

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**  
**July 1<sup>st</sup>, 2025**  
**Minutes**

**The Tontitown Committee of the Whole meeting is scheduled for Tuesday, July 1<sup>st</sup>, 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- Pastor Garris Hudson
  2. Meeting Call to Order
  3. Roll Call  
Misty Piazza and Daniel Montez were absent
  4. Pledge of Allegiance
  5. Approval of Agenda

Mike Washkowiak motioned to approve the agenda.  
Second by Tim Burress

Motion Passes Unanimously

6. Approval of June 3rd, 2025, COW Minutes

Mike Washkowiak motioned to approve the agenda.  
Second by Tim Burress

Motion Passes Unanimously

7. Comments from Citizens  
Tammy Graham- 1984 S. Pinalto Rd., Tontitown, Ar

1. The first indication of the mayor's attitude toward proper government and her intention to abide by established codes and law was when she stated at the city council meeting that property owners should

be able to do what they wanted with their property. That was her first warning, so we don't forget where she's led us.

Here's an overview.

- FOIA requests have gone unanswered repeatedly.
- Nepotism, the city hired her daughter.
- Sent city vehicles to her son-in-law's garage for repair.
- And if the rumor is correct, purchased a residential home on Barrington with the hope of offering a family friend a much-reduced rent.
- The city was charged tax for vehicle repair. Zan's Garage has no tax ID number. We still don't know where that money went. The entire process of reasoning and permit application for Zan Garage was fraught with mistakes despite the entire process being clearly laid out on the city website. Multiple building codes violations against Zan Garage have been identified and are pending further investigation.

Retaliatory complaints filed against Ms. Graham and Mike Zulpo for daring to voice their concerns and a very near miss with the Barrington property was almost sold for a fraction of the purchase price. City tax dollars could have been squandered. The city's website is being used to promote private advertisement for a friend.

And the baseless and hypocritical firing of Luann Jenison which resulted in further dividing employees and citizens, drama and distress, none of us and especially Luann deserved. This is not leadership. This is an embarrassment. Ms. Graham appreciates the council's time.

Kenneth Lovett 18702 Clearwater Rd., Fayetteville, AR

1. Mr. Lovett couldn't attend the last meeting in person and tried to call in but claims he was blocked from doing that, because either it was malicious, or they just don't know how to operate the equipment, but this has happened more than once. But for other issues, they've had to try to call in on the phone because they couldn't connect to the teams, because people can't do their jobs.
2. Blaming the mayor for all these things that they continue to blame her for; she's not doing it by herself. She can't do anything without y'all's approval. Is that right? Other than spending the money that she is allotted to spend to do the right things.
3. Waste Management, their waste is coming into Tontitown's sewer system without even ever being treated. Explosion levels as they dilute down as they're going through the open sewer in Tontitown. He has seen some things on YouTube where sewers blew up, almost killed people. It did kill some people in certain areas. This needs to be addressed. And he doesn't know how much y'all are aware of it. He doesn't know how much y'all can do about it, but it's in your sewer in this town and it needs to stop. And if we have a valve up there, he'd send somebody up there today and shut it and tell them to truck their stuff to NACA to take care of your people. That's his opinion.  
People need to wake up and pay attention to the right things. You may not agree with it, but there's more than just one person that this goes through, right? Our great lawyer isn't here tonight. I don't see his representative, but I don't believe that anybody here should make a move without talking to him. And I don't believe our mayor did, but he's not here to say. I don't know if he would say yes or no. But did any of y'all discuss that issue that we had last week with them before you? Ain't none of y'all lawyers? I don't understand the point here. You know, how does politics play this? Or is it just personal vendettas? I'm kind of frustrated and I'm not taking it out on you, but it's just frustrating sometimes you get up here and you say something and you hear people laugh and

you're like, maybe I should do that every time somebody says something stupid. So, he's as guilty as anybody. That's all he's got to say for now. But we do need to pay attention to Waste Management. We need to pay attention to what they're doing to our community. ADEQ is not doing what they're supposed to do. The judge for Pollution Control and Ecology Commission works for the Pollution Control and Ecology Commission. Do you think he's ever going to vote against them? We got a screwed up system. He doesn't know what we can do about it, but he's going to be in the head of it as far as I can go. until somebody changes his abilities.

