

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
August 4th, 2025
Minutes**

The Tontitown Committee of the Whole meeting is scheduled for Tuesday, August 4th, 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

[Download Teams](#) | [Join on the web](#)

[Learn More](#) | [Meeting options](#)

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1. Prayer-Brad Spurlock
 2. Meeting Call to Order
 3. Roll Call
All in attendance
 4. Pledge of Allegiance
 5. Approval of Agenda

Mike Washkowiak motioned to approve the agenda.
Second by Daniel Watson

Motion Passes Unanimously

6. Approval of July 1st, 2025, COW Minutes

Mike Washkowiak motioned to approve the minutes.
Second by Amber Ibarra

Motion Passes Unanimously

7. Comments from Citizens

Tim Shepard 16192 Sycamore Lane, Fayetteville, AR

1. He's on the Republican ticket for Washington County Judge. And I just want to introduce myself. He is a 20-year veteran of the Fayetteville Police Department. He's a captain over internal affairs, litigation,



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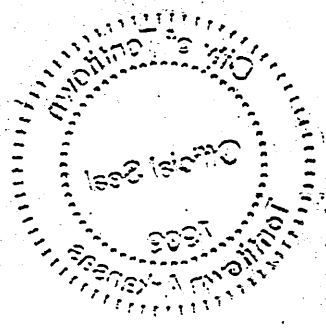
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response, policy, and accreditation. He's served in variety of roles. I was also a volunteer fireman at Wheeler Fire Department. So, mutual aid. I got to assist with Tontitown. And he's not here to do a stump speech, but I just wanted to make myself available. He'll be here throughout and after the meeting. and he'd love to share my contact information.

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

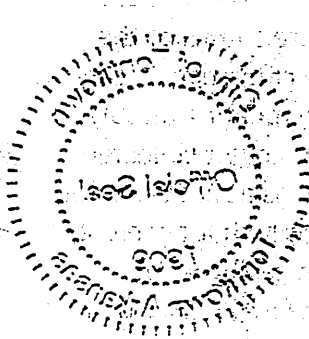
1. Regarding the HR investigation into the legitimacy of the firing of Luanne Jenison. Apparently, our mayor was highly vexed at your decision to reinstate Mrs. Jenison and elected to hire an outside HR firm at taxpayers' expense to prove to all that she was right and you, after hours of deliberation, were wrong. Healthy HR submitted an invoice for \$5,250.00 on 6/30/25, the invoice was stamped on 7/2, and payment was approved by mayor. The investigation was performed by Steve Percival who was VP at Washington Regional HR for many years. Ms. Graham knew him when she worked there, and he is extremely competent with HR matters. Ms. Graham is certain if the findings did support the mayor, we would have all seen the report from Healthy- HR and she would have taken a victory lap around city hall. No one says mayor, Miss Jennison, and a select few have been privy to the results. We are now told that it is not eligible to be FOIA. However, she's not certain that's correct. She read the following from ACA25-9-105. If any one of the following are not met, the record remains exempt from disclosure. Employee number one was suspended or terminated. She was terminated, but she was reinstated. Number two, there has been a final administrative resolution of the suspension or termination presumably because the bill was paid. There is an administrative resolution out there somewhere, the records in question form this. Number three, form of basis for determination. This is what puzzles her. You don't have the answer to that because you don't know what's in the record. For long as you don't know what's in the record and the information is withheld from you, they can claim it is then exempt from disclosure. We have a piece of information that you need to determine that it is for you or not, but we're not going to let you see it. Perhaps the mayor feels the citizens do not have a right to know where or what our money is buying, but I beg to differ. She asked council to please consider calling an executive session so that at least you might be apprised of the findings. She's not sure what's to be gained by keeping it quiet.

