

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
October 21st, 2025
Minutes

The Tontitown City Council meeting is scheduled for Tuesday, October 21, 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) Public Hearing on Sewer Rates

Correction Sewer Impact Fees- Per James Clark

TABLED to the November Committee of the Whole Meeting.

2) Prayer- Pastor Ben Seewald

3) Meeting Call to Order

4) Roll Call

Mike Washkoiak was absent.

5) Pledge of Allegiance

6) Approval of Agenda

Tim Burress requested that the co-sponsors' names be removed from items 13-D and 13-N, because city council members do not need to co-sponsor other issues that they bring to a meeting.

Tim Burress motioned to approve.

Second by Larry Ardemagni

Motion Passes Unanimously

7) Approval of September 16th, 2025, City Council Minutes

Tim Burress motioned to approve the September 16th, 2025, City Council Minutes.

Second by Amber Ibarra

Motion Passes Unanimously

8) **Financial Report-** Reference the city website for detailed report

9) **Department Reports**

A. Museum

Tontitown Historical Museum (THM) Report for the COW Meeting Tuesday, October 21, 2025

The THM Board of Directors met on October 6, 2025, at City Hall.

1. Springdale Schools Collaboration: Museum staff are working with Helen Tyson Middle School as well as Walker Elementary School to create new Discovery Boxes for the museum to loan out and take to off-site events. Students have chosen to focus on the Traditions and Events of Tontitown. We are excited to see what the students create and to work with them through our archives and artifacts.

2. Digitization Project: Currently Juli is preparing our online catalog to be launched early next month. She is cleaning up entries already in CatalogIT and we have beta testers checking entries for us to ensure the website is easy to navigate and sending feedback. We are excited to share the catalog with our visitors, researchers and those generally interested in Tontitown history, this will give our museum national reach through personal computers and cellphones.

3. Visitors: September Visitors: 55 including the Wild & Unstructured Home School Group;
2024: 40

4. New Exhibits 2026: Staff are actively working on two new exhibits within the museum. We are excited to celebrate the 250th anniversary of America with an interactive exhibit on the founding of Tontitown and how the first mayor and city council built the city infrastructure of the newly incorporated town in 1910. As well as celebrate the Veterans of Tontitown who have served America since the World War I. If you have photos, stories or artifacts you would like to loan or have scanned for the Veterans of Tontitown exhibit please reach out to staff to see how you can help enrich this exhibit; museum@tontitownar.gov A preview of the exhibit will be on show at the upcoming Tontitown Polenta Smear.

5. Tontitown Polenta Smear & Taste of Tontitown: THM is preparing for our upcoming event on November 9th from 11a.m.-1p.m. We will be celebrating our Veterans of Tontitown, with a sneak peek of artifacts visitors will see in the new exhibit. We invite everyone to come enjoy some Polenta and Umedo, a traditional dish in Northern Italy and Tontitown's heritage meal, along with a sampling of our local Tontitown restaurants famous dishes!

6. Fall Programming: Symbols Day at Shiloh Museum of Ozark History was well attended by 1st-3rd graders as well as home school students from NWA. Students got to learn about the Cynthiana Grape and even do a mess free grape stomp with fake grapes! Upcoming is Springdale Public Schools STEAMFEST, staff will work with student ambassadors to show off our Discovery Box which covers the food culture of Tontitown.

7. Chelsea Stewart: We are sad to announce that Chelsea Stewart, our current Co-Treasurer, has accepted a position out of state and will be leaving us at the end of the month. We wish her all the best and thank her for her time on the THM board.

Regular Museum Hours: Wednesday & Thursday 9am-1pm, Friday & Saturday 1pm-4pm THM Board will not meet in November due to the Tontitown Polenta Smear & Taste of Tontitown.

B. Police

Tontitown Police Monthly Report Month: September 2025

Calls for Service – 869
Accident Reports – 21
Warrants Served – 69
Warrants Outstanding - 1351
Warrants Amount - \$ 1,688,620.16
Training Hours (YTD) – 3,505
Citation Total – 125
Speeding Citations - 7 (Other)
Traffic Citations - 60
Criminal Citations – 27
Improper Driving (City Ordinance) – 31
Warning Total – 492
Speeding Warnings – 208
(Other) Traffic Warnings – 284

C. Fire

Fire Department Report SEPTMEBER 2025

Total Calls: 48
EMS 26
FIRE 6
MVA 7
FALSE ALARM 3
SERVICE CALL 4
CANCELED IN ROUTE 2

Calls within city limits of Tontitown
September 2025: 490 calls for service September2024: 410 calls for service

Increase of 80 calls to date over 2024
Average response time (Alarm to en route) listed at: 1 minute 34 seconds.
Average on scene/arrival time (Alarm to on scene): 4 minutes 25 seconds.

