

Mayor – Angela Russell
Recorder – Rhonda Ardemagni
City Attorney –Justin Eichmann
Law Firm--Harrington-Miller
City Engineer – CK Civil
Engineering



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
May 6th, 2025
Minutes

The Tontitown Committee of the Whole meeting is scheduled for Tuesday, May 6th, 2025, 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
Tim Burress was absent.

3. Pledge of Allegiance
4. Approval of Agenda

Mike Washkowiak motioned to approve the agenda.

Second by Amber Ibarra

Motion Passes Unanimously

5. Approval of April 1st, 2025, COW Minutes

Amber Ibarra motioned to approve the minutes.

Second by Daniel Montez

Motion Passes Unanimously

6. Comments from Citizens

Tammy Graham 1984 S. Pinalto Rd., Tontitown, AR

1. Discussed what she perceives to be our mayor's flagrant disregard for established property zoning codes, perceived nepotism, and apparent impunity to any enforcement of violations. Mrs. Graham gave a brief history on

a zoning dispute in 2022 involving the former Mayor Paul Colvin and business owner Larry Brody, which the neighbors were able to shut down.

Mayor Russell has elected to utilize Mr. Brody's strategy by having a portion of her property rezone to light industrial to provide her son-in-law with a business ostensibly for described as a shop for auto repairs when it is in fact a junkyard.

Mrs. Graham asked the following questions to be answered.

- A. If the mayor does not believe in zoning codes, how does she propose to protect the property of her constituents and wisely manage growth and development?
- B. How are the citizens to know to whom to carry their concerns? The city's current organizational chart gives no clue as to Pacific specific responsibility.
- C. Are taxpaying citizens expected to employ your family members?

A copy of the comments will be emailed to all the council.

Edna Johnson 22712 N. Hickory Flat Rd., Tontitown, AR

1. The state law was changed to allow fireworks between June 13th - July 10th. Mrs. Johnson is requesting that the Fireworks Ordinance dates be changed from June 20th -July 10th to June 13th – July 10th.

Mick Wagner 409 Penzo Ave., Tontitown, AR

1. Revisited the purchasing issues that he addressed the council back in February regarding the \$80,000.00 worth of expenditures to an individual from Texas. The city had brought forward in a meeting a draft of a purchasing manual. Mr. Wagner only looked at a draft of that and there were several typos, and he understood the city was working on it. So, he's not sure what the status of it is right now,
2. Over \$8,000.00 were paid in sales tax to the individual who does not hold an Arkansas sales tax. My question is who protects Tontitown Backstairs? You paid \$8000. 00, are you going to do anything about trying to get that back?

Kenneth Lovett 18702 Clearwater Rd., Fayetteville, AR

1. Testing was done at Waste Management and resulted in no smells.

7. Old Business: NONE

8. New Business:

- A. A discussion of an Ordinance authorizing the Issuance of Sales and Use Tax Refunding and Improvement Bonds and Declaring an Emergency-Mark

Kevin Faught with Stephens Inc updated the council regarding the bond interest rates. The council can choose to wait for the sale of the bonds or move forward.

Misty Piazza motioned to move forward to hold a special meeting on Thursday May 8, 2025 @3:30 PM.
Second by Amber Ibarra

Motion Passes Unanimously

- B. A discussion of a proposal and contract draft from the architectural firm for the construction of the Police Department-Chief Jenison

This proposal is for professional design services for a new Police Department facility for the City of Tontitown, Arkansas. The new facility is to be located on the southwestern side of E Fletcher Ave and east of Piazza Ave.

Daniel Montez motioned to move to the next City Council Meeting.
Second by Misty Piazza

Motion Passes Unanimously

- C. A discussion of Resolution to Waive Competitive Bidding and to Ratify and Approve the city Council's approval on September 19, 2023, of an agreement with Banner Fire for purchase of Ladder Truck and Equipment. Eichmann

The original resolution was not signed and needs to be ratified.

Daniel Montez motioned to move to the next City Council Meeting.
Second by Misty Piazza

Motion Passes Unanimously

- D. A discussion of Resolution to Waive Competitive Bidding and to Ratify and Approve the City council's approval on February 21, 2024, of an agreement with Oxmoor Ford for purchase of 2023 Ford Explorer for Police Department. Eichmann

The original resolution was not signed and needs to be ratified.

Daniel Montez motioned to move to the next City Council Meeting with corrections.
Second by Amber Ibarra

Motion Passes Unanimously

- E. A discussion on prayer before the Committee of the Whole Meetings-Tim Burress

Amber Ibarra motioned to move this item to the end of the new business list.
Second by Daniel Montez

Motion Passes Unanimously

- F. A discussion of a contract with PRISM to continue the Heritage District-Mark

Representatives of Prism updated the council of the price and phases they will do if the council chooses to move forward.