Mark Calcagni 12642 arbor Acres, Tontitown, AR

1. Thanked the Police and Fire Departments for their service.
2. He hopes this group here on this on this desk here realizes you have a responsibility to protect the citizens regarding health and safety; this is a serious situation with the landfill. You are all aware of the three air test results. Two by the Arkansas National Guard and one by the ADEQ that tried to disprove the National Guard's test that showed dangerous chemicals in the air. ADEQ's test results were even worse than the high levels high levels that were shown at the Arkansas National Guard because there was benzene and acrolein. Both are carcinogens, cancer. Mr. Calcagni and Kenneth Lovett attended the pollution control and ecology meeting on July 25th in Little Rock. After the meeting they met with ADEQ management, Mr. Lovett collected questions from nine Tontitown citizens for ADEQ to address. One question was about the odors at the South Pianalto and Barrington Tontitown lift stations. ADEQ stated firmly that once the leachate leaves the landfill that Tontitown is responsible for the odor and no telling what dangers are in the air. ADEQ says some cities truck the leachate to places like NACA. Has that been an option for Tontitown to not utilize these lift stations? Poor Nina Brown who's here tonight. She's the number one citizen here in Tontitown. She has gotten sick. She's gone to the hospital and she's been run out of her house several times to live with her daughter in Bentonville, which is a shame. Does the Waste Management money that the city receives go towards Waste Management issue? Does the money go towards road deterioration of Kleenc, Dowell and Arbor Acres? He's sure that it's expensive with that heavy truck traffic to do lift

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station. Does it go to lift station air test police and fire issues that come into play at the landfill? And then the administrative issues cost that they're that the issues present. Does the city know whether the city is in the red or black with the revenue versus the cost of the landfill? Do you know this? The city put this nasty business in the city. It may not have been this administration, but you have a responsibility knowing the air is unsafe to protect the health and safety of your citizens. It should start with this group in the seats up here. Do you care? And can we trust you'll handle this issue and do the right thing? Or maybe the opening prayer is just for show. But I want to say this, Brad, you did a wonderful job.

Kenneth Lovett 18702 Clearwater Rd., Fayetteville, AR

1. Mr. Lovett brought a binder that has all kinds of great information, that 90% of it Waste Management doesn't do. Mark was talking about going and being able to sit down and talk with four people from ADEQ. Michael McAllister's lawyer, Bailey Taylor, is the director. Ryan Hayden was there, he's the one that's taking care of a lot of incidents. He's the supervisor for the people that check incidents, and Demetri Kimbro is the current air quality director, and she is probably the third one in the past four years. They go through them like sandwiches. So, anyway, I did get some questions and I'm going to cover a couple of them that would answer, but they would be very not direct. So why did the testing not take place at the Eco Vista site itself right at the stacks to see without question what and how much is coming out of them, said the study was designed to address complaints funding is only to investigate only identified data should be identified when it comes from and it's going to be 30 days from the time that they get the finding before they release it. They have not found the findings yet. They have not released them. So, it's going to be 90 days from whenever they do release them. Another thing I'm thinking about is I believe Mark brought this up, too, if I can find it. Well, I'm wasting my time, but anyway, the leachate like he brought up, we have that lift station down there that waste management paid for and turned it over to Tontitown for maintenance and everything. According to them, that's Tontitown problem or NACA. So, I'll step away, but we need to do something about stopping that leachate from flowing through the middle of Tontitown.

Mick Wagner, 49 Pens Avenue, Tontitown, AR

1. A few people had a contract for mowing and let's say it was going to mow once a week and a guy quit coming and he went every other week. Would you continue to pay him, or would you ask for some money back? I raise that point simply because your legal contract that was signed in January by the mayor, has fees that total \$87,600 broken out as \$4,500 for the regular council meetings, \$1,000 for the planning meeting, \$1,800 for court costs and some miscellaneous cost at \$250 an hour, \$87600 is flat fees. The contract was signed exceeds the \$20,000 spending limit that the mayor has and it appears that pursuant to 1458305 and code of the city 32.02 both spell out the \$20,000 spending limit. But the real question is anything over the \$20,000 should require city council's approval. Now, there's been a precedence that the contract is an annual contract with for to provide legal services. In 2018, those legal services for the same attorney total \$48,000. In 2015, it was spelled out as just \$250 per meeting. 2014, you had another attorney that was charging \$175 an hour. My only point is, inflation's been pretty high, but I don't think it's been that high. And my question to you, back to the lawnmower, if you're good with getting half services because Mr. Eichmann has appeared, if you'll look at the records, less than 50% of the time for their two regular meetings that the \$4,500 a month was specifically spelled out in the contract. So, if you got that much money to waste, maybe I need to do a contract with you.

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8. Old Business:

A. A discussion on expanding the planning commission to seven members – Mike

Council discussed an ordinance amending section 31.01 (A) for the purpose of increasing the number of members authorized to be named and appointed to the Planning Commission.

