

Mayor – Angela Russell  
Recorder – Rhonda Ardemagni  
City Attorney –Justin Eichmann  
Law Firm--Harrington-Miller  
City Engineer – Garver Engineers



Ward 1 Position 1 - Misty Piazza  
Ward 1 Position 2– Amber Ibarra  
Ward 2 Position 1—Daniel Montez  
Ward 2 Position 2—Larry Ardemagni  
Ward 3 Position 1—Mike Washkowiak  
Ward 3 Position 2—Tim Burress

**Committee of The Whole**  
**July 6, 2023**  
**Minutes**

The Tontitown Committee of the Whole meeting is scheduled for Thursday July 6, 2023, 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

Mayor requested to add under old business- 7b) Traffic Study for impact fees.

Tim Burress motioned to approve.  
Second by Misty Piazza

Motion Passes Unanimously

5. Approval of June 6, 2023, COW Minutes

Tim Burress motioned to approve.  
Second by Amber Ibarra

Motion Passes Unanimously

6. Comments from Citizens

Rhonda Doudna 462 Pozza Lane, Tontitown, AR

1. Lots of fireworks for the 4<sup>th</sup> and hoped everyone had a good one.

**7. Old Business:**

**A. Discussion to amend Chapter 110: General Licensing Provisions in the Tontitown Municipal Code – Tim**

Discussed business licenses for brick and mortar and no home occupancy licenses.

Misty Piazza motioned to move to the next City Council Meeting.

Second by Amber Ibarra

Motion Passes Unanimously

**B. Discussion of Traffic Study foe Impact Fees-Angie/James**

The Duncan and Associates contract needs approval by the City Council.

Tim Burress motioned to move to the next City Council Meeting.

Second Amber Ibarra

Motion Passes Unanimously

**8. New Business:**

**A. Information on an appeal of a planning commission decision: Rezoning at 523 S Barrington from R-3/C-2 to R-4/C-2  
<Informational only. No motion needed> - Angie/Planning**

Public Comments-

Rhonda Doudna 462 Pozza Lane, Tontitown AR and Terry Williams 615 Tuscan Sun Lane, Tontitown AR

1. The owners don't live here, and they don't have to deal with all the issues this town has.
2. More houses and less green space.
3. Listen to the citizens and vote No to R-4.
4. The public doesn't want it.

Mayor Angie Russell said emails from citizens opposing this rezoning have been sent to the council.

The owner of this project is GSP NWA, Inc. The property is located on the west side of Barrington Road, across the street from Rollins Elementary School. Pam Trucking is adjacent to the north. Property to the west is zoned R-3 and contains residential uses. The area to the south contains the Tuscan Sun Subdivision, and a small commercial use. The Master Street Plan shows Fletcher Road extending across the south end of this property.

The applicant is requesting to change the zoning from R3, Residential single-family with a minimum lot size of 9,600 SF to R4, Residential single-family with a minimum lot size of 8,000 SF.

There is a small portion of the northwest corner of this site that is currently zoned C2, the applicant is requesting to change this to R4, however, they are requesting a portion of the site along Barrington Road to be rezoned from R3 to C2 as well.

This request for rezoning and with a 3 to 3 vote = DEAD, by the Planning Commission, the applicant has decided to appeal to the council at their next meeting.

Attorney Will Kellstrom and the owner were present for the discussion.

Daniel Montez contact number is 501-444-2207, for anyone who has concerns for this request.

**B. Discussion of a resolution to amend section 5.2: Holidays and Holiday Pay of the city of Tontitown Personnel Handbook– Angie**

**A Resolution to update the city handbook by adding Juneteenth- June 19<sup>th</sup> to the list of State and Federal Holidays, for full time city employees.**

**Mike Washkowiak motioned to move to the next City Council Meeting.  
Second by Misty Piazza**

**Motion Passes Unanimously**

**C. Discussion of an ordinance to amend section 10.99: General Penalty of the Tontitown Municipal Code – Tim**

**Discussion to provide updated regulations pertaining to general penalties for ordinance or code violations in the City of Tontitown.**

**Daniel Montez motioned to move to the next City Council Meeting.  
Seconded by Amber Ibarra**

**Motion Passes Unanimously**

**D. Information on a rezoning that passed the planning commission: 1145 Javello Road RE to CT <informational only. No motion needed> - Angie/Planning**

**Public Comments:**

**James Dean 1025 Trailwood, Tontitown, AR**

**1. Said the timing of this request was not good, but we can discuss it again later when it's needed.**

**E. Information on a rezoning that passed the planning commission: 516 W Henri De Tonti Blvd R-3 to C-2 <informational only. No motion needed> - Angie/Planning**

**The applicant (owner representative) for this project is Mr. Steve Lisle, on behalf of owner, Mr. Hermin Thind / MWA Maven Properties, LLC. The property is located on the north side of Hwy. 412 (Principal Arterial) upon which it has frontage.**

