

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

**City Council**  
**May 20<sup>th</sup>, 2025**  
**Minutes**

**The Tontitown City Council is scheduled for Tuesday, May 20th, 2025, at 6:00 p.m. at Tontitown City Hall.**

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

[Click here to join the meeting](#)

Meeting ID: 220 667 057 989 Passcode: Aepw56

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**City Council**

1. Prayer
2. Meeting Call to Order
3. Roll Call  
Amber Ibarra was absent

4. Pledge of Allegiance
5. Approval of Agenda

Larry Ardemagni motioned to approve the agenda.  
Second by Mike Washkowiak

Motion Passes Unanimously

6. Approval of April 15, 2025, City Council Minutes.

Amber Ibarra was having issues joining by Teams so, she joined the meeting by phone.

Mike Waskowiak motioned to approve the minutes.  
Second by Misty Piazza

Motion Passes Unanimously

7. Financial Report

Reference the city website for detailed report.

8. Department Reports  
A. Museum

The THM Board of Directors met May 5, 2025, at Tontitown City Chambers Tontitown, AR.

1. Tontitown Heritage Day June 1st 12p.m.-2p.m.: THM Board and Staff invite everyone to an afternoon in the park as we celebrate Tontitown heritage. The theme for this year is the 60's and 70's in Tontitown, we are hoping to encourage visitors and donors to bring their photos, stories and artifacts from these decades of Tontitown. There will be pulled pork sliders (Red Door Sponsoring), sides and Grape Ice Cream (Tontitown Winery Sponsoring), Amici Members eat free, \$10 for non-members. We will have a raffle basket to give away, Michael Pinalto to entertain and lawn games for everyone to enjoy, as well as the museum open for visitors to enjoy the new additions to the museum, including the new interactive table!

2. Digitization Project: 2,079 entries currently entered into CatalogIT. THM had the pleasure of hosting a student volunteer on May 3rd, the student attached around 400 photos to their co-responding entry. If you know of any high school student needing volunteer hours THM would be happy to host them for data entry.

3. Tontitown Summer Camp: THM will be hosting a day camp on June 23rd & 24th from 9a.m.- 2p.m. for students 10-14. Students will be given a chance to learn about Tontitown food culture and how Italians ended up in Northwest Arkansas. See the attached flyer at the end of this report for more details.

4. Visitors: 27 visitors for the month of April. This is +1 from 2024 for April. We have had an uptick in visitors of Tontitown descent visiting to learn more about their family's history, these include those whose parents moved out of state during World War II and later.

5. Tontitown Business Bingo: Board President Misty Piazza and museum staff are working to put together a community wide business bingo. This event would start June 1st with participants able to pick up their card at Heritage Day and will end July 31st. We will announce the full details on our social media and through the city social media/website!

6. New Exhibits Coming: 2026 is going to be a big year in American history as we celebrate 250 years of being a nation. THM staff are working on exhibits that will connect Tontitown history with the growing up of America and to also celebrate the nation the Italians flocked to and why; as well as recognizing in a large-scale exhibit the Veterans of Tontitown within the museum.

Regular Museum Hours: Wednesday & Thursday 9am-1pm, Friday & Saturday 1pm-4pm

There will be no regular THM Board meeting for June due to Heritage Day, the next meeting will be July 7th at City Hall.

## B. Police

Tontitown Police Monthly Report  
Month: April 2025

Calls for Service – 1020

Accident Reports – 12

Warrants Served – 66

Warrants Outstanding - 1332

Warrants Amount - \$ 1,658,761.66

Training Hours (YTD) – 1014

Citation Total - 181

Speeding Citations - 12

(Other) Traffic Citations - 91

Criminal Citations – 22

Improper Driving (City Ordinance) – 56

Warning Total - 640

Speeding Warnings – 238

(Other) Traffic Warnings – 402

C. Fire

Fire Department Report

APRIL 2025

Total Calls: 47

EMS 17

FIRE 8

MVA 7

FALSE ALARM 5

SERVICE CALL 5

ALARMS 2

CANCELED IN ROUTE 3

Calls within city limits of Tontitown

April 2025: 192 calls for service

April 2024: 164 calls for service

Increase of 28 calls to date over 2024

Average response time (Alarm to en route) listed at: 1 minute 20 seconds.

Average on scene/arrival time (Alarm to on scene): 3 minutes 44 seconds.

D. Public Works/Engineering

E. Building Report

F. Community Development

**May Council Report:**

**Community Development Department**

• **Planning**

**1. Update on Waste Management LDS Inspection**

**2. Rezone of Property from Industrial to CT at 2785 Liberty Ave. Kragermeister Properties.**

**3. Rezone from R-3 to Agriculture at 586 N. Barrington. Mhoon Family Trust. Construct Barn**

4. Variance Request at 1316 Reed Valley Road.
5. Variance Request at 893 Budrio (Setback to build pool)
6. Discussion on R-3L Zone Map.
7. Discussion on HWY 412 (Henri De Toni Blvd.) Overlay District.