Daniel Montez motioned to approve a 7-member Planning Commission.
Second by Mike Washkowiak

Misty Piazza Voted- YES
Mike Washkowiak Voted- YES
Daniel Montez Voted- NO
Amber Ibarra Voted- NO
Tim Burrese Voted- NO
Larry Ardemagni Voted- NO

4 Votes- NO to 2 Votes-YES
Motion Fails

B. A discussion regarding the city's email retention policy – Mike

Council discussed an ordinance to establish a policy for the retention of electronic mail (email) records; to prescribe a minimum retention period of five (5) years.

Tim Burrese motioned to amend the retention period to 7 years and move to the **next City Council Meeting**.
Second by Daniel Montez

Motion Passes Unanimously

9. New Business:

A. A discussion on carpet replacement for City Hall – Megan

The following three bids were submitted:

1. Miller Commercial Flooring
2. M&M Tile
3. CarpetPlus Colortile

Council wanted more flooring options other than carpet.

Tim Burrese motioned to TABLE to the next **Committee of the Whole Meeting**.
Second by Daniel Montez

Motion Passes Unanimously

B. A discussion on 811-day proclamation – Robin



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If Approved the Tontitown City Council would proclaim August 11, 2025, as 811 Day in the City of Tontitown, Arkansas and urges everyone to:

Call Before you Dig.
It's safe. It's free. It's the law

Tim Burress motioned to move to tonight's Special Meeting.
Second by Misty Piazza

Motion Passes Unanimously

C. A discussion with Justice of Peace – Bradley

Justice of Peace Brad Bruns updated the council on ordinances passed by Washington County, that affect cities in County also, how Mr. Bruns voted and reasons for his decisions.

Reference YouTube for the lengthy update.

D. [A discussion on sewer rates – Zoom presentation – James](#)

Aryan Chawla with Water Worth gave the sewer rate presentation.

[James Clark will bring rates to the September Committee of the Whole Meeting.](#)

Council was invited to set up a time with Aryan and James for further understanding and ask any questions they may have.

Reference YouTube for detailed presentation.

E. A discussion to add and remove police vehicles – Corey

A request to waive competitive bidding for the purchase of one (1) 2025 Chevrolet Truck Tahoe from Chevrolet of Fayetteville in the amount of \$40,000.00.

Amber Ibarra motioned to waive the competitive bidding and move to tonight's Special Meeting.
Second by Misty Piazza

Motion Passes Unanimously

A request that the following list of property and equipment shall be removed from the list of fixed assets in accordance with Ark. Code Ann. § 14-59-107:2018- Dodge Challenger.

Amber Ibarra motioned to remove the 2018 Dodge Challenger and move to tonight's Special Meeting.
Second by Daniel Montez

Motion Passes Unanimously

F. A discussion to add a fire vehicle – Ryan



1. The first part of the document is a letterhead containing the name of the organization and its address.

2. The second part of the document is the main body of the letter, which contains the primary message or information being conveyed.

3. The third part of the document is a closing statement, which typically includes a sign-off and the name of the sender.

4. The fourth part of the document is the signature block, where the sender's name and title are formally recorded.

5. The fifth part of the document is the date and location of the letter's composition.

6. The sixth part of the document is the recipient's address, which is essential for the letter to reach its intended destination.

7. The seventh part of the document is the subject line, which provides a brief overview of the letter's content.

8. The eighth part of the document is the salutation, which is a formal or informal greeting to the recipient.

9. The ninth part of the document is the opening paragraph, which sets the context for the rest of the letter.

10. The tenth part of the document is the body paragraphs, which contain the detailed information and arguments of the letter.

11. The eleventh part of the document is the closing paragraph, which summarizes the key points and provides a final thought.

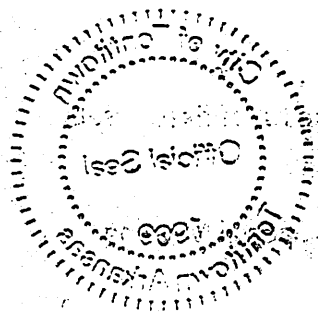
12. The twelfth part of the document is the signature, which is the handwritten name of the sender.

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14. The fourteenth part of the document is the footer, which may contain contact information or a reference number.

15. The fifteenth part of the document is the enclosure list, which details any additional documents or items included with the letter.

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A request to purchase of one 2025 Chevrolet Tahoe Special Service Utility Vehicle and related equipment in the amount of approximately \$54,156.00 for the Tontitown Fire Department.

