

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

City Council
July 18, 2023
Minutes

**The Tontitown Public Hearing and City Council is scheduled for Tuesday, July 18, 2023, 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 #**

City Council

1. Meeting Call to Order
2. Roll Call
All in attendance
3. Pledge of Allegiance
4. Approval of Agenda

Mike Waskowiak motioned to approve.
Second by Misty Piazza

Motion Passes Unanimously

5. Approval of the June 20, 2023, City Council Minutes

Tim Burress motioned to approve.
Second by Amber Ibarra

Motion Passes Unanimously

6. Financial Report
Reference the city website for detailed report.

7. Department Reports
A. Museum

Tontitown Historical Museum (THM) Report for the COW Meeting
Tuesday, July 18, 2023

The THM Board of Directors met in person on Monday, July 10, 2023.

1. New Exhibits: On your way out tonight, stop by the Glass display to your left and see the updated Queen display just in time for the Grape Festival. Also, stop by the museum and see our new Grape Festival exhibit, new pasta exhibit and new dress on

display. We have many other changes that will be taking place in the future, stop by and visit today.

2. Historic House Hunt: Our museum is part of a summer museum adventure. From June 1st –August 31st, you can visit 7 museums around NWA and see the different historic houses and learn more about the history here in the area. We are honored to be a part of this experience. We are already seeing increased foot traffic into the museum due to being a part of this scavenger hunt.

3. Wednesdays: The museum is now open on Wednesdays of each week from 9 am to 1pm. We are excited to add an additional day for the public to come and enjoy our museum.

4. New Board Members: We are excited for the appointment of Megan McAfee and Olivia Ward at the meeting tonight and appreciate your continued support of the museum.

5. Grape Festival: We are looking forward to the 124th Tontitown Grape Festival. The museum will be open more hours the week of the festival. We will be open Wednesday from 9-1, Thursday from 4-7, Friday from 1-7 and Saturday from 10-7. We hope that while you are visiting the festival you come on by the airconditioned museum and learn about our heritage.

Regular Museum Hours: Wednesday 9 am – 1 pm; Friday, Saturday, and Sunday 1 pm – 4 pm.

The next THM Board of Directors meeting is scheduled for Monday, September 11, 2023, at 6:00 pm in the City Hall Conference Room. We will not be meeting in August due to the festival.

B. Police

Tontitown Police Monthly Report Month: June 2023

Calls for Service – 811

Accident Reports – 24

Warrants Served – 67

Warrants Outstanding - 1170

Warrants Amount - \$ 1,570,042.50

Training Hours (YTD) – 1104

Citation Total - 234

Speeding Citations - 13

(Other) Traffic Citations - 143
Criminal Citations – 31
Improper Driving (City Ordinance) – 47

Warning Total - 430
Speeding Warnings – 142
(Other) Traffic Warnings – 288

C. Fire

Fire Department Report June 2023

Total Calls: 49

EMS 29
FIRE 5
MVA 5
FALSE ALARM 5
SERVICE CALL 5
MUTUAL AID 4

Calls within city limits of Tontitown- June 2023: 287 calls for service June 2022: 234 calls for service.

Average response time (Alarm to en route) listed at: 1 minute 06 seconds.

Average on scene/arrival time (Alarm to on scene): 3 minutes 45 seconds.

Code Enforcement opened 4 new cases and closed 3 in June.

All 9,000 feet of fire hose was tested. 700 feet failed (all 15-50 years old).

The fire department completed over 910 training hours in June.

TFD hosted AFA Fire Inspector I class (80 hours).

Landon Oktay and Colton Cooley graduated from the Arkansas Fire Academy.

D. Public Works

Monthly Report July 2023 Public Works Department STREETS/PARKS:

We are expecting delivery of rubber mulch next week for the large play area. If you have been in the park lately you would have noticed that in this area the mulch is shallow and some of the underlayment is migrating to the surface. We will have the new mulch in place before the end of the month.

After many complaints, we are going to overlay a small portion, approximately 350' of S. Barrington Road on the south end of the S curve in front of 2914. This curve was milled a few years ago to help improve traction in wet conditions. Although it has helped in that respect, a resident has experienced excessive noise and vibration in his home. This resident has reported that since the milling was done, cracks have developed in the sheet rock in his home. Hopefully, this overlay will alleviate this issue without affecting the traction on the curve.

WATER/SEWER:

On Wednesday, July 12, we opened bids on the S. Pianalto sewer project, Friday, July 14, bids were opened for the Klenc sewer project. As of the time of writing this report, we have only opened the S. Pianalto bids. The result of the five bids varied greatly, with low bid coming in at \$999,100.19. The other end of the spectrum, Brothers onstruction submitted a bid of \$2,698,780.00. The contractor that submitted the low bid was Tri-Star Construction.

