

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 October 7th, 2025 Minutes

The Tontitown Committee of the Whole meeting is scheduled for **Tuesday, October 7th, 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. Prayer- Pastor Ben Seewald
2. Meeting Call to Order.
3. Roll Call.

All but Misty Piazza was present.

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

Mike Washkowiak motioned to approve the agenda.

Second by Daniel Montez

Motion Passes Unanimously

6. Approval of September 2nd, 2025, COW Minutes.

Amber Ibarra motioned to approve September 2nd, 2025, COW Minutes.

Second by Daniel Montez

Motion Passes Unanimously



7. Approval of September 4th, 2025, COW Minutes.

Mike Washkowiak motioned to approve September 4th, 2025, COW Minutes.

Second by Daniel Montez

Motion Passes Unanimously

8. Comments from Citizens.

Written comment submitted by Mr. Mick Wagner- This comment is submitted for inclusion in the public record and is intended for reading only. No discussion.

Attorney Steve Zaga

1. As it happens, I represent Mick Wagner in a current litigation with you. I'm not here during these three minutes to talk about that, but I am here to talk on behalf of Tammy Graham, who is here as well about the most exciting and wonderful topic that a city council can deal with and that a lawyer can talk about, and that's sewer. I understand having been a Northwest Arkansas resident for 50 years and, having been close to some of the controversies that have surrounded the landfill that that is a difficult thing for you to manage in this town and I'm not going to talk otherwise. However, the other difficult thing that I think city councils have to manage is its wastewater system. And I think all of you understand how important that is given the fact that Bethel Heights, Arkansas, in my opinion, is no longer a town because it couldn't manage its wastewater system. So that said, you have the power, I believe, and the duty to manage what goes into your wastewater system through your permit. And the Arkansas Department of Health allows you through their regulations to impose certain duties on people who put things into your wastewater stream. Right now, you have leachate from the Eco Vista Landfill that is coming out that my client believes and I think she's got good reason to believe this is contributing to ammonia gases in around the landfill. And I know, and I'm sure Justin has explained this to you, you do not have the ability to regulate the air quality under Arkansas law that deals with what goes on around the landfill, but you absolutely have the duty to deal with the leachate and the ability to do that. And so, it is my opinion and I'm encouraging you to take this action to mandate to Eco Vista that they engage in a pre-treatment program for that leachate. So that not only will that odor be controlled that's coming from that leachate but also that it will keep that particular untreated waste stream out of your sewer. I appreciate your time this evening.

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

1. Lift station and pneumonia problem. Tontitown is known about the noxious odors coming from the lift station which serves Waste Management exclusively for about 3 years or so. Based on respiratory and ocular symptoms, we are breathing ammonia at approximately 50 parts per million according to the toxicological profile for ammonia. I have it if you want to look at it. Tontitown has control authority over sewer line and lift station since 2010 and it requires Waste Management to follow city ordinances per chapter 52 in your code. Tontitown has allowed good citizens to be exposed to excessively high levels of ammonia and possibly more toxic chemicals secondary to ignorance of their own codes and authority. Rather than pick battles they could have won with Waste Management, we were allowed to suffer needlessly. Sewer report by contracted engineer Zach Johnston identified numerous issues with the system including ammonia concentrations up to 1,400 parts per million on 8425 and possibly other

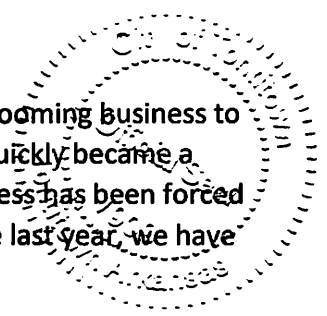
chemical byproducts failing manhole covers possibility of sewer system overflows and a large drop in a section of the line which in my opinion could represent a break allowing for leachate to contaminate our water table. Tontitown has neglected to maintain the sewer lines. Mr. Johnston recommends getting the pipes every six months. Zac states, "The sewer systems chemical environment poses a direct quality of life and potential public health impacts to Tontitown residents." That is a quote. He recommends air quality testing be done to identify specific chemical and pre-treatment programs to be done to remove those chemicals at the source. Here's a good part. Tontitown is working with a company called Carbon Chicken Product headquartered just over the hill to use their product on lift station to lift station to filter out the air. I asked a co-founder and his biochemist if there had been scientific studies done with their filter on sewer lift stations with similar problems and I was told that this was quote R&D project research and development means that we residents along South Pianalto Road are being used as free lab rats for Carbon Chicken it is a win-win deal for them if it's unsuccessful they gain data for improvements if it is successful they gain valuable publicity and sales and marketing. According to their website, it is a slow-release chicken litter pellets combined with nutrients and biochar, the organic gardener's secret weapon. That's what I read. Could Tontitown not have asked Mr. Johnston? The thing is this, Zach's good. Ask him for recommendations. Don't be running up the hill to find some chicken filter or get some washer eggs and stuff down it. Sample the air. Follow Zach's recommendations. We have paid him to do a job, and he did a fine job. And if things were done right, codes were followed, ordinance were followed, we wouldn't be standing in this cesspool. And that is almost a pun intended, and I appreciate your time.