D. Public Works/Engineering- Reference the city website for detailed report.

At this time Richard and CEO Jody Harden with Carbon Chicken gave an update on their progress with the lift station and they addressed citizens' comments and answered their questions. Also, Mr. Harden said they can create an app for their phone or their computer or whatever and they can go in and log anything and we can all see the same app, and he can make that happen really quick.

The following residents were able to make comments and to ask questions.

Tammy Graham 1984 S. Pianalto, Tontitown, AR

Michell Eichler 1851 S. Pianalto Rd, Tontitown, AR

Kenneth Lovett 18702 Clearwater Rd., Fayetteville, AR

Mayor Angie Russell

Reference YouTube for discussion.

E. **Building Report**- Reference the city website for detailed report.

F. Community Development

October Report:

Building Report

Community Development Department

- Planning Variance Request – Applicant is requesting a setback variance at 807 Via Sangro.
- Rezone Request – Police Station on E Fletcher Rd – 5 acres from C1 & A to C1
- Rezone Request – Applicant is requesting a rezone at 256 Tessaro St from R-3 & C2 to Agriculture.

- Final Plat – Bariloche Phase II (Possible Special Meeting)
- Final Plat – Renley Rae Phase I (If conditions are met)
- Final Plat – Palecero Phase II
- Preliminary Plat – 11 Lot S/D Christina Estates off Taldo Loop
- Continued Discussion of 412 overlay district
- Formal public input of Master Street Plan

• Street and Stormwater

- 1) 412 and Barrington (Survey Work) 2) Fletcher Ave. (Moving to finalize all ROW for phase
- 2) Contractor is moving well on 1st phase)
- 3) Ardemagni Sidewalks TAP Grant (Documents sent to ARDOT, waiting to go ahead with engineering contract)
- 4) Klenc Traffic Signal
- 5) Discussion on alternative route to landfill.

• Grants

- 1) Waiting to hear something on the FEMA grant.
- 2) Discussion on Hazardous Mitigation Grant for Sbanotto culvert. (2026 Project)

• Other Projects

- 1) 2026 Budget
- 2) Special Events (Halloween in the Park)

10) Comments from Citizens

- *Written comment submitted by Mick Wagner – This comment is submitted for inclusion in the public record and is intended for reading only. No discussion. Only 1 page was submitted out of 10 Mr. Wagner asked that it be corrected.*

Mick Wagner 409 Penzo Ave. Tontitown, AR

- Mr. Wagner submitted a written comment and only 1 page was entered out of 10 so Mr. Wagner asked that it be corrected.
- In regard to the public comment, I wish to make tonight, I emailed all the council on 10/08/25 some outlines of what seems to be an illegal exaction. Your attorney who sits here tonight has billed the city, for two meetings a month, from January through June. and appeared once. An attorney I talked to says that's a form of illegal exaction, which you may be familiar with because the lawsuit that has just been settled evolved around that. I provided the clerk with a proposed resolution asking the council to seek reimbursement for \$13,500. I do so because when the other illegal exaction suit was brought, I spoke for several months asking for the council to take action. I'm doing so again in a little more formal fashion and would hope that y'all would see the wisdom in doing that. I've also advised the legislative audit session that will be in your 2025. So perhaps they'll bring this up again, but I think if you'll be proactive, it might be considered a little bit better than what was wrote in your last order. as you know, there's a lawsuit pending on FOIA. at this point, I guess Mr. Eichmann is still your attorney of record and whether or not he's going to intend to continue. Not sure how that's going to shape out, but we have requested some deposition dates and I believe Mr. Eichmann's going to be on vacation or something. So, we're wanting to move forward on this and hope you people have your council picked out, whoever it may be, it's going to represent us in that suit Thank you.