To remind you again, the funds for these two sewer projects will be paid for with the 2022 Sewer Construction Bond. The amount currently available in that fund is 2,940,565.52. After opening bids on the S. Pianalto sewer, we now know that the Klenc sewer project will need to be less than \$1,940,000 in order to be fully funded by the bond.

The Mayor, City Attorney, Mr. Pianalto and I will be visiting with the Director of Public Finance with Raymond James Tuesday, July 18, at City Hall to discuss possible funding options for future Water and Sewer construction projects. I should have something to report at the Council meeting.

As discussed at the COW meeting, I will be presenting at the next COW meeting the addition of impact fees for water and sewer. I believe I understood the Council's wish that we institute the fees at 15% of the maximum amount that was suggested by the study conducted by Duncan and Associates. Those amounts will be \$989.10 for water and \$1051.65 for sewer. This will amount to \$2040.75 for a single 5/8" X 3/4" meter service. The total impact fees for a 1" meter service will be \$5934.60 and a 2" meter will require an impact fee of \$20,407.50.

The contractor working on the 412-water line project is making progress. The most important timeline at this point is to be cleaned up and off the church property at least a week before the Grape Festival.

- E. Building Report
Reference the city website for detailed report.
- F. Planning

July Agenda:

1. Joe Bumper Collision - The applicant is requesting approval of a Large-Scale Development at 170 Industrial Circle to construct an 8,700 square foot building for collision repair and detail shop. 830-37814-00.

2. CPS of NWA, Inc. - The applicant is requesting approval of a Large-Scale Development at 366 Henri de Tonti Blvd. to construct a residential/office building. 830-37626-002.

3. Pam Transport, Inc. The applicant is requesting approval of a Large-Scale Development at 294 and 296 W. Bandini Ave. for a truck driving school to include a 6,800 square foot building. 830-37563-000.

4. McAllister Rezone – The applicant is requesting property from A-Agriculture to R-1. 830-38146-000.

8. Comments from Citizens- NONE

9. Approval by City Council Members to Waive the 3 Reading Rule for All Ordinances on Agenda

Amber Ibarra motioned to approve.
Second by Larry Ardemagni

Motion Passes Unanimously

10. Old Business:

A. Approval of an ordinance to accept the final Plats for January – May 2023:
Angie/Planning

Mike Washkowiak motioned to approve.
Second by Daniel Montez

Motion Passes Unanimously

11. New Business:

A. Appointment of Olivia Ward to the Tontitown Historical Museum Board:
Angie/Museum

If approved Olivia Ward will hold the Secretary position.

Amber Ibarra motioned to accept.
Second by Larry Ardemagni

Daniel Montez Voted- YES
Larry Ardemagni Voted- YES
Tim Burress Voted- YES
Misty Pizza Voted- ABSTAINED
Mike Waskowiak Voted- YES
Amber Ibarra Voted- YES

Motion Passes

- B. Appointment of Megan McAfee to the Tontitown Historical Museum Board:
Angie/Museum

If approved Megan McAfee will hold the Treasures position.

Mike Waskowiak Voted- YES
Tim Burress Voted- YES
Larry Ardemagni Voted- YES
Amber Ibarra Voted- YES
Daniel Montez Voted- YES
Misty Pizza Voted- ABSTAINED

Motion Passes

- C. Approval of an Ordinance rezoning approximately 37.53 acres of property located on
523 S Barrington: Angie/Planning

All the listed citizens oppose the R-4 Rezoning request-

1. Increased traffic issues on the city's narrow streets.
2. Increased noise issues.
3. The developer should stay within the confines of which the property was purchased and that was R-3.
4. The developer does not live here and doesn't have to deal with the issues.
5. Need to slow down development.
6. Not good for our city.
7. Increased stormwater/drainage issues.
8. Less green space.
9. Documents do not support the R-4 request.
10. The city's Infrastructure needs to be addressed.
11. This developer is no different than Tri- Star.
12. The city needs to protect its citizens.
13. The developer is trying to recoup its bottom line.
14. The City Council voted and passed to put R-4 in a dormant state and it needs to be enforced.
15. First Responders will have more traffic to deal with on the streets they will need to take when they are dispatched to an emergency.

Dennis Boyer 1969 Dowell Rd., Tontitown, AR
Rhonda Doudna 462 Pozza Ln, Tontitown, AR
Kim Carney 685 Tuscan Sun Ln., Tontitown AR
Richard Easley 643 Tuscan Sun Ln., Tontitown AR
Tammy Graham 1984 S. Pinalto Rd., Tontitown, AR
Gary Carney 685 Tuscan Sun Ln., Tontitown, AR
Michelle Eichler/Nina Brown 1851 S. Pinalto Rd, Tontitown, AR
Barbra Dean 1295 S. Barrington Rd., Tontitown, AR
Kenneth Lovett 18702 Clearwater Rd, Fayetteville, AR

The following emails were sent to the mayor and all city council, requesting they vote "NO".

