

Mayor – Angela Russell
Recorder – Rhonda Ardemagni
City Attorney – Tyler R Farrar
Law Firm—Tyler R Farrar Law
Firm
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
February 3rd, 2026
Minutes**

The Tontitown Committee of the Whole meeting is scheduled for Tuesday, February 3rd, 2026, at 6:00 p.m. at the Tontitown City Hall, Tontitown, Arkansas and via Microsoft Teams.

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Meeting ID: 264 068 997 841

Passcode: eKyS39

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1. **Prayer-** Joshua Babb
 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 Amber Ibarra

Motion Passes Unanimously

6. **Approval of January 6th, 2026, COW Minutes.**

Tim Burress motioned to approve the January 6th, 2026, COW Minutes.
Second by Mike Washkowiak

Larry Ardemagni Voted- ABSTAIN
Daniel Montez Voted- YES
Misty Piazza Voted- YES
Tim Burress Voted- YES
Amber Ibarra Voted- YES

Mike Washkowiak Voted- YES

5 Voted- YES to 1 Vote- ABSTAIN

Motion Passes

7. Comments from Citizens

Kenneth Love it 18702 Clearwater Road, Fayetteville, AR

- I'm here because of the continuing chemical vapors from waste management. There's a quote that says, "Silence is easier than confrontation. It is better to be silent than to dispute with the ignorant." Silent cut off is better than confrontation, less stress, less manipulation, and less action but you don't get nothing done if you're silent. Nothing that has been done by the city to address hazardous vapors emitted to Waste Management from Waste Management every day into our community. The mayor, with approval by city council pursued the denial of the class one and class 4 expansion permits. The council unanimously approved the resolution for denial of future expansions, but the city, as a whole has done nothing to address the vapors emitted from Eco Vista Waste Management. This has to be addressed, and it needs to become from the city in the form of an Arkansas approved regulation that are written and the regulations and followed by the ADQ. Third party rulemaking must be written then approved through the governor's office and legislature. The third party should be the whole city of Tontitown, Arkansas, driven by a knowledgeable environmental engineer that has discussed the issues with the exposed citizens and has done the proper due diligence in the area and laid out the process and plan to the citizens council and mayor before reaching out to the Arkansas government to work through the process. In my opinion, this needed to start four years ago, Tontitown needs an environmental professional to work with the council and the mayor to address the landfills emissions. Specifically, Tontitown needs to do a third-party request for revisions to regulation 22 to address specific criteria of hazardous chemicals that are affecting everyone in the area. No total VOCC blend percentage rate accepted, there should be specific values for hazardous chemicals being emitted into our community every day to our children, grandchildren, youth, families, elderly, and while Waste Management continues to improperly operate and expose us slowly. We need to get someone who will listen, not just blow us off. Mark Laam started this process with the Tontitown Air Committee and a few others but then stopped because he didn't like the way I approached things, and he decided he could fix everything by talking to Waste Management. How'd that work out for Tontitown? There is no talking with Waste Management. They only talk to tell you what their stipulations will be, and you accept them or you move on. When I talked with Chief Krug, he said, "We all need to move." What has the chief done with the \$1,500 sampling kit for the air test? Does anyone in the Fire Department know how to use it? Are the collection tubes up to date? Why is there no hazardous vapor emergency response in the area for that responds immediately when vapors are in the area? Where is Washington County Department of Emergency Management? Why are they only for storm damage? Where is Arkansas Emergency Management? Why does everybody point to AD ADQ while ADQ pockets millions without proper response or training? Councilman Danny Montes keeps trying to push an agenda that makes no sense to me. He forwards city business by email to citizens that has no connection with the city government other than causing turmoil and administrative overkill. Thank y'all.

Tammy Graham 1984 S. Pinalto Road, Tontitown, AR

- I'd like to say something positive. The horrible smells that we have been exposed to coming out of the lift station seem to have dissipated better. It's not as bad as it was. It's been about three weeks or so, and I think that's probably when you guys brought them on. Yes, there's head nodding back here. At any rate, I don't know what's caused the change, something has. It's not as bad as it was. Occasionally, we get a whiff, but I hope it continues and we are able to breathe in our backyards and enjoy being outside with our friends and family. So, someone out there is doing a good job and I appreciate it. Thank you.

