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– Mick Wagner
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
June 2nd, 2026
Minutes

The Tontitown Committee of the Whole meeting is scheduled for June 2nd, 2026, 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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1. **Prayer-** Brad Spurlock
2. **Meeting Call to Order**
3. **Roll Call-** All in attendance
4. **Pledge of Allegiance**
5. **Approval of Agenda**

Councilman Wagner requested that 2 items be added to the agenda:

9Q. Discussion of an arbitration specialist regarding the $ 1.95 million arbitration that's been presented to the council.

9R. Provide a scope of services for the CPA firm that presented earlier so they can prepare cost estimates. This won't commit us to anything; it's just to clarify what we might want done.

Mick Wagner motioned to approve the agenda, including the additional items.
Second by Daniel Montez

Motion Passes Unanimously

6. **Approval of May 5th, 2026, COW Minutes.**

Councilman Montez requested that Item H in the minutes be corrected. He explained that the resolution about establishing a procedure for alderman vacancies was incorrectly labeled as applying to "Ward One, Position Two." He wants that wording removed, because the resolution applies to the entire council, at any point in time, not to that specific ward or the recent vacancy.

Daniel Montez motioned to approve May 5th, 2026, COW Minutes with the noted correction.
Second by Tim Burress

Mike Washkowiak Voted- YES
Tim Burress Voted- YES
Larry Ardemagni Voted- YES
Mick Wagner Voted- ABSTAIN
Misty Piazza Voted- YES

Motion Passes

7. Comments from Citizens

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

- Ms. Graham returned to address ongoing odor problems from the South Pianalto lift station. She reported strong smells on May 15 and May 18, consistent with past issues traced to the lift station. She asked why the discharge permit was never signed, saying she believed it had already been resolved. She requested a clear update on the current status of the problem, whether the issue remains the same, and what progress has been made toward a solution. She emphasized wanting facts rather than history and suggested that a water and sewer representative should attend Waste-Management-related meetings since the lift station is a major source of the odor. She questioned why significant effort was spent investigating Waste Management odors while the lift station issue remains unresolved. She stressed that residents deserve relief, noting the problem has persisted for years, and called for transparency, accountability, and finality in addressing the lift station odor.

8. Old Business:

A. A discussion of an ordinance establishing the mayor as a full-time position with benefits. Sponsored by: Misty

Without a motion, the item was not considered and therefore died.

9. New Business:

A. A presentation from architects regarding the present status of the Police Station. Sponsored by: Zak/Corey/Mayor

Architect Tim Maddox and civil engineer Zach Johnston presented an update on the current status of the new police station project. Maddox introduced himself as the architect of record, and Johnston began with a brief overview of the civil design work being done on the site. They noted they had several slides and updates to share with the council.

A detailed project update and full discussion are available in the recorded meeting on the City's YouTube channel.

B. A discussion on the acknowledgement of a Water/Sewer Audit. Sponsored by: James/Mayor

James Clark informed the council that printed copies of the audit were placed on the desk because it was mistakenly not included in the meeting packet. The audit contained no findings, only two recommendations from the auditors:

Rename the Depreciation Reserve Account to a Refurbishment and Replacement Account, per Act 605, and ensure it includes both water and sewer proceeds. Staff has already adjusted funding so that 5% of water and sewer sales are deposited monthly.

Update the parts inventory cost records.

A council member questioned why the audit—dated April 30—was only provided at the meeting, noting that members had little time to review it. Mr. Clark acknowledged it could have been sent earlier and stated the council may revisit it at the next meeting.

The council member also raised concern that the city did not have a Statement of Qualifications on file for the auditing firm, Barry and Associates. Mr. Clark confirmed this was true and that the firm did not seem familiar with the requirement. He added that the city is currently soliciting a new CPA firm and will issue an RFQ if needed before next year's audit.

Mr. Clark noted that a formal acknowledgment of receipt is required by council for official acknowledgment.