Kenneth Lovett 18702 Clearwater Rd, Fayetteville, AR

- NWA Council Chair Doug Sprouse came here four years ago to push a landfill expansion. We don't need a road into the landfill. We need the landfill closed due to the hazards that continue to expose citizens. Has the council ever consulted any environmental air quality engineers? I haven't heard that they have. They're called air quality scientists, air quality specialists, air quality analysis, air quality technician, air quality inspector, air quality consultant. As the council, as far as I know, has never consulted with one and I don't believe any of us in this room are environmental engineers. If Tontitown does not get a proper air quality expert to look over tests done by CEDA and ADQ, you're negligent. You're still exposing people every day. Deciding to build new roads to Waste Management instead of addressing the real issues. I don't know after years of hearing issue after issue why you'd continue to do that. Mr. Latham stood here two weeks ago and stated, "You need to stop all litigation and talk to Waste Management." We did that first. What good did it do? Monday 10:205 at 7:35 a.m. There was an unknown smell. There needs to be a lot of attention paid to things that are going on in this city. I'll send y'all this email. Thank you

11) Approval by City Council Members to Waive the 3 Reading Rule for All Ordinances on Agenda

Tim Burress motioned to approve.
Second by Larry Ardemagni

Motion Passes Unanimously

12) Old Business: NONE

13) New Business:

A. An approval of Resolution for 2025 City Tax Levy Figures – Rhonda / Mayor

Amber Ibarra motioned to approve the resolution for 2025 City Tax Levy Figures.
Second by Tim Burre

Motion Passe Unanimously

B. An approval of Resolution for the WCRAA Interlocal Agreement 2026-2030 – Mayor

Misty Piazza motioned to approve the resolution for the WCRAA Interlocal Agreement 2026-2030.
Second by Larry Ardemagni

Motion Passes Unanimously

C. An approval of Resolution to increase Waste Management’s Host fees – Mayor

Tim Burress motioned to approve the resolution to increase Waste Management’s Host fees.
Second By Daniel Montez

Motion Passes Unanimously

D. An approval of Ordinance to amend Tontitown codes 30.05 & 30.06 – Danny

Daniel Montez motioned to approve the ordinance to amend Tontitown codes 30.05 & 30.06.
Second by Tim Burress

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

Motion Failed- (To be added to the next COW meeting)

E. An approval of Resolution on HWY 412-112 Water and Sewer relocation project – James / Mayor

Daniel Montez motioned to approve the resolution on HWY 412-112 Water and Sewer relocation project.
Second by Larry Ardemagni

Motion Passes Unanimously

F. An approval of resolution for final payment on 412-612 Sewer Extension – James / Mayor

Larry Ardemagni motioned to approve the resolution for final payment on 412-612 Sewer Extension.

Second by Amber Ibarra

Motion Passes Unanimously

G. An approval of resolution for the purchase of Wastewater Pump – James / Mayor

Daniel Montez motioned to approve the resolution for the purchase of Wastewater Pump.

Second by Misty Piazza

Motion Passes Unanimously

H. An approval of resolution on Bid for the S Pinalto Drainage project - Mark / Mayor

Amber Ibarra motioned to approve the resolution on Bid for the S Pinalto Drainage project.

Second by Larry Ardemagni

Motion Passes Unanimously

I. An approval of resolution on Bid for City Hall Roof replacement – Mark / Mayor

Arkansas River Valley Roofing = \$118,000.00 (Lowest Bid)

Tim Burress motioned to approve the resolution on Bid for City Hall Roof replacement.

Second by Misty Piazza

Motion Passes Unanimously

J. An approval of resolution on GEO Tech Services Contract for Klenc RD – Mark / Mayor

Tim Burress motioned to approve the resolution on GEO Tech Services Contract for Klenc RD.

Second by Misty Piazza

Motion Passes Unanimously

K. An approval of ordinance amending section 30:52(B)(2) to allow for the appointment of two or more deputy clerks – Rhonda / Mark / Mayor

Tim Burress motioned to approve the ordinance amending section 30:52(B)(2) to allow for the appointment of two or more deputy clerks.

Second by Daniel Montez

Motion Passes Unanimously

Amber Ibarra motioned to approve the Emergency Clause.
Second by Larry Ardemagni

Motion Passes Unanimously

L. An approval of resolution to appoint City Staff as Deputy Clerks – Rhonda / Mark / Mayor

Tim Burress motioned to approve the resolution to appoint City Staff as Deputy Clerks.
Second by Daniel Montez

Motion Passes Unanimously

M. An approval of resolution to sell surplus materials – James / Mayor

Tim Burress motioned to approve the resolution to sell surplus materials.
Second by Misty Piazza

Motion Passes Unanimously

N. An approval to ordinance to re-establish the position of “Building Official”– Tim

Tim Burress motioned to approve the ordinance to re-establish the position of “Building Official” with corrections.
Second by Misty Piazza