Mark Calcagni 12642 Abor Acres Road, Tontitown, AR

- I'm here today is I want to tell you about pediatrician epidemiologists. That's a hard word. His name is Philip Landriga, he's one of the friends with Steve Unger. He examined both air tests, all four air tests. I'm going to read it as fast as I can. He says these reports main finding of the Tontitown air sampling study done in May that two components benzene acryline and a third ethylbenzene were identified as having contributions likely to the landfill and in all of his nine compounds. He says, "Nowhere does the September 8th report note the well-established fact that benzene is a proven human carcinogen that is strongly linked to excessive occurrence of leukemia and lymph. Infants in the womb and young children are especially at risk. But the plain fact is this is his email; the plain fact is that there is a health hazard there. And now it may take many years for cases of leukemia to develop in exposed children. It would therefore be wise to take measures to reduce benzene and acryline exposure now and not wait for a tragedy to happen. We just had a recent well water test close to the landfill, and he also examined this test. He said these results are very clear and speak for themselves. They showed that three members of the family of Perfluoroalkyl and polyfluoroalkyl substances (PFAS) or forever chemicals. This specific set of compounds represents the fingerprints of PFAS forever chemicals associated with landfill as opposed to those associated with industrial sites, airports or military. What this says to me is that Tontitown Landfill is leaking hazardous and carcinogen PFAS compounds and potentially other toxic chemicals into groundwater. In addition to the toxicities listed in the attached note, the World Health Organization has determined that PFAS compounds are associated with testicular cancer. Kind of like what everybody's been saying here. You know, three of us, the two of us, have talked about the landfill. We're just hoping that we can do something. Have we done everything we possibly can? That's what my question is tonight. And if you feel good about your legacy here in Tontitown, I hope you do. And I hope it's something that maybe you look at the health and safety of our citizens. Thank you

Nina Brown 1851 S. Pianalto Road, Tontitown, AR

- I'm coming from my heart. I'm no scientist, but we continue to need our help. Your help. I know you're all smart and you can dig deep and you've done everything in your ability to help us. And yes, the lift station is better, but it's not gone away. And they keep piping more and more, and I still feel like they control it somehow, some shape or form when there's any kind of testing or anybody around, they can make it better. I understand our city's in negotiation with them and I hope that continues. I hope we can get an avenue where something can be worked out. I know a lot of this is beyond you, it's through state legislation, rules, regulations. One concern I have on the agenda is we're consulting about this leachate and the biggest word that shows up is the odor. I just hope if we spend all this money for this consult that not only are we taking into the account the odors but this chemical vapors that are appearing and showing up because we really have the two different problems the sewer lift and Waste Management itself and I hope that's addressed and I So, it's going to take a lot to be able to change any kind of rules and regulations, but I hope that all of you dig deep and do homework, pull out everything you can to help our community, because Tontitown has

been here so long, it's a beautiful history, it's a beautiful little city and I don't want us to leave a legacy of not being good stewards for the land. Thank you for your time and especially thank you for our Street Department. They did a wonderful job keeping us all safe and sound in this snow. And thank you all.

Jerry Bratcher 589 Klenc Road, Tontitown, AR

- I would like to discuss the rezoning at 630 Klenc Road. I spoke at the Planning Commission Meeting, and you know, I've sent you all an email, so you all kind of know how my feelings are and the points that it shouldn't be rezoned. It's over half a mile off Highway 412 everything around it is residential and to me it makes absolutely no sense to put commercial property in the middle of that. It just opens up the door for other things in that area. So we have some other residents here tonight, so I'll keep it slow, but like I said, I've made all my points in my email, and I appreciate the people that I spoke to and the people that returned my calls and all that stuff, but just remember, every flood starts with one drop. So, I don't want to get anything else started over there. So, thank you.

Joe Austin 572 Klenc Road, Tontitown, AR

- I live at the house that is directly beside that property and it's a residential area and as far as we're concerned it should stay residential. I know that's a few acres now, but that opens the door for a lot of acres to do the same thing and just surround us. And it's not necessary that I see. And we strongly disagree with rezoning it. Thank you for your time.

Old Business: NONE

8. New Business:

A. A discussion of qualifications to hire a CPA firm. Presented by: Mayor/Mark

The City of Tontitown is soliciting Statements of Qualifications (SOQs) from qualified Certified Public Accounting (CPA) firms to provide municipal auditing and consulting services.

Tim Burress motioned to move forward with the advertisement.
Second by Mike Washkowiak

Motion Passes Unanimously

B. A discussion of a resolution to amend the 2025 Budget. Presented by: Mayor

State law requires the council to approve the amended budget by February of the following year. This amendment simply brings each line item into balance by aligning the budget with the actual expenses incurred during the previous year.

