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS

A RESOLUTION APPROPRIATING FUNDS AND AUTHORIZING THE EXPENDITURE THEREOF FOR THE PURCHASE OF ONE (1) CATERPILLAR MODEL 420 BACKHOE LOADER AND SUCH OTHER ACTION AS IS NECESSARY IN CONNECTION THEREWITH.

WHEREAS, the City Council has determined that it is immediately necessary and in the best interest of the citizens of the City of Tontitown to purchase a Caterpillar Model 420 Backhoe Loader from Riggs CAT pursuant to an authorized cooperative purchasing agreement for use by the City of Tontitown; and

WHEREAS, the City Council has determined that it has sufficient funds available for said purchase and desires that the bid reflected in the invoice as attached as Exhibit "A" should be accepted; and

WHEREAS, the City Council has determined it is in the best interest of the City of Tontitown to appropriate the sum of approximately \$93,031.36 for the purchase of the Caterpillar Model 420 Backhoe Loader for use by the City of Tontitown.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Tontitown as follows:

The Proposal set forth in the attached Exhibit "A" for the purchase of one (1) Caterpillar Model 420 Backhoe Loader, and the sum of approximately \$93,031.36 is hereby appropriated and authorized for purchase of the vehicle, and the Mayor is authorized to expend said funds to purchase said vehicle and to take all such other action as is necessary in connection therewith in order to complete the purchase. Further, all previous actions of the Mayor or his designee in connection therewith are hereby approved and ratified.

PASSED AND APPROVED this _____ day _____, 2021.

APPROVED:

Paul Colvin, Jr., Mayor

ATTEST:

Rhonda Ardemagni, City Clerk-Treasurer
(SEAL)

Exhibit "A"



March 18, 2021

CITY OF TONTITOWN
PO BOX 305
TONTITOWN, Arkansas 72770-0305

Attention: JAMES CLARK
RE: 149945-02

Dear James Clark,

****Sourcewell Quote****

We are pleased to quote the following for your purchase consideration.

One (1) New Caterpillar Model: 420 Backhoe Loaders with all standard equipment in addition to the additional specifications listed below:

STOCK NUMBER: SERIAL NUMBER: YEAR: SMU:

SELL PRICE	\$93,031.36
EXT WARRANTY	Included



WARRANTY

Standard Warranty: 12 Month/Unlimited Hours Full Machine
Extended Warranty: 420-36 MO/5000 HR POWERTRAIN + HYDRAULICS + TECH (Tier 4)

Thank you for your interest in Riggs CAT and Caterpillar products for your business needs. This quotation is valid for 30 days, after which time we reserve the right to re-quote. If there are any questions, please do not hesitate to contact me.

Sincerely,

Les Swank
Machine Sales Representative Riggs CAT
SwankL@jariggs.com
+1 (479) 225-1329

Accepted by _____ on _____

Signature

One (1) New Caterpillar Model: 420 Backhoe Loaders with all standard equipment in addition to the additional specifications listed below:

Standard Equipment

BOOMS, STICKS, AND LINKAGES

BACKHOE

- 14'4" Center pivot backhoe
4.3 Meters
- Boom and swing transport locks
- Pilot operated backhoe and electro hydraulic stabilizer controls
- Street type stabilizer shoes
- Anti-drift hydraulics (boom, stick, and E-stick)
- Cat Cushion Swing(tm) system

LOADER

- Single Tilt Loader
- Lift cylinder brace
- Self-leveling loader with single lever control
- Return-to-dig
(automatic bucket positioner)
- Transmission neutralizer switch
- Bucket level indicator

POWERTRAIN

- Water separator
- Thermal starting aid system
- Dry type axial seal air cleaner with integral precleaner
- Automatic dust ejection system
- Filter condition indicator
- Hydraulically boosted multi-plate wet disk brake with dual pedals & interlock
- Differential lock

- Torque converter
- Transmission-four speed manual shift
- Neutral safety switch
- Spin-on filters for
Fuel
Engine oil
Transmission oil
- Outboard Planetary Rear Axles
- Diesel particulate filter
- Hydrostatic power steering

HYDRAULICS

- Pilot hoe and mechanical loader controls
- Load sensing, variable flow system with 43 gpm (162 L/min) axial piston pump
- 6 micron hydraulic filter

- Caterpillar XT-3 hose
- Hydraulic oil cooler
- Pilot control shutoff switch
- Flow-sharing hydraulic valves
- Hydraulic suction strainer

ELECTRICAL

- 12 volt electrical start
- Horn, front and rear
- Backup alarm
- Hazard flashers/turn signals
- Halogen head lights (2)
- Halogen rear flood lights (2)
- Stop and tail lights

- Audible system fault alarm
- Key start/stop system
- 850 CCA maintenance free battery
- Battery disconnect switch
- External Power Receptacle (12v)
- Diagnostic ports for engine and machine Electronic Control Modules

OPERATOR ENVIRONMENT

- Interior rearview mirror
- ROPS canopy, Rear Fenders
- 2-inch (50mm) retractable seat belt
- Tilt steering column
- Steering knob
- Hand and foot throttle

