

Mayor – Angela Russell  
Recorder – Rhonda Ardemagni  
City Attorney –Justin Eichmann  
Law Firm--Harrington-Miller  
City Engineer – Garver Engineers



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  
October 3, 2023  
Minutes**

The Tontitown Committee of the Whole meeting is scheduled for Tuesday October 3, 2023, at 6:00 p.m. at the Tontitown City Hall, Tontitown, Arkansas and via Zoom and YouTube visit <https://zoom.us/j/95097016958>

Meeting ID: 950 9701 6958 or join by phone at +1 (312) 626-6799. When prompted for Meeting ID: 950 9701 6958#  
If you do not have a Participant Number: press #

If you wish to watch Online without interactively participating, you can stream the meeting online via YouTube, from our YouTube Channel:

- By PC, Mac, iOS (iPhone), or Android: Navigate to the “Tontitown City Hall” channel:

<https://www.youtube.com/channel/UClbUv481CeNFF2JNwoOsrNQ>

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1. Meeting Call to Order
2. Roll Call  
Misty Piazza was absent.
3. Pledge of Allegiance
4. Approval of Agenda

Tim Burress motioned to approve the agenda.  
Second by Amber Ibarra

Motion Passes Unanimously

5. Approval of September 5, 2023, COW Minutes

Mike Washkowiak motioned to approve the minutes.  
Second by Amber Ibarra

Motion Passes Unanimously

6. Comments from Citizens

Nina Brown 1851 S. Pianalto, Tontitown, AR

1. Waste Management billed for the yellow trash bags again but said they may have that resolved.
2. Would like to speak with Waste Management about some other concerns.
3. Issues with debris on the roads.
4. Thanked the council for their services.

5. **Has concerns with the drainage on Kleenc and 412, west corner.**

7. **Old Business: NONE**

8. **New Business:**

A. Discussion of an ordinance to amend ordinance no. 2008-02-305 in its entirety in order to adopt regulations for the establishment of a flood damage prevention program – Angie/Engineering

Current updates have been made by FEMA, which the council is to review and adopt by the first of the new year.

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

No objections- Motion will move forward.

B. Discussion of a resolution amending resolution no. 2020-11-905R and amending the percentage of distribution of the one percent city wide sales and use tax – Angie

The current percentage of distribution is as follows.

60% to General Fund  
30% to Water  
10% to Streets

The request will move the current 30% from the water (because the water/sewer can maintain its own department).

Then apply the 30% and change the new percentage of distribution to the following.

70% to General Fund  
30% to Streets

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

No objections- Motion will move forward.

C. Discussion of a contract with Crafton Tull to complete a master street plan and comprehensive site plan for the Tontitown Heritage District – Angie/Planning

**Misty Piazza attended the meeting at this time.**

Discussion only

Mark Latham stated this expense has already been budgeted and approved by the council for this year.

Moving forward.

D. Information and discussion on a rezoning request located on Kenneth Price Road from RE to R-1 <informational. No vote needed> – Angie/Planning

Discussion only

The owners of this property are Brian and Michelle Lehmann. Lehmann's are requesting a rezone 2.00 acres to build a primary residence. The applicants did not provide a reason for their request, but the property has an overhead powerline which hinders the availability of home location on property. The property is located on west side of Kenneth Price Road.

The Planning Commission passed this request unanimously at the last meeting and will move to the Next City Council Meeting.

- E. Discussion of an appeal on a denial at Planning Commission. Rezoning at 1583 Arbor Acres Ave from Ag to LI and R-1 < Informational. No vote needed> - Planning

Discussion only

Appeals Process-

The last Planning Commission- Vote was 2 Votes- NO to 3 Votes- YES  
Motion is Dead

The owners of this property are Robert and Angela Russell. The owners of this property are requesting this rezone to operate an auto repair business and a future home on the residential property. The property is located on the southwest side of the Waste Management landfill.

Amanda Guerrero 1583 Arbor Acres Rd., Tontitown, AR

Mrs. Guerrero prepared a statement and read it to the council regarding why this needs to be approved.

Reference YouTube for the detailed statement.

This will move to the next City Council Meeting.

## **9. Comments from Council Members**

### **Amber Ibarra**

- 1. Scott Ardemagni gave her a tour of the city shop facility and was impressed on how well the facility is organized and said they are doing a great job. They seem to get overlooked a lot but wanted to say how much she appreciates them.**
- 2. Rhonda Doudna is overseeing "Halloween in the Park", the event is on October 31, 2023, 5:30 to 7:30. They need folks to be a candy stop along the walking trail, also candy, money, and prizes are needed.**

### **Misty Piazza**

- 1. Added that 20 pumpkins, mums, bale of straw and money, and raffle items are needed for the event.**
- 2. If any business would like to be on a banner, please contact Misty.**
- 3. The Coffee Bean will be serving hot chocolate and a photographer will be taking pictures at the photo booth.**
- 4. This year's council theme is "Music in the Park".**
- 5. Thanked all city departments.**

**6. Need to stock the pantry.**

**Daniel Montez**

1. Thanked everyone for attending tonight's meeting.

**Mike Washkowiak**

1. Thanked everyone for attending tonight's meeting.
2. Stated that the council must make hard decisions and he does his best to take out personal feelings out of the equation and will put this under careful consideration and apply the rules and city codes regarding the Russell's rezone request.

**Tim Burress**

1. Thanked everyone for attending tonight's meeting.
2. Excited about the new Fire Station.
3. Likes and used the new walkway.

**Larry Ardemagni**

1. Thanked everyone for attending tonight's meeting.
2. Thumbs up to all the city employees for their hard work.

**10. Comments from Mayor**

1. "Halloween in the Park" the event is on October 31, 2023, 5:30 to 7:30.
2. Donations needed.
3. Stated this past week has been trying and wants herself taken out of the equation and vote for what is best for the city, regarding her family's rezone request.

**11. Comments from Attorney**

**12. Adjournment- All in Favor**

Approved this day \_\_\_\_\_ of \_\_\_\_\_, 2023

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Angela Russell, Mayor

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Rhonda Ardamagni, City Clerk-Recorder