

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

City Council
February 17th, 2026
Minutes

The Tontitown City Council meeting and Public Hearing is scheduled for Tuesday, February 17th, 2026, 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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Prayer- The Mayor requested that the prayer be moved to precede the State of the Address.

Tim Burress motioned to approve.
Second by Mike Washkowiak

Motion Passes Unanimously

1) Prayer- Joshua Babb

State of the City Address-Mayor

The mayor gave the State of the City Address, she thanked the city employees and heads of departments for their hard work and dedication. The mayor also spoke of the accomplishment of the city projects and future projects.

City Council

1) Public Hearing Regarding Implementing Impact Fees at 100%

Justin Salter with North Builders, whose office is located at 620 East Henri De Tonti, expressed concerns about the impact fees if they were adopted at 100%. Mr. Salter noted how much higher the fees in Tontitown would be compared to other cities where their company builds.

- 2) **Prayer-** Already done
- 3) **Meeting Call to Order**
- 4) **Roll Call**

All in attendance.

- 5) **Pledge of Allegiance**
- 6) **Approval of Agenda**

Tim Burress motioned to approve the agenda.
Second by Mike Washkowiak

Motion Passes Unanimously

- 7) **Approval of January 20th, 2026, City Council Minutes**

Larry Ardemagni motioned to approve January 20th, 2026, City Council Minutes.
Second by Tim Burress

Motion Passes Unanimously

- 8) **Financial Report-** Reference the city website for detailed report
 - 2025 FOIA Report
 - 2026 FOIA Report

- 9) **Department Reports**

- A. Museum**

- Tontitown Historical Museum (THM) Report for the COW Meeting Tuesday, February 17, 2026

- The THM Board of Directors met February 2, 2026 at City Hall at 6p.m.

- 1. Springdale Schools Collaboration: We continue to work with both Helen Tyson and Walker groups, with plans for students to come to the museum or staff go to them for updates on their projects.

- 2. Repairs: David's Roofing has completed the roof and are nearly done with the siding and gutters. We discovered the original roof was still on the building and it was at one point painted a dark green. We also were able to see parts of the original wood exterior.

- 3. Digitization Project: Goals for 2026 are set to photograph all our artifacts (objects), we aim to have all physical objects cataloged and to continue improving our tagging and notes of items already in the database.

- 4. Visitors: 14

- 5. New Exhibits 2026: The Veterans of Tontitown exhibit is officially opened. Visitors will have the chance to see artifacts from World War I and World War II, replica documents from one of our Army Air Corp Nurses, and a 20 minute video narrated by veterans and letters read by staff that were written in 1918. The America250 exhibit will be ready later this spring and will highlight Tontitown becoming an incorporated city, what this meant for the citizens, the early businesses of Tontitown and more!

6. New to the Museum: The newest tech donation from Walmart Museum is live, visitors can dive into our online collections and see what we have on display with more information and see what we have in storage.

7. Rollins School: 3rd grade students had a chance to explore the museum a couple weeks ago, and were the first visitors to see the completed Veterans exhibit, they had lots of questions about the artifacts, like the World War I Gas Mask and the World War II Wedding Dress and Navy Uniform.

Regular Museum Hours: Wednesday & Thursday 9am-1pm, Friday & Saturday 1pm-4pm

THM Board will meet on March 2nd Chambers at City Hall at 6p.m.

B. Police

Tontitown Police Monthly Report Month: January 2026

Calls for Service – 790

Accident Reports – 16

Warrants Served – 49

Warrants Outstanding - 1429

Warrants Amount - \$ 1,768,114.91

Training Hours (YTD) – 475

Citation Total - 150

Speeding Citations -9

(Other) Traffic Citations - 100

Criminal Citations – 21

Improper Driving (City Ordinance) – 20

Warning Total - 464

Speeding Warnings – 117

(Other) Traffic Warnings – 347

C. Fire

Fire Department Report JANUARY 2026

Total Calls: 54

EMS 28

FIRE 6

MVA 9

FIRE ALARM 5

SERVICE CALL 6

MUTUAL AID 0

Calls within city limits of Tontitown

January 2026: 54 calls for service January 2025: 48 calls for service

Increase of 6 calls to date over 2025

Average response time (Alarm to en route) listed at: 1 minute 38 seconds.