- Automatic Engine Speed Control
- One Touch Low Idle
- Floor mat and Coat Strap
- Lockable storage area
- Air suspension seat

FLUIDS

- Antifreeze - Extended Life Coolant

-20F (-30C)

OTHER STANDARD EQUIPMENT

- Standard Storage Box
- Transport tie-down points
- Ground line fill fuel tank with 42.3 gal (160L) capacity & 5 gal (19L) diesel exhaust fluid
- Rubber impact strips on radiator

- guard
- CD-ROM Parts Manual
- Safety Manual
- Operations and Maintenance Manual
- Lockable hood
- Tire Valve Stem Protection

MACHINE SPECIFICATIONS

420 07A BACKHOE LOADER CFG2
HRC MACHINE
LANE 2 - AVAILABLE FROM LEICESTER FACTORY
LANE 3 - AVAILABLE FROM LEICESTER FACTORY
ONLY FOR USE WITH: AM-N and PUERTO RICO
STICK, STANDARD, 14FT
PT, 4WD/2WS, POWERSHIFT
ENGINE, 74.5KW, C3.6 DITA, T4F
HYD, MP, 6FCN/8BNK, ST, QC
CAB, DELUXE
DISPLAY, STANDARD
WORKLIGHTS (8) HALOGEN LAMPS
SEAT, DELUXE FABRIC
BELT, SEAT, 2" SUSPENSION
AIR CONDITIONER, T4F
PRODUCT LINK, CELLULAR, PLE643
TIRES, 12.5 80/19.5L-24, GY
COUNTERWEIGHT, 1015 LBS
STABILIZER PADS, FLIP-OVER
BUCKET-HD, 24", 6.2 FT3
INSTRUCTIONS, ANSI
SERIALIZED TECHNICAL MEDIA KIT
PLATE GROUP - BOOM WEAR
GUARD, STABILIZER
BUCKET-GP, 1.31 YD3, IT
CUTTING EDGE, TWO PIECE
SHIPPING/STORAGE PROTECTION

OPTIONS:

Components	Ref No.	Qty	Sell
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CSA

24 MO/1000 HR PARTS ONLY
CVA

\$712

\$16,000

Inspection Number: 2723194
Inspection Type: Trade
Sub-Type:
Created By: Heydenreich, David W.
Created Date: 05/07/21 10:43:57
Salesperson: Swank, Les W.
Inspector: Heydenreich, David W.
Client Name:
Client Company: City of Tontitown

Serial Number: 031051369
Product Family: BACKHOE LOADER
Manufacturer: NEW HOLLAND LTD.
Model: LB110B
Stock Number:
Year: 2005
SMU / Hours: 3,240
Location: Tontitown, AR, United States

Asking Price:
Repair Charges Subtotal:
Cleaning: 250
Painting:
Freight:
Total Custom Charges: 660
Other Charges Subtotal: 910
Manager's Adjustment Charge:
Total Cost: 16,910
Total Charges: 910

Assigned Trade Value: 16,000 USD

Notes: ATV \$16K, USEFAIR, engine compartment taped shut, repair AC, replace front glass, leaking steering cylinder, Leaking swing cylinders, 4x4 does not work. Offer good thru 6/13/2021
TJT

Les Swank
Premier Account Manager

Office +1 (479) 927-8965
Mobile +1 (479) 225-1329



ORDINANCE NO. 2021-06-_____

CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS

AN ORDINANCE ACCEPTING THE FINAL PLAT(S) OF

HPAC 2020 Minor Subdivision
Wildcat Creek Farms, LLC, Parcel No. 830-37891-000
Pianalto Trust Minor Subdivision
Paul Colvin, Replat of Albert R. Piazza Minor Subdivision
Kristin McCloud, Parcel Nos.830-37692-280 & 830-37692-300
Henry/West/Duggar Incidental Subdivision Arbor Acres & S. Barrington
Bixler/Lyman Incidental Subdivision

WHEREAS, there has been duly presented to the Planning Commission, pursuant to Chapter 152 of the Tontitown Code of Ordinances, plats to subdivide certain lands within the planning jurisdiction of the City of Tontitown; and,

WHEREAS, certain street, utility, and other improvements, as well as easements and right of way dedications, were required as a condition of plat approval; and,

WHEREAS, certification and verification has been received that all required dedications are shown on the final plats, and that all required improvements have been installed; and,

WHEREAS, the Tontitown Planning Commission has granted final plat approval, and recommends City Council approval of the plats, and acceptance of all public facility improvements associated therewith.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Tontitown, Arkansas:

Section 1: That the Final Plats of:

HPAC 2020 Minor Subdivision
Wildcat Creek Farms, LLC, Parcel No. 830-37891-000
Pianalto Trust Minor Subdivision
Paul Colvin, Replat of Albert R. Piazza Minor Subdivision
Kristin McCloud, Parcel Nos.830-37692-280 & 830-37692-300
Henry/West/Duggar Incidental Subdivision Arbor Acres & S. Barrington
Bixler/Lyman Incidental Subdivision

Section 2: That all street, utility, and other public facility improvements required and constructed as part of the aforementioned subdivisions, are hereby accepted as public facilities, and shall, henceforth, be subject to city maintenance, upkeep and care.