- **Street and Stormwater**

- 1) 412 and Barrington
- 2) Fletcher Ave.
- 3) Overlay Bandini and Zuplo
- 4) Community Building.
- 5) Mantegani street upgrade.
- 6) South Planalto Stormwater Improvements
- 7) Street Maintenance work for 2025
- 8) Park Advisory Board and Improvements

- **Grants**

- 1) TAP grant for protected school crossings and STGPT grant for ROW and Utility relocation on 412 and Barrington has been reviewed and final decision by Policy Committee will be on May 28th.
- 2) Grant Funding request for 6 million with Congressman Womack.

- **Other Projects**

- 1) Draft on the completion of Strategic Plan for Water and Wastewater

## 9. Comments from Citizens

Tammy Graham 1984 S. Pianalto, Tontitown, AR

1. She came seeking wisdom to try to understand how Zan Automotive which is the on the mayor's property and it has to do with taxes. It sounds like everything has to do with money, in 2023 there were six invoices submitted from Zan Automotive \$ 52.00 was taxes and of the six invoices there were three that had no tax associated with them, the August invoice Mayor Russell signed so \$197.87 were not paid in taxes but they weren't charged so all this happened in 2023. In June of 24 Zan Automotive applied for a business license but there was no state or federal tax ID number provided, and in June of 24 A W9 which is a request a federal request for taxpayer ID was completed, again no taxpayer ID was provided and she doesn't understand how you can charge tax but then you don't have any kind of way to identify yourself in order to pay the tax so, of the six invoices three were charged tax It's \$502.12. Where is that \$502.12, like she said she came seeking wisdom.

Mick Wagner 409 Penzo Ave. Tontitown, AR

1. The mayor's tie breaking vote at the last Committee of the Whole Meeting that sent Item 12A- Approval of the sale of a city owned property at 518 N Barrington, to the City Council Meeting was not valid.
2. The supporting documents for the agenda packets were not available in a timely manner.

Kenneth Lovett 18702 Clearwater Rd., Fayetteville, AR

1. ADQ had their CEDA group come. They prepared their contract for them for April 1st. Waste Management changed their operating procedures on April 1st and waited a month before CEDA showed up to start testing. So, you give them a month to kind of clear out the air before they start testing but we didn't smell the stuff last time and we come up with 4,900 benzene or alkaline and 309 or 209% benzene.

Mike Zulpo 900 S Pinalto, Tontitown, AR

1. Asked- Is it comments from citizens or comments from the area or comments from citizens anywhere? He was just curious because it didn't use to be that way.

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

Misty Piazza motioned to approve.  
Second by Larry Ardemagni

Motion Passes Unanimously

#### 11. Old Business: NONE

#### 12. New Business:

- A. An approval of the sale of a city owned property at 581 N Barrington

Mike Washkowiak motioned to Table to the next Committee of the Whole Meeting.  
Second by Misty Piazza

Motion Passes Unanimously

- B. An approval of a proposal and contract from the architectural firm for the construction of the Police Department Chief Jenison

Misty motioned to approve.  
Second by Daniel Montez

Motion Passes Unanimously

- C. An approval of a Resolution to Waive Competitive Bidding and to Ratify and Approve the City Council's approval on September 19<sup>th</sup>, 2023, of an agreement with Banner Fire for purchase of Ladder Truck and Equipment-Eichmann

Daniel Montez motioned to approve the resolution.  
Second by Mike Washkowiak

Motion Passes Unanimously

- D. An approval of a Resolution to Waive Competitive Bidding and to Ratify and Approve the City Council's approval on February 21<sup>st</sup>, 2024, of an agreement with Oxmoor Ford for purchase of 2023 Ford Explorer for Police Department-Eichmann

Misty Piazza motioned to approve the resolution.  
Daniel Montez

Motion Passes Unanimously

- E. An approval of a resolution to continue with sections 1, 4, and 5 of a PRISM contract to continue with the Heritage District-Mark

Amber Ibarra left the meeting at this time.

Mike Washkowiak motioned to approve the resolution.  
Second by Larry Ardemagni.

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

(Four votes needed to pass a motion)

Mayor Russell Voted- YES

4 Votes- YES to 2 Votes- NO

Motion Passes

- F. A discussion and approval of Cleaning Bids for City Hall-Luann

Luann Jenison and Miranda Guerrero decided it would be best to end their cleaning services with the City of Tontitown at the end of this month.

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

Motion Passes Unanimously

- G. An approval of an Ordinance to allow an impound yard at 3617 Old Hwy 68-Brad

Daniel Montez motioned that we approve the conditions and add the secondary condition that we get permission from the existing owner of the property.

Secon by Misty Piazza

Daniel Voted- YES

Misty Piazza Voted- YES

Tim Burress Voted- NO

Larry Ardemagni Voted- YES

Mike Washkowiak Voted- YES

4 Votes- YES to 1 Vote- NO

Motion Passes

- H. An approval 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

Tim Burress motioned to approve the ordinance to rezone.