Mick Wagner 409 Penzo Ave., Tontitown, AR

1. I provided all the council as well as the attorneys uh a petition that's signed by approximately 40 Tontitown citizens. It reads as follows. We the undersigned citizens of Tontitown respectfully call upon the city council to exercise its authority under Arkansas law to enter into executive session proposed of reading a personnel evaluation that cannot be released to the public under AG opinion 202580 by signing below. We believe that council members should be fully informed on employee performance when making personnel decisions. Executive sessions provide a lawful means to review these evaluations while protecting city privacy, our citizens and employee privacy. Final discussions must remain transparent through open sessions. We urge the city council to act in the best interest of Tontitown. I have also provided something that I was wanting to be attached but won't be labor to the point but in summary it says we ask the city council to place this on the agenda convene in executive session meeting the third-party evaluation findings. I notice there is on the agenda actions to consider that we ask you to affirm the executive session review and note that is a statutory right of the governing body under Arkansas FOIA ACA 2519106 sub parts as mentioned regardless of whether this record is exempt from the public release it is able to be read and I would emphasize in lieu of action 72 CV 25 2686 that Mr. Zaga is representing me on. It would be a very good idea that you have full context as this may relate to that as well. Thank you very much.

Heather Armstrong 3851 old Hwy 68, Tontitown AR

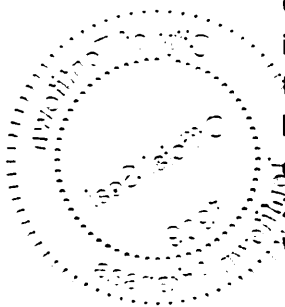
1. I am the owner of Luv for Paws Grooming here in Tontitown. I started this grooming business to serve our community. Over time, my dream of a peaceful life in Tontitown quickly became a nightmare. Since Tontitown does not operate as an animal shelter, my business has been forced into becoming a dumping ground for unwanted and stray animals. In just the last year, we have



had to add two additional cabins to our property. This also requires us to have a power pole installed as well as make jails for the vicious ones. I am constantly getting messages begging for help. Clients calling rescue after rescue after rescue. Clients calling to have a dog removed from their property that has either bit a child or killed a pet. If I say no and apologize, sorry, we're full. The next day, I've got more four-legged on my property. Last year, I was walking my personal dog to the dumpster to take the trash out. My daily routine, you would think, until a 60 lb 65lb pit bull came charging out of the woods, grabs our dog, and throws it in the air. As his body was lifeless, the dog then turned on me. I was then dragged 10 feet across my yard and ended up with injuries to my foot, ankle, and leg and had to be seen with emergency care. Two months ago, I came home to a dead goat, two dead guineas. Summer of 2023, I came home to a donkey down in his pin. In case anybody would like to know, it costs a lot to put down a vicious dog. Costs are anywhere between 350 and 550, depending on the aggression of the dog and how much it weighs. Here are the facts. In recent months, as many as 20 dogs per week are being dumped at my property. Many of these animals are aggressive and dangerous. I, myself, my family, and my employees have been bitten and mauled on multiple occasions. Due to the economy, most of these dogs dumped have either extreme medical issues or are too violent to hold. Once again, more dogs were dumped. My property has been targeted with gunfire, vandalism, tire slashing, even animals shot. I have called the authorities, but the true issue is Washington Animal Services told me to contact Tontitown. Once I call Tontitown, I am told to come in, fill out forms, but in the end, nothing happens. I still have to pay the fee out of my pocket for a dog that is not mine. Transport it because most people don't know this, but officers are not allowed to have an animal in their vehicle because somebody else could be allergic to that animal. This is to protect humans that might be allergic. When a dog is surrendered, they must be taken to the Washington County Animal Shelter. Tontitown is legally obligated to pay the \$150 intake per animal. Thank you for your time.