Tim Burress motioned to move to the **next City Council Meeting**.
Second by Daniel Montez

Motion Passes Unanimously

C. A discussion of a contract for CUSI Water Billing Software. Presented by: James

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

Second by Misty Piazza

Motion Passes Unanimously

D. A discussion of a Garver Leachate Consulting Agreement. Presented by: James

The parties discussed that the total contract amount would not exceed \$50,000.00. Waste Management further agreed to assume responsibility for paying a portion of the associated fees.

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

Second by Mike Washkowiak

Motion Passes Unanimously

E. A discussion regarding impact fees. Presented by: James

Daniel Montez motioned to move to the **next City Council Meeting with the implementation at 100%**.

Second by Mike Washkowiak

Tim Burress Voted- YES

Amber Ibarra Voted- NO

Mike Washkowiak Voted- YES

Misty Piazza Voted- NO

Daniel Montez Voted- YES

Larry Ardemagni Voted- YES

4 Voted- YES To 2 Votes- NO

Motion Passes

F. A discussion of a Manhole Lining Contract. Presented by: James

Reference the YouTube for detailed discussion.

Daniel Montez motioned to approve with a **cap of \$35,000.00 and move to the next City Council Meeting**.

Second by Amber Ibarra

Motion Passes Unanimously

G. A discussion on the Wastewater Master Plan. Presented by: James

Reference the YouTube for detailed discussion.

Tim Burress motioned to approve the recommendations and move to **the next City Council Meeting**.

Second by Misty Piazza

Motion Passes Unanimously

H. A discussion on advertising for HR Consulting. Presented by: Mark

The City of Tontitown invites qualified firms and individuals to submit a Statement of Qualifications (SOQ) to provide Human Resources (HR) Consulting Services in support of municipal operations.

Tim Burress motioned to approve and move forward with the advertisements.
Second by Misty Piazza

Motion Passes Unanimously

I. A discussion of a resolution to apply for a 2026 RAISE Grant. Presented by: Mark

The City of Tontitown has identified a significant need to improve its infrastructure, including improvements to South Barrington Road, including but not limited to, repaving, road widening, sidewalk installation, and other infrastructure improvements and enhancements.

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

Motion Passes Unanimously

J. A discussion on employee salaries. Presented by: Mike

Merit-Based Salary Adjustments - Discrepancy Identified in Recent Payroll
The Council took no action

Mike Washkowiak motioned to TABLE to the **March Committee of the Whole Meeting**.
Second by Tim Burress

Motion Passes Unanimously

K. A discussion of an ordinance to expand the Planning Commission to 7 members. Presented by: Mike

Discussion amending section 31.01 of the Tontitown city code to expand the membership of the planning commission from five (5) to seven (7) members; to require that members be citizens of the city of Tontitown, Arkansas.

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

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

Larry Ardemagni Voted- YES

3 Votes- NO to 3 Votes- YES

Motion Is DEAD

L. A discussion of an ordinance to rezone 5.02 acres from A (Agriculture) to R-E (Residential-Estates) located at 1580 Theresa Lane. Parcel #: 830-37981-000 Presented by: Brad

This item was unanimously approved on January 27, 2026, by the Planning Commission.

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

Motion Passes Unanimously

M. A discussion of an ordinance to rezone 2.77 acres from R-3 (Single Family Residential) to C-T (Commercial Trades & Services) located at 630 Klenc Rd. Parcel #: 830-37814-000 Presented by: Brad

This item was approved on January 27, 2026, by the Planning Commission with a vote of 3–1 (three YES votes and one NO vote).

Amber Ibarra motioned to move to the next City Council Meeting.
No second

Motion is DEAD

N. A discussion of an ordinance to adopt the 412 Overlay District. Presented by: Brad

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

Motion Passes Unanimously

O. A discussion of an ordinance to make changes to the EU-L Code. Presented by: Brad

Tim Burress motioned to move to the **next City Council Meeting with changes**.
Second by Daniel Montez

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

5 Votes- YES to 1 Vote- NO

Motion Passes

P. A discussion of a resolution directing the mayor to request 2023 & 2024 sales tax remittance reports. Presented by: Danny

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

Motion Passes Unanimously

Q. A discussion of an ordinance regarding Sponsorship of Legislative Actions. Presented by: Tim

Discussion of all ordinances and resolutions at Committee of the Whole and City Council meetings must be sponsored and signed by an elected official.

Strike section 1 and 3
Only one sponsor is needed

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

Motion Passes Unanimously

R. A discussion of a resolution to amend the cost share agreement with Washington County regarding Wildcat Creek. Presented by: Mark

The City of Tontitown recognizes the need for roadway improvements along Wildcat Creek Road to support public safety, traffic flow, and long-term infrastructure stability. The cost share agreement with Washington County relating to the improvements for Wildcat Creek Road, including the City's cost share contribution of \$95,891.39.

