

BUILDING/PLANNING:

The City of Tontitown Planning Commission and Board of Zoning Adjustments will be holding a Public Hearing on Tuesday, July 27, 2021 at 6:00 p.m. The meeting will be held at the Tontitown City Hall, City Council Chambers, 235 E. Henri de Tonti Blvd, Tontitown AR, and via Zoom. The following items will be discussed:

1. A Conditional Use Permit application for Eco Vista, LLC to construct a trash container repair shop. The shop will be constructed at 1041 Arbor Acres Ave.
2. A Conditional Use Permit application for a cellular communication tower to be constructed for Verizon Wireless. The communication tower will be constructed at the southwest corner of 1853 W. Henri de Tonti Blvd.

If approved by the Planning Commission, both of the CUP's we be on the next City Council agenda.

Additional items to be heard include the following:

1. A large-scale development for Eco Vista, LLC at the property located at 2210 Waste Management Drive. The request is for the landfill expansion and improvements.
2. A proposed residential subdivision for NORRHO, LLC to be called Venetto Subdivision. The proposed subdivision is approximately 19.66 acres, will be composed of 64 single-family lots, and is proposed to be constructed approximately 1350 feet north of the intersection of US Hwy 412 and N. Mantegani Rd on the west side of N. Mantegani Rd.
3. A final plat for Hickory Meadows Subdivision Phase 1. Hickory Meadows Phase 1 is a 124-lot single-family subdivision located on the west side of Klenc Rd approximately 2665 feet north of Kelly Ave.

WATER/SEWER:

As we have discussed in previous meetings, our engineer, the NACA Plant Manager and I have been working with Waste Management regarding their wastewater discharge. You may remember, the NACA board has been discussing changing from flow based to load based billing. Since Waste Management is the producer of the majority of the loading, we have kept them informed of the possible changes, as it will greatly affect their cost. The major question that we have been wrestling with is whether to require WM to install pre-treatment or allow them to pay surcharges on top of their normal billing. Last week we made the decision to require them to install pre-treatment. The main reason that we reached this conclusion is that we are setting a precedence for industrial users. I feel that this should have been a requirement when WM was allowed to connect to the sewer system. In the future, any industrial user that will connect to the system will be required to install some type of pre-treatment process. We have met with WM management and informed them of this decision and will now begin working on the details and a timeline for implementation. Obviously, this is not something that can be constructed in a short time period. We have discussed giving them twelve months to install the equipment for pre-treatment. We have also indicated to WM that we will begin instituting surcharges once their expansion is approved. In addition, we are going to be adding stricter discharge limits to our code. Which will be addressed at our next COW meeting.