

RESOLUTION NO. 2026-04-1213R

CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS

A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO TASK ORDER NO. 9 WITH KARSTETTER JOHNSTON AND ASSOCIATES, LLC FOR ENGINEERING SERVICES RELATED TO THE WILDCAT WATERMAIN EXTENSION PROJECT IN THE CITY OF TONTITOWN, ARKANSAS

WHEREAS, the City of Tontitown has previously entered into a professional services agreement with Karstetter Johnston and Associates, LLC (formerly CK Civil Engineering) for engineering services; and

WHEREAS, Task Order No. 9 has been presented for engineering services associated with the Wildcat Watermain Extension project, including design, surveying, permitting, bidding, and construction administration services; and

WHEREAS, the project includes the relocation and upgrade of portions of the City's water system in the vicinity of Harmon Road and Wildcat Creek Boulevard; and

WHEREAS, the estimated cost for engineering services under this task order is Thirty-Eight Thousand Nine Hundred Thirty-Five Dollars (\$38,935.00), plus reimbursable expenses as outlined in the task order; and

WHEREAS, the City Council finds that entering into this task order is necessary and in the best interest of the City to support water system improvements and infrastructure needs.

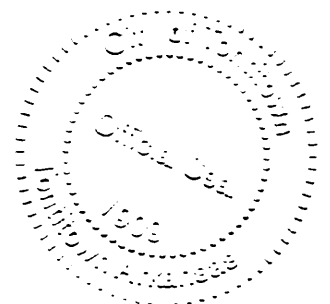
NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Tontitown, Arkansas as follows:

Section 1. The City Council hereby approves Task Order No. 9 with Karstetter Johnston and Associates, LLC for engineering services related to the Wildcat Watermain Extension project.

Section 2. The Mayor is hereby authorized to execute Task Order No. 9 and any associated documents necessary to carry out the intent of this Resolution.

Section 3. Payment for services under this task order shall be made in accordance with the terms of the agreement and subject to available budgeted funds.

PASSED AND APPROVED on this 21 day of April 2026.



APPROVED:

Angela Russell
Angela Russell, Mayor

ATTEST:

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

SPONSORSHIP AND LEGISLATIVE HISTORY

Sponsor (Initiated By): Mayor Russell / James Clark

Motion to Introduce Made By: Amber IBAMA

Seconded By: Misty PIAZZA

Adopted / Passed: Passed

Vote: Ayes 6 Nays Abstain Absent

This requirement is in addition to, and does not supersede, any authentication, attestations, or signature requirements imposed by state law or other provisions of the Tontitown Municipal Code.





(formerly CK Civil Engineerin)
 155 Fantinel Dr. Suite D
 Tontitown, AR 72762
 479-200-5242
 ck-civil.com

TASK ORDER NO. 9

In accordance with the Main Agreement, of the Agreement Between the City of Tontitown, Arkansas (Owner) and CK Civil Engineering, LLC d.b.a. Karstetter Johnston and Associates, LLC (Engineer)—Task Order Edition dated [06/07/2024], Owner and Engineer agree as follows:

1. TASK ORDER DATA

a.	Effective Date of Task Order:	March 10 th , 2026
b.	Owner:	City of Tontitown
c.	Engineer:	Karstetter Johnston and Associates
d.	Specific Project (title)	Wildcat Watermain Extension
e.	Specific Project (description):	Design and construction admin to support the relocation and upgrade of the Tontitown water system in the vicinity of Harmon Road and Wildcat Road. Upgrade 3" watermain to a combination of 4" and 8".
f.	Related Task Orders Supplemented by this Task Order: Superseded by this Task Order:	N/A

2. BASELINE INFORMATION

Baseline Information. Owner has furnished the following Specific Project information to Engineer as of the Effective Date of the Task Order. Engineer's scope of services has been developed based on this

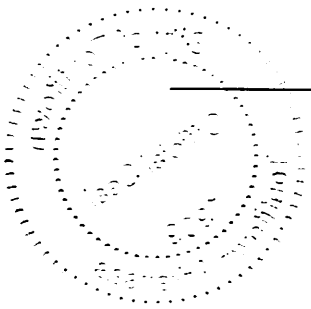


information. As the Specific Project moves forward, some of the information may change or be refined, and additional information will become known, resulting in the possible need to change, refine, or supplement the scope of services.

