



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  
June 3rd, 2025  
Minutes

The Tontitown Committee of the Whole meeting is scheduled for Tuesday, June 3rd, 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.

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Meeting ID: 264 068 997 841

Passcode: eKyS39

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1. **Prayer**
  2. **Meeting Call to Order**
  3. **Roll Call**

**Mike Washkowiak was absent.**

4. **Pledge of Allegiance**
5. **Approval of Agenda**

**Mike Washkowiak was unable to attend tonight’s meeting and requested all three items sponsored by him be TABLED to the next Committee of the Whole Meeting.**

**Tim Burress motioned to approve the agenda.  
Second by Amber Ibarra**

**Motion Passes Unanimously**

6. **Approval for May 6th, 2025, COW Minutes**

**Misty Piazza motioned to approve the minutes.  
Second by Amber Ibarra**

**Motion Passes Unanimously**

7. **Comments from Citizens**

**Tammy Graham 1984 S. Pianalto Rd., Tontitown, AR**

1. I'd like to say that you are the law and you are the ordinances, that's what we're a nation of and without those we descend into chaos and she appreciates the fact that we have people who enforce the law, but you are the law and that is an incredibly important responsibility or burden that you bear for we the citizens.

**Kenneth Lovett 18702 Clearwater Rd., Fayetteville, AR**

1. CTEH completed their testing, and they did not test in the hotspots that they did previously so, there's some concerns from the citizens with what the results will be.
2. An automotive repair shop here didn't have an ID number, Mr. Lovett said he pulled the same information on the Red Door Lounge (Grill) down the street, and he doesn't have ID number either.

**Mick Wagner 409 Penzo, Tontitown, AR**

1. The statement was just made that somebody didn't have a sales tax ID, it's required under state law, and I think if you go to the Red Door, you'll find their sales tax ID immediately over the bar just for matter of clarification.

**8. Old Business:**

- A. A discussion and review of cleaning service bids for City Hall-Luann  
The following submitted bids for the cleaning of City Hall.

Jan Pro  
Vanguard  
Absolute Janitorial Services

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

Motion Passes Unanimously

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

A RESOLUTION AUTHORIZING THE MAYOR TO NEGOTIATE AND EXECUTE A REAL ESTATE CONTRACT IN ORDER TO SELL CERTAIN REAL PROPERTY LOCATED AT 581 S. BARRINGTON ROAD (PARCEL NO. 830-37665-000).

Amber Ibarra motioned to move to tonight's Special Meeting.  
Second by Misty Piazza

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

3 Votes- YES to 2 Votes- NO (4 Votes needed to pass)

Mayor Russell Voted YES

Motion Passes

9. **New Business:**

A. **A discussion of Creation of a detailed organizational chart for the city – Mike**

Mike Waskowiak was unable to attend the meeting and has requested to Table to next Committee of the Whole Meeting.

B. **A discussion on the Expansion of the Planning Commission to 7 members – Mike**

Mike Waskowiak was unable to attend the meeting and has requested to Table to next Committee of the Whole Meeting.

C. **A discussion of the city’s email retention policy – Mike**

Mike Waskowiak was unable to attend the meeting and has requested to Table to next Committee of the Whole Meeting.

D. **A discussion of an ordinance to rezone approximately 4 acres at 2785 W Liberty Ave from “I” (Industrial) to “C-T”(Commercial Trades and Services)-Brad**

This property is owned by Kragermeister Properties, LLC represented by Watkins, Boyer, Gray and Curry PLLC and is currently zoned Industrial. The owner is requesting a change in zoning to Commercial Trades and Services as to plan for a large-scale development the land that would include retail.

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

Motion Passes Unanimously

E. **A discussion of an ordinance to rezone 32.5 acres at 586 N Barrington from “R-3” (Residential) to “A” (Agriculture)-Brad**

This property is owned by the Mhoon Family Trust and is currently R-3. The owner is requesting a change in zoning to Agriculture as to plan for a large structure that would need to conform with current zoning.

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

Motion Passes Unanimously

F. **A discussion of sale of surplus materials – James**

Discuss the sale of the following materials.

Bid Item #	STEEL CASING	# PIECES	TOTAL FEET	THICKNESS
#1	48 Inch	42	840	.500
#2	30 Inch	23	460	.375
#3	24 Inch	5	100	.375
#4	16 Inch	3	60	.250

**SEWER PIPE – 30X14 F679 PS115 HW PVC GJ**

#5	30 inch	135	1890	1.148
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Daniel Montez motioned to move to the next City Council Meeting.  
Second by Misty Piazza

Motion Passes Unanimously

**G. [A discussion of code amendments on 153.170 and 153.171](#)**

[Discuss language changes to codes 153.170 and 153.71.](#)

Misty Piazza motioned to table to the next Committee of the Whole Meeting.  
Second by Amber Ibarra

Motion Passes Unanimously

**10. Comments from Council Members**

**Daniel Montez and Misty Piazza**

**1. Thanked everyone for attending tonight’s meeting.**

**Misty Piazza**

**1. We have a lot going on right now and a lot of hard decisions to make, and we truly try to make the best decision we can, with what we know, and we try to do our homework.**

**Tim Burress**

**1. At any level of government including city government, we're held to a very high standard that incorporates three key pieces, first we must be without corruption, second, we must be without even the appearance of corruption, and third when we make errors, we want to be humble and be humble enough to apologize. We aren't perfect but these guidelines mean that there are some privileges which most citizens of Tontitown get to possess which I'm not able to participate in because it would look bad as a city council member.**

**Tim doesn't complain because it's a joy to serve our community even if it brings about some personal discomforts, lately there have been some. Many upset citizens send us emails and publicly speaking out about a multitude of issues which have the appearance of corruption, and I want you to know we hear your concerns. Tim's goal and the goal of all on city council is that we would be above reproach and that we wouldn't even look like we're mixed up in something that's wrong we want to recuse ourselves from votes, if it directly impacts us financially, because that's the ethical thing to do and it is above reproach to do so,**

we don't want any backdoor deals because it doesn't look like we're above reproach even if things are honest and right.

We want to follow the rules of the city so that we are indeed above reproach and we want to not partake in anything that would make us look guilty, because we want to be above reproach. We choose to put up with a lot of criticism and slander even when it's false because we protect your First Amendment rights to speak out even if we disagree with you. We can't complain when we're slandered if we aren't willing to step in and defend others when they are slandered. This city council appreciates our citizens and that you ask all the questions and that you hold us all to a high standard, because as public servants we never need to be defensive, we just need to walk with integrity in all matters and apologize when we make a misstep, so thank you for allowing us to serve and please continue to bring your concerns to us.

Larry Ardemagni

1. As has been stated we make mistakes sometimes in retrospect, you go why did we do that or how did that ever come about but we make decisions that he thinks is best at the time.
2. Appreciate every opinion, believe it or not, because we can't all be alike.

11. Comments from Mayor

1. Thanked everybody for coming out tonight.
2. She appreciates the comments too and she realizes that there's been lots of times whenever she's been called out and a lot of times it's things that she had no control over, she's talking about IT because she had no idea what was going on there.

12. Comments from Attorney

13. Adjournment- All in Favor

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

APPROVED: \_\_\_\_\_

Angela Russell, Mayor

ATTEST: \_\_\_\_\_

**Rhonda Ardemagni, City Clerk-Treasurer**

**(SEAL)**