PASSED AND APPROVED THIS 1st Day of June, 2021.

APPROVED:

Paul Colvin, Jr, Mayor

ATTEST: _____
Rhonda Ardemagni, Clerk/Treasurer



CITY OF TONTITOWN PLANNING OFFICE

201 E. Henri de Tonti Blvd.
479-361-2700
planning@tontitownar.gov

Meeting: **May 25, 2021**
Project: **The Villas at Tontitown &
Active Lifestyle Living**
Planner: Anthony Apple

AGENDA ITEM

5

CONDITIONAL USE PERMIT REQUEST

The development is proposed on the east side of Klenc Rd
at the intersection of Morsani Ave and Klenc Rd.
Parcel #s 830-37667-004, 830-37667-005, 830-37667-006

SUMMARY: Request to allow a duplex and quadplex residential use in zone **C-1, Light Commercial/Office District and C-2, General Commercial District**
CURRENT ZONING: **C-1, Light Commercial/Office District and C-2, General Commercial District**
FUTURE LAND USE CATEGORY: **RC-N Residential/Commercial Neighborhood**
PROPOSED USE: Duplex and quadplex residential
CITY WARD: 3 - Don Doudna, Position 1 and Tim Burress, Position 2

INFRASTRUCTURE SERVICE AREAS (not a guarantee of service availability):

Water: City of Tontitown. There is an existing 8-inch water main along the west side of Klenc Rd south of Morsani Ave, an existing 2-inch water line on the west side of Klenc Rd south of Morsani Ave and an existing 3-inch water line on the west side of Klenc Rd north of Morsani Ave.

Electric: Ozarks Electric

Sewer/Septic: City of Tontitown sewer. There is an existing manhole at the northwest corner of the project property.

Phone: AT&T

Natural Gas: Black Hills Energy

Cable: Cox Communications

PROJECT SYNOPSIS:

The project is called "The Villas at Tontitown & Active Lifestyle Living Community."

Parcel 830-37667-004 is currently owned by Gillie Mantegani, Parcel 830-37667-005 is currently owned by Barbara Jean Greenlee, and Parcel 830-37667-006 is currently owned by Tommy and Zita Greenlee. Access to the project is from Klenc Rd. See Figure 1, Vicinity Map.

Parcel 830-37667-004 is currently zoned C-1, Light Commercial/Office District. Parcels 830-37667-005 and 830-37667-006 are currently zoned C-2, General Commercial District. See Figure 2, Current Zoning Map.

The developer is Norris Development. The developer is proposing to develop a 55+ residential community through the construction of 28 buildings (duplexes and quadplexes) for a total of 94 residential units. The development will be supported with a clubhouse and activity center. The development is currently in the concept phase. See Figure 3, Conceptual Plan.

Duplex and quadplex residential structures are allowed by Conditional Use Permit in C-1 and C-2 zoning districts.

FUTURE LAND USE PLAN:

The Future Land Use Category shown in this area is for the Residential/Commercial Neighborhood (RC-N). From the Vision Plan Document adopted by the City Council in November 2018:

“RESIDENTIAL COMMERCIAL NEIGHBORHOOD (RC-N)

Neighborhood Mixed Use Areas are more densely developed than the residential neighborhood areas and provide a varying mix of nonresidential and residential uses. This designation allows a wide spectrum of uses and encourages density in all housing types, from single family to multifamily.

A mix of residential and non-residential development (excluding industrial uses) is permitted; the ideal mix of uses will be moderate density residential, office, and commercial uses, with additional open space amenities included within the development site.

Nonresidential uses range in size, variety and intensity from grocery stores and offices to churches, and are typically located at corners and along connecting corridors. The street network should have a high number of intersections creating a system of small blocks with a high level of connectivity between neighborhoods. Setbacks and landscaping are urban in form with street trees typically being located within the sidewalk zone.

Neighborhood Mixed Use Areas encourage complete, compact and connected neighborhoods. While they encourage more dense development patterns, they do recognize existing conventional strip commercial developments and their potential for future redevelopment in a more efficient layout. Up to 18 multifamily dwelling units/acre.”

STAFF ANALYSIS: This project is aligned with the Future Land Use plan for this area. There is no mix of uses. This development does internally create a “complete neighborhood”. It will have a club house, activity building, and walking trails. It will be connected to the commercial corridor by street and trail.

153.121 DEVELOPMENT STANDARDS AND REVIEW GUIDELINES:

(A) All development shall be designed in such a way as to minimize any potential negative impact on the surrounding area. Special attention shall be given to buffering commercial developments from adjacent single-family areas. Design of the internal traffic circulation system, ingress and egress, off-street parking, loading and pedestrian ways shall be sensitive to such conditions as safety, convenience, separation of vehicular and pedestrian traffic, general attractiveness, and the proper relationship of different land uses. Landscaped areas shall be provided to protect water quality, and reduce erosion, heat and glare. Such areas shall be maintained in an attractive condition. Existing trees on a development site shall be retained where possible. Screening, open space, or other buffer may be required to give adequate separation between uses which are marginally compatible, and shall also be provided for the beautification and enhancement of the property.

