

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

City Council
October 15, 2024
Minutes

The Tontitown City Council is scheduled for Tuesday, October 15, 2024, at 6:00 p.m. at Tontitown City Hall.

Join on your computer, mobile app or room device.

[Click here to join the meeting](#)

Meeting ID: 220 667 057 989 Passcode: Aepw56

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City Council

1. Meeting Call to Order
2. Roll Call

All in attendance

3. Pledge of Allegiance
4. Approval of Agenda

Misty Piazza motioned to approve the agenda.
Second by Larry Ardemagni

Motion Passes Unanimously

5. Approval of September 20, 2024, City Council Minutes

Amber Ibarra motioned to approve the minutes.
Second by Daniel Montez

Motion Passes Unanimously

6. Financial Report

Reference the city website for detailed report.

7. Department Reports
 - A. Museum

Tontitown Historical Museum (THM) Report for the COW Meeting Tuesday, October 15, 2024

The THM Board of Directors met October 7th at Tontitown City Hall.

1. October Meeting: THM board and staff met with four guests for our October 2024 meeting, guests included three potential new board members and the Mayor of Tontitown, Angela Russell. All were present for the regular meeting which included planning for the upcoming THM event as well as a pre-planning informational about updates to the THM property that will be the topic for the 2025 calendar year.

2. November 3rd THM Polenta Smear: The THM Polenta Smear and Taste of Tontitown will be on November 3rd from 11:00-1:30pm, we hope to see you all there. This event is meant to bring our community together to enjoy a taste of the local cuisine, share stories of historic Tontitown and to help the museum gather information. During the event we will have a map of Tontitown that we are asking visitors to fill in with name and location of businesses, farms and original homesteads of Tontitown were located. We have flyers at the back with more information of the food and sponsors!

3. Digitization Project: Museum Assistant Juli has been working diligently on this project and we are currently at 559 entries into CatalogIT. This project encompasses more than just putting a photo with basic information on the artifact, photo, or document; the end goal would be for a researcher, community member or volunteer to be able to open up one entry and be able to gain information on the subject matter, the condition of the item, who donated it and who that individual was connected to within our community, the location of the original provenance, and so much more.

4. Visitors: For September THM welcomed 40 guests, including some Bikes, Blues, & BBQ attendees, and many visitors who wished to purchase copies of "Cries from the Cotton Field"

5. "Cries from the Cotton Field": We have teased for a while that DVDs were being produced and as of September 17th we started selling copies. Since then, we have sold over 65 copies, we are keeping detailed logs on sales, so we are aware when/if we need to order more. If you or someone you know is wanting a copy there are a few ways to get a copy: visit the museum during regular open hours, order a copy on our online giftshop for pickup at the museum/delivery; or stop by the Polenta Smear on November 3rd to get a copy and enjoy all that food!

Regular Museum Hours: Wednesday & Thursday 9am-1pm, Friday & Saturday 1pm-4pm The next THM Board of Directors meeting is scheduled for September 9th.

B. Police

Tontitown Police Monthly Report Month: September 2024

Calls for Service – 659

Accident Reports – 19
Warrants Served – 86
Warrants Outstanding - 1313
Warrants Amount - \$ 1,653,355.00
Training Hours (YTD) – 2112
Citation Total - 110
Speeding Citations - 2 (Other)
Traffic Citations -55
Criminal Citations – 22
Improper Driving (City Ordinance) - 31
Warning Total - 370
Speeding Warnings – 115 (Other)
Traffic Warnings – 255

C. Fire

Fire Department Report SEPTEMBER 2024

Total Calls: 43
EMS 26
FIRE 2
MVA 3
FALSE ALARM 6
SERVICE CALL 6
MUTUAL AID 0

Calls within city limits of Tontitown

September 2024: 410 calls for service

September 2023: 505 calls for service

Decrease of 95 calls to date over 2023

Average response time (Alarm to en route) listed at: 1 minute 40 seconds.

Average on scene/arrival time (Alarm to on scene): 4 minutes 08 seconds.

D. Public Works/Engineering

Reference the city website for detailed report.

E. Building Report

Reference the city website for detailed report.