Brad Spurlock 342 Ceola Ave., Tontitown, AR

1. Brad wanted to address an email that went out earlier to the council and what was been addressed tonight. All of you know that I work tirelessly trying to make everything work properly. If you have ever been absent, you have contacted me, want to meet into the meeting room with teams and most of you know that I will ask you to call in early so that everything will work correctly. We have other departments that come in here and use the computer just as we do. Sometimes the settings get messed up a little bit. We may not always have it all fixed by the time of the meeting. He wanted to let you know He doesn't do anything intentionally, nor does he do anything to censor anybody. I do everything I can to make this as feasible and as accessible as possible. Just wanted to state that.

8. Old Business:

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

The City of Tontitown desires to adopt an organizational chart to reflect the structure of the departments, employees, and officials within the city.

**Daniel Montez joined by phone at this time.**

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

**Motion Passes**

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

**Discussion only and will be on the next Committee of the Whole Meeting agenda for further discussion along with a resolution.**

The council voted not to fill the vacant commission seat after Tom Joseph left. One of the major concerns or primary concerns that he got as feedback from the council was the fact that six members lead to too many ties. Obviously going to seven would alleviate that issue and as our city grows it would be more in line with the surrounding cities.

Reference YouTube for detailed discussion.

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

**Discussion only and will be on the next Committee of the Whole Meeting agenda for further discussion and along with a resolution.**

Reference YouTube for detailed discussion.

**D. A discussion of code amendments on 153.170 and 153.171 – Tim**

The council discussed updating section 153.170: Animal, Farm of the Tontitown Municipal Code. These possible updates would provide regulations for animals and fowl to ensure the health and safety of animals, the owners, and neighboring properties within the City of Tontitown.

The council discussed updating section 153.171: Chicken, Hobby of the Tontitown Municipal Code. These possible updates would provide regulations for hobby chickens to ensure the health and safety of animals, the owners, and neighboring properties within the City of Tontitown.

A discussion of 2 acres, 1 rooster per acre, and 15 feet from property line.

**Mike Washkowiak motioned to move to the next City Council Meeting.**

Second by Tim Burress

Motion Passes Unanimously

**9. New Business:**

**A. A discussion of proposal regarding the emergency plan – Cory**

This Emergency Operations Plan (EOP) provides a framework for coordinated response efforts in the event of a disaster or emergency within the City of Tontitown, Arkansas. The plan is designed to ensure the safety, well-being, and recovery of all residents, businesses, and critical infrastructure. As well as providing a coordinated approach to managing emergency resources, services, and communication.

A resolution will be available by the next City Council Meeting.

**Daniel Montez motioned to move to the next City Council Meeting.**

Second by Mike Washkowiak

Motion Passes Unanimously

**B. A discussion of park resolution – Mark**

The City of Tontitown seeks to improve the recreation facilities by adding an all-inclusive splash pad at Sbanotto Park and wishes to seek grant funding assistance for the Sbanotto Park Improvements Project and in order to obtain the funds necessary to develop and/or improve the site for such a recreation area, it is necessary to obtain an Outdoor Recreation Matching Grant from the Arkansas Department of Parks, Heritage and Tourism.

**Amber Ibarra motioned to Move to the next City Council Meeting.**

Second by Daniel Montez

Motion Passes Unanimously

**C. A discussion of purchasing manual – Mark**

Discussion to increase the purchasing amount from \$1,000.00 to \$1,500.00 for a foreman to spend without requiring the department head's approval however the department head may require a few quotes.

