

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

**Committee of The Whole
June 15, 2021
Minutes**

The Tontitown Committee of the Whole meeting is scheduled for Tuesday, June 15, 2021 at 6:00 p.m. at the Tontitown City Hall, Tontitown, Arkansas and via Zoom and YouTube visit <https://zoom.us/j/95097016958>

Meeting ID: 950 9701 6958 or join by phone at +1 (312) 626-6799. When prompted for Meeting ID: 950 9701 6958#
If you do not have a Participant Number: press #

If you wish to watch Online without interactively participating, you can stream the meeting online via YouTube, from our YouTube Channel:

- By PC, Mac, iOS (iPhone), or Android: Navigate to the “Tontitown City Hall” channel:

<https://www.youtube.com/channel/UCIbUv481CeNFF2JNwoOsrNQ>

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1. Meeting Call to Order
 2. Roll Call
All in attendance
 3. Pledge of Allegiance
 4. Approval of Agenda
Add Item 10d) Resolution for Park Grant

Arthur Penzo motioned to approve Second by Larry Ardemagni Motion Passes

5. Approval of May 18, 2021 COW Minutes

Arthur Penzo motioned to approve Second by Amber Ibarra Motion Passes

6. Monthly Financials-
Reference the city website for detailed report.
7. Comments from Citizens- None
8. Department Reports
 - a) Police Department – Chief Corey Jenison
Reference the city website for detailed report.
 - b) Fire Department—Operations Chief Todd Witzigman
Reference the city website for detailed report.
 - c) Public Works Department – James Clark
Reference the city website for detailed report.
 - d) Planning Department – Rocky Clinton
James Clark covered in his report.
 - e) Tontitown Museum Board – Beverly Cortiana or Katherine Karras

Reference the city website for detailed report.

9. Old Business:

- a) Discussion of a Conditional Use Permit for the Villas on Klenc Road –Doudna

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. This is currently in the concept phase. To be considered multi-family housing, sixteen units or more are required but Tim Burress and Don Doudna disagree and are not in favor of this Conditional Use Permit.

Roger Dickerson with Norris Development presented to the council the benefits to having such a community and answered any questions the council asked.

- Reason why Don Doudna is not in favor is because he doesn't want multi-family.
- Reason why Tim Burress is not in favor of this request is because, he doesn't want multi-family dwelling and we don't have to.
- Arthur Penzo he said he no problem with this and feels that favoritism should be left at the door. He said this has been going on for 3 or 4 months now and the council is being unjust on this request, the sellers and the City of Tontitown would both benefit to this development.

Arthur Penzo motioned to move forward to the next city council meeting

Second by Larry Ardemagni

Motion Passes

- b) Discussion of Job Description and Salary Ranges for City Employees –Burress

The council all agreed to schedule a work session separate from the C.O.W. and regular council meeting, in July for more discussion.

- c) Discussion of City Personnel Handbook –Burress

The council all agreed to schedule a work session separate from the C.O.W. and regular council meeting, in July for more discussion.

- d) Discussion of Bond Issue –Colvin

Some of the council would like further discussion and bring this to the July work session.

Don Doudna motioned to discuss in the July work session (separate from the C.O.W. and regular council meeting)

Second by Tim Burress Motion Passes

Don Doudna said he is good with the water, sewer and the payoff.

Don Doudna, Tim Burress and Amber Ibarra have made the following request to attend the July work session:

The architect for the Fire Station, cost estimates and would like Kevin Faught with Stephens, City Attorney Justin Eichmann and Ryan Bowman with Friday Firm to be present or available by zoom. The mayor asked the council if there was anything else they wanted and they all said they were good with everything else.

Larry Ardemagni and Arthur Penzo voted "NO" they commented that this should be voted on by the citizens and no further discussion is needed.

10. New Business

- a) Discussion of acceptance of Christie Lane into the City's Public Street System –Colvin

The city does not own this lane, it is privately owned by several residents but the residents want the city to take ownership and do the needed repairs. The council unanimously agreed that taking ownership of this private lane and any others would be very costly to bring them up to code. However, the council did discussed possible cost sharing or if the residents wanted to bring their private lanes/roads up to code then the city would consider taking ownership.

- b) Discussion of alderman living outside their ward –Ardemagni

Councilwoman Amber Ibarra sold her home and due to the lack of available housing in her ward she had to temporarily find housing outside of her ward but she stated that a home will be available and she will be moving back in her ward, and her approximate move in date is August 16, 2021. Mrs. Ibarra and some of the councilman did contact the Municipal League, the mayor and the city attorney to make sure that she could still represent the citizens of her ward. And since this is a temporary living situation and somewhat of a grey area she was advised this shouldn't be an issue. Mrs. Ibarra said she would have stepped down if she was advised to do so. A body outside the city officials would have to take action to see if this was an issue to be pursued by the Prosecuting Attorney.

c) Discussion of Impact Fees –Colvin

The council was provided information from Duncan/Associates for the required steps that need to be taken before impact fees can be pursued.

Don Doudna motioned to move to the next city council meeting Second by Amber Ibarra Motion Passes

d) Discussion of a Resolution for a Park Grant- Colvin

The city was awarded a Park Grant in the amount of \$112,213.00. The mayor has requested that the city be able to apply for another Park Grant.

Larry Ardemagni motioned to move to the next city council meeting Second by Arthur Penzo Motion Passes

11. Comments from Council Members

- **Larry Ardemagni reminded everyone the dates of the “Tontitown Grape Festival” are scheduled for August 3rd through August 7th. This August 3rd city council meeting needs to be rescheduled and would like this added to the July city council meeting to discuss a date.**
- **Tim Burress gave the definition for the word “integrity” and said that this body try’s to do this. He also had a complaint that the council “DRAFT” packets that the council is to pick up every Friday by noon (which he said were not ready) did not have the all information. Mr. Burress also reflected on issues he has with the mayor and hopes that everyone can work together despite their differences they may have. Mr. Burress thanked all those who attended the meeting.**
- **Gene McCartney said Amber does have the intent to stay in her ward and wants the best for the city.**

12. Comments from Mayor

- **Thursday July 1st will be the next City Council Meeting**
- **A census track was take and shows Tontitown population was at 6,038, but that did not include the apartments so there are approximately 10,000 people in Tontitown.**
- **The mayor responded to Tim Burress in reference to comments he made earlier, but does agree that at the end of the day they can shake hands and do what is in the best interest of the city.**
- **The City Clerk/Treasurer reminded the council that they are fully aware that there could be changes to the “DRAFT” packets and those changes would be included in the “FINAL” packet. Moving forward, if the council becomes aware any issues that is the responsibility of the City Clerk, to please contact her and not City Hall. (And Packets were ready)**

13. Comments from Attorney-

- **Looking forward to the meeting on a Thursday July 1st.**

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