Specific Project Title:	Wildcat Watermain Extension
Type and Size of Facility:	~2,300' of 8" DR14 C900 PVC Watermain ~1,700' of 4" DR14 C900 PVC Watermain
Description of Improvements:	Design and construction admin to support the relocation and upgrade of the Tontitown water system in the vicinity of Harmon Road and Wildcat Road. Upgrade 3" watermain to a combination of 4" and 8".
Expected Construction Start:	July 1 st , 2026
Prior Studies, Reports, Plans:	N/A
Facility Location(s):	Tontitown Area Fire Department to intersection of Harmon Road and Wildcat Road, then south to intersection of Harmon Road and Wright Road
Current Specific Project Budget:	Approximately \$375,000
Funding Sources:	Water Budget
Known Design Standards:	City of Tontitown Water and Sewer Standards
Known Specific Project Limitations:	As shown in the Exhibit C.
Specific Project Assumptions:	N/A
Other Pertinent Information:	Easement appraisal and subsequent negotiation and acquisition to be handled by the City of Tontitown. KJ can assist at standard hourly rates.

3. SERVICES OF ENGINEER ("SCOPE")

- A. The specific Basic Services to be provided or furnished by Engineer under this Task Order are: Appendix A to Task Order, "Engineer's Services for Task Order," as attached to this specific Task Order.
- B. All of the services included above comprise Basic Services for purposes of Engineer's compensation under this Task Order.



- C. **Additional Services:** Services not expressly set forth as Basic Services in Paragraph 3.A above, and necessary services listed as not requiring Owner's written authorization, or requiring additional effort in an immediate, expeditious, or accelerated manner as a result of unanticipated construction events or Specific Project conditions, are Additional Services, and will be compensated by the method indicated for Additional Services in this Task Order. All other Additional Services require mutual agreement.

4. DELIVERABLES SCHEDULE

- A. In submitting required Documents and taking other related actions, Engineer and Owner will comply with Appendix A to Task Order, attached to this specific Task Order.

5. ADDITIONS TO OWNER'S RESPONSIBILITIES

- A. Owner shall have the following supplemental responsibilities that are specific to this Task Order:

Provided Karstetter Johnston and Associates, LLC any historical design information in the vicinity of the project; including but not limited to LSD submittals, Preliminary Plat Submittals, Environmental Reports, Utility As-Builts and any other information that may benefit the design of the project.

6. TASK ORDER SCHEDULE

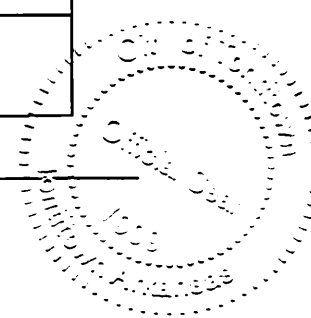
- A. In addition to any schedule provisions provided in Appendix A or elsewhere, the parties shall meet the following schedule: **Basic Design Services (items 1.a and 1.b) to be completed within 120 days of signed Task Order.**

7. ENGINEER'S COMPENSATION ESTIMATIONS

- A. Owner shall pay Engineer for services rendered under this Task Order as follows:

Description of Service	Amount	Basis of Compensation
1. Basic Services	\$38,935.00	Lump Sum
a. Survey	\$14,865.00	Lump Sum
b. Design Engineering and ADH Approval	\$11,500.00	Lump Sum
c. Contract and Bidding	\$6,000.00	Lump Sum
d. Construction Admin*	\$5,920.00	Hourly
e. Reimbursables	\$650.00 (estimated)	As Needed

*Based on a [4]-month continuous observation period.