Second by Larry Ardemagni

Motion Passes Unanimously

- I. An approval of an Ordinance for a code amendment to Sec. 153.181 (D) Prohibited Signs- Brad

Tim Burress motioned to approve the ordinance for a code amendment to Sec. 153.181 (D) Prohibited Signs.

Second by Daniel Montez

Motion Passes Unanimously

Daniel Montez motioned to approve the Emergency Clause.

Second by Mike Waskowiak

Motion Passes Unanimously

- J. An approval of an Ordinance for a code amendment to Sec. 153.210 Off Street Parking and Loading-Brad

Misty Piazza motioned to approve the ordinance for a code amendment to Sec. 153.210 Off Street Parking and Loading.

Second by Tim Burress

Motion Passes Unanimously

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

Motion Passes Unanimously

- K. An approval of a resolution to accept a bid for the Mantegani Half Street Improvements-Mark/Zak

Tim Burress motioned to approve the resolution to accept a bid for the Mantegani Half Street Improvements.  
Second by Daniel Montez

Motion Passes Unanimously

- L. An approval of a resolution to allow the City of Tontitown to enter into an agreement for Sewer Flow Monitoring James

Tim Burress motioned to approve the resolution to allow the City of Tontitown to enter into an agreement for Sewer Flow Monitoring.  
Second by Misty Piazza

Motion Passes Unanimously

- M. An approval of a resolution to accept a bid for the Mantegani Sewer Force Main Relocation-James

Daniel Montez motioned to approve the resolution to accept a bid for the Mantegani Sewer Force Main Relocation.  
Second by Misty Piazza

Motion Passes Unanimously

### 13. Comments from Alderman

Misty Piazza

1. Thanked everyone who attended and spoke at tonight's meeting.
2. She encourages everyone to come out September 1<sup>st</sup>, it's going to be a good time, and we really need more memories for the museum for the 60s and 70s so, please help us fill those gaps so that we can continue our history.

Larry Ardemagni

1. As usual he appreciates everybody's thoughts whether I agree with them or disagree with them.

2. On a sad note, Art Penzo passed yesterday, he was a good neighbor, a good friend. Larry enjoyed fishing with him and serving on the council with him and I'm going to miss him, and Art did a whole lot for this town while he was on the council, going to miss him.

#### Tim Burress

1. Tim and his family were so profoundly grieving this morning to learn that Art had passed, Art was a delightful guy he was such a joy to serve with. Art was asked to step into a role on this council many years ago when there wasn't much going on but as Northwest Arkansas grew, his task became significantly more challenging, and he gave so much to the city and we're all better for it. He was a fabulous tomato gardener, Tim remembers a discussion between Art and Nicole saying she can't grow a tomato to save her life and Art's swimming in tomato juice. He was so kind to my family, in fact my family bought him his 80th birthday cake, not realizing Art was a diabetic and Arthur just graciously smiled as we sang to him and he laughed along with us, Tim knows he'll be dearly missed by so many people and he's going to especially be missed by the Burress family.

#### Mike Washkowiak

1. Mike's known Art for a long time and he agrees with the things that people have said about him.
2. Thanked everyone for attending tonight's meeting.
3. Mike appreciates the mayor bringing up the discussion about the code of conduct, we've come close a couple of times to crossing the line. People are just passionate about what they do, it's that passion and that energy we need to have people that are involved, and giving us push back when we screw up, and Mike understands that, so thank you all for coming out and thanks for your input.
4. Thanked the first responders for all that they do, all the time.

#### 14. Comments from Mayor

1. Brad Spurlock has recently completed all the requirements to become a certified Arkansas planning official and she just wanted to recognize him, so congratulations.
2. Art Penzo replaced Cecil Ardemagni on March 7, 1998, Art retired on Dec. 20, 2022, that's 24 years of service and that's not all he's given to this City of Tontitown, Art was out there working in that park mowing for free, cleaning roads, cutting trees that had fallen in the roads, using his personal tractor, chainsaw, all of his stuff at no cost. Art didn't charge Tontitown anything, Art gave so much to Tontitown. She almost cried every time she looked at him because his eyes reminded her of her grandpa, their color was the same and I always told Art that. She let Tim know, your family got him a cake, and I got him brownies, sugar-free. But he will be missed, and he did do a lot for Tontitown.

3. She appreciates the comments and just so you know, she does want to do the right thing, she doesn't want to do anything that's wrong and she knows that she's made mistakes, but you know what we all make mistakes and she is trying to do the best she can for the city of Tontitown because that's how she wants to be known.

15. Comments from City Attorney

Justin Eichmann

1. He is very sad to hear about Art, what a gentle and nice man and he was a pleasure to work with for all those years so, I'm very sorry to everybody.

16. **Adjournment**- All in Favor

**PASSED AND APPROVED** this \_\_\_ day of \_\_\_\_\_ 2025.

**APPROVED:** \_\_\_\_\_  
**Angela Russell, Mayor**

**ATTEST:** \_\_\_\_\_  
**Rhonda Ardemagni, City Clerk-Treasurer**  
**(SEAL)**