STAFF ANALYSIS: The applicant is showing primarily quadplex building with interspersed duplex buildings. The proposed development will be adjacent to duplex portion of The Reserves to the north, and R-3 zoned parcels to the east, south and west. The current concept plans show a good amount of greenspace. A full landscaping plan will be required during the technical plan review. Amenities proposed are as previously stated.

As this is in the concept phase, additional discussion will be had regarding internal traffic/pedestrian patterns. Sidewalks and internal connection are important.

(B) In carrying out the purpose of this section, the following development standards and design specifics shall be subject to review and approval. The appropriateness of these standards shall be determined for each specific conditional use location.

- (1) The proposed use is within the provision of "conditional uses," as set out in these regulations.

STAFF ANALYSIS: Yes, duplex and quadplex residential may be considered as a conditional use in C-1 and C-2 zoning.

- (2) The proposed use conforms to all applicable provisions herein set out for the district in which it is to be located.

STAFF ANALYSIS: All setbacks, density maximums, design standards, and screening requirements will be required to be met prior to technical review of the plans.

- (3) The proposed use is so designated, located, and proposed to be operated, that the public health, safety and welfare will be protected.

STAFF ANALYSIS: The applicant is showing two entrances onto S. Klenc Rd. There are no current concerns regarding sight distance. There are not current concerns regarding distance between the proposed drives, or the distance between the northern proposed drive and the southern drive of The Reserves. There is an existing manhole at the northwest corner of the project property. There is an existing 8-inch water main along the west side of Klenc Rd south of Morsani Ave. The applicant's engineer must provide a Stormwater Pollution Prevention Plan prior to technical review.

Staff has no concerns that this project will have any negative impact on public health, safety and welfare.

- (4) The proposed land use is compatible with and will not adversely affect other property in the area where it is proposed to be located.

STAFF ANALYSIS:

The proposed development will be adjacent to the duplex portion of The Reserves to the north (zoned C-2), and R-3 zoned parcels to the east, south and west.

The property immediately to the north of the proposed development consists of duplexes. To the east, south and west is primarily residential with lots generally greater than 2 acres. Compliance with the buffering and screening standards as well as residential compatibility standards will be required prior to technical review.

- (5) The size and shape of the site, including the size, shape and arrangement of proposed structures, as well as signage related thereto, is in keeping with the intent of these regulations.

STAFF ANALYSIS: As stated above, the applicant plans to have the duplex and quadplex buildings. The space required per duplex is 10,500 sf, and the space required per quadplex is 21,000 sf per the latest Commercial, . . . District Standards. The applicant shall ensure this requirement is met.

- (6) The proposed ingress and egress, internal circulation system, location and amount of off-street parking, loading and pedestrian ways are sufficiently adequate, and not inconsistent with requirements of these regulations.

STAFF ANALYSIS: Specific drive locations and the circulation shown on the concept plan will be further evaluated with technical plans.

- (7) The proposed landscaping and screening of the proposed use are in accordance with provisions of these

regulations.

STAFF ANALYSIS: A landscape plan was not submitted with this concept. A landscape will be required for the technical review process.

- (8) Safeguards proposed to limit noxious or offensive emissions, including lighting, noise, glare, dust and odor are addressed

STAFF ANALYSIS: Due to the nature of this project, noise, dust, odor, etc. are not a concern. All lighting should be "cut off" type lighting that will not contribute significantly to light pollution. The applicant will be required to provide a lighting cut sheet and diagram to show how the light is designed to remain on the site.

TECHNICAL INFORMATION:

Technical information is addressed at a future stage of development request. The current request is a concept plan only.

NEIGHBOR COMMENTS: All neighboring properties within 200 feet of the property boundary were notified by certified mail of this project. Staff has received two written comments at this time regarding this project. Neither neighbor has any concerns.

STAFF RECOMMENDATION: Based on the current proposal which shows the development to be in accordance with the adopted Future Land Use plan, currently zoning, surrounding properties, the availability of public services, and the availability to improve services to this property, **staff recommends approval of "The Villas at Tontitown & Active Lifestyle Living Community" Conditional Use Permit Request to allow for the construction of duplexes and quadplexes within this specific C-2 zoning.**

CONDITIONS RECOMMENDED FOR APPROVAL:

1. This project must proceed through the Large-Scale Development process, and address all technical information.
2. All applicable Large-Scale Development design standards, and required screening and landscaping shall be required.
3. All setbacks, density maximums, design standards, sidewalk requirements shall be required.
4. All lighting should be "cut off" type lighting that will not contribute significantly to light pollution. The applicant will be required to provide a lighting cut sheet and diagram to show how the light is designed to remain on the site.
5. Compatibility, connectivity, and adequate landscaping shall be required to meet the Conditional Use Permit standards.
6. This project shall develop generally as is stated in the applicant's letter and presented in the concept plan including any and all technical review comments made regarding the preliminary development plans.
7. Additional screening such as vegetation, privacy fence and/or berm, along the south property line will be required due to the single-family residence immediately south of the project property.
8. Compliance with the buffering and screening standards as well as residential compatibility standards along the east and north property lines will be required prior to technical review.