Average on scene/arrival time (Alarm to on scene): 4 minutes 33 seconds.

D. Public Works/Engineering

Reference the city website for detailed report.

E. Building Report

Reference the city website for detailed report.

F. Community Development

February Report:

Building Report

Community Development Department

- Planning Rezone Request – Applicant is requesting a rezone request from Agriculture to Residential Estates located at 2150 S Barrington Rd on approximately 2.89 acres more or less. Parcel #: 830-38323-000.

Variance Request – Applicant is requesting a variance on setback requirements at 958 Budrio Ave on approximately .27 acres. Parcel #: is 830-39924-000.

Annexation Outline

Master Trail Plan

Comprehensive plan updated

- Street and Stormwater 412/Barrington 2nd phase of Fletcher Mantegani South

Pianalto Drainage

- Grants Build Grant Corridor Study Hazardous Mitigation Grant

- Other Projects CPA Advertisement HR Advertisement Advertisement on part time

Park Event and Recreation Coordinator

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

Mike Washkowiak motioned to approve to Waive the 3 Reading Rule for All Ordinances.

Second by Amber Ibarra

Motion Passes Unanimously

11) Old Business: NONE

12) New Business:

A. An approval of a resolution to amend the 2025 Budget. Presented by: Mayor

Misty Piazza motioned to approve the resolution to amend the 2025 Budget.

Second by Larry Ardemagni

Motion Passes Unanimously

**B. An approval of a resolution to enter a contract for CUSI Water Billing software.
Presented by: James**

Amber Ibarra motioned to approve the resolution to enter a contract for CUSI Water Billing software.
Second by Misty Piazza

Motion Passes Unanimously

C. An approval of a resolution to enter into a Garver Leachate Consulting Agreement. Presented by: James

Larry Ardemagni motioned to approve the resolution to enter into a Garver Leachate Consulting Agreement.
Second by Amber Ibarra

Motion Passes Unanimously

D. An approval of an ordinance implementing impact fees. Presented by: James

Mike Washkowiak motioned to approve the ordinance implementing impact fees at 100% with the caveats that the developers mentioned and if there are any others that were missing to be exempt and scratch the Emergency Clause.
Second by Daniel Montez

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

4 Voted- YES to 2 Votes- NO

Motion Passes

E. An approval of a resolution to approve the manhole lining project. Presented by: James

Larry Ardemagni motioned to approve the manhole lining project.
Second by Misty Piazza

Motion Passes Unanimously

F. An approval of a resolution accepting the Wastewater Master Plan. Presented by: James

Misty Piazza motioned to approve the resolution accepting the Wastewater Master Plan.

Second by Mike Washkowiak

Motion Passes Unanimously

G. An approval of a resolution to apply for a 2026 RAISE Grant. Presented by: Mark

Larry Ardemagni motioned to approve the resolution to apply for a 2026 RAISE Grant.

Second by Misty Piazza

Motion Passes Unanimously

H. An approval 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

Daniel Montez motioned to approve the ordinance to rezone 5.02 acres from A (Agriculture) to R-E (Residential Estates) located at 1580 Theresa Lane. Parcel #: 830-37981-000.

Second by Misty Piazza

Motion Passes Unanimously

I. An approval of an ordinance to adopt the 412 Overlay District. Presented by: Brad

Tim Burress motioned to approve the ordinance to adopt the 412 Overlay District.

Second by Mike Washkowiak

Motion Passes Unanimously

J. An approval of an ordinance to make changes to the EU-L Code. Presented by: Brad

Tim Burress motioned to approve the ordinance to make changes to the EU-L Code.

Second by Misty Piazza

Daniel Montez Voted- YES

Misty Piazza Voted- YES

Tim Burress Voted- YES

Larry Ardemagni Voted- NO

Mike Washkowiak Voted- YES

Amber Ibarra Voted- YES

5 Votes- YES to 1 Vote- NO

Motion Passes

K. An approval of a resolution directing the mayor to request 2023 & 2024 sales tax remittance reports. Presented by: Danny

Daniel Montez motioned to approve the resolution directing the mayor to request 2023 & 2024 sales tax remittance reports.