Tim Bures motioned to move to tonight's Special Meeting.
Second by Daniel Montez

Motion Passes Unanimously

G. A discussion to rezone 1529 Ardemagni Rd Parcel no. 830-37979-002 – Brad

This property is owned by Michael Chaney and is currently zoned A (Agriculture). The owner is requesting a change in zoning to R-E (Residential Estates) as part of a proposed lot split which will result in lots that will need to be conformed due to the acreage size.

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

Motion Passes Unanimously

H. A discussion on subdivision plats – Brad

Council discussed a resolution to accept the dedications of right-of-ways, easements, and other improvements are required by city code to be dedicated as a condition of plat approval set forth in the following final subdivision plats that were approved by the Planning Commission.

Parker Incidental (Lot Split); 830-38156-000 (Rebecca Wilson)
Grimm Incidental (Property Line Adjustment); 001-17224-010 & 001-17224-013
Brunetti Incidental (Lot Split); 830-37629-000
Thorton Incidental (Property Line Adjustment); 830-38638-000 & 830-38637-000 (Christopher & Kitty Osmon)
Ragle Incidental (Lot Split); 001-16925-000 (Laze Azex River)
Four Horn Properties LLC Incidental (Property Line Adjustment); 830-38209-001
Kuenzel Incidental (Property Line Adjustment); 830-38239-000
Ferguson Incidental (Lot Split); 830-37902-200
Landmart, LLC Incidental (Property Line Adjustment); 001-17216-001
Tolliver Incidental (Property Line Adjustment); 001-17240-000
Luney Incidental (Property Line Adjustment); 001-19306-000, 001-19306-002 & 001-19306-004
(Vela & Guterrez)
Final Plat Bariloche – Phase I -Washington Co File #024A-00000630

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

Motion Passes Unanimously

I. A discussion on Klenc Rd. as to Public Safety and Weight Restrictions – Mark
Discussion Only



Section 104 of the Internal Revenue Code provides that a taxpayer who is a resident of the United States for purposes of the Code is subject to tax on his or her worldwide income.

The Service has issued this notice to inform you of the requirements for reporting your worldwide income on your U.S. tax return.

Very truly yours,
Director

Enclosed for you are copies of the following publications:

Publication 502, "Medical Expenses," which provides information on the types of medical expenses that are deductible for federal income tax purposes. This publication is available at no charge to the general public.

Publication 503, "Charitable Contributions," which provides information on the types of charitable contributions that are deductible for federal income tax purposes. This publication is available at no charge to the general public.

(Signature)

(Title)

For more information on the tax treatment of medical expenses and charitable contributions, please refer to the publications listed above. If you have any questions, please contact the IRS at 1-800-829-1040.

This notice is being sent to you because you are a resident of the United States for purposes of the Code and you have a tax liability for the year 2000.

If you are a resident of the United States for purposes of the Code, you are required to report your worldwide income on your U.S. tax return.

For more information on the tax treatment of worldwide income, please refer to the publications listed above. If you have any questions, please contact the IRS at 1-800-829-1040.

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Very truly yours,
Director



Mark Latham updated the council on the Klenc and Hwy. 412 traffic lights.

Asked the council for some direction on how to handle the truck weights going to and from the landfill on Klenc Road and other city streets.

Mark will put together a resolution for the next Committee of the Whole Meeting.

Reference YouTube for details.

J. A discussion on updating the Amalfi contract to build Fletcher Rd – Zak

Council discussed a resolution to amend the Land Development Agreement and guarantee with GSPNWA, Inc (now AMALFI Partners, LLC) in order to authorize the mayor to finalize and execute an amended agreement and associated documents to provide for the additional improvements to Fletcher Road; and repealing a previous resolution adopted on July 15, 2025.

Zac requested this item be TABLED.

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

Motion Passes Unanimously

K. A discussion to add Rachel Strickland as a Museum board member – Misty

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

Larry Ardemagni Voted- YES
Daniel Montez Voted- YES
Misty Piazza Voted- Abstain
Tim Burress Voted- YES
Amber Ibarra Voted- YES
Mike Washkowiak Voted- YES

5 Votes- YES to 1 Vote- Abstain

Motion Passes

L. A discussion on the revision of bank signatures – Daniel

Discussion that will limit authorized bank signatures and safety deposit box to 3 but no more than 4 this is to show transparency and safeguarding of city funds by the stewards of the city.

The council agreed that the only authorized bank signers will include the city clerk, mayor, Council Members - Larry Ardemagni and Amber Ibarra.

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



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Second by Daniel Montez

Motion Passes Unanimously

Note: If a resolution or ordinance is required, it will be prepared by the next City Council Meeting.