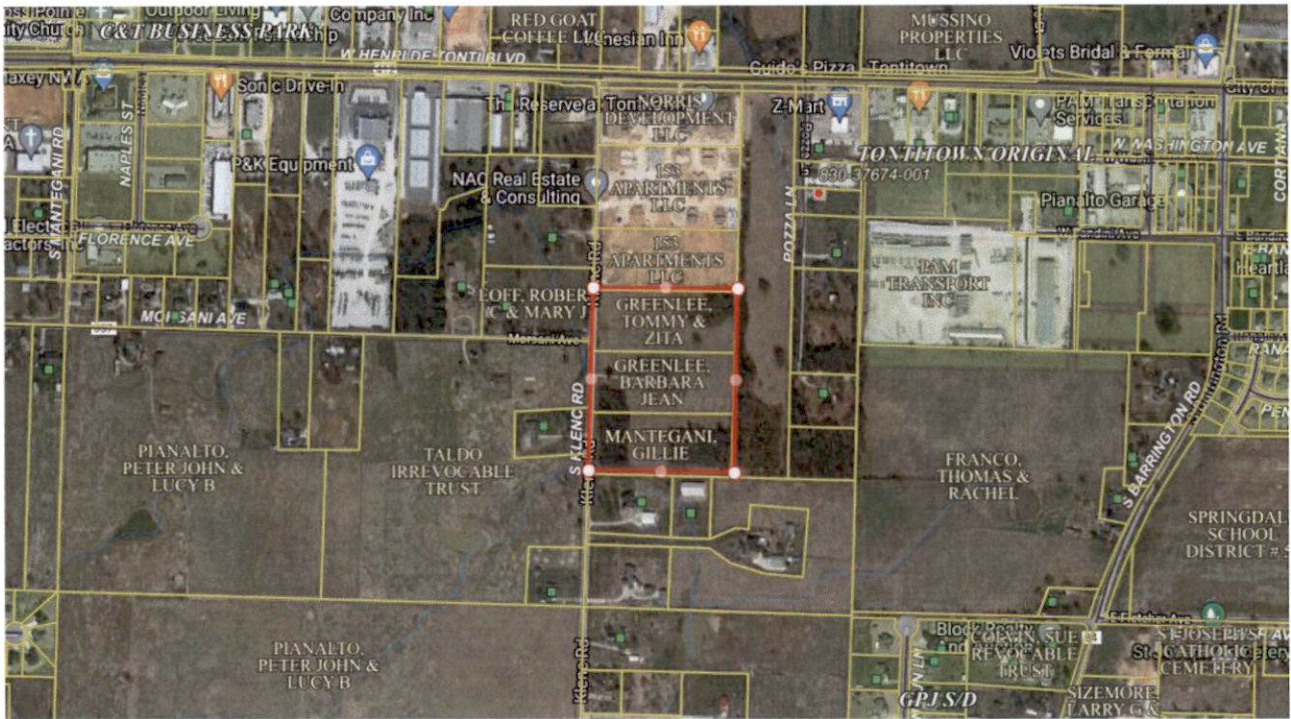


Figure 1: Vicinity Map

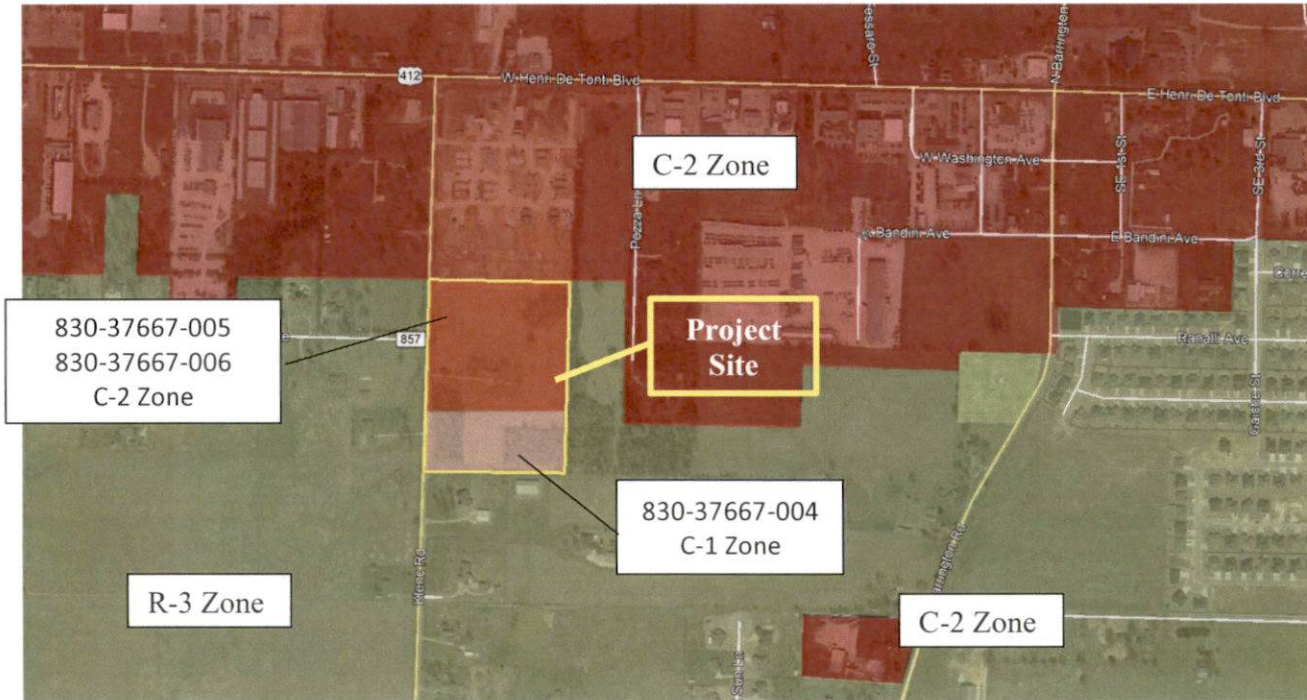


Figure 2: Current Zoning Map

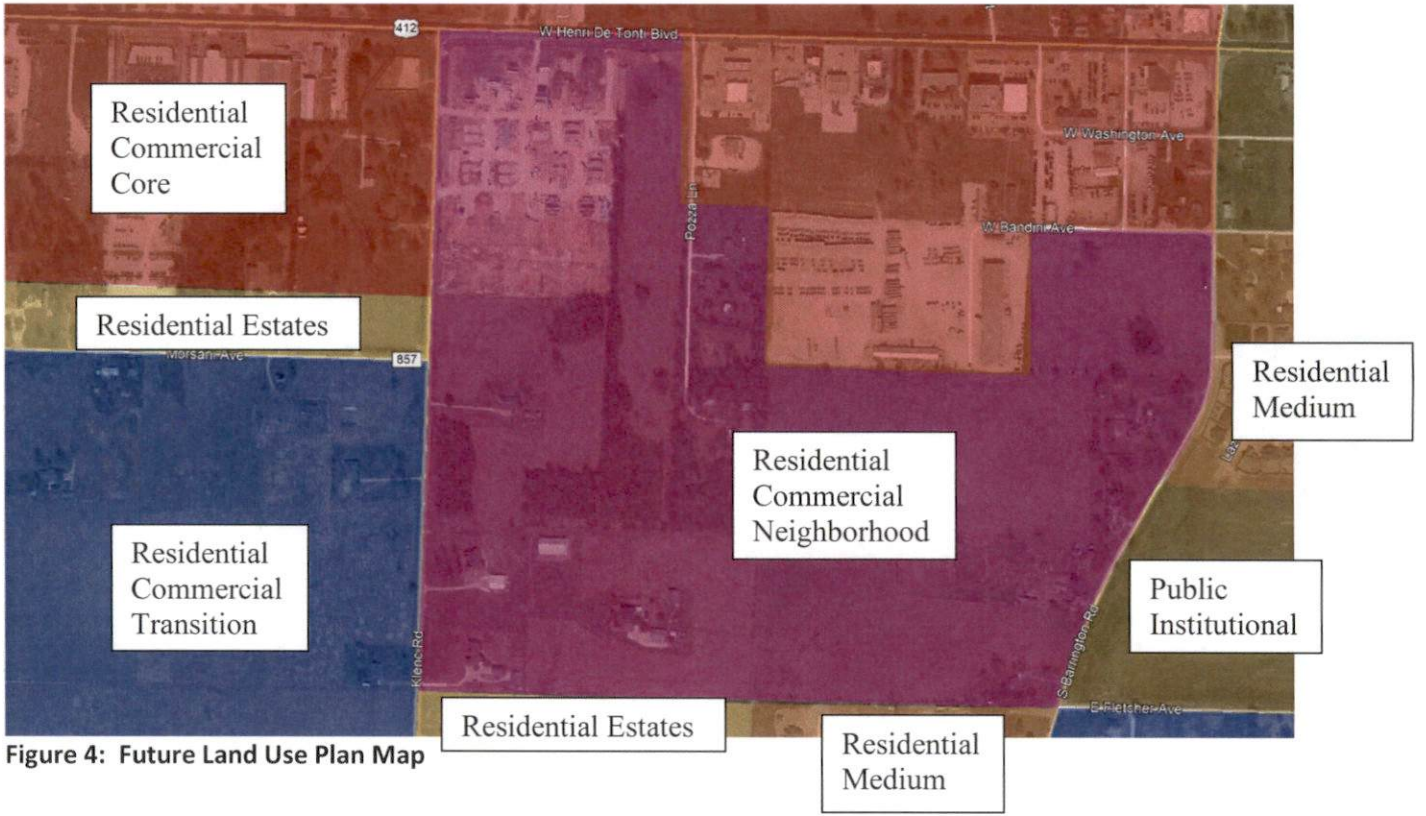


Figure 4: Future Land Use Plan Map

ORDINANCE NO. 2021-_____

CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS

AN ORDINANCE AMENDING ORDINANCE NO. 2019-06-847 AND APPROVING AND ADOPTING BY REFERENCE AN AMENDED TONTITOWN, ARKANSAS DRAINAGE CRITERIA MANUAL FOR THE CITY OF TONTITOWN.