Christin Lawhon 458 Steele Rd., Tontitown, AR

1. Came here to talk about, but you have two more meetings before the end of this year, so I suppose I'll discuss most of it at the next one. But I sent this out to almost every person I knew that had something to do with Tontitown. Be at the City Hall meeting tonight at 6 p.m. in Tontitown. Tell everyone you know, please. I do mean everyone. For the rest of the year, there are three City Hall meetings, including today. I have plenty of questions, embezzlement, misappropriated funds, among other things that happened in the last couple of fiscal years, as well as what city council is planning to budget for the 2026 fiscal year with concern to Parks Department, the elderly, vets, city water problem and drainage, the dump, the Police Department, city roads and street lights, and the Fire Department among other enlightening subjects matters that uses the taxpayers money. Just sending you the info. Please tell everyone you can, as teenagers, children, teachers, parents, really anyone that pays taxes should go to City Hall meetings to know where their past, current, and future taxpayer dollars are spent. It is one of the reasons we all vote. Now I've got a stack of papers over there and I could go through quickly in my mind the articles that I have read over the number of years but in the last month and a half I mean Tontitown looking a little like I don't know other places in the country that I've traveled to that I wouldn't live. So, I don't know how we make 2026, 27, 28, 29, 30 better, more like it was, I don't know, in the last 30 years that we've had property here. Warren Center and Linda Center aren't here. They can't be. Warren just had hip replacement



surgery. Dr. Hamby did it. He's doing all right. But I know that there are a number of people in Tontitown like her that was talking about the city dump and its leeching into our water system. The vapes alone have a number of batteries in them. So if they kids are smoking I don't know one or two of those a week and they put them in the trash and they go to the city dump that's bleaching out and that's going I mean on a number of levels but the water the water tables the vast majority of the water here that the farmers use is well water. I mean I know our property has a lot of it and I mean our property is far enough from the dump, but you can smell it on the other side of Springdale. It smells kind of like what the chicken factories used to smell like back when I was growing up on the other side of Springdale. But that's really all I have to say right now. I'll definitely attend the next meeting.

Kenneth Lovet 18702 Clearwater Rd., Fayetteville, AR

1. I want to apologize. Mr. Kevin Boortz over here pushed my buttons last week, so I turned around and engaged him. And there's reasons behind that.
2. Mr. Lovett played a portion of the previous council meeting. It don't sit very well. Everybody expects respect. You got to give it to receive it. What makes a person a coward? The person is considered a coward when their excessive fears prevent them from facing danger, taking responsibility or standing up for what is right, leading them to avoid discussion or difficult actions and situations to protect themselves. This can manifest as a refusal to take risks and unwillingness to admit mistakes or a tendency to rationalize in action rather than acting decisively.
3. I was exposed to some serious vapors from Eco Vista landfill December 29th, 2021. Since that date, I've attempted to protect my family and area residents from these hazardous vapors by following the process through the US EPA, who referred me to Hines Brawn with ADQ through several different channels through Becky Koch, Julie Link, Caleb Osborne, Shane Corey, Bailey Taylor, and a list goes on. The PC and EC Committee said that they couldn't do anything for us and they're the ones that's supposed to regulate ADQ. The district manager, Blake Small, blatantly states that what you smell is a skunk. That's real professional. That's pretty much all I got written down. But I'm frustrated because we all know there's a problem there. And we still haven't done anything about it in four years. There's some of us that go down to PCE and ADQ and try to talk to them. They turn around, they sue us. Where do we go from here? We got to have something done. removing public comments from the whatever the committee is. Mr. Boortz is over is not the proper thing. They're gone. Thank you.

Mark Calcagni 12642 Arbor Acres Rd., Tontitown, AR

1. Some people don't think I should have a voice here because they say I'm not a resident, but I do pay Tontitown taxes, and I have 16 acres that I pay taxes on. So, I hope that would give me a voice. So, I'm here tonight to apologize for giving the city and mayor Russell a black eye over the payment the city made to the citizens lawyer, Richard Mays. It was my fault as I pushed the mayor to pay that bill that Ross Nolan should have the city's lawyer should have done the majority of the work on it. The bill was a lot of it was travel and depositions that Richard Mays did who was the citizens lawyer but it's again it should have been done by the by the city's lawyer and of course if you watch the pollution control and ecology meeting or the case both those lawyers work together I have emails stating that they worked together it was it was mishandled how it was paid but it wasn't done deceitfully or underhanded Mayor Russell acted on the behalf of Tontitown residents and thought it was the right thing as a bill came in from.