- B. Compensation items and totals based in whole or in part on Hourly Rates or Direct Labor are estimates only. Lump sum amounts and estimated totals included in the breakdown by phases incorporate Engineer's labor, overhead, profit, reimbursable expenses (if any), and Subconsultants' charges, if any. For lump sum items, Engineer may alter the distribution of compensation between individual phases (line items) to be consistent with services actually rendered, but shall not exceed the total lump sum compensation amount unless approved in writing by the Owner.

8. ENGINEER'S PRIMARY SUBCONSULTANTS FOR TASK ORDER, AS OF THE EFFECTIVE DATE OF THE TASK ORDER:

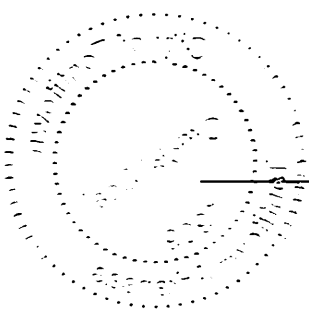
- A. **ATLAS Surveying**

9. ADDITIONAL SERVICES:

- A. Additional services may become necessary during the course of the project. These services are not included in the Site Design, Public Approval, or Construction Period Services described above. If required, KJ can provide the following services at the hourly rates established for this project.
 - 1. Off-site Improvement Design
 - 2. Building Permit Assistance
 - 3. Signage Permit Assistance
 - 4. Traffic Control / Maintenance Plans
 - 5. FEMA Floodplain Services
 - 6. US Army Corps of Engineers Permitting
 - 7. Geotechnical Study
 - 8. Construction Staking
 - 9. Other Services as Requested

10. APPENDIX AND ATTACHMENTS:

- A. Appendix A to Task Order—Engineer's Services Under Task Order
- B. Appendix B to Task Order—Terms and Conditions
- C. Appendix C to Task Order – Concept Layout of Observation Extents
- D. Appendix D to Task Order – Survey Proposal



Execution of this Task Order by Owner and Engineer makes it subject to the terms and conditions of the Main Agreement and its exhibits and appendices, which Main Agreement, exhibits, and appendices are incorporated by this reference.

OWNER:

ENGINEER:

By: _____

By: _____

Print Name: Angela Russel

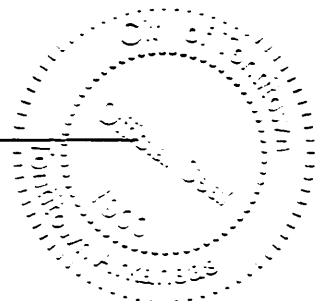
Print Name: Zak Johnston

Title: Mayor

Title: Principal

Engineer's License or Firm's 4150
Certificate No. (if required):

State of: Arkansas



Preliminary Engineering Agreement
 Scope of Services and Fee Proposal
 Wildcat Watermain Extension
 Tontitown Waterworks, Tontitown, AR 72762
 March 10th, 2026



Karstetter Johnston
 155 Fantinel DR
 Tontitown, AR 72762
 ZakJ@ck-civil.com
 (501) 454-3038