WHEREAS, on or about June 4, 2019 the City Council of Tontitown adopted Ordinance No. 2019-06-847 which adopted by reference an amended Tontitown, Arkansas Drainage Criteria Manual for the City of Tontitown; and

WHEREAS, the City Council of the City of Tontitown now finds it to be in the best interest of the citizens of the City of Tontitown to amend the City of Tontitown, Arkansas Drainage Criteria Manual; and

WHEREAS, the requirements of Ark. Code Ann. § 14-55-202 have been met; and

WHEREAS, the Tontitown Committee of the Whole and Planning Commission have reviewed the amended City of Tontitown, Arkansas Drainage Criteria Manual and recommends to the City Council that it be approved; and

WHEREAS, having fully reviewed the proposed amended code, the Tontitown City Council has determined that the amended City of Tontitown, Arkansas Drainage Criteria Manual should be adopted.

NOW THEREFORE, BE IT ENACTED AND ORDAINED, by the City Council of the City of Tontitown, as follows:

Section 1. That the City of Tontitown, Arkansas Drainage Criteria Manual is hereby amended and adopted by reference.

Section 2. In the event that any section, paragraph, subdivision, clause, phrase, or other provision or portion of this Ordinance shall be adjudged invalid or unconstitutional, the same shall not affect the validity of this Ordinance as a whole, or any part or provision, other than the part so decided to be invalid or unconstitutional, and the remaining provisions of this Ordinance shall be construed as if such invalid, unenforceable or unconstitutional provision or provisions had never been contained herein.

PASSED AND APPROVED this _____ day of _____, 2021.

APPROVED:

Paul Colvin, Jr., Mayor

ATTEST:

Rhonda Ardemagni, Clerk-Treasurer

(SEAL)

RESOLUTION NO. 2021-__

CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS

A RESOLUTION AMENDING RESOLUTION NO. 2018-11-815R TO PROVIDE FOR THE FUTURE LAND USE AND MASTER TRANSPORTATION PLAN A/K/A THE VISION PLAN IN THE CITY OF TONTITOWN, ARKANSAS.

WHEREAS, on or about November 6, 2018, the City Council for the City of Tontitown adopted Resolution No. 2018-11-815R which provided for the Future Land Use and Master Transportation Plan a/k/a the Vision Plan in the City of Tontitown; and

WHEREAS, it has come to the attention of the City Council of Tontitown that Resolution No. 2018-11-815R needs to be amended to add a local roadways diagram; and

WHEREAS, following a public hearing as required by law, the Planning Commission reviewed the amendment and has recommended its approval to the City Council; and

WHEREAS, following review of the amendment, the City Council of the City of Tontitown now finds it to be in the best interest of the citizens of Tontitown to add a local roadways diagram to the plan as depicted in the attached Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF TONTITOWN, ARKANSAS:

Section 1. Resolution No. 2018-11-815R is hereby amended to include a local roadways diagram, attached as Exhibit "A".

Section 2. The rest and remainder of Resolution No. 2018-11-815R remains in full force and effect.

Section 3. That the provisions of this Resolution are hereby declared to be severable and if any section, phrase, or provision shall be declared or held invalid, such invalidity shall not affect the remainder of the sections, phrases or provisions.

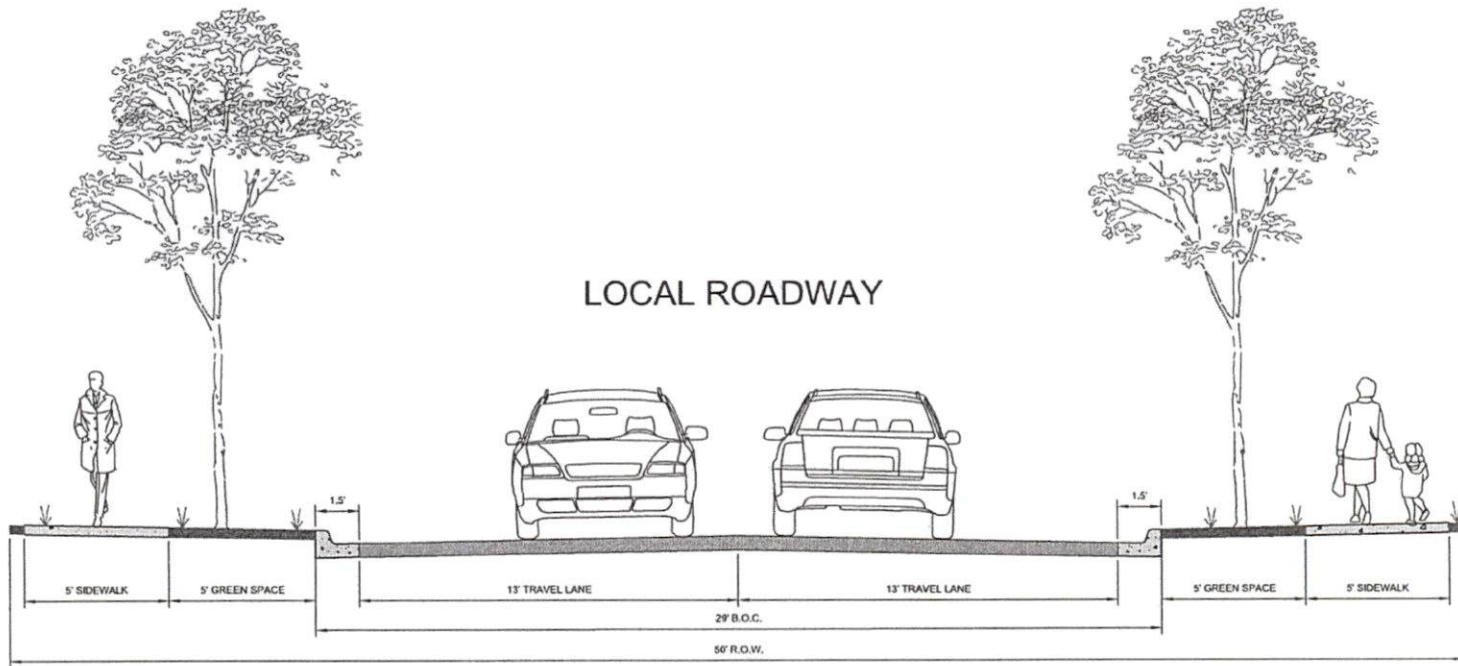
PASSED AND APPROVED this _____ day _____, 2021.

