

Mayor – Angela Russell
Recorder – Rhonda Ardemagni
City Attorney –Tyler R Farrar
City Engineer – Karstetter &
Jonston



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
July 7th, 2026
Minutes

The Tontitown Committee of the Whole meeting is scheduled for Tuesday, July 7th, 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.

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Meeting ID: 264 068 997 841

Passcode: eKyS39

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1. **Prayer-** Pastor Tim Estes
 2. **Meeting Call to Order**
 3. **Roll Call-** All in Attendance
 4. **Pledge of Allegiance**
 5. **Approval of Agenda**

Councilman Mick Wagner noted that the mayor was absent and that agenda items A, D, and E, were sponsored by her. He argued that, without the mayor present to introduce or explain them, those items should not remain on the agenda.

A question was raised about whether someone else could present at least one of the items, but Wagner objected, saying the rules do not allow a proxy to speak on behalf of the sponsoring official. The city attorney agreed, citing the applicable code requiring the sponsoring individual to move the item through the process.

As a result, it was determined that the mayor-sponsored items would be automatically tabled until the next Committee of the Whole (COW) meeting.

Tim Burress motioned to approve the agenda after tabling items A, D, and E to the next Committee of the Whole Meeting.

Second by Mick Wagner

Motion Passes Unanimously

6. Approval of June 2nd, 2026, COW Minutes

Councilman Wagner stepped away briefly from chambers.

Tim Burress motioned to approve the, June 2nd, 2026, COW Minutes.

Second by Mike Washkowiack

Motion Passes

7. Comments from Citizens

Mark Ram 459 Casella St. Tontitown, AR

Mr. Ram is president of the Veneto Subdivision Property Owners Association (POA), he explained that the POA charges homeowners \$376 annually to fund sewer maintenance through a contract with Haines Equipment Company. Although the POA recently paid about \$12,000 to cover maintenance costs, it is struggling to collect dues from residents and fears it will not be able to continue funding the contract.

Mr. Ram said the POA lacks any effective way to enforce payment and suggested two possible solutions:

Allowing the POA to have residents' water service turned off for nonpayment of POA sewer dues, or having the city collect the sewer maintenance fee through residents' water bills.

He asked the city for assistance in finding a way to ensure homeowners pay their share. The meeting chair responded that public comments do not allow discussion but said the city would look into whether it has any legal authority to help.

8. Old Business: NONE

A.

9. New Business:

A. A Discussion Regarding Competitive Bidding and Potential Transition of Residential Solid Waste Collection Services. Sponsored by: Mayor

[Tabled to the next Committee of the Whole Meeting.](#)

B. A discussion of a Compensation and Job Market Analysis by ZAC Consulting Group. Sponsored by: Danny/Mark

Councilman Montez explained that city staff requested consideration of a salary study to compare the city's employee pay with that of similar-sized cities, such as Cave Springs, Farmington, and Pea Ridge. The goal is to determine whether the city's compensation is competitive and appropriate.

The proposed study would be completed in two phases:

- An initial payment of just over \$4,000 to begin the project.
- The remaining balance would be due after the consultant delivers and presents the final report to the council.

The study is expected to take about 60 days, assuming the city provides the necessary information. Mr. Montez said the contract appeared standard and invited questions from the council.

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

Motion Fails Unanimously

C. A discussion of a resolution establishing a Landfill Road Access Recovery Fee. Sponsored by: Mike/Mark

Councilman Washkowiak asked the city attorney to explain concerns raised in an email about a proposed Landfill Road Access Recovery Fee. The attorney said the ordinance lacks a clear enforcement mechanism, including who would collect the fees and oversee the process. He also warned that if the fee collects more than the actual cost of road damage caused by Landfill traffic, it could be considered an illegal tax, creating a significant risk of litigation.

Washkowiak noted that a previous letter from an attorney representing Waste Management had raised similar legal concerns and that there is no established case law clearly authorizing such a fee. He said moving forward could force the city into a lawsuit to establish legal precedent, something he was reluctant to do, especially since the city is already negotiating with Waste Management.

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

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

4 Votes- YES to 2 Votes- NO

Motion Passes

D. A discussion of proposed revisions to the personnel handbook. Sponsored by: Mayor

Tabled to the next Committee of the Whole Meeting.

E. A discussion to update the City's Organizational Chart. Sponsored by: Mayor

Tabled to the next Committee of the Whole Meeting.

F. A discussion regarding Civics Plus Sole Source Project. Sponsored by: Mick/Brad

Councilman Wagner expressed support for adopting the proposed agenda management software, praising the City's IT and Planning Director for bringing the proposal forward. He said the system would improve the efficiency, organization, and transparency of council operations by automating repetitive tasks involved in preparing meeting packets and managing documents.

He highlighted that the software would provide council members with a centralized, searchable location for agendas, supporting documents, meeting minutes, and historical records, replacing the current reliance on scattered emails. He also noted that it would create a more structured workflow for staff.