Mike Washkowiak motioned to move to the next City Council Meeting.
Second by Misty Piazza

Motion Passes Unanimously

C. **A discussion to purchase water meters. Sponsored by: James/Mayor**

Mr. Clark explained that the city typically purchases water meters in small quantities, but the transition from standard meters to cellular meters has resulted in longer lead times. To avoid delays, he requested approval to purchase a larger quantity, which will exceed $20,000 and therefore requires council authorization. He noted that a resolution will be prepared for consideration at the upcoming council meeting.

Mike Washkowiak motioned to move to the next City Council Meeting.
Second by Misty Piazza

Motion Passes Unanimously

D. **A discussion of a land purchase agreement for the Police Department Property. Sponsored by: Corey/Mayor**

The council discussed the Real Estate Purchase Agreement between the City of Tontitown and Lipspaces, LLC for the purchase of property located on E. Fletcher Avenue for a future Police Department facility.
Daniel Montez motioned to move to the next City Council Meeting.
Second by Misty Piazza

Motion Passes Unanimously

E. A discussion of an ordinance to adopt the Tontitown Police Department Policies. Sponsored by: Corey/Mick

The Tontitown Police Chief presented the department's Policy Manual at a regular meeting of the City Council and explained the need to have the manual adopted by the Council. The Policy Manual presented by the Police Chief is hereby adopted for use in the operation of the Tontitown Police Department.

Mick Wagner motioned to move to the next City Council Meeting.
Second by Misty Piazza

Motion Passes Unanimously

F. A discussion to remove a 2024 Nissan Rogue from the TPD fixed assets list. Sponsored by: Corey/Mayor

The Police Department reported that the 2024 Nissan Rogue vehicle used by the Criminal Investigation Division was totaled after being T-boned in an accident. The detective driving was not at fault, and the side airbags deployed, leading insurance to declare the vehicle a total loss. The claim was submitted through the Municipal League to speed up processing; once their insurance is reimbursed, the City will receive its deductible refunded. The department requested that the vehicle be removed from fixed assets. It was also noted that this vehicle had an unusually problematic history—its third accident in three months, none of which were caused by the city.

Tim Burress motioned to move to the next City Council Meeting, pending proper compliance with applicable codes and inclusion of the referenced code in the resolution.
Second by Misty Piazza

Motion Passes Unanimously

G. A discussion of fixed asset purchase for 5 Motorola Radios. Sponsored by: Ryan/Mick

The Tontitown Fire Department has identified the need for the purchase of five (5) Motorola APX N70 portable radios and related equipment in order to support emergency response operations, firefighter safety, and communications capabilities.

The Council discussed placing the purchase out for bid and confirmed a seven-day publication period for the bid advertisement.

Daniel Montez motioned to authorize staff to put the project out for bid and to bring the results to the next City Council Meeting.
Second by Tim Burress

Motion Passes Unanimously

H. A discussion of Landfill Leachate Treatment. Sponsored by: James/Mayor

Presentation and discussion only-

Kam Sardari with Garver Engineering provided a lengthy, detailed update on the landfill leachate and odor-mitigation project, including the status of the pre-treatment permit, air-quality monitoring, and odor-control efforts. The project addresses odor issues near the Pianalto Road lift station, which pumps landfill leachate and city wastewater to the Northwest Arkansas Conservation Authority for treatment.

The full presentation and discussion are available on the City's YouTube channel.

I. A discussion of a bid award for the Community Building. Sponsored by: Mark/Mayor

The following contractors that submitted bids:

C&S/ Farco- $1,720,000.00
CR Crawford- $1,440,000.00
Crossland- $1,453,000.00
Ellingson- $1,411,000.00
Hutton Corp.- 1,480,000.00
Legacy- $1,235,804.00
Milestone- $1,695,432.00
Origins- $1,369,364.00
Salt Branch- $1,469,832.00
Souther Brothers- $1,197,684.00   Lowest Bid

Mike Washkowiak motioned to move to the next City Council Meeting.
Second by Misty Piazza

Motion Passes Unanimously

J. A discussion of a change order to repair Reed Valley Road. Sponsored by: Mark/Mayor

Mark Latham reported multiple complaints about unsafe road conditions on Reed Valley Road, where severe bumps caused by pine tree roots are forcing drivers, including a school bus—to cross into the opposite lane. Staff inspected the area and confirmed that similar repairs were made about seven years ago. Contractors advised that removing the roots within five feet of the roadway and installing concrete would help prevent the roots from spreading upward again.