**The property's northern extent fronts along the south side of Sbanotto Avenue (Collector). This site is currently 11.89 acres, but will have a lot line adjustment completed before any development is completed on site, to result in the 10.53-acre site that is requested to be C-2.**

**F. Information on a CUP that passed the planning commission: 516 W Henri De Tonti Blvd < Informational only. No motion needed> - Angie/Planning**

**The applicant (owner representative) for this project is Mr. Steve Lisle, on behalf of owner, Mr. Hermin Thind / MWA Maven Properties, LLC. The property is located on the north side of Hwy. 412 (Principal Arterial), extending northward to its frontage along the south side of Sbanotto Avenue (Collector).**

**The owners wish to develop the site for retail and ancillary warehousing uses. To implement the project as proposed on concept plans submitted, the applicants are seeking to rezone part of the northern half of the property from R-3 to C-2. Ancillary warehouse uses are not permitted 'by-right' in the C-2 zoning district. Therefore, concurrently, with the application for rezoning (from R-3 to C-2), the applicant is also seeking a Conditional Use Permit (CUP) in association with a concept / sketch plan for development.**

**G. Discussion of updates to water tap fees – Angie/James**

James Clark presented to the council some of the materials the Water Department uses and gave the current price of those materials and compared them to a few years ago.

Reference the city website for detailed charts and YouTube for the lengthy discussion.

Daniel Montez motioned to Table to the next Committee of the Whole Meeting  
Second by Tim Burress

Amber Ibarra Voted- NO  
Tim Burress Voted- YES  
Daniel Montez Voted- YES  
Misty Piazza Voted- NO  
Mike Washkowiak Voted- NO  
Larry Ardemagni Voted- NO

Motion Failed

Misty Piazza motioned to move to the next City Council Meeting.  
Second by Amber Ibarra

Amber Ibarra Voted- YES  
Tim Burress Voted- YES  
Daniel Montez Voted- NO  
Misty Piazza Voted- YES  
Mike Washkowiak Voted- NO  
Larry Ardemagni Voted- YES

Motion Passes

**H. Discussion of a sewer line project – Angie/James.**

Sealed bids for SOUTH PIANALTO SEWER EXTENSION, to be constructed for CITY OF TONTITOWN will be received at the office of the CITY OF TONTITOWN and addressed to City of Tontitown, Attn: James Clark, 235 E Henri De Tonti Blvd, Tontitown, AR 72770, until 2:00 PM on Wednesday, July 12, 2023, at which time the bids shall be publicly opened and read aloud. An Optional Pre-Bid Conference will be held on 10:00 AM on Wednesday, June 28, 2023, at 235 E Henri De Tonti Blvd, Tontitown, AR 72770.

James will present the bids at the next City Council Meeting.

**9. Comments from Council Members**

Amber Ibarra

1. Congratulations to the Burress's on the new family edition.
2. Very sweet of Misty for putting together this diaper drive.
3. Possibly having a CPR Course in the fall.

Misty Piazza

1. Three Grape Festival contestants are selling raffle tickets for a chance to win a side by side.

2. Grape Festival date is August 1-5.
3. Next Thursday at 6:00 PM there will be a meeting for the September 16<sup>th</sup> family fun event.
4. Pickle Ball has been added to the September 16, 2023, Bocce/Corn Hole Tournament, 150 Cars/ 100 Motorcycle Show. (150 cars and 100 motorcycles)
5. Food trucks will be on site, and we are looking for merchandise vendors.
6. Volunteers are needed.
7. Registration forms for the tournaments are on the city website under applications.
8. Excited for the Burress's new edition to the family.

**Daniel Montez**

1. Thanked everyone for coming out and for the comments.
2. His contact number again is 501-444-2207

**Tim Burress**

1. Thanked North Rock, James Clark, Mark Latham and Leslie.
2. Appreciates this council, and mayor.
3. Thanked the citizens for their comments.
4. Misty is amazing and very delightful.

**Mike Washkowiak**

1. Thanked everyone for coming out.
2. Thanked James Clark.
3. Suggested adding CPR Course to the September 16<sup>th</sup> event.
4. Attended the last Planning Commission Meeting and learned a lot.

**Larry Ardemagni**

1. Thanked everyone for coming out.
2. We may not always agree but Larry spent 40 years in sales and have met a lot of people from many different countries, that are now working and living here in the U.S.A. now and they all said there is no place in the world they would rather be in than the U.S.A.

**10. Comments from Mayor**

1. Thanked everyone for coming out.
2. Thinks it would be better to have the CPR Course before September 16<sup>th</sup>.
3. Congratulated the Burress's.
4. Presenting the diapers to the Burress's following the meeting and cupcakes will be served.

**11. Comments from Attorney**

**12. Adjournment- Motion by Mike Washkowiak      All in FAVOR**