Mr. Wagner clarified that his support was limited to the agenda management functions being proposed and should not be interpreted as approval of any future software modules or services. He concluded that the system would save staff time, improve access to information, enhance transparency, and allow council members to focus more on policymaking rather than administrative tasks.

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

Motion Passes Unanimously

G. A discussion of an ordinance to establish standing committees. Sponsored by: Mick

Councilman Wagner argued that as Tontitown's government has grown more complex, the council needs a better way to evaluate major issues involving transportation, utilities, public safety, grants, and other matters with significant financial and long-term impacts. While staff and consultants provide expertise, he emphasized that the city council remains ultimately accountable to taxpayers and retains all legislative authority.

He explained that the proposed ordinance would create six standing committees—Finance and Budget, Public Works, Water and Sewer, Public Safety, Parks and Recreation, and Government Operations and Personnel. Each committee would consist of three aldermen appointed annually by the council. The committees would not have decision-making authority but would gather information, review options, and make recommendations to the full council.

Mr. Wagner clarified that these committees would function only when needed, rather than meeting on a regular schedule, and would not create additional paid meetings. He cited the proposed \$4 million tunnel project under Highway 412 as an example of an issue that would benefit from a committee work session, allowing council members to ask detailed questions and better understand the project before making decisions. He questioned whether committing the city's 20% share (about \$800,000) for the tunnel was the best use of taxpayer funds, suggesting the money could be better spent on priorities such as street improvements.

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

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

5 Votes- YES to 1 Vote- ABSTAIN

Motion Passes

H. A discussion of an ordinance abolishing the Committee of the Whole Meeting and creating two City Council meetings. Sponsored by: Mick

Councilman Wagner explained that, since the previous proposal to replace the Committee of the Whole with standing committees had already been addressed, this ordinance focused solely on eliminating the Committee of the Whole and converting it into a second regular legislative meeting.

He said the proposal would:

- Allow the council to discuss and take action at either of its two regularly scheduled meetings.
- Keep the current meeting schedule without adding meetings.
- Not create standing committees, increase aldermen's pay, add staff, expand government, or increase the city's budget.

Mr. Wagner argued that the Committee of the Whole process can delay decisions by requiring discussion at one meeting and formal action weeks later. Converting both meetings into legislative meetings would let the council act when ready, while still allowing items to be postponed or tabled if more information is needed.

He also said the change would improve transparency by making it easier for residents to understand when official action can occur, since both regular meetings would have decision-making authority. He emphasized that the ordinance would not reduce public participation, debate, legal review, or council oversight—it would simply make council business more efficient with no expected fiscal impact because the city already holds the meetings. Finally, he noted that the city attorney had reviewed the proposal and, while not a voting member, was supportive of it.

Mick Wagner motioned to **move to the next City Council Meeting**.

Second by Mike Washkowiak

Motion Passes Unanimously

I. A discussion of an Ordinance to amend sections 30.05 and §30.06 of the Tontitown Municipal Code. Sponsored by: Mick

Councilman Wagner said the proposed ordinance is intended to increase transparency, improve public access to information, and make council meetings more efficient, not reduce public participation.

Key changes include:

- Replacing routine verbal department reports with written monthly reports distributed by email and included in the public council packet. Mr. Wagner said department heads supported the change because it saves time while still allowing council members to ask follow-up questions in writing, creating a documented record.
- Ensuring reports and supporting documents are available online and included in council packets before meetings, giving both council members and the public more time to review information.

- Moving public comments to before new business, allowing residents to provide input before the council debates and votes on agenda items rather than after decisions are effectively made.
- Requiring general public comments submitted outside agenda items to be provided in writing, creating a permanent record for the council to review.
- Requiring supporting documentation for council-sponsored agenda items so both the council and the public receive advance notice of matters under consideration.

Mr. Wagner emphasized that the ordinance does not reduce public involvement. Instead, he argued it improves transparency by shifting information from verbal exchanges to written records, preserving questions and answers, expanding public access to documents, and helping ensure council decisions are based on information that has been properly noticed and made available to the public.

Mick Wagner motioned to move to the **next City Council Meeting with discussed changes**.
Second by Mike Washkowiak

Motion Passes Unanimously

J. A discussion of a Resolution Authorizing an RFQ for Professional Grant Administration Services. Sponsored by: Mick/James

Councilman Wagner and James Clark explained that the discussion concerned a required Water and Sewer Audit, which is separate from the city's annual audit and is mandated by Arkansas law. He noted that this audit is more comprehensive, must be completed within a short timeframe after the end of the calendar year, and has historically been performed by Barry & Associates.

He said the city had not maintained current Statements of Qualifications (SOQs) on file, so the intent was to issue a Request for Qualifications (RFQ) as part of a standard procurement process—not to suggest that the current auditor would be replaced.

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

Motion Passes Unanimously

K. A discussion of an Ordinance Vacating right-of-way for PAM Trucking. Sponsored by: Mick/Brad

Councilman Wagner explained that the request came from city staff after PAM Industries purchased property on both sides of an older street. Because motorists have been using the street as a cut-through, traffic has been interfering with the company's operations. Since the street no longer serves as a true through street, Mr. Wagner said PAM requested that the city vacate the street to prevent unauthorized traffic from crossing its property.