Richard Mays. After the fact, Mayor Russell got the approval from the city council. It should have gone through the process for payables. Once it was discovered as an error, we reimbursed the city for the total amount of Mr. May's bill. I'm sorry for this situation and it really was an honest mistake. It was just something that should not have happened and it was a mistake. Someone said it was like robbing a bank and bringing the money back, which is a ridiculous analogy, especially because it was done for health and safety of the citizens fighting the landfill. Knowing that people are getting sick and with the air we all breathe, I hope I get a chance later tonight to expand on this with a highly respected doctor's report about the latest air test. The city did save \$15,000 as the work should have been paid by the city as it was reimbursed from non-city funds. Again, I apologize to the city and to the mayor for the situation, and I'm so sorry the city and mayor Russell got embarrassed. Again, it was not done deceitfully or underhandedly. Thank you.

Anna Watkins -Tontitown Business Owner for Everlink Consulting, LLC

1. I have started working with Heather Armstrong over the past few months and I have seen firsthand the damage that has been done by the dogs in the streets. I have invoices here, \$331, \$375, \$748 individual dogs that Heather has paid out of pocket, over \$250,000 over the past few years of her business funds that have gone straight to dogs that are not hers, animals that are not hers. I'm not here today to belittle y'all, berate y'all that you're not doing a job, but this is a public safety problem. The dogs are dangerous and they're loose in the neighborhoods. I see them all the time. I see them hit on the side of the road. I see them dumped. They're everywhere. The citizens and small business owners do not deserve this. Heather, along with others, don't need to be footing these bills. They're huge. We need to have a better solution for this. We need a procedure, and we need to know what to do because Spring Springdale is just leaving us out to dry on this. We have tried everything we can to get them to cooperate and they won't anymore. It's too big of an issue. Tonight, I'm formally asking the council to take immediate action. We want to direct the city to reimburse Heather for her shelter fees that she already has and commit to paying them going forward. We need to develop a plan for animal control for Tontitown, so the residents and businesses are not left to fend for themselves. If no actions are taken, we'll have no choice but to seek remedies outside of this room, including legal claims, contacting state authorities, and involving the media. None of us want Tontitown to be known as a place where the government ignores its duty, abandons public safety, and punishes citizens for speaking up. We came here tonight. We didn't want to fight. We just want y'all to know this is happening and help us find a solution. Pay your obligations. Stop pushing it on the business owners. We have started a nonprofit that I'm hoping is going to move forward and try to help with this. Every nonprofit I have called that takes in dogs, all are saying, "We're full. We're full. We're full." There's too many citizens in Washington County. There's only one county animal shelter. It's just which is great. Northwest Arkansas is booming, but we're running out of options for the animals, and I don't think it's fair to citizens or the animals. Thank you guys.

Nina Brown 1851 S. Pianalto Rd., Tontotwn, AR

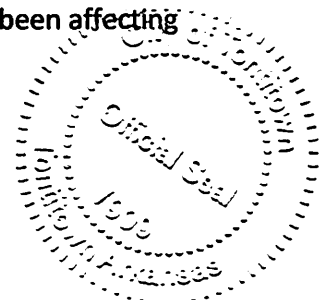
1. My greatest concern tonight is at the lift station. We're talking about putting a carbon chicken filter in. I'm not sure if this is going to help or not. We feel like we're kind of being a little bit of the guinea pig. I understand it's going to accomplish taking the air through, neutralizing it, and making the odors better. When it does that, that's been my alarm bell to bail the house when the odors get so bad. We take that away and we're not sure if the chemicals are still in the air. I'm not sure what

to say of who is going to contact me when that air test bad. Concerning the air testing, I hope we can find someone that is good, qualified, competent, not connected to the CT testing, Little Rock. Hopefully there's somebody that's independent that can do the testing for more than just one or two things. test and find out what all kinds of chemicals are in this air. Something has gone array in that area. And we, you know, have heard it all at one time or another. But my concern is that we get a very, very good baseline before this is installed. If we're going to install this and we're going to try it that it's studied thoroughly and is it just masking the odors or neutralizing the odors, what is it doing with the chemicals? Is it taking chemicals out? Is it lowering those levels? I think in my situation, especially it needs I need more answers. Cuz my health has failed and these odors I mean it's I can leave, and I get better. Thank you all. I know you're working on it and I appreciate it. Thank you