Task Order 9 - Engineering Services

Task	Engineer V	Engineer I	Technician III	Surveyor	Survey Field Crew	Total Hours	Total Cost
Billing Rate (Effective thru December 31, 2025)	\$150.00	\$100.00	\$85.00	\$125.00	\$165.00		
1. Survey							
a. Perform boundary and topo survey of the properties from the Tontitown Area Fire Department to intersection of Harmon Road and Wildcat Road, then south to intersection of Harmon Road and Wright Road. Survey will cross 21 properties. Fee also includes drafting utility easements for approximately 12 properties.	Sub proposal provided by ATLAS Surveying						\$ 14,865.00
2. Design Engineering and ADH Approval							
a. Create construction plans to support the extension of the water system from Tontitown Area Fire Department to intersection of Harmon Road and Wildcat Road, then south to intersection of Harmon Road and Wright Road. Includes submittal and approval by ADH.	16	40	60			116	\$ 11,500.00
3. Contract and Bidding							
a. Draft construction contract for the project and public bidding with recommendation	40					40	\$ 6,000.00
4. Construction Admin (Hourly)							
a. Process Pay Applications for the project	8					8	\$ 1,200.00
b. Perform onsite inspection as needed. NOTE (Tontitown Inspector to be primary inspector, CK Civil will provide "back up services")	16					16	\$ 2,400.00
c. Attend Construction Meetings	4					4	\$ 600.00
d. Create as builts drawings	2	4	12			18	\$ 1,720.00
Total Hours	86	44	72			202	
Total Cost - Task 1 Preliminary Engineering Services	\$ 12,900.00	\$ 4,400.00	\$ 6,120.00				\$ 38,285.00

Reimbursable Expenses

1. Reproduction and Printing [Photocopies and Plan Sheets for Review]	Printing Plans for Review	\$ 150.00
2 ADH Submittal		\$ 500.00
Total		\$ 650.00

ENGINEERING SERVICES SUMMARY

Task 9 - Preliminary Engineering Services	\$ 38,285.00
Reimbursable Expenses	\$ 650.00
Total	\$ 38,935.00



ORDINANCE NO. 2026-04-1274

CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS

AN ORDINANCE IMPOSING A COST RECOVERY USER FEE FOR ROAD ACCESS TO ECO VISTA LANDFILL LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF TONTITOWN

WHEREAS, the City of Tontitown is host to a regional solid waste landfill within the corporate limits of the City; and

WHEREAS, the City maintains and repairs public roads that provide primary access to said landfill; and

WHEREAS, heavy truck traffic associated with landfill use causes extraordinary wear and deterioration to public roadways beyond ordinary passenger vehicle use; and

WHEREAS, the City Council finds it necessary and appropriate to recover the proportionate costs of roadway maintenance, repair, rehabilitation, future access, and administration attributable to landfill-related traffic;

WHEREAS, pursuant to Ark. Code Ann. §14-54-103 and §14-54-601 municipalities possess authority to regulate the use of public streets and to impose reasonable fees necessary to maintain and protect municipal infrastructure; and

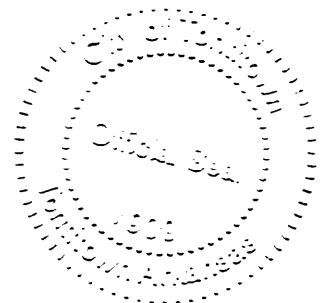
WHEREAS, the City Council further finds that a user fee imposed upon landfill users is a fair and equitable method of allocating such costs.

NOW, THEREFORE, BE IT ENACTED, by the City Council of the City of Tontitown, Arkansas:

Section 1. Title. This Ordinance shall be known as the “Landfill Road Access Recovery User Fee Ordinance.”

Section 2. Purpose and Intent. The purpose of this Ordinance is to:

- (A) Recover costs incurred by the City for maintenance, repair, rehabilitation, and future road access to the regional landfill.
- (B) Ensure that landfill-related heavy vehicle traffic that causes measurable and disproportionate wear to designated municipal access roads bears a proportionate share of the City’s documented roadway maintenance, repair, and rehabilitation costs.
- (C) Establish a fair, reasonable, and lawful user fee structure.
- (D) Create a dedicated fund for the exclusive purpose of roadway cost recovery.



It is the specific intent of the City of Tontitown to create this fee as a user fee and not a tax.

Section 3. Definitions. (A) **Landfill** means the regional solid waste facility owned by Waste Management located within the corporate limits of the City.

