

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



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**  
**June 4, 2024**  
**Minutes**

**The Tontitown Committee of the Whole meeting is scheduled for Tuesday, June 4, 2024, at 6:00 p.m. at the Tontitown City Hall, Tontitown, Arkansas and via Microsoft Teams.**

**Join on your computer, mobile app, or room device.**

[Click here to join the meeting](#)

Meeting ID: 264 068 997 841

Passcode: eKyS39

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1. Meeting Call to Order
  2. Roll Call  
All in attendance
  3. Pledge of Allegiance
  4. Approval of Agenda  
Amber Ibarra motioned to approve the agenda.  
Second by Misty Piazza

Motion Passes Unanimously

5. Approval of May 7, 2024, COW Minutes  
Tim Burress motioned to approve the minutes.  
Second by Mike Waskowiak

Motion Passes Unanimously

6. Comments from Citizens

Enrica Ardemagni

TONTITOWN, ARKANSAS, UNITED STATES, June 2, 2024 /[EINPresswire.com](https://einpresswire.com/)/ -- Tontitown Language Center, LLC, a new collaborative language learning center, is proud to announce its grand opening. The Center emphasizes curated language and culture studies, fostering vibrant community engagement and lifelong learning.

Tontitown Language Center, founded by Dr. Enrica J Ardemagni, is dedicated to cultural exchange. Through specialized language and culture programs, the Center empowers individuals and advances community spirit by celebrating cultural heritage.

The Center takes its name from historic Tontitown, located in Northwest Arkansas. Known for its Italian immigrant community, the Center proudly builds upon the tradition of family legacies. This innovative hub offers primarily virtual courses and activities promoting language acquisition and exploration of global cultures. Beyond the virtual classroom, Tontitown Language Center focuses on practical language skills and social connections through in-person meet-ups. The Center offers a tapestry of experiences, delving into literature, film, cuisine, arts, and history through engaging classes, tutoring and mentoring, informative podcasts, interactive chats, a newsletter, and insightful interviews.

In light of the importance of preserving the history of Tontitown, a percentage of our yearly income from classes offered will be donated to the Tontitown Historical Museum. We believe that language learning goes hand-in-hand with understanding cultural heritage, and we are proud to support the Museum's mission of keeping Tontitown's unique history alive.

For more information contact:

Enrica Julia Ardemagni  
Tontitown Language Center  
+1 317-313-6605  
[tontitownlanguagecenter@outlook.com](mailto:tontitownlanguagecenter@outlook.com)

Mark Calcagni 12642 Arbor Acres RD., Tontitown, AR

1. Reminded the council that an ordinance is needed on air and water.
2. Recommended the council to watch the movie "Dark Waters"

Kenneth Lovett 18702 Clearwater Rd., Fayetteville, AR

1. Handed out a packet to the council for them to review regarding Waste Management.
2. Addressed the chemicals that were found.
3. Asked where do we go from here.

Angie Russell 1497 Arbor Acres Rd., Tontitown, AR

1. Went over some of the numbers from Kenneth Lovetts packet.

Tim Burrell was allowed to comment on the numbers and thanked Kenneth Lovett.

7. Old Business: NONE
8. New Business:
  - A. A discussion of an Ordinance to repeal section 30.53 Building Official and section 30.54 Administrative Assistant of the Tontitown Municipal Code – Angie

Updating and removing sections of the outdated ordinance.