**Amber Ibarra motioned to move to the next City Council Meeting.**

Second by Mike Waskowiak

Motion Passes Unanimously

**D. A discussion of the sale of Barrington property – Mark**

The City of Tontitown, Arkansas, owns a house and real property at 581 S. Barrington and a significant portion of the real property at 581 S. Barrington in Tontitown will be used for future right-of-way for the extension of Fletcher Avenue.

**Amber Ibarra motioned to move to the next City Council Meeting.**

Second by Mike Washkowiak

Motion Passes Unanimously

**E. A discussion on the community building – Mark**

Discussion to submit an application to the Arkansas Economic Development Commission, Arkansas community assistance grant program.

**Amber Ibarra motioned to move to the next City Council Meeting.**

Second by Mike Washkowiak

Motion Passes Unanimously

**F. A discussion on the sewer evaluation plan – James**

Discussion Only

The Division of Environmental Quality, Office of Water Quality, under the authority of the Arkansas Water and Air Pollution Control Act, Ark. Code Ann. § 8-4-101 et seq., formally requests the City of Tontitown perform a comprehensive evaluation of the sanitary sewer collection system to assess the presence and impact of ammonia (NH<sub>4</sub>-N) and ammonium hydroxide (NH<sub>4</sub>OH) and its contribution to degradation of the collection system. The Division has received numerous complaints of potential chemical odors along the collection system from the lift station at 1836 Pianalto Road to the pumping station at Barrington Road. The Office of Water Quality has reviewed the lab reports of the leachate samples and identified ammonia concentrations that exceed 1,000 ppm. Ammonia and the compound ammonia form when reacting with water, ammonium hydroxide, are corrosive and can cause significant damage to sewer infrastructure.

James Clark will be in talks with Waste Management.

**G. A discussion on a work order for Industrial area elevated water storage tank – James**

If approved this work order would be between Garver Engineering and the City of Tontitown. A resolution will be available for the next City Council Meeting.

**Mike Washkowiak motioned to move to the next City Council Meeting.**

Second by Amber Ibarra

Motion Passes Unanimously

**H. A discussion on rezoning 581 S Barrington Rd – Brad**

A Public Hearing was held before the Planning Commission to hear public input to the question of an application to rezone certain real property located at 581 S. Barrington Road (Parcel No. 830-37665-000) from Single Family Residential (R-3) to General Commercial (C-2).

**Amber Ibarra motioned to move to the next City Council Meeting.**

Second by Mike Washkowiak

Motion Passes Unanimously

**I. A discussion on rezoning parcel No 830-37615-007 – Brad**

A Public Hearing was held before the Planning Commission for the City to hear public input to the question of an application to rezone a +/- 9.2-acre portion of certain real property located north of E. Fletcher Road and west of Industrial Drive (Parcel No. 830-37615-007) from a mix of Light Commercial (C-1) and Agriculture (A-1) to Industrial (I).

**Daniel Montez motioned to move to the next City Council Meeting.**

Second by Amber Ibarra

Motion Passes Unanimously

**J. A discussion on additional improvement cost with Ground Zero Construction - Zak**

AGREEMENT BETWEEN THE CITY OF TONTITOWN AND GROUND ZERO CONSTRUCTION JULY 1ST, 2025.

Due to excessive flooding caused by underdeveloped infrastructure across Parcel 830-37722-001, currently owned by Jerry and Diana Bratcher, the City of Tontitown agrees to pay Ground Zero Construction for additional improvements along Klenc Road in the vicinity of the Renley Rae Subdivision; to include an additional 298 linear feet of half street improvements beginning at the southeast corner of the Renley Rae Subdivision along Klenc Road and ending at the southwest corner of Parcel 830-37722-001.

Improvements include:

-Additional asphalt paving width to MSP Standards, of which to include a 3" Binder Course and 2"

## Surface Course

- Curb and Gutter
- Storm Sewer Extension
- Concrete Driveways

Per the Opinion of Probable Construction Cost prepared by Crafton Tull on June 13th, 2025, the cost of these improvements total \$119,014.00. All proposed and agreed to improvements to be completed at the time of Final Plat of the Renley Rae Subdivision. All improvements are to be completed per City of Tontitown standards and inspected/approved by Tontitown Staff. Per this agreement, the City agrees to pay the contractor for the additional improvements at the time of acceptance of the Final Plat.