The City requested a change order from APAC, which is still under contract, for repairs totaling $67,750. The work would include removing pavement, adding base material, and applying a super-pave asphalt overlay. City crews will continue removing roots and seek funding to place concrete in problem areas. A similar issue exists on North Barrington. This matter is being brought before the council due to safety concerns and frequent citizen complaints.

Mick Wagner motioned to move to the next City Council Meeting.
Second by Mike Washkowiak
Motion Passes Unanimously

K. A discussion of resolution to authorize the Mayor to purchase ROW for Phase 2 of Fletcher. Sponsored by: Mark/Mayor

Discussion to negotiate the purchase of right-of-way property for the second phase of the Fletcher project, at a price not to exceed the appraised value of the property.

Mick Wagner motioned to move to the next City Council Meeting.
Second by Mike Washkowiak

Motion Passes Unanimously

L. **A discussion of an Ordinance amending §31.04 and §52.005 of the Tontitown Municipal Code. Sponsored by: Mick**

Discussion to amend §§31.04 and 52.005 of the Tontitown code of ordinances to clarify that the city council retains direct control authority over the municipal waterworks and sewer system; acknowledging the prior abolishment of the water and sewer commission; establishing the water and sewer manager as a department head reporting to the mayor; requiring monthly reporting to the city council; clarifying contract approval authority; removing obsolete references to the former water and sewer commission; establishing records retention expectations; repealing conflicting ordinances.

Mick Wagner motioned to move to the next City Council Meeting.
Second by Mike Washkowiak

Motion Passes Unanimously

M. **A discussion of an Ordinance establishing two City Council meetings and abolishing the Committee of the Whole meeting. Sponsored by: Danny**

Discussion to amend the municipal code of the city of Tontitown to abolish the Committee of the Whole; to establish two regular legislative City Council Meetings each month; to create standing advisory committees of the city council; to amend provisions regarding meetings, order of business, and ordinance consideration.

Daniel Montez motioned to move to the next City Council Meeting.
Second by Mick Wagner

Tim Burres Voted- YES
Mick Wagner Voted- YES
Mike Washkowiak Voted- YES
Misty Piazza Voted- NO
Daniel Montez Voted- YES
Larry Ardemagni Voted- NO

4 Voted- YES to 2 Votes- NO
Motion Passes

N. **A discussion of an Ordinance adopting the City of Tontitown's Drainage Criteria Manual. Sponsored by: Mick**

Discussion to amend §152.146 and related provisions of the Tontitown municipal code; adopting the city of Tontitown drainage criteria manual; clarifying applicability of stormwater, drainage, detention, erosion control, and related engineering standards; providing for public access; eliminating ambiguity; repealing conflicting provisions.

Note: The Council included Item O in this discussion because the two matters were closely related, but they proceeded to vote on them separately.

Mick Wagner motioned to move to the next City Council Meeting.
Second by Mike Waskowiack

Motion Passes Unanimously

O. **A discussion of an Ordinance clarifying Administrative Responsibility for Stormwater. Sponsored by: Mick**

Discussion to amend Chapter 153 and related provisions of the Tontitown municipal code; clarifying administrative responsibility for floodplain management, stormwater administration, infrastructure review, permit coordination, and field enforcement; designating responsible officials; eliminating ambiguity.

Larry Ardemagni motioned to move to the next City Council Meeting.
Second by Mike Waskowiack

Larry Ardemagni Voted- YES
Daniel Montez Voted- YES
Misty Piazza Voted- NO
Tim Burres Voted- YES
Mick Wagner Voted- YES
Mike Washkowiak Voted- YES

5 Voted- YES to 1 Votes- NO

Motion Passes

P. **A discussion of a Resolution authorizing the engagement of Professional Services Agreement with Jeff Hawkins. Sponsored by: Mick**

Discussion authorizing the engagement of Professional Planning Consultation Services for the Tontitown Planning Commission and Planning Department; authorizing the mayor to execute a professional services agreement with Jeff Hawkins; reaffirming that legal services shall continue to be provided by the City Attorney.

