

Pea Ridge City Council
Regular Meeting
May 16, 2023

The Pea Ridge City Council met in a Regular Meeting on Tuesday, May 16, 2023, at 6:00 p.m., in the Council Room at the City Hall Administration Building.

Those present were: Mayor Nathan See, City Clerk Sandy Button, Council Members Ginger Larsen, Matt Blood, Nadine Telgemeier, Steve Guthrie, Cody Keene, and Jeff Neil. Also present was City Attorney Shane Perry.

Others present were: Annette Beard, Nick Larsen, Stephanie Henson, Monte Keene, Lynn Hahn, Tony Townsend, John Langham, Tom O'Neal, Jessica Grady, Jerry Collins, Wendy Martin, Rich Fordham, Todd Cornwell, Dustin Phy, John Hicks, Mindy Fowler, Tammy Hahn, Matt Poe, Karen Sherman, Ken Hayes, Sheila Wilkerson and Mitzi Taylor.

Mayor Nathan See called the meeting to order.

Mayor Nathan See opened the meeting in prayer and led those present in the Pledge of Allegiance.

Public Comments: None

Alderman Keene moved, seconded by Alderwoman Larsen to approve the minutes of the April 18, 2023, Regular Meeting. The roll being called, the vote was as follows: Ginger Larsen voted aye; Nadine Telgemeier voted aye; Matt Blood voted aye; Steve Guthrie voted aye; Cody Keene voted aye; and Jeff Neil voted aye. Motion passed.

Police Chief Lynn Hahn presented Life Saving Awards to Levi Wallace and Todd Cornwell who were involved in a Narcan overdose rescue. Both officers were commended for their heroic actions. Chief Hahn also recognized Officers Andrew Day, Thomas Morris and Jake Steele for completing the Emergency Medical Responder Class at the Fire Academy. Mayor See noted that Chief Hahn had also completed this EMR Class and thanked all of them for their dedication to the Police Department.

The Council discussed a rezone appeal from the Planning Commission filed by Kaitlyn Keller. The property located at 290 Hallack Lane is currently zoned R1 and the property owner would like to rezone it to C1. This property borders commercial zoning on the North side and is adjacent to other commercial zoned properties. Jessica Grady, Planning Director stated at the Planning Commission meeting on May 2nd the board voted unanimously to deny this request. Speaking on behalf of the property owner, realtor Mitzi Taylor explained the reasoning behind the rezone request. At this time no development is planned for this land. The landowner feels it will be better suited for commercial use in the future. Alderman Guthrie moved, seconded by Alderwoman Larsen to deny this request. The roll being called, the vote was as follows: Ginger

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Larsen voted aye; Nadine Telgemeier voted nay; Matt Blood voted nay; Steve Guthrie voted aye; Cody Keene voted nay; and Jeff Neil voted aye. City Attorney Perry stated that there were not sufficient votes for this motion. Alderman Keene moved, seconded by Alderwoman Telgemeier to grant this request. The roll being called, the vote was as follows: Ginger Larsen voted nay; Nadine Telgemeier voted aye; Matt Blood voted aye; Steve Guthrie voted aye; Cody Keene voted aye; and Jeff Neil voted nay. Motion passed. An ordinance for this rezone will be presented at the June Council Meeting.

Alderman Guthrie moved, seconded by Alderman Keene to ask the Planning Commission to review the Comprehensive Land Use Plan, specifically the commercial corridors and future growth. The roll being called, the vote was as follows: Ginger Larsen voted aye; Nadine Telgemeier voted aye; Matt Blood voted aye; Steve Guthrie voted aye; Cody Keene voted aye; and Jeff Neil voted aye. Motion passed.

Alderman Keene, seconded by Alderman Neil, moved to introduce Ordinance Number 794 by title only. The roll being called, the vote was as follows: Ginger Larsen voted aye; Nadine Telgemeier voted aye; Matt Blood voted aye; Steve Guthrie voted aye; Cody Keene voted aye; and Jeff Neil voted aye. Motion passed.