(B) **Landfill User** means any individual, business, contractor, or hauler delivering waste, construction debris, or other permitted materials to the landfill.

(C) **Heavy Vehicle** means any vehicle or combination of vehicles exceeding ten thousand (10,000) pounds gross vehicle weight rating (GVWR).

(D) **Access Roads** means public streets and rights-of-way designated by the City as primary routes used for ingress to and egress from the landfill.

Section 4. Road Access User Fee.

(A) A **Road Access Cost Recovery User Fee (“Road Access Fee”)** is hereby imposed upon each load of solid waste, construction debris, or other permitted materials delivered to the landfill by any vehicle utilizing designated access roads within the City.

(B) The fee shall apply to:

1. Each inbound load delivered to the landfill; or
2. Each ton of material disposed of, as determined by the City’s adopted fee schedule.

(C) The City Council shall establish the fee amount by resolution, based upon:

1. Engineering assessments of roadway deterioration attributable to landfill-related traffic.
2. Projected maintenance, repair, capital rehabilitation, and future road access improvements.
3. Administrative costs associated with program implementation; and
4. Proportional allocation of costs among users.

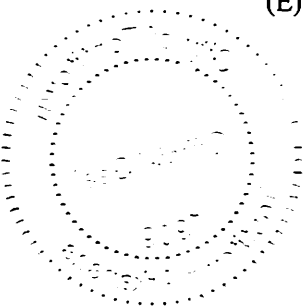
(D) The fee may vary by vehicle weight classification or tonnage.

Section 5. Exemptions.

The following shall be exempt from the Road Access Fee:

- (A) City-owned vehicles
- (B) Emergency vehicles
- (C) Loads consisting solely of residential household waste delivered directly by residents of the City in passenger vehicles.
- (D) Vehicles engaged exclusively in City-contracted public works projects
- (E) Any other exceptions approved by resolution of the City Council.

Section 6. Collection and Administration.



(A) The Road Access Fee shall be collected at the point of disposal in conjunction with landfill tipping fees.

(B) The landfill owner or operator shall collect the fee and remit payment to the City on a monthly basis, clearly identified as the **Road Access Fee**.

(C) Failure of the landfill operator to collect or remit the Road Access Fee shall constitute a violation of this ordinance and may be enforced through municipal citation, civil recovery, or contractual agreement with the landfill operator.

Section 7. Landfill Access Road Maintenance Fund. The monies collected pursuant to these fees shall be used exclusively for the maintenance and repair of landfill access roads, roadway reconstruction and rehabilitation, engineering and traffic impact analysis, and the administration of the fee program.

Section 8. Severability. If any provision of this ordinance is declared invalid, such invalidity shall not affect the remaining provisions which shall remain in full force and effect.

Section 9. City Council Findings. The City Council finds that:


1. Landfill operations generate substantial heavy-truck traffic on municipal streets.
2. Engineering studies demonstrate that heavy vehicles cause roadway deterioration at substantially higher rates than passenger vehicles.
3. The City incurs significant maintenance and rehabilitation costs attributable to such traffic.
4. Imposing a proportionate cost-recovery fee upon landfill users is a reasonable and lawful exercise of municipal authority.

PASSED AND APPROVED on this 21 day of April 2026.

APPROVED:


Angela Russell, Mayor

ATTEST:


Rhonda Ardemagni, City Clerk -Treasurer
(SEAL)



SPONSORSHIP AND LEGISLATIVE HISTORY

Sponsor (Initiated By): Mike Washkowiak / Mark Lathan

Motion to Introduce Made By: Tim Buttress

Seconded By: Daniel Montez

Adopted / Passed: Passed

Vote: Ayes 6 Nays Abstain Absent

This requirement is in addition to, and does not supersede, any authentication, attestations, or signature requirements imposed by state law or other provisions of the Tontitown Municipal Code.