APPROVED:

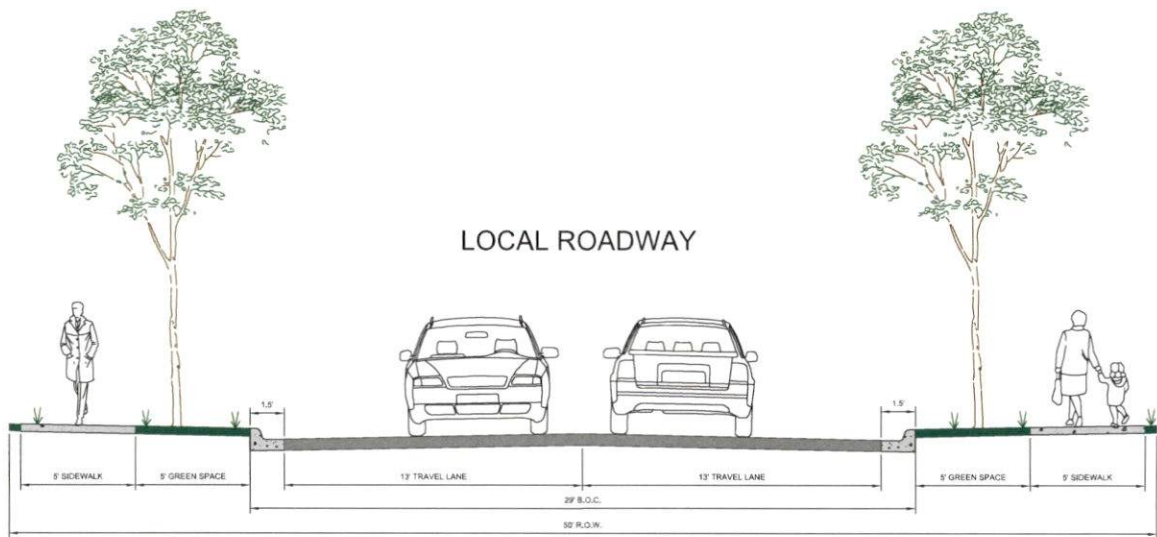
Paul Colvin, Jr., Mayor

ATTEST:

Rhonda Ardemagni, City Clerk-Treasurer
(SEAL)



LOCAL ROADWAY



CITY OF TONTITOWN
TONTITOWN, ARKANSAS
ROADWAY TYPICAL SECTIONS

LOCAL ROADWAYS



RESOLUTION NO. 2021-_____

CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS

A RESOLUTION REQUIRING THE APPROVAL FOR ANY EMPLOYEE PAY RAISE IN EXCESS OF 3% IN ONE (1) CALENDAR YEAR BY THE CITY COUNCIL OF THE CITY OF TONTITOWN, ARKANSAS.

WHEREAS, the City Council of the City of Tontitown recognizes the need for certain salary increases to be approved without the prior approval of the City Council; and

WHEREAS, the City Council of the City of Tontitown believes that it is in the best interest of citizens of the City of Tontitown for a raise or raises in excess of 3% of base rate compensation for any employee during one (1) calendar year be approved without the prior approval of the City Council of the City of Tontitown.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the city of Tontitown, Arkansas:

Section 1: A raise or raises in base rate compensation for any employee in excess of 3% for a calendar year shall not be approved or go into effect without the prior approval of the City Council of the City of Tontitown.

Section 2: A raise or raises in base rate compensation associated with a job promotion within the city, an approved change of positions within the city in which the posted pay range is in excess of 3% more than the base rate compensation of rate current position, or an increase in base compensation due to the attainment of a training certificate in which additional base rate compensation is automatically provided to employees shall not require prior City Council approval provided that the funds have been appropriately budgeted by the City Council within the current year's budget.

PASSED AND APPROVED THIS _____ DAY OF _____, 2021.

Paul Colvin, Jr., Mayor

ATTEST:

Rhonda Ardemagni, Clerk-Treasurer
(SEAL)