F. Community Development

October Planning Agenda:

- Renley Rae Prelim Plat – Applicant is requesting a preliminary plat approval on the corner of Klenc and Morsani Rds. The property is zoned R-3(Residential) on 30.46 acres. Parcel #: 830- 37722-000.
- Variance Renley Rae Prelim Plat – Applicant is requesting variances on both the lot width and depth sizes located on the corner of Klenc and Morsani Rds. The property is zoned R3(Residential) on 30.46 acres. Parcel #: 830-37722-000.
- Hugg & Hall Parking Lot LSD – Applicant is requesting a large-scale development at 331 Agnes Dr. The property is zoned C-2(General Commercial) on 12.32 acres. Parcel #: 830-37613-004 and 830-37613-003.
- Verizon Cell Tower Review – Applicant is requesting a large-scale development at 1853 W Henri De Tonti Blvd. The property is zoned C-2(General Commercial) on 7.60 acres. Parcel #: 830- 37879-200.
- Discussion of Tontitown, Arkansas Code of Ordinances update: Chapters 152 - Development and Subdivision Regulations and 153 – Zoning Regulations.
- Discussion of 152.151 Design Standards for Large-Scale Developments (E)(1) Material-Definitions of Primary Materials/Trim.

Community Development Department

1. Planning

- Completion of Development Codes
- Heritage District
- Impresa Business District
- ISO Building Rating

2. Street and Stormwater

- 412 and Barrington
- Street Maintenance Work
- Bridge Repair
- Two majority stormwater projects (South Pianalto and South Barrington)

3. Park – The Arkansas Outdoor Grant for the new Splash Pad.

4. Budget 2025

5. Grants

8. Comments from Citizens

Kenneth Lovett 18702 Clearwater Rd., Fayetteville, AR

1. He apologized to the council for his tone at the last meeting, he was upset with Waste Management and not the City Council.
2. Steven Foster with ADEQ investigated the odor coming from Waste Management.

Josh Craine 2846 Gray Dr., Tontitown, AR

1. Appreciates the council.

2. Commented on councilmen Tim Burress and Mike Washkowiak and how they use logic and reasoning when conducting city business. And how this council is the best form of government Tontitown has had.

9. Approval by City Council Members to Waive the 3 Reading Rule for All Ordinances on Agenda

No ordinances on the agenda

10. Old Business: None

11. New Business:

- A. Meet the Candidate- Q & A

The following candidates running for City Council wanted to introduce themselves and provide their motivations for running for Ward 3 positions 1&2.

Ward 3 Position 1

Councilman Mike Washkowiak-

Chad McCone

Paul Colvin (Former Mayor of Tontitown)

Ward 3 Position 2

Councilman Tim Burress

Bret Arent

Chris Trout

James Dean (Current Vice Chairman of the Tontitown Planning Commission)

Reference YouTube for the candidate's introductions.

- B. An approval of a Resolution for a change to handbook Chapter 4 Work Hours for the Police Department- Corey- No attachments

Amber Ibarra motioned to approve.

Second by Misty Piazza

Motion Passes Unanimously

- C. An approval 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.

Larry Ardemagni motioned to approve the C.U.P.
Second by Misty Piazza

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

3 Votes YES to 3 Votes NO- Tie Vote

All councilman who voted No agree that there is a loophole with the C2 and R3 zoning and believe the owners of the property should rezone the property to fit what is being constructed before the passage, which is 2-family residences.

Mayor Angie Russell broke the tie and Voted YES

Motion Passes

12. Comments from Alderman

Daniel Montez

1. Thanked everyone for attending and speaking at tonight's meeting.
2. Good luck to the candidates.

Misty Piazza

1. Thanked everyone for attending and speaking at tonight's meeting.
2. Good luck to the candidates
3. Early voting is coming up.
4. Halloween in the Park is coming up and candy donations are needed.
5. November 3, 2024, from 11:00 AM to 1:30 PM is the Polenta Smear.

Amber Ibarra

1. Candy donations are needed.
2. Early voting is coming up.

Larry Ardemagni

1. Good job and good luck to all the candidates.

Tim Burress

1. Thanked everyone for attending and speaking at tonight's meeting.
2. Thanked the candidates for their interest and desire to get involved in city government.
3. Get out and vote.

Mike Washkowiak

1. Polenta is an acquired taste but there will be other food served.
2. Thanked everyone for attending and speaking at tonight's meeting.
3. All here share the same goals we want to keep the place moving in a positive direction.
4. We as a council may not agree but we are respectful of each other.
5. Thanked everyone for attending and speaking at tonight's meeting.
6. Go Vote

13. Comments from Mayor

1. Clarification on the passage of the "REFINANCING BOND", Item #1 must pass before voting on the other items. NO NEW TAX.
2. Thanked everyone for attending and speaking at tonight's meeting.
3. Halloween in the Park is coming up and candy donations are needed.

14. Comments from City Attorney- NONE

15. **Adjournment**- ALL IN FAVOR

PASSED AND APPROVED this ___ day of _____ 2024.

APPROVED: _____

Angela Russell, Mayor

ATTEST: _____

Rhonda Ardemagni, City Clerk-Treasurer

(SEAL)