Amber Ibarra motioned to move to the next City Council Meeting.
Second by Misty Piazza

Motion Passes Unanimously

9. Comments from Council Members

Mike Washkowiak

- I appreciate the debate that we had tonight. I know it was not comfortable for all of us, but I think we can all agree to disagree from time to time. I just have one comment. I'm just going to address a quote from an email that all council received. The quote says, "Tontitown government is a joke. All they want do is allow more housing, put up stop signs and stop lights in unnecessary places". Well, if you're listening, now is your chance to help make us not a joke by putting your name in the hat for one of the open planning commission seats that we'll be selecting in March. Submit your letter of intent via email, snail mail, or hand deliver it to city hall. All six seats of council are up for reelection this November. The filing paperwork will be ready sometime this spring. So, put your money where your mouth is. Also thank everybody for coming out and putting up with us and we'll see you in a couple weeks.

Tim Burress

- A few months back I mentioned that the nasty little Christmas elves were out and about telling stories about me. They weren't true then and luckily Christmas has come and gone. I had a great Christmas with my family. The problem is the nasty little gossipy elves are still around. So don't believe everything you hear. Don't believe everything you read. I think it was Abe Lincoln who said don't believe anything you read on the internet. So, just don't if you hear something about me and you wonder, you can come and ask me. But I heard last week, twice I heard that I had lunch with a particular individual at the Venetian Inn. I've been to the Venetian Inn once. I was there for breakfast, and I don't know why it matters whom I have lunch with or don't have lunch with anyway, but apparently, I have a doppelganger who has been having lunch with somebody that apparently, I'm not allowed to have lunch with. And anyway, I heard that story twice last week. I talked to the mayor about it earlier and she heard it three times last week. I'm not sure who exactly is spreading that story, but if you ever wonder about my eating habits, where I eat, with whom I eat, feel free to ask. otherwise, I'd rather you keep undocumented, unprovable stories in your head. Thank you

Misty Piazza

- Thank you everyone for coming out tonight. I appreciate you sticking it out. It was a long meeting, a lot of discussion. Tim, I do find it interesting, I hear things all the time about several of us, so you're not alone in that. Just ask us if you hear something about us, this is an interesting town we live in, that is all I'll say. So, thank you all for coming out. Thank you for the street department for all you did for our roads. And everybody have a good night.

Daniel Montez

- I'll piggyback off that. Thanks to the Street Department, thanks to the Police Department. Thanks to the Fire Department for getting out there and providing their services to the citizens here in Tontitown, y'all are celebrities now. Y'all got to you got to watch your backs. Thanks everybody for coming out here tonight, it was a great discussion. A lot of good topics came up tonight. We're never going to make everybody happy but that's just part of it. I want to thank the chair tonight he seemed to be able to read my facial expressions and know when I had things to say and spoke and called me out. So, I appreciate your leadership here tonight. I want to thank the attorney over here he had some insightful inputs tonight. So, I want to thank him for that. And again, thank you to the public for coming out and speaking to us, voicing your opinions and reaching out when you've got something in your neck of the woods that we need to know about. I appreciate the input. Everybody have a good night.

Larry Ardemagni

- I will more or less piggyback off what everybody has said. I appreciate the fact that people came out. I appreciate honest to goodness, and maybe just me and where I live, but I saw a snow plow real early and quite often on my road. So, I don't know if it was me exclusively, but I appreciate the Street Department and water department and whoever. Honest to goodness, I appreciate all our guys. They did outstanding work. I rarely hear anything negative about our people. So, thanks for coming out and see you in a couple weeks.

10. Comments from Mayor

I just want to let everybody know that on Monday, February the 9th, between 8 to 12, our water tower will be going up. Our water tower will be rising starting at 8 or anytime between 8. Noon, what I was told is that it will start around 8:00 and it takes four hours for it to go get to the top February the 9th. They want to see anyway. Thank you guys. I appreciate all of you coming out.

11. Comments from Attorney

- I just appreciate you guys again. You know, I think the city and the citizens are best served when everyone's pushing in the same direction and in the same way and working together. And I know I'm the new guy up here and the lawyers. That's two strikes against me but I want to be available to help you guys pull in the same direction. So, we're all doing the best for the city. So, let me know what I can do as we move forward. Thank you.

12. Adjournment- All in Favor

PASSED AND APPROVED this ___ day of _____ 2025.

APPROVED: _____

Angela Russell, Mayor

ATTEST: _____

Rhonda Ardemagni, City Clerk-Treasurer

(SEAL)