Michelle Eichler 1581 S. Pianalto Rd., Tontitown, AR

1. I just want to call attention to what is going on and the big concerns. So, I want to also thank the wonderful EMS that does come out all the time and responds and helps when situations are going on with Waste Management and the smells of the chemicals. I have big concerns about this Carbon Chicken that's going on there because right now, even though the smell is horrible, that is kind of our safety of knowing when something bad's going on and to be able to get out of there. If we're going to have things that are just covering up this odor, we don't know. So, we can be outside completely doing activities and it's going to hit us. I will tell you May 21st and some of the EMS gentlemen that were there and other neighbors that stopped by seeing all the commotion that was going on, it was scary. You know, the EMS went responded to the situation that was going on with Miss Brown going down with all the fumes and stuff that were coming from there. And literally within 20 minutes of us trying to get her ready to transport to the hospital to the ER because of what was happening, she couldn't even walk out to a vehicle to get in the vehicle. Complete seizures, paralysis, you can't walk. So, it's scary. It's going to happen again. And masking everything and covering it up is not okay. So, I don't know what systems are going to be in place again to alert that something's going on that they're of high level. What baseline test is being done to even establish anything? Is it being done by qualified individuals? You know, if we really do as a city now have this authority over these lines and can hold them to things more, then let's do that. Let's start doing the testing then at the source. What is actually being put in? Let's test that leachate. Let's know what's going in. Is there something that they can truly control that flow? And if so, let's get it on record. What flow amounts are they truly putting in there? And when is it coming down the pipes? Because it is and there's been differences with everything. So, if we have the authority to do anything, I say we start doing it and holding it accountable because it is drastically affecting people and property. On top of all that, you know, we have the water runoff that comes through there too that runs all over those sewer lines. That is another issue of those. What's going to happen if something fails? When that is in that lift station, you know, what is that going to amount to? And so, I encourage you too to look at that report that was put out from the ADQ because there was only one chemical that showed up there at that lift station that was found no other place that's been affecting them. Thank you

9. Old Business: NONE



10. New Business:

A. A presentation from Ely Latham on Rocking chair ranch. – Ely Latham (*Mark*)

Elijah Hinshaw Latham and Gabrielle Carter gave a presentation to protect and transform 45 acres in the heart of Tontitown for The Sanctuary at Rocking Chair Ranch. They spoke about their vision for the property, the property itself, the historic use, the opportunity it provides, key targets and the needs to make this vision become a reality.

A copy of the presentation and contact information is attached, and more can be viewed on YouTube.

B. A discussion of 2025 City Tax Levy Figures. – Mayor/ Rhonda

Council Discussed-

A discussion of a resolution authorizing the rate of property tax for the City of Tontitown Arkansas for the year 2025 to be collected in 2026, currently Tontitown's rate is 3.2 mills.

Council agreed to not change the current rate of 3.2 mills.

Mike Waskowiak motioned to move to the next City Council Meeting.
Second by Tim Burress

Motion Passes Unanimously

C. A discussion of Sewer Eval Report. – Mike/ Zak

Discussion Only-

Engineer Zac Johnston went over the Sewer Evaluation Report that also included the numerous odor complaints coming from the S. Pianalto lift station, which receives wastewater exclusively from the Waste Management landfill.

Reference YouTube for detailed information.

D. A discussion on police vehicles – Corey

Police Chief Jenison gave an update on the police cars that were damaged.

Discussion Only-

1-vehicel is totaled

1-vehicle is repairable

Hail damaged vehicles are being cycled through for repairs.

More information will be available next month.

E. A discussion of WCRAA Interlocal Agreement 2026-2030. – Mayor



The council discussed the continuation of the ambulance service through the Washington County Regional Ambulance Authority and the cost.

Mike Washlowiak motioned to move to the next City Council Meeting.
Second by Amber Ibarra

Motion Passes Unanimously

F. A discussion on Waste Management Host Fees – Mayor

Council discussed a resolution to raise the host fees to the maximum of 2.50 per ton.

Tim Burress motioned to move to the next City Council Meeting.
Second by Mike Washkowiak

Motion Passes Unanimously

G. A discussion to amend city ordinance 30.05 and 30.06 prayer and public comment procedures. -Danny

Council discussed-

An ordinance amending Tontitown municipal code §§30.05 and 30.06 to add an invocation after roll call and to establish procedures and agenda order for public comment at regular meetings of the city council.