Stacy Davis 266 Arlington Way, Tontitown, AR
Orrin Davis 266 Arlington Way, Tontitown, AR
Janet Taylor 992 Klenc Rd., Tontitown, AR

Attorney Will Kellstrom and the owner were present and addressed the council.

Mike Washkowiak motioned to approve.
Second by Larry Ardemagni

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

Motion is Tied
Mayor Russell Chose not to vote.

Motion is Dead

- D. Approval of an Ordinance to amend section 110.04 licenses required for each place of business: Tim

Tim Buress motioned to Table to the next Committee of the Wole Meeting.
Second by Mike Waskowiak

Motion Passes Unanimously

- E. Approval of a Resolution amending section 5.2 Holidays and Holiday Pay in the personnel handbook: Angie

Misty Piazza motioned to approve.
Second by Larry Ardemagni

Motion Passes Unanimously

- F. Rezoning of 1145 Javello Road (Tabled to August due to applicant not providing a legal description for the ordinance): Angie/Planning

- G. Approval of an ordinance to rezone approximately 10.53 acres located at 516 W Henri De Tonti Blvd: Angie/Planning

Misty Piazza Motioned to approve.
Second by Mike Waskowiak

Motion Passes Unanimously

- H. Approval of a conditional use permit at 516 W Henri De Tonti Blvd: Angie/Planning

Mike Waskowiak motioned to approve.
Second by Misty Piazza

Motion Passes Unanimously

- I. Approval of an Ordinance amending section 10.99 General Penalty: Tim

Larry Ardemagni motioned to approve.
Second by Daniel Montez

Motion Passes Unanimously

Larry Ardemagni motioned to approve the Emergency Clause.
Second by Daniel Montez

Motion Passes Unanimously

- J. Approval of an Ordinance amending section 51.04 Water Service Rates: Angie/Public Works

Amber Ibarra left the meeting and will not return.

Larry Ardemagni motioned to adopt the rates.
Second by Misty Piazza

Motion Passes Unanimously

Larry Ardemagni motioned to approve the Emergency Clause.
Second by Tim Burress

Motion Passes Unanimously

- K. Approval of a Resolution authorizing the mayor to negotiate and execute a contract with Tri-Star Contractors for the S Pianalto sewer line extension: Angie/Public Works

Larry Ardemagni motioned to approve.
Second by Mike Washkowiak

Motion Passes Unanimously

- L. Approval of a Resolution authorizing the mayor to negotiate and execute a contract with Tri-Star Contractors for the Klenc Road sewer line extension: Angie/Public Works

Misty Piazza motioned to approve.
Second by Larry Ardemagni

Motion Passes Unanimously

- M. Approval of a resolution authorizing the mayor to enter into a contract with Duncan Associates: Angie

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

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

Mayor Russell Voted- NO

Motion Fails

Mike Washkowiak motioned to approve.
Second by Misty Piazza

Daniel Montez Voted- NO
Larry Ardemagni Voted- YES
Tim Burress Voted- NO

Misty Piazza Voted- YES
Mike Washkowiak Voted- YES

Mayor Russell Voted- YES

Motion Passes

12. Comments from Aldermen

Daniel Montez

1. Thanked everyone for coming out and the Police and Fire Departments.
2. Thanked James Clark for the mulch in the park.
3. Welcomed the new museum members.
4. Thanked the citizens for coming and their comments.

Misty Piazza

1. Welcomed Olivia and Megan.
2. Thanked the police, fire.
3. Thanked the citizens.
4. Grape Festival starts August 1-5, side by side raffle tickets are still available.
5. Volunteers needed for the September 16th event.
6. Shop with a Cop will follow the tournament.

Larry Ardemagni

1. Congratulated the new Fireman.
2. Welcomed the new museum members.

Mike Washkowiak

1. Will be available by Zoom for the next meeting.
2. The R-4 was not an easy decision and Mike gave his reasons why he voted "Yes" and stands by his vote. **Reference YouTube for detailed comment.**
3. Thanked everyone for coming.

13. Comments from Mayor

1. Thanked everyone for coming and for the comments.
2. Happy Birthday to Larry Ardemagni and Pat Pianalto.

14. Comments from City Attorney

15. Adjournment- **All in Favor**

Approved this day _____ of _____, 2023

Angela Russell, Mayor

Rhonda Ardemagni, City Clerk-Recorder