

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
April 1st, 2025
Minutes

The Tontitown Committee of the Whole meeting is scheduled for Tuesday, April 1st, 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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Prayer- Deacon Hennessey

1. Meeting Call to Order
2. Roll Call

All in attendance. (Misty Piazza was available via Teams)

3. Pledge of Allegiance
4. Approval of Agenda

New Business

The mayor requested- Add Item 80- Amend the agenda and minutes for the Special City Council Meeting on September 3rd, 2024, and the City Council Meeting on February 18th, 2025, there were a couple of changes.

Tim Burress motioned to approve tonight's agenda and the addition.
Second by Amber Ibarra

Motion Passes Unanimously

5. Approval of March 4th, 2025, COW Minutes

Mike Washkowiak motioned to approve the minutes.

Second by Daniel Montez

Motion Passes Unanimously

6. Comments from Citizens- NONE

7. Old Business: NONE

8. New Business:

A. A discussion of a Purchasing Policy-Mark

Discussion of language changes and clarification.

Daniel Montez motioned to TABLE to the next Committee of the Whole Meeting.

Second by Tim Burress

Motion Passes Unanimously

B. A discussion of amending code 153.168 Outdoor Food Vendors-Angie

Discussion to increase the outdoor food vendor permits.

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

Second by Mike Washkowiak

Larry Ardemagni Voted- NO

Daniel Montez Voted- NO

Misty Piazza Voted- YES

Tim Burress Voted- YES

Amber Ibarra Voted- YES

Mike Washkowiak Voted- YES

4 Votes- YES to 2 Votes- NO

Motion Passes

C. A discussion of a resolution for an Architect Contract for the Community Building-Mark

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

Second by Daniel Montez

Motion Passes Unanimously

D. A discussion of a Water Line Relocation Contract-James/Mark

A RESOLUTION TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE THE MAYOR TO EXECUTE A CONTRACT WITH SY-CON EXCAVATION AND UTILITIES, LLC FOR THE RELOCATION OF AN 8 - INCH WATER LINE.

The City of Tontitown has received a quote from Sy-Con Excavation and Utilities, LLC in the amount of \$35,831.00 for the relocation of an 8-inch water line and the city finds the quote submitted by Sy-Con Excavation and Utilities, LLC to be reasonable and advantageous, and due to the time sensitivity of this project the City has determined that an emergency exists which necessitates the waiver of competitive bidding.

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

Second by Mike Washkowiak

Daniel Montez Voted- NO

Misty Piazza Voted- YES

Tim Burress Voted- NO

Larry Ardemagni Voted- YES

Mike Washkowiak Voted- YES

Amber Ibarra Voted- YES

4 Votes- YES to 2 Votes- NO

Motion Passes

E. Receipt and acknowledgement of 2024 Water Sewer Audit Completed by Berry and Associates- Angie

This audit was mailed to all council members, but some did not receive it so Pat Pianalto will email a copy to all the council members.

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

Second by Mike Washkowiak

Motion Passes Unanimously

F. A discussion of a resolution in a reduction of impact fees for Ruths Landing- Brad Spurlock/Angie

A RESOLUTION AUTHORIZING THE CITY TO ACCEPT A REDUCTION OF THE TRANSPORTATION AND PUBLIC SAFETY IMPACT FEES FOR THE RUTH'S LANDING LARGE SCALE DEVELOPMENT PROJECT.

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

Second by Misty Piazza

Larry Ardemagni Voted- YES

Daniel Montez Voted- NO

Misty Piazza Voted- YES

Tim Burress Voted- NO

Amber Ibarra Voted- YES

Mike Washkowiak Voted- YES

4 Votes- YES to 2 Votes- NO

Motion Passes

G. A discussion of a rezone on Kissinger Ave- Brad

This item passed unanimously on March 25, 2025, by the Planning Commission.

This property is owned by Rebecca L Wilson and is located at 1668 Kissinger Ave in Tontitown, AR.

The property owner is requesting a rezone in order to split the current parcel into separate tracts. Current zoning after tract would require updated zoning regulations for the city of Tontitown.

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

Second by Mike Washkowiak

Motion Passes Unanimously

H. A discussion of a resolution authorizing the City of Tontitown to execute a land development guarantee with Taldo Rentals, LLC –Brad

Taldo Rentals LLC has requested plat approval to construct a development known as Barrington Commercial, located at 290 S. Barrington Road in the City of Tontitown. The Tontitown Planning Commission has recommended approval of the Barrington Commercial Plat with conditions and in conjunction with the Land Development Guarantee.