Mayor See read Ordinance Number 794 by title only, which is entitled:

AN ORDINANCE AMENDING PEA RIDGE MUNICIPAL CODE
SECTION 15.04.04.C AND DECLARING AN EMERGENCY

Alderman Keene, seconded by Alderman Guthrie, moved that the rule requiring the reading of an ordinance by title only on three different days be suspended. Mayor See put the question on the adoption of the motion and the roll being called, the vote was as follows: Ginger Larsen voted aye; Nadine Telgemeier voted aye; Matt Blood voted aye; Steve Guthrie voted aye; Cody Keene voted aye; and Jeff Neil voted aye. Motion passed.

Thereupon Mayor See declared that at least two-thirds of all members of the council have voted in favor of the motion to suspend the rule. The motion was carried, and the rule suspended. Mayor See then read the Ordinance by title only.

Alderman Keene, seconded by Alderman Guthrie, moved that the Ordinance be adopted. The question was put by Mayor See on the adoption of the motion and the roll being called, the vote was as follows: Ginger Larsen voted aye; Nadine Telgemeier voted aye; Matt Blood voted aye; Steve Guthrie voted aye; Cody Keene voted aye; and Jeff Neil voted aye. Motion passed.

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Alderman Keene, seconded by Alderman Guthrie, moved that the Emergency Clause be adopted. The question was put by Mayor See on the adoption of the motion and the roll being called, the vote was as follows: Ginger Larsen voted aye; Nadine Telgemeier voted aye; Matt Blood voted aye; Steve Guthrie voted aye; Cody Keene voted aye; and Jeff Neil voted aye. Motion passed.

The Mayor thereupon declared the Ordinance and Emergency Clause were adopted and signed the Ordinance, which was attested by the City Recorder and sealed with the Seal of the City.

Alderman Keene moved, seconded by Alderman Blood to approve a Permanent Easement and Right of Way Grant for Mathias Shopping Centers, Inc. Parcel #13-00079-000. The roll being called, the vote was as follows: Ginger Larsen voted aye; Nadine Telgemeier voted aye; Matt Blood voted aye; Steve Guthrie voted aye; Cody Keene voted aye; and Jeff Neil voted aye. Motion passed.

Alderman Keene, seconded by Alderman Neil, moved to introduce Ordinance Number 796 by title only. The roll being called, the vote was as follows: Ginger Larsen voted aye; Nadine Telgemeier voted aye; Matt Blood voted aye; Steve Guthrie voted aye; Cody Keene voted aye; and Jeff Neil voted aye. Motion passed.

Mayor See read Ordinance Number 796 by title only, which is entitled:

AN ORDINANCE AMENDING PEA RIDGE MUNICIPAL
CODE, TITLE 14, THE OFFICIAL ZONING ATLAS MAP
OF PEA RIDGE, ARKANSAS, TO REZONE CERTAIN
LAND BELONGING TO J & J RENALS HOLDINS LLC
FROM RESIDENTIAL (R1) TO COMMERCIAL (C1)

Alderman Guthrie, seconded by Alderman Blood, moved that the rule requiring the reading of an ordinance by title only on three different days be suspended. Mayor See put the question on the adoption of the motion and the roll being called, the vote was as follows: Ginger Larsen voted aye; Nadine Telgemeier voted aye; Matt Blood voted aye; Steve Guthrie voted aye; Cody Keene voted aye; and Jeff Neil voted aye. Motion passed.

Thereupon Mayor See declared that at least two-thirds of all members of the council have voted in favor of the motion to suspend the rule. The motion was carried, and the rule suspended. Mayor See then read the Ordinance by title only.

Alderman Keene, seconded by Alderman Guthrie, moved that the Ordinance be adopted. The question was put by Mayor See on the adoption of the motion and the roll being called, the vote was as follows: Ginger Larsen voted aye; Nadine Telgemeier voted aye; Matt Blood voted aye; Steve Guthrie voted aye; Cody Keene voted aye; and Jeff Neil voted aye. Motion passed.

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The Mayor thereupon declared the Ordinance adopted and signed the Ordinance, which was attested by the City Recorder and sealed with the Seal of the City.

Alderman Keene, seconded by Alderman Guthrie, moved to introduce Ordinance Number 797 by title only. The roll being called, