

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

**Committee of The Whole
October 1, 2024
Minutes**

The Tontitown Committee of the Whole meeting is scheduled for Tuesday, October 1, 2024, 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. Meeting Call to Order

2. Roll Call

Tim Burress was absent

3. Pledge of Allegiance

4. Approval of Agenda

Amber Ibarra motioned to approve the agenda.

Second by Misty Piazza

Motion Passes Unanimously

5. Approval of September 3, 2024, COW Minutes

Mike Washkowiak motioned to approve the minutes.

Second by Amber Ibarra

Motion Passes Unanimously

6. Comments from Citizens

Kenneth Lovett 18702 Clearwater Rd., Fayetteville, AR

1. Got to visit with the PC &E Commission on Friday they still are not concerned, and the EPA put out a thing today reminding the regulated group that they are supposed to be regulating these places if you look it up online it's Mitchell Law Firm if you want to go on there and look at it.

2. Air problems continue.

3. State Geologist Scott Ashbrook will be testing wells in our area and his number is 501-529-1715.

4. Old Business:

A. Water Conservation Code

Tim Burress joined in by TEAMS.

This item was discussed at the August 5, 2024, Committee of the Whole Meeting, with special guest Scott Borman, Manager for the Benton/Washington Regional Public Authority who addressed the council on water conservation efforts along with some updates and why having an ordinance in place could benefit the city.

Changes have been made and hopefully will be supported by the council.

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

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

Vote is tied, 3 NO to 3 YES

Motion Fails

5. New Business:

A. Heritage District Plan- Mark Latham/Barry Williams

The updated Comprehensive Plan passed by Council on June 2023 identified several desires the citizens wanted in the community. When the citizens were asked about what their biggest concerns were, the lack of a downtown area was at the top.

The Comp Plan includes several goals of which I have been working on, and the Heritage District is one that will continue to create the small-town feel, a sense of community, and keep the heritage strong as directed by our citizens.

Crafton Tull was selected to develop a Master Plan for the Heritage District. Staff identified an area between 112/Harber and North Barrington for the proposed district. A committee was formed to work with Barry Williams, from Crafton Tull to complete the Heritage District.

Barry Williams will be presenting the plan to the Council.

Reference YouTube for details.

B. Groundwork NWA Presentation- Mike Washkowiak- No attachments

Discussion only-

Duke McLarty with Groundwork Workforce Housing for NWA discussed housing problems and solutions.

Reference YouTube for details.

C. A discussion for a change to handbook Chapter 4 Work Hours for the Police Department- Corey- No attachments

The state did a law change for police officers overtime hours.

Daniel Montez motioned to move to the next City Council Meeting.

Second by Amber Ibarra

Motion Passes Unanimously

D. A discussion for a condition use permit- Martinez/Gonzalez – Brad Spurlock

The owners reside at the following address, which was built in 2018 and is located and southern portion of the parcel under discussion, 1026 W. Morsani Ave, Tontitown, AR 72762. Owners would like to be granted permission to use said area as residential specifically for the addition of two (2) single-family residences

This project was approved 4-1 at the September 24, 2024, Planning Commission meeting. The conditions were approved as listed in the staff report.

Daniel Montez motioned to move to the next City Council Meeting.

Second by Misty Piazza

Daniel Montez Voted- YES

Larry Ardemagni Voted- YES

Tim Burress Voted- NO

Misty Piazza Voted- YES

Mike Washkowiak NO

Amber Ibarra Voted- YES

4 Votes- YES to 2 Votes- NO

Motion Passes

E. A discussion to amend the Tontitown Code of Ordinances Chapter 152.151

Misty motioned to send back to the Planning Commission.

Second by Mike Washkowiak

Motion Passes Unanimously

F. Discussion of Water and Sewer Impact Fees- James Clark

Staff is continuing evaluating the Water and Sewer departments, both with regarding revenue, operations, 10-year CIP, and future growth areas.

The goals are as follows:

- 1) Reduce the reliance of sales tax to fund the operations budgets. Currently at 25%.
- 2) Reduce current debit per capita by funding CIP with impacts fees, utilize cost share and recapture agreements with developers.
- 3) Reduce water loss to 15%, with a saving of over \$150,000 per year by investing in a fixed base system to monitor water loss.

James is recommending the Council approved the following:

- A. \$.58 per 1,00 gallons increase to water rates. 50% will go toward the increase from 2-ton next year.
- B. \$3.00 increase to base charge.
- C. Increasing water and sewer impact fees to 50%.

I am recommending the Council approve these changes to the Water and Sewer rates.

Misty motioned to move to the next City Council Meeting.

Second by Mike Washkowiak

Daniel Montez Voted- NO

Larry Ardemagni Voted- YES

Tim Burress Voted- NO

Misty Piazza Voted- YES

Mike Washkowiak YES

Amber Ibarra Voted- NO

3 Votes- NO to 3 Votes- YES

Motion Fails

6. Comments from Council Members

Daniel Montez

1. Thanked everyone for attending tonight's meeting.
2. Thanked the Planning commission.

Mike Waskowiak

1. Thanked everyone for attending tonight's meeting.

Tim Burress

1. Thanked everyone for attending tonight's meeting and have a great night.

Larry Ardemagni

1. Thanked everyone for attending and to those who spoke at tonight's meeting.

2. Thanked the Planning commission.

7. Comments from Mayor- NONE

8. Comments from Attorney- NONE

9. Adjournment- ALL IN FAVOR

PASSED AND APPROVED this ___ day of _____ 2024.

APPROVED: _____

Angela Russell, Mayor

ATTEST: _____

Rhonda Ardemagni, City Clerk-Treasurer

(SEAL)