Second by Mike Washkowiak

Motion Passes Unanimously

L. An approval of an ordinance regarding Sponsorship of Legislative Actions. Presented by: Tim

Mike Washkowiak motioned to approve the ordinance regarding Sponsorship of Legislative Actions.

Second by Misty Piazza

Motion Passes Unanimously

Daniel Montez motioned to approve the Emergency Clause.

Second by Misty Piazza

Motion Passes Unanimously

M. An approval of a resolution to amend the cost share agreement with Washington County regarding Wildcat Creek. Presented by: Mark

Larry Ardemagni motioned to approve the resolution to amend the cost share agreement with Washington County regarding Wildcat Creek.

Second by Amber Ibarra

Motion Passes Unanimously

13) **Public Comments-** None

14) **Comments from Alderman**

Mike Washkowiack

- I'll keep it short and sweet. I ran across a quote last night that I thought was kind of pertinent considering we had a little bit of a heated discussion last time.

“Just because you are right doesn't mean the other person is wrong. You just haven't seen it from their angle”

So, I like that we can have debate with one another and so far, nobody's thrown punches or challenged each other to a duel outside the parking lot. So, thanks everybody for coming out and we'll see you in a couple of weeks.

Tim Burress

- I'm glad that nobody has tried to throw any punches yet. I think it was Douglas MacArthur who said, "If we're all thinking the same, somebody's not thinking." So, I'm consistently reminded and pleased that in this chamber, in this council, that we often, argue and fight vehemently, because we all do have a different view. So, I know that it doesn't always go my way, I know it doesn't always go anybody's way necessarily, but I'm just thankful that we have an opportunity for this type of government, then we get to be a part of it. So, thank you all for being a part of it. I know it's not always easy or fun. I wanted to thank Mr. Clark, Mr. Spurlock, Mr. Latham in particular, Mr. Bowen for coming up and speaking to us tonight. I know Emily did as well. I really appreciate the work that you guys put into, the reports that you provide, the information that you share with us. There's just so much of it that if we don't have that top line, we're just not going to have any idea of what's going. Thank you so much. I really appreciate your help. And madame mayor, thank you for the state of the city address tonight as well.

Larry Ardemagni

- As usual, our staff topknot. I can't say enough about the whole city. And as far as our discourses I would truly love to, I don't mind people having differences of opinion. As a matter of fact, I invite them, but I hope we can do it. keep it civil. That's my request from here on out. Thank you all very much.

Amber Ibarra

- Yes, I do think it is good and healthy to think differently, have different views. I do think personal attacks are never becoming of an elected official. Also, as Captain Bowen mentioned, the Citizens Police Academy coming up on April 16th, I would highly recommend if you have not partaken in that to do so. It was so much fun. I think Larry and I, even Mr. Burress did that, also Danny's a veteran, we all participated last year. Danny did it the following year as well. So much fun. I learned so much and you just gained appreciation for them and what they do. Really greatly appreciate it. I encourage you to participate in that. so much.

Misty Piazza

- Just want to thank everybody for coming out tonight and thank you, Councilman, for making this be a speedy meeting so I can go see my son play.

Daniel Montez

- I want to kind of echo what everybody said up here tonight. Thanks for coming out and I appreciate the debate that we have and I know we don't see eye to eye on a lot of things together, but it makes a great council. I also want to echo the Police Academy. That is a great informative way to know what these guys are doing on a day-to-day basis and kind of get yourself familiar with it. Everybody have a great night and drive safely.

15) Comments from Mayor

- Thank you for allowing us to start with prayer council. I appreciate that very much because I felt like I needed prayer before I started my State of the City Address and I appreciate you changing up the agenda for me to be able to do that. Also want to thank my assistant Megan, she is absolutely unbelievable. She helps so much with so many different things. And after I did my State of the City, I was like, I didn't say anything about, so, I just wanted to mention her. She was willing to come back tonight, she was willing to come back in tomorrow morning to help with setting up the election stuff that's getting ready to that's stuffed all in her office right now. And I said, "No, I think we'll be fine." But I appreciate her for all the stuff that she does and for all the help that she gives me and the other people in the office.

16) Comments from City Attorney

- I am not going to hold up a soccer game. So, I would just well done everyone. Thank you to staff. Thank you to the council for everything you do and just letting me be a part of it. 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