Misty Piazza motioned to move to the next City Council Meeting.  
Second by Tim Burress

Motion Passes Unanimously

- B. A discussion of a Resolution approving a conditional use permit for the Palecero Development-  
Angie/Mark

**Requesting changes to original CUP due to change of ownership. All proposed uses will be identified in the attached summary**

**This project, named “Palecero” (formerly called “The Villas at Tontitown”) is a residential development that is already under construction. The current Conditional Use Permit was accepted by the City Council on December 30, 2021. At the time of the previous approval, Palecero was being purchased by Norris Construction Company who was also the acting General Contractor. On March 1st of this year, Royal Ridge Construction took over the building of this project after being hired by the new owner, Palecero at Tontitown, LLC.**

**Upon taking over the construction of this project, Royal Ridge Construction has discovered several site changes that are already under construction that were not approved by the City of Tontitown. The new owner also has several changes that he would like to make. Royal Ridge Construction is submitting this Conditional Use Permit Application to request these changes, which are detailed In the packet:**

**The project contractor requested modifications to six conditions that were intended for the previous owners.**

- Site lighting
- Brick requirements
- ADA units
- Entrance gates
- 55+ Active Lifestyle Community
- Clubhouse revisions

The Planning Commission voted to move this item to the next City Council Meeting.

- C. A discussion of a Resolution authorizing the mayor to negotiate and enter into a land development agreement and guarantee with GSPNWA, Inc for the construction of the Barrington Subdivision -  
Angie/Mark

Spelling corrections are needed to the Resolution “GSPNWA” is correct.

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

Second by Amber Ibarra  
Motion Passes Unanimously

- D. A discussion of an Ordinance to amend section 155.01: Fees of the Tontitown Municipal Code, declaring an emergency - Angie/Mark

The council would like to add \$50.00 per lot with a minimum of \$500.00 to sections S1, T1, and X2.

Tim Burress motioned to move to the next City Council Meeting.  
Second by Daniel Montez

Motion Passes Unanimously

- E. Discussion: Bond Refinancing results - Angie/Mark

Kevin Faught with Stephens and Mark Latham answered questions on bond refinancing and the timeline should the council vote to have it on the November ballot. The council has 70 days or by August 26<sup>th</sup> to submit all paperwork to the Washington County Clerk's Office.

Should this be on the November Ballot and the citizens vote in favor of the refinancing, the funds will help with the city streets that are so desperately needed, police station, and Community Building/Parks.

- F. Black Hills Franchise Fees-Angie

2 ordinances were drafted for the council to review.

Ordinance 1 containing Residential, Commercial and Industrial add a 1% Franchise Fee on page 5 / section 5.

Mike Washkowiak motioned to move to the next City Council Meeting.  
Second by Daniel Montez

Motion Passes Unanimously

## 9. Comments from Council Members

Amber Ibarra

1. Thanked to everyone for attending and to those who spoke at tonight's meeting.
2. Thanked the council.

Misty Piazza

1. Thanked to everyone for attending and to those who spoke at tonight's meeting.
2. Congratulations to Enrica Ardemagni owner of a new business "Tontitown Language Center".
3. She took donation boxes to the City of Rogers, and now she will be delivering them to the city of Decatur, and they need flashlights, batteries, toiletries, animal food, tarps, totes and much more.

Saturday June 8<sup>th</sup> from 10:00 AM to Noon she will be collecting clothes to take to the Sharing and Caring and they will be giving out free clothes to the victims.

Daniel Montez

1. Had a great time at Heritage Days.
2. Thanked to everyone for attending and to those who spoke at tonight's meeting.

Tim Burress

1. Congratulations to Enrica Ardemagni owner of a new business "Tontitown Language Center".
2. Thanked to everyone for attending and to those who spoke at tonight's meeting.
3. Wish Zac all the best.

Larry Ardemagni

1. Appreciates everybody.

10. Comments from Mayor

1. Milieu Studio hosted Coffee and Conversation and it went very well.
2. The November 5<sup>th</sup> Committee of the Whole Meeting has been moved to November 7<sup>th</sup> due to the election.
3. The city has hired a new Water Clerk and Mike Belzner is the new Code Enforcer.

11. Comments from Attorney

12. Adjournment- All in Favor

**PASSED AND APPROVED this \_\_\_\_\_ day of June 2024.**

**APPROVED:**

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**Angela Russell, Mayor**

**ATTEST:**

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**Rhonda Ardemagni, City Clerk-Treasurer  
(SEAL)**