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

Motion Passes Unanimously

L. A discussion of a resolution accepting the Final Plat for Renley Rae Phase II. Sponsored by: Mick/Brad

Councilman Wagner stated that he had nothing further to add and noted that the matter had already been reviewed by the Planning Commission and received a recommendation from the City Planning Director. He added that the item also met the requirement for sponsorship by an alderman before moving forward.

Mick Wagner motioned to **move to the next City Council Meeting.**

Second by Mike Washkowiak

Larry Ardemagni Voted- YES

Daniel Montez Voted- YES

Misty Piazza Voted- YES

Tim Burress Voted- NO

Mick Wagner Voted- YES

Mike Washkowiak Voted- YES

5 Votes- YES to 1 Vote- NO

Motion Passes

M. A discussion of an Ordinance amending section § 30.52 of the Tontitown Municipal Code. Sponsored by: Mick

Councilman Wagner explained that the proposed ordinance is intended to strengthen the administrative support and resources available to the Clerk-Treasurer's office so it can effectively perform its financial oversight responsibilities required under Arkansas law.

Mr. Wagner emphasized that the ordinance:

- Does not create new authority for the Clerk-Treasurer or reduce the mayor's role as chief executive.
- Recognizes that the elected Clerk-Treasurer already has legal responsibilities for maintaining financial records, accounting, and reporting.
- Provides the office with practical resources needed to perform those duties, such as workspace, secure records storage, access to financial systems, staff support, and coordination with accounting professionals.

Mr. Wagner noted that the city already supports the office through a bookkeeper position and recently approved the use of a professional CPA firm for specialized accounting assistance. He said modern municipal finance requires strong internal controls, including clear responsibilities, accurate records, professional review, timely reporting, and transparency.

He concluded that the ordinance is not an expansion of government or a transfer of power, but rather a governance measure designed to improve accountability, strengthen financial controls, ensure compliance with state law, and help the Clerk-Treasurer fulfill responsibilities entrusted by the citizens of Tontitown.

Mick Wagner motioned to **move to the next City Council Meeting.**

Second by Daniel Montez

11. Comments from Council Members

Mike Washkowiak

Thanked Ms. Piazza for providing a humorous moment during the meeting and said it was appreciated. He also thanked everyone for attending and recognized the Parks Department for hosting a successful Family Fun Day event, noting that despite concerns about storms, attendance was strong. He expressed hope for more community events in the future and closed by wishing everyone a Happy Independence Day.

Tim Burress

Wished America a belated 250th birthday and offered early birthday wishes to the chairman. He reminded residents that Coffee and Conversations would continue on August 4 at 9:00 a.m. in the meeting room and clarified that the next city council meeting would be moved up one day to August 3 due to the Grape Festival schedule.

He also thanked city staff and volunteers, especially those who worked after storms before the Family Fun Day event by clearing branches and helping prepare the area. They expressed appreciation for everyone's extra effort and dedication to the community.

Mick Wagner

Commended fellow council members for working together as a cohesive team during the meeting. He expressed appreciation for everyone's efforts and noted that many of the topics discussed involved important structural changes needed as the city continues to grow. He thanked the council for their work and closed the meeting with a lighthearted remark about having a beer.

Daniel Montez

Thanked everyone for attending and recognized the Parks Committee for organizing the successful Family Fun Day event. He also expressed appreciation to the Police Chief, Fire Department, and Street Department staff for their involvement and support during the event and in helping the community. He highlighted the dedication of city employees, including assistance provided to county partners, and thanked everyone for their commitment to serving the community before closing the meeting.

Misty Piazza

Ms. Piazza announced their resignation from the city council effective immediately, explaining that a recent medical episode and ongoing stress led them to prioritize their health and personal well-being. She shared that serving on the council was rewarding during their first two years, but the past year and a half had been very difficult, and she felt it was time to step back to focus on themselves and their family.

She expressed hope that others would respect her decision and said she still wants to find ways to help the city she cares about.

Mr. Burress thanked Ms. Piazza for her service, praised her dedication to the community, and expressed support for her decision to focus on her health. Mr. Burress noted that her contributions would be missed and thanked Ms. Piazza for her years of service.

Larry Ardemagni

Ms. Piazza’s resignation announcement caught him by surprise and expressed sadness about it. He then praised the Parks Board for organizing the Family Fun Day event, calling it a phenomenal success and highlighting it as an example of the positive things happening in Tontitown and the community.

He also expressed pride in the country and local community, challenged criticism of the area, and thanked city staff for their hard work and dedication. He closed by offering appreciation for everyone involved.

10. Comments from Mayor- Did not attend.

11. Comments from Attorney

Mr. Farrar thanked everyone for their work during the meeting and expressed appreciation to city staff and council members for their continued service and efforts. He closed the meeting by wishing everyone a good night.

12. 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 _____