Mike Washkowiak motioned to move to the next City Council Meeting for Phases 1,4, and 5.
Second by Misty Piazza

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

Mayor Russell Voted- YES

4 Votes- YES to 2 Votes- No

Motion Passes

G. A discussion and review of cleaning service bids for City Hall-Luann

Tim Burres attended the meeting at this time.

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

Motion Passes Unanimously

H. A discussion of a conditional use permit to allow an impound yard at 3617 Old Hwy 68.-Brad

This project was approved on April 22, 2025, with one Planning Commissioner opposing the project.

The project site is located at parcel #: 830-37902-150, which is zoned C-2 (General Commercial) to be granted permission to use said area for an impound/tow yard for Premier Towing Recovery, LLC

The owner of the property is The Robert T Pruitt Revocable Trust with Robert T Pruitt and Tara A Schmutzler as Co-Trustees. Premier Towing Recovery, LLC is moving from their current location with hopes to the location listed on this application. Currently, as per Washington County Assessor's site, a business with the name of Old Hwy 68 Sergar & Towing Service currently operates at the same location.

Daniel Montez motioned to move to the next City Council Meeting contingent of site plan.
Second by Misty Piazza

Motion Passes Unanimously

I. A discussion of an ordinance to rezone a 5-acre tract into 2 separate zoning classifications. Parent tract from Agriculture to a Residential Estate tract and two (2) R-2 (Single Family Residential) tracts. – Brad

This project was approved unanimously on April 22, 2025, Planning Commission Meeting.

This property is owned by Phillips Meyer Holdings, LLC and represented by Jason Lipsmeyer and is currently zoned Agriculture. The owner is requesting an incidental subdivision that includes three tract splits that would need to make the lots conform to the current zoning. Two (2) lots request to be rezoned to R-2, while the remaining lot will be rezoned as R-E.

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

Motion Passes Unanimously

J. A discussion of an ordinance to consider the proposed amendments to the following zoning ordinances to clarify existing regulations. Sec. 153.181 (D) Prohibited Signs and 153.210 Off Street Parking and Loading. -Brad

Daniel Montez motioned to move to the next City Council Meeting.
Second by Misty Piazza

Motion Passes Unanimously

K. A discussion on the sale of a city owned property at 581 N Barrington-Mark

Mike Washkowiak motioned to move to the next City Council meeting.
Second by Amber Ibarra

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

Tied Vote

Mayor Russell Voted- YES

Motion Passes

L. A discussion of bids on the Mantegani Half Street Improvements-Mark/Zak

The lowest bid was from Thomlinson Asphalt for \$640,230.00.

#2-TRI Star- \$649,773.25

#3 Garret X- \$654,454.34

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

Motion Passes Unanimously

M. A discussion of sewer flow monitoring-James

This is to check the health of our sewer system.

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

Motion Passes Unanimously

N. A discussion of a Mantegani Sewer Force Main Relocation-James

KENNETT UNDERGROUND- submitted a Quote for \$24,499.50

This is a non-budgeted expense, the City Attorney Justin Eichman will research to see if the expense can be paid with the impact fees and if not, it will have to be paid out of the Water General Fund.

Amber Ibarra motion to move to the next City Council Meeting.
Second by Daniel Montez

Motion Passes Unanimously

O. A discussion on prayer before the Committee of the Whole Meetings-Tim Burress

Daniel Montez motioned to approve.
Second by Mike Washkowiak

Motion Passes Unanimously

9. Comments from Council Members

Daniel Montez

1. Thanked everyone for attending tonight's meeting.

Mike Washkowiak

1. Thanked Journey Church for hosting the May Coffee and Conversation.

Misty Piazza

1. June 1, 2025, is Heritage Days the theme this year is 60's and 70's.
2. June 1, 2025, the Museum is hosting- Summer Business Bingo- more information will be available later.

Tim Burress

1. Explained why he was late.
2. He is happy to serve the City of Tontitown.
3. Thanked the Tontitown Police Department.

Larry Ardemagni

1. He appreciates everyone.

10. Comments from Mayor

1. Hired an assistant.
2. Thanked Madelyn Parker and Brad Spurlock for going above and beyond their duties.
3. The mayor said she is not a quitter even after her and her family are being targeted.

11. Comments from Attorney- NONE

12. Adjournment- All in Favor

PASSED AND APPROVED this ____ day of _____ 2025.

APPROVED: _____
Angela Russell, Mayor

ATTEST: _____
Rhonda Ardemagni, City Clerk-Treasurer
(SEAL)



**DRINKING
WATER WEEK**
May 4-10, 2025

Water professionals are the unsung heroes of our communities. They work tirelessly to protect public health and ensure safe, reliable water delivery around the clock. This #DrinkingWaterWeek, let's thank them for their expertise, dedication, and commitment to keeping our community healthy.