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

4 Votes- YES to 1 Vote- NO

Motion Passes

Tim Burress motioned to approve the Emergency Clause.
Second by Misty Piazza

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

Larry Ardemagni Voted- YES

4 Votes- YES to 1 Vote- NO

Motion Passes

14) Comments from Alderman

Tim Burress

- I always appreciate it when people come to speak. There's a lot going on and I know that some of you sometimes don't like my stance. Others of you never like my stance. It's all right, but I believe that you should have the right to speak, and I appreciate you coming for that.
- We are your elected representatives, and you have every right to speak to us in a public forum. If you are a citizen, I will always support your first amendment rights because we've never had a king in America. We're not going to start now, because of that reason we have a beautiful Christmas tree that we bring into this room in the holiday season. It is gorgeous. But I want to propose a change to that tree. I stand opposed to the decorative crown that we put on the top of that tree which we have perched there. It's lovely, but I believe that it is unamerican and I hope that it'll be replaced this year by something that's a little more appropriate to our American system of government.
- I was also disturbed this week that or into last week that somebody on staff who had no knowledge of the law claimed to have been personally contacted by our attorney regarding changing our operating procedure said that we would need to get multiple council persons to add agenda items that we would need a council person and a co-sponsor on this body of six. That was a lie. Our attorney never made that suggestion and that's concerning to me. We need transparency and honesty, and I hope that we can all everywhere in this building strive for that.

Larry Ardemagni

- I appreciate everybody coming out.
- Got a lot of stuff on our agenda and hopefully get through it all and get this town rolling in the right direction. So, thank you

Amber Ibarra

- Thank you all for coming out this evening and have a good night.

Misty Piazza

- Thank you everyone for coming out.
- In spirit of transparency, I wanted to publicly declare that I did donate my \$300.00 that I was paid due to code, to go towards the new sign at the museum is a city department. So, I gave my money back to the city in helping them get a new sign. So, I just wanted to be

transparent as I said that I did not want to be paid for that. So, I did give that back to the city. So, thank you all and have a good night.

Daniel Montez

- Thanks everybody for coming out. Thanks for uh giving your input on tonight's agenda.
- A couple of things that kind of struck me on the agenda is the Carbon Chicken reimbursement. If Waste Management's paying for it, I don't know why the city got billed for it. I feel like maybe they should have just passed the bill on to them because, there's just things that can go in different directions than we think. And now we've handed out money and we may or may not get that money back. I think we have some instances in our history that we can point back to where we've given thing money out and then haven't gotten services back to us. So, this is another thing that we're just throwing money out and hopefully Waste Management will be a good neighbor and do their part, but I don't know. A lot of us here can attest that you know, we're not getting proper leachate done. We have pumps that are getting torn up by what's going through those pipes and through those pumps in the f in the past. It's not happening now, but it has happened in the past. So, we'll see how that unfolds.
- It is budget time, so thank you, Mr. Latham, for bringing up the budget and I'm excited to see what we've got coming our way. I know that there's a couple emails that have circulated talking about some of the coded language in that and I hope that that that information has been heated and that we can get some better explanations of what these items actually correlate to. So, I look forward to that.
- I also want to throw a shout out to Mr. Washkowiak I hope he's having fun wherever he's at, but we missed him here tonight.
- And then I also, if I don't get a chance to say it, I want to thank Justin for his service here. I know we've got some separation occurring. So, thank you for your service and all that you've given to the city of Tontitown and your time. That's all I've got.

15) Comments from Mayor

- I listened to the last meeting, and I was not able to be here, but I want to address everything that was on that meeting that people had questions about. Transparency and accountability remain my top priorities, and I appreciate the opportunity to provide these updates.

Reference YouTube for the mayors lengthy detailed response to the citizens' questions.

16) Comments from City Attorney

- I just wanted to thank everybody I really enjoyed working with all of you and it's been a while. We've done a lot of great things. I was thinking like my first meeting we were crammed into a room that was somewhere over here but where it was at the very

corner and a very tight little space, but a lot has happened in Tontitown. A lot that you all should be very proud of, and you know there are a lot of things out there that are going on too. You can see from this agenda there was you know a lot of things dealing with streets, water and sewer. I know you have got a lot of good things going on with your parks are always full and you got a great community. So, I wanted to thank you and thank the employees that I've worked with over the years and wish you the best. Thank you.

17) Adjournment- All in Favor

PASSED AND APPROVED this ___ day of _____ 2025.

**APPROVED: _____
Angela Russell, Mayor**

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