Daniel Montez motioned to move to the next City Council Meeting as written.
Second by Tim Burress
Motion Passes Unanimously

H. A discussion of the KNWA 10-01-25 report on illegal exaction lawsuit 72CV-25-26 and other legal cases city council is unaware of. – Danny

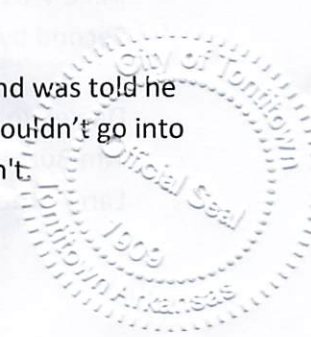
Discussion Only-

When Daniel got the KNWA Report and seen on social media on September 30th, it looked like it was posted and that was the first he had heard of any kind of development with this case. The council has heard through some public comments that we have some other litigation that the city's involved in that we're not privy of. So, the City Attorney Justin Echimann was asked to update the council on legal lawsuits that the city's involved in and that the council may not be aware of at this time.

I. A discussion for city council to go into executive session to review a redacted HR audit report due to the termination and reinstatement of the current Head of HR department. -Danny

Discussion Only-

This is the second time Daniel tried to put this on the agenda, a couple months ago and was told he couldn't. This time he was adamant that this would get put on the agenda and if we couldn't go into executive session on it that we'd at least hear it here in a public setting of why we can't.



After a lengthy discussion council may be able to do a one on one with Mark Latham to read the redacted report. City Attorney Justin Eichmann is working with the Municipal League regarding the report.

Reference YouTube for detailed information.

J. A discussion on Clarification of Organizational Chart – Mike

Due to the present look of the organizational chart, it appears that some city departments flow through the administrative assistant so a better view of the organizational report will be presented at the next council meeting.

Amber Ibarra motioned to move to the next City Council Meeting.
Second by Tim Burress

Motion Passes Unanimously

K. A discussion on 412-112 Water & Sewer Relocation Project Change Order. – Larry Gregory (James)

Council Discussed-

A resolution authorizing the mayor to execute change order no. 2 for the Hwy 412-112 water and sewer relocations project in the city of Tontitown.

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

Motion Passes Unanimously

L. A discussion on the sale of surplus materials. – Mark (James)

Discussed putting the pipe up for sale and not up for bid again.

Tim Burress motioned to move to the next City Council Meeting.
Second by Amber Ibarra

Motion Passes Unanimously

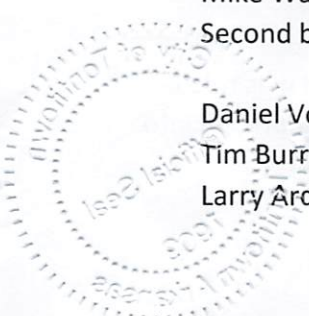
M. A discussion on impact fees. – Mark (James)

Mike Waskowiak motioned to TABLE to the next Committee of the Whole Meeting.
Second by Amber Ibarra

Daniel Voted- NO

Tim Burress Voted- NO

Larry Ardemagni Voted- YES



Mike Washkowiak Voted- YES

Amber Ibarra Voted- YES

2 Votes- NO to 3 Votes- YES Motion Dead (need 4 to pass)

Daniel Montez motioned to increase the Impact Fees to 100 % and move to the next City Council Meeting.

Second by Tim Burress

Daniel Voted- YES

Tim Burress Voted- YES

Larry Ardemagni Voted- NO

Mike Washkowiak Voted- NO

Amber Ibarra Voted- NO

3 Votes- NO to 2 Votes- YES Motion Dead (need 4 to pass)

This will be treated as a TABLE and will be returned to the next Committee of the Whole Meeting.

N. A discussion on Final Payment for 412-612 Sewer Extension – Mark (James)

Council Discussed-

A resolution authorizing the use of sewer impact fee funds for the payment of the of the final pay application for the highway 412-612 sewer extension project.

Amber Ibarra motioned to move to the Next City Council Meeting.

Second by Mike Washkowiak

Motion Passes Unanimously

O. A discussion on purchasing a wastewater pump. – Mark (James)

Council Discussed-

A resolution to authorize the purchase of one (1) Myers pump from Jack Tyler Engineering, Inc. for the S. Pinalto lift station for approximately \$19,820.29 plus tax.