- M. A discussion to revise city council and committee of the whole meeting formal structure: To include opening comments from city council and rename comments from council at the bottom closing comments from city council – Daniel

No motion was made

- N. A discussion on the landfill and air testing– Tim

Council agrees to move forward by contacting an expert/scientist for air testing at a reasonable cost.

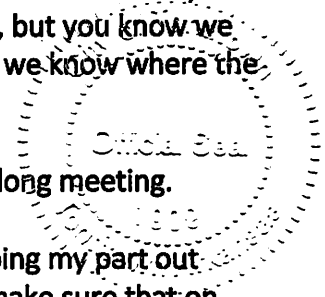
10. Comments from Council Members

Mike Washkowiak

1. Mike just dovetail on what was just brought up. I was working today in a city I will not name, attorneys I won't name but, it's interesting that it happened today before the city council meeting. There was an issue between a smaller city and a large industrial operation, and their water filtered into the same sewer system. The city was getting dinged by ADQ for having too much chlorine in their water. While the manufacturing facility, who was dumping into the same sewer system, their chlorine levels were normal or even below what their expected levels should be. It took a few years in order to get to the bottom of the issue, but the issue was the testing that was done and the city was not using the same testing that the manufacturer was using and their chlorine levels though using the very same water going to the very same pipe or whatever, however it worked, they were getting dinged. They switched the methods; everything came out fine. So, I appreciate you bringing the information to us. We'll certainly do what we can to get to that.

That may be the best approach that we have yet. I know that the people in the city are working on trying to get some mitigation done for some of the odors that are that are coming. I don't know how much they can speak on that, but and I may be overstepping my bounds by saying something out loud, but you know we understand and you know it's sad that it has to be this way, but just like the road issue, we know where the damage is coming from, but you know, how do we stop it?

2. So, on a little bit lighter note, he appreciates everybody coming out. It's been kind of a long meeting.
3. I will be at the great festival working in the kitchen Thursday and Saturday. So, I'll be doing my part out there slogging spaghetti. You may not see me, but I will be working hard. My wife will make sure that on Saturday (Thursday, she has no supervision over me), but Saturday she's in control of whatever I do. So, I may be slinging trash out the back door. I have no idea, but I'll find out when I get there.



Tim Burres

1. Go to the Grape Festival. Eat grape ice cream.

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Amber Ibarra

1. Thanked Mr. Boyer for giving us some really good information and it gets discouraging sometimes. You don't know where you go from here? What do you do? You sit up here, and you listen week after week she feels lost at times. I'm sitting here listening and we want to help, and she doesn't know what the next step is, she never knows what the next step should be. So, that sounds like a good next step.
2. Looking forward to Great Festival.

Misty Piazza

1. Thanked everyone for coming out tonight.
2. The museum will be open. Special hours will be open until 7:00 PM Thursday, Friday, and Saturday. So, you can stop by and take a visit before you walk across the street to enjoy your ice cream and your spaghetti dinners.
3. No grapes this year due to the damaging hailstorm.

Danny Montez

1. Thanked everyone for coming out and those who spoke at tonight's meeting.
2. Thanked Justice of the Peace Brad Bruns for coming out and reporting on what's happening on the county level.
3. Appreciates the city employees for their hard work and making the city run.

Larry Ardemagni

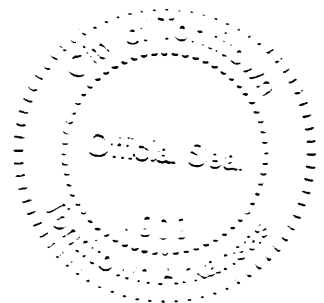
1. He appreciates everybody coming out viewpoints. As he said before whether he agrees or disagrees, he loves hearing them. Gaves him a new perspective sometime.
2. As always, our city staff is amazing.

11. Comments from Mayor- Absent

12. Comments from Attorney- Absent

13. Adjournment- All in Favor

PASSED AND APPROVED this 2 day of Sept 2025.



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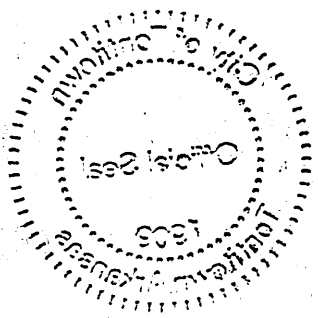
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APPROVED: Angela Russell
Angela Russell, Mayor

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



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