

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
November 7, 2024
Minutes**

The Tontitown Committee of the Whole meeting is scheduled for Tuesday, November 7, 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
All in Attendance
 3. Pledge of Allegiance
 4. Approval of Agenda

Misty Piazza motioned to approve the agenda.
Second by Mike Washkowiak

Motion Passes Unanimously

5. Approval of October 1, 2024, COW Minutes

Tim Burress motioned to approve the minutes.
Second by Daniel Montez

Motion Passes Unanimously

6. Comments from Citizens

Marsha Smith 788 Morsani Ave., Tontitown, Ar

1. Presented a additional information regarding the variance of several lots for the Renley Rae Subdivision, that was passed at the last Planning Commission meeting.

7. Old Business:

A. A discussion of Water and Sewer Impact Fees

This was a lengthy discussion regarding the amount the developers are paying and council woman Amber Ibarra thought it should be reviewed a discussed again.

Reference YouTube or the city website for details.

Tim Burress motioned to increase the Impact Fees to 100 percent.

Second by Daniel Montez

Mike Washkowiak Voted- NO

Tim Burress Voted- YES

Larry Ardemagni Voted- NO

Amber Ibarra Voted- NO

Daniel Montez Voted- YES

Misty Piazza Voted- NO

4 Votes- NO to 2 Votes- YES

Motion Fails

8. New Business:

A. A discussion of the Development Agreement for Renley Rae

Mike Washkowiak motioned to Table to the next Committee of the Whole Meeting.

Second by Misty Piazza

Motion Passes Unanimously

B. A discussion of Quarterly Reports

Mark Latham presented the Quarterly Report and answered any questions that the council had.

C. A discussion of the 2025 Budget

Discussion Only

Mark Latham wanted to thank Pat Pianalto and all department heads for accomplishing a balanced budget and then presented the budget to the council.

Mr. Latham gave the council a proposed Financial Management Policy along with a grant list the city would be applying for.

NOTE: November 18th street work at the entrance section of 412 and Harmon will commence.

D. A discussion of updating the landscape code

Mark Latham recommended the following changes to the council.

1. Ratios for dedication from .02 acres to .03 acres.

2. **Fee payment in lieu of land conveyance. In lieu of land dedication, the developer shall contribute to the City Parks and Trails Development Fund.**

FROM- \$250 for each single-family or duplex unit and \$100 for each triplex, quadplex, or multi-family unit,

TO- \$750 for each single-family or duplex unit and \$200 for each triplex, quadplex, or multi-family unit.

Daniel Montez motioned to raise the amount to \$1,000.00 for each single-family or duplex unit and \$250.00 for each triplex, quadplex, or multi-family unit.

Second by Tim Burress

Mike Washkowiak Voted- NO

Tim Burress Voted- YES

Larry Ardemagni Voted- NO

Amber Ibarra Voted- NO

Daniel Montez Voted- YES

Misty Piazza Voted- NO

4 Votes- NO to 2 Votes- YES

Motion Fails

Mike Washkowiak motioned to approve the recommendation by Mark Latham.

Second by Tim Burress

Mike Washkowiak Voted- YES

Tim Burress Voted- YES

Larry Ardemagni Voted- YES

Amber Ibarra Voted-YES

Daniel Montez Voted- NO

Misty Piazza Voted- YES

5 Votes- YES to 1 Votes- NO

Motion Passes

- E. **A discussion regarding the bid and contract for the 412-612 Sewer Extension Project**

James Clark- The bids came in a little more than what the city has left, so we're meeting with the contractor on Friday, there's some things that we can do to try to get the cost down, so we'll do that and then we'll get that information to the council.

Misty Piazza motioned to move to the next City Council Meeting.

Second by Amber Ibarra

Mike Washkowiak Voted- YES

Tim Burress Voted- NO

Larry Ardemagni Voted- YES

Amber Ibarra Voted-YES

Daniel Montez Voted- YES

Misty Piazza Voted- YES

5 Votes- YES to 1 Votes- NO

Motion Passes

9. Comments from Council Members

Daniel Montez

1. Thanked everyone for attending tonight's meeting.
2. Will review the information that was presented.
3. Congratulated Tim Burress and Mike Washkowiak for their election win.
4. Looks forward to seeing what comes of those Bonds that were passed.
5. **He feels like that impact fee passed at 100 that would help us not have to ask for a refinance on a bond at \$22 million so I hope we think about that as we have decisions that are coming up here in the future.**

Misty Piazza

1. **Thank you to everyone that came out to Halloween in the Park, about 3,000 kids come through.**
2. **We had over 200 people attending the Polenta Smear.**
3. **Misty hopes you will stop in and support all of our Farmer Market vendors on December 14th from 9:00 AM to 2:00 PM in the Council Chambers at City Hall.**
4. Congratulated Tim Burress and Mike Washkowiak for their election win.

Mike Washkowiak

1. **Just wanted to say he is not critical of the Planning Commission. It was never ever an intent to threaten litigation, again that was just something I threw against the wall that he was in discussions with Justin.**
2. Thanked those who supported him in the election.
3. **Chad McCone reached out to him yesterday via email and thanked him for doing that, Mike thought it was a classy move.**
4. **We need more citizen involvement.**

Tim Burress

1. Thanked those who supported him in the election.
2. **It seems that campaigning can show what's truly in a person's heart and while it's true that campaigning may show backstabbing and deceit and all manner of horrible things, it can really only show what's already deep inside of a man's or woman's heart and we experienced some rough patches, from slander and lies, to a campaign manager who mocked my son for being wheelchair bound and a bystander or two who watched idly by while my family was verbally attacked but**

that was rare, limited only to a person or two but through that hardship I also saw something remarkable in Tontitown it was a surprising blessing to see such an outpouring of love from the community.

3. Thankful for the amazing opportunity to get to know Chris trout and Brett Arrent both of whom I'd never met before this campaign they seem to be fabulous men of the highest caliber and I deeply hope they'll continue their involvement in Tontitown government and other activities here in town.
4. Appreciate Mr. Dean and all he does on the Planning Commission.

Larry Ardemagni

1. I do appreciate all the work that Mark has done back there and all the department heads.
2. Halloween in the park my gosh, it's amazing.
3. Got plenty to eat at the Polenta Smear.
4. Larry just appreciates everybody.

10. Comments from Mayor
11. Comments from Attorney
12. Adjournment- All in Favor

PASSED AND APPROVED this ___ day of _____ 2024.

APPROVED: _____
Angela Russell, Mayor

ATTEST: _____
Rhonda Ardemagni, City Clerk-Treasurer
(SEAL)