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

Second by Misty Piazza

Tim Burress Voted- NO

Amber Ibarra Voted- YES

Mike Washkowiak Voted- YES

Misty Piazza Voted- YES

Daniel Montez Voted- NO

Larry Ardemagni Voted- YES

4 Votes- YES to 2 Votes- NO

Motion Passes

I. A discussion of a code amendment to development code 152.151 Design Standards for LSD-Brad

Misty Piazza left the meeting at this time.

Discussion of language changes and a clarification of code 152.151.

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

Second by Amber Ibarra

Motion Passes Unanimously

J. A discussion of a code amendment to development code 152.160 Improvements-Brad

Discussion of language changes and a clarification of code 152.160.

Daniel Montez motioned to move to the next City Council Meeting.
Second by Amber Ibarra

Motion Passes Unanimously

K. A discussion of a code amendment to development code 152.240 Sign Numbers-Brad

Discussion of language changes and a clarification of code 152.240.

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

Motion Passes Unanimously

L. A discussion of a code amendment to development code 152.178 Tree Planting and Maintenance Removal-Brad

Discussion of language changes and a clarification of code 152.178.

Amber Ibarra motioned to move to the next City Council Meeting.
Second by Daniel Montez

Motion Passes Unanimously

M. A discussion of a code amendment to development code 90.500.6 Curb and Gutter-Brad

Discussion of language changes and a clarification of code 90.500.6.

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

Motion Passes Unanimously

N. A discussion of a final plat resolution -Brad

A RESOLUTION TO ACCEPT THE FOLLOWING DEDICATIONS CONTAINED IN FINAL SUBDIVISION PLATS.

Best Choice Holdings, LLC Incidental (Property Line Adjustment) – 830-37976-400 &
830-37976-407

Salwa Abdallah Incidental (Lot Split) – 001-17221-003

Charlie Street Adventures, LLC Incidental (Lot Split) – 830-38442-001; 830-38441-001.
830-38459-000; 001-17308-001; 001-17308-000 & 001-17306-001

Denver Holdings, LLC (Lot Split) – 163-03460-000 & 163-03461-000

Boren Incidental (Lot Split) – 830-38017-700 & 830-38017-701

Nichols Incidental (Property Line Adjustment) – 001-16960-000 (Bruce & Rose Smithson)

Nichols Incidental (Property Line Adjustment) – 233-00012-000 (Rick & Cindy Nichols)

Tessaro Incidental (Property Line Adjustment) – 830-37648-000 & 830-37649-000

Daniel Montez motioned to move to the next City Council Meeting.
Second by Amber Ibarra

Motion Passes Unanimously

O. Discuss Amending the agenda and minutes for the Special City Council Meeting on September 3rd, 2024, and the City Council Meeting on February 18th, 2025 – Mayor

Language Change-

Special City Council Meeting on September 3rd, 2024.

Item 6B - Error – An approval of a street maintenance bid. -Crafton Tull/Luke Jost
Item 6B - Correction- A resolution to accept the bid of APAC- Central, Inc. for the 2024 Pavement Rehabilitation Project.

City Council Meeting on February 18th, 2025.

Item 11D - Error – Approval of amending the 2024 Budget.
Item 11D - Correction – Approval of a Resolution amending the 2024 Budget.

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

Motion Passes Unanimously

9. Comments from Council Members

Tim Burress

1. Thanked Deacon Hennessey for saying the prayer before tonight's meeting.

10. Comments from Mayor

1. Tontitown's Second Annual Citizen's Police Academy is April 17, 2025, through June 19, 2025, 6 pm-9pm. If you are interested in joining, please email pdclerk@tontitownar.gov and include your legal name, DOB and address, staff will reach out for further information or call 479-361-9168.
2. Thanked the Tontitown Winery for hosting this month's Coffee and Conversation.
3. James Clark plans on working half days when he can.

11. Comments from Attorney

12. Adjournment- ALL IN FAVOR

PASSED AND APPROVED this 6 day of May 2025.

APPROVED: Angela Russell
Angela Russell, Mayor

ATTEST: Rhonda Ardemagni
Rhonda Ardemagni, City Clerk-Treasurer

(SEAL)