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

Second by Amber Ibarra

Motion Passes Unanimously

P. A bid review for the South Pinalto Drainage project. – Mark

The following 7 Bids were submitted-



Sweetser Construction INC- \$122,690.00 (Lowest Bid)
Steep Creek LLC- \$224,100.59
Goodwin & Goodwin INC- \$221,725.00
Triad General Contractors- \$197,950.80
Mark Foster Construction- \$159,840.00
Diamond C Construction Co.- \$214,712.00
Apogee Construction LLC- \$176,033.00

Tim Burress motioned to move to the next City Council Meeting.
Second by Amber Ibarra

Motion Passes Unanimously

Q. A bid review for City Hall Roof Replacement. – Mark

Hail Damage

Four bids were submitted-

Nortons Roofing = \$177,393.60
Skyward Roofing = \$122,500.24
TF Thompson Roofing = \$189,898.40
Arkansas River Valley Roofing = \$118,000.00 (Lowest Bid)

Tim Burress motioned to move to the next City Council Meeting.
Second by Amber Ibarra

Motion Passes Unanimously

R. A discussion on annexation. – Mark

Discussion Only-

Mark Latham presented a map showing the annexation area in Tontitown, this is not the final map, and possibly 3 Public Hearings will be held for public input.

Reference YouTube for detailed information.

S. A discussion on City Clerks' Duties. – Mark

Due to current issues with the handling of FOIA's and agendas, the City Clerk has made a formal request to the council to support her decision to delegate or have 1 or 2 deputies (city employees) to assist in certain administrative duties. The clerk has requested that Luann Jenison and Madelyn Parker who are experienced, take on these roles and all parties agree and support this request.

arcourts.gov

FOIA Suit- The case number is 72CV-25-2686.

The council may have been emailed the original and the two amended complaints, obviously should this go to trial the trier of fact will determine the guilty parties but know this, FOIA suits are not a joke.

An ordinance will be available at the next City Council Meeting and discuss a resolution to change code 30.52 to allow for multiple deputies, job description changes and duties at the next Committee of the Whole Meeting.

Tim Burress motioned to move to the next City Council Meeting.

Second By Amber Ibarra

Motion Passes Unanimously

T. A discussion on the approval of contract with GEO Tech Services for Klenc Road. – Mark

Proposal for Geotechnical Engineering and Pavement Evaluation Services Klenc Road Distress Evaluation.

Reference the YouTube for detailed information.

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

Second by Mike Washkowiak

Motion Passes Unanimously

U. A discussion to reestablish a building official – Tim

The mayor requested that we remove the titles administrative assistant and building official from our city code. We still have it administrative assistant on our organizational Chart and some other areas. As a rule, we attempt to give our mayor whatever, any mayor whatever they want. Presuming that there aren't any legal or ethical problems with those requests. But after removing the Building Official title, it's become clear that that wasn't a good idea.

Reference YouTube for detailed information.

Tim Burress motioned to move to the next City Council Meeting.

Second by Mike Washkowiak

Motion Passes Unanimously

V. A discussion on creating a resolution to take a position on the lawsuit against Waste Management – Danny.

Discussion Only-



The mayor kind of brought us up to speed where we were with the lawsuit of the appeal on the expansion of Waste Management and Eco Vista. But I hadn't heard anybody take a firm stance on whether we're going to appeal it or if we're going to let the cards fall where they have. So, I thought I'd bring a discussion here and see if we can't come up with a resolution to pass to city council taking a position one way or another.

Reference YouTube for detailed information.

11. Comments from Council Members

Mike Washkowiak

1. Apologizes in advance because he will not attend the next City Council Meeting.

Tim Burress

1. Congratulations, this is the longest meeting in Tontitown history.

Daniel Montez

1. Thanked everyone for attending tonight's meeting and for citizen involvement and input.
2. If you ever watch my track record, I don't usually have these many items on an agenda, but honestly, if I'm looking at my points on the on the agenda, a lot of them were had a lot of weight to them tonight. So, I want to thank everybody for hearing me tonight.