Mick Wagner motioned to move to the next City Council Meeting.
Second by Daniel Montez

Daniel Montez Voted- YES
Misty Piazza Voted- NO
Tim Burres Voted- YES
Larry Ardemagni Voted- YES
Mike Washkowiak Voted- YES
Mick Wagner Voted- YES

5 Voted- YES to 1 Votes- NO

Motion Passes

Q. **Provide a scope of services for the CPA firm that presented earlier so they can prepare cost estimates. This won't commit us to anything; it's just to clarify what we might want done.**

Councilman Wagner explained that they requested this item be added to the agenda to allow discussion of a resolution seeking information—not expenditures—from Landmark Accounting. The resolution does not authorize spending, contracts, or professional services; it simply requests a detailed proposal, scope of services, implementation plan, and fee quote so the Council can evaluate whether additional accounting assistance would improve financial reporting and classifications. Because Landmark has already submitted qualifications for prior audit and accounting RFQs, obtaining this information now would prevent delays.

Councilman Wagner asked that the Clerk-Treasurer be authorized to request pricing from Landmark, noting the firm's experience with similar entities and existing examples of their work. Other council members expressed support, stating there was no harm in gathering information. Relevant handouts and prior correspondence regarding qualifications were referenced during the discussion.

Mick Wagner motioned to authorize the Clerk-Treasurer to request from Landmark Accounting a detailed proposal, including scope of services, implementation plan, and fee quotation, for potential supplemental accounting assistance. **(Noted that this action does not authorize any expenditures but simply seeks information for Council evaluation).**
Second by Misty Piazza

Motion Passes Unanimously

R. **Discussion of an arbitration specialist regarding the $ 1.95 million arbitration that's been presented to the council.**

Under the item for discussion and possible action regarding the retention of specialized outside arbitration counsel, the Council reviewed the recent Goodwin–Goodwin arbitration demand connected to the Highway 71 Water East improvements project. It was noted that the City recently received $1.9 million in damages, and due to the complexity of construction-related claims, engineering issues, and the fast-paced procedures of the American Arbitration Association, specialized arbitration expertise is advisable.

A council member emphasized that the arbitration process moves quickly and that large, well-resourced firms may be involved on the opposing side. The City Attorney agreed, explaining that while he serves as general counsel, this matter requires an attorney who regularly handles arbitration of this scale. He recommended contacting a qualified attorney—specifically Kyle Luner of Kutak Rock, whom he has already identified as experienced and capable.

The Council discussed whether an RFQ or SOQ process was required and confirmed that professional services do not require competitive bidding. The City Attorney advised that a motion would be sufficient to authorize him to begin outreach and preliminary discussions, without entering into any engagement letter at this stage.

Mick Wagner motioned to authorize the City Attorney to begin contacting and vetting specialized outside arbitration counsel for the Goodwin–Goodwin arbitration matter, with no commitment to retain or expend funds at this time.
Second by Mike Washkowiak

Motion Passes Unanimously

10. Comments from Council Members

Mike Washkowiak

He hopes that the community will remain open-minded as the newly seated Council moves forward. Mr. Washkowiak welcomed Mr. Wagner to the Council and apologized for becoming emotional at a prior meeting, noting that the reaction was unexpected but sincere.

Mr. Washkowiak emphasized confidence that Mr. Wagner will come well-prepared to meetings and encouraged others to view his participation from a neutral, fair-minded perspective. He also addressed Mr. Ardemagni, clarifying that the potential move to two legislative sessions per month is not a reflection on his performance. Instead, the change is intended to improve efficiency and reduce delays in the legislative process, as some items have historically been postponed for one to two months.

He also thanked everyone for attending and for staying through the meeting.

Tim Burress

Mr. Burress began by acknowledging a tragic motorcycle accident that occurred over the weekend on Highway 412 eastbound, in which two Tontitown residents, Bryce and Megan McClain, lost their lives. Though he did not personally know the couple, he noted that the McClain's leave behind two daughters and that many in the community are grieving their loss. The Council expressed sympathy for the family and for all residents affected by this tragedy.