A resolution will be available at the City Council Meeting.

**Amber Ibarra motioned to move to the next City Council Meeting.**

Second by Mike Washkowiak

Motion Passes Unanimously

## 10. Comments from Council Members

Tim Burress

1. We are always happy to answer the questions of polite citizens who come to us, and we appreciate your comments. We appreciate your involvement. We appreciate you holding us accountable to a high ethical standard. We do not, however, typically respond to group texts or allegations or accusations. If you wish to politely reach out to me, I'd be happy to answer all your questions anytime. I suspect my fellow council members feel the same way. We have had many discussions with our attorney, Mr. Eichmann, over the two-week period that was mentioned earlier, and we had very difficult decisions to make, and we were thankful to have Mr. Eichmann's legal expertise as our guide. We worked to act justly. We worked to protect our city's interests from a lawsuit, to protect our mayor from a lawsuit. And we acted to benefit all staff members involved as information became known through interviews and more digging. We care about our staff. We care about our mayor. We care about our citizens. Our mayor may not always have the opportunity to contact the attorney before making every single decision as she has a lot on her plate. And so sometimes changes need to be made to correct errors and the city council does, so after many conversations regarding legal requirements with our attorney. The mayor makes many decisions separate from this legislative body and this council is often not aware of the actions taking place under her domain because we're legislative and not executive like our mayor. Each mayor operates differently and communicates or does not communicate as frequently with the council based on their own leadership style. And that's perfectly fine. It's the job of this council to do our role while the mayor operates within her role with her very accommodating budget. I understand it's easy to jump to ideas of conspiracy, conflict, malfeasants when you don't know all the work that's going on behind the scenes as we question our attorney and we interview people involved in whatever thing we're dealing with. But this council has been above board, and we happily answer questions for any citizens who have questions. So please just feel free to ask us anytime. No need to accuse. Just ask and then you can accuse if you feel that's necessary.

And in other news, we've had some technological problems which we have seen this evening. Tim has experienced those in the past. He personally had difficulty connecting to meetings and speaking remotely and it's of course nothing personal. It just happens sometimes. And he wants to take the time to thank Mr. Spurlock, Mr. Clark, and Madelyn, who not only do so much for our city in their assigned roles, but also help

us in our technology, as technology experts during meetings. Thank you all for your hard work. Thank you all for researching, for asking hard questions, for attending meetings when you're able to. We want integrity and transparency as we work for the citizens in all matters. And we appreciate that you hold us to the highest standards because that's what you, the taxpayer who we work for, deserves.

Daniel Montez

1. Thanked everyone for attending tonight's meeting.
2. Agreed with Tim Burress's comments.
3. Mr. Montez couldn't join tonight's meeting by TEAMS; it is possible it was a reception problem but thanked Brad Spurlock for his efforts.
4. Thanked Mr. Burress for calling and allowing him to join by phone.
5. Wants everybody to have a safe night and a safe drive home.

Larry Ardemagni

1. Happy 4<sup>th</sup> to everyone.

Mike Washkowiak

1. Thanked Glide Express for hosting the Coffee and Conversation.
2. Thanked Mr. Clark for the explanation about the letter and all the information that came with it and he just wanted to thank you all for all the work that you do that we don't see because there's obviously a lot that goes into what's happening with that particular project. As you all know we come up here for a couple hours a month, sometimes a little bit longer. And the staff are putting in the work that we don't always get to see and appreciate and he knows most of you are on extended hours from your day and he appreciates it and he's glad to be enlightened by these things that you are doing that we don't always see.
3. Have a safe and happy 4th of July and God bless America.

11. Comments from Mayor- Mayor did not attend tonight's meeting.
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)**