Amber Ibarra and Larry Ardemagni

1. Thanked everyone for attending tonight's meeting and sticking with us through all of this.

12. Comments from Mayor- DID NOT ATTEND MEETING

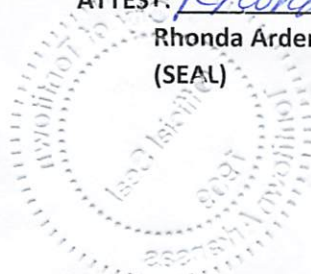
13. Comments from Attorney- NONE

14. Adjournment- All in Favor

PASSED AND APPROVED this 4th day of Nov 2025.

APPROVED: Angela Russell
Angela Russell, Mayor

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



THANK YOU FOR YOUR ATTENTION



 WWW.THESANCTUARYRCR.ORG

 THESANCTUARYRCR@GMAIL.COM

 2150 SOUTH BARRINGTON RD.



The Sanctuary *at Rocking Chair Ranch*

*2150 S. Barrington Rd.
Tontitown, Arkansas*

Our Vision: Our vision is to protect and transform 45 acres of former cattle land into a place of respite. The Sanctuary project aims to protect and conserve native wildlife, which is under stress in this rapidly developing part of the country, and to provide a place for people to reconnect to the land and the sacred through prayer, presence and community. With a large house overlooking the Betty Hinshaw Bird Sanctuary, wetlands and a 5-acre lake, The Sanctuary at Rocking Chair Ranch would be open to the public for events such as educational field trips, worship nights, retreats, and weddings. Our dream is to be a cornerstone of the Northwest Arkansas community by providing a gathering place rooted in spirituality and ecology.

The Property: Nestled in the heart of Tontitown, Arkansas, five miles northwest of Fayetteville, The Sanctuary at Rocking Chair Ranch is 45-acres of predominantly woodland and savanna habitats. The property also includes spring-fed Arbor Acres Lake, a fertile part of the Illinois River Watershed. This iconic property of the Jerry and Betty Hinshaw Trust holds three structures: a 3,200-square-foot house built by architect Paul Young Jr., a five-car garage, and a large storage barn. The house comprises 3 bedrooms, 4 bathrooms, a large basement, and several large gathering spaces, including an enclosed courtyard at the front of the house, a living room with a vaulted ceiling, a comfortable den, and a screened-in porch overlooking the valley and hills beyond Tontitown. In March 2025, the 45-acre property was appraised for \$2.5 million (\$55,555.56/acre).

Historic Use: Easily recognizable by the large, white bull statue on the side of South Barrington Road, the property was used as a cattle and horse ranch for decades until about 3 years ago. Jerry (1918-2003) who was five times elected to the House of Representatives, and Betty (1925-2024) an avid birder and environmentalist, allowed people to fish Arbor Acres Lake since it was dug in the early 1960s. Every day of the year, the shoreline is dotted with local anglers and families. Over the years, there have been innumerable troop meets, community groups and parties held on this beautiful property, and now the goal of The Sanctuary at Rocking Chair Ranch is to honor and grow that spirit of community.

Opportunity: The Sanctuary at Rocking Chair Ranch provides a once-in-a-generation opportunity for the city to grow upon the legacy of this iconic property. This ambitious project aims to protect a revered place in a rapidly developing part of Northwest Arkansas, while also opening up opportunities to become self-sustaining. Some possibilities include renting out parts of the property as a wedding and special events venue, hosting educational field trips, and renting outlying cabins and rooms of the main house for personal and group retreats. The project would also be set up as a haven for churches to hold leadership meetings, confirmation classes, worship nights, and pastoral retreats. In 2022, Betty Hinshaw donated 25 acres of Rocking Chair Ranch to the Northwest Arkansas Land Trust to be held as the Betty Hinshaw Bird Sanctuary, and following her death in November 2024, the remaining property has been under the ownership of The Hinshaw Trust.

Key Targets: Protect and preserve all 45 acres, including the 3 pre-existing structures and Arbor Acres Lake

Convert the house into a welcome/educational center and retreat space

Create and maintain several trails on the property including handicapped-accessible areas

Build 3-7 one-room cabins on the land to be used for personal and group retreats

Open the property for regular public use and community engagement

Our Needs: The entire 45 acres was appraised for \$2.5 million and large donors and grants are needed for the initial purchase and restoration of the house. We intend to reach groups and organizations that would pay to rent the space for events, retreats and regular meetings, and to build on the community's desire to keep this land open to the public.



thesanctuaryrcr@gmail.com / thesanctuaryrcr.org / Elijah Hinshaw Latham 8037190127 / Gabrielle Carter 8038005612

Together, we can create a sacred, sustainable place for the land and people of Northwest Arkansas to thrive.