Mr. Burress then reflected on the upcoming period between meetings. With the next Committee of the Whole scheduled for July 7, the nation will have celebrated its 250th anniversary by that time. He expressed deep pride in living and serving in Tontitown and gratitude for the freedoms that allow open civic discussion. They encouraged residents to begin planning how they will commemorate this historic milestone, noting that such an anniversary occurs only once.

Mr. Burress closed by thanking everyone for attending what they described as a challenging meeting—likening it to a family Thanksgiving gathering with differing viewpoints but shared respect. Despite disagreements, he emphasized appreciation for the opportunity to work alongside colleagues and the community.

Mick Wagner

Mr. Wagner offered additional closing comments, urging the Council not to lose sight of the needs and concerns of Tontitown's citizens, particularly those in the South Pianalto area, whose feedback has been consistent and heartfelt. He noted that some of their earlier remarks were intentionally emotional, reflecting the seriousness of the issues residents have raised and the need for the City to take action.

Mr. Wagner echoed earlier statements regarding the proposal for two legislative meetings per month, emphasizing that the suggestion was not a criticism of any individual, including Mr. Ardemagni, instead, the intent is to improve efficiency as the city continues to grow and as more legislative items require timely attention. He noted that there will still be ample opportunity for committee discussions.

Mr. Wagner expressed appreciation for the Council and those in attendance.

Danny Montez

Mr. Montez began by thanking those in attendance and extending heartfelt condolences to the McClain family following the recent tragic motorcycle accident that claimed the lives of Bryce and Megan McClain. He also expressed gratitude to community members who have continued to reach out and offer prayers for their son, asking for continued support in the weeks ahead.

Mr. Montez thanked the Council for the evening's discussion and noted the positive progress made on several initiatives. He expressed enthusiasm for upcoming projects, including the new police station, the community building, and the architectural work underway, stating that visible progress—such as construction activity—will be an encouraging sign of the City's growth. He compared this anticipation to the excitement felt when the new water tower was constructed, noting that it is gratifying to see development taking shape throughout Tontitown.

Mr. Montez also addressed the potential transition to two legislative sessions per month, emphasizing appreciation for Mr. Ardemagni's service and reassuring him that, should the Committee of the Whole be dissolved, there will continue to be numerous advisory committees requiring leadership roles such as chair and co-chair. He encouraged him not to view the change as a loss of involvement.

He expressed well-wishes to all in attendance and appreciation for their participation.

Misty Piazza

Ms. Piazza began with appreciation for all who attended Heritage Days the previous weekend. She thanked Red Door and Tontitown Winery for sponsoring the food and noted that, although turnout was lighter than usual, those who attended enjoyed the event—especially the opportunity to visit the Veterans Exhibit.

Ms. Piazza expressed continued excitement for the progress on major City projects, including the Police Department facility and the community building, and shared optimism about seeing visible construction activity in the near future. She emphasized that these developments reflect the City's ongoing growth and the positive direction of current initiatives.

Ms. Piazza encouraged the Council to continue working together respectfully. And thanked everyone who stayed through the meeting and wished all a good night.

Larry Ardemagni

Mr. Ardemagni offered final remarks, noting that it had been a long meeting that became contentious at moments, though not in a negative way. He expressed excitement about the progress toward a new police facility and a new community building, emphasizing that these projects represent meaningful steps forward for the City.

He also addressed comments made earlier regarding the potential loss of his chair position, clarifying that the thought had not crossed his mind when they voted and that the change did not trouble him, In fact, he noted that stepping away from the chair role would remove a burden rather than create one.

11. Comments from Mayor- Not in attendance
12. Comments from Attorney

Have a good night.

13. Adjournment- All in Favor

PASSED AND APPROVED this ___ day of ______ 2025.

APPROVED: ___________________________

Angela Russell, Mayor

ATTEST: ________________________________

Rhonda Ardemagni, City Clerk-Treasurer

(SEAL)

Sponsor (Initiated By): ________________________________

Motion to Introduce Made By: _________________________

Seconded By: _______________________________

Adopted / Passed: ___________________________

Vote: Ayes ______ Nays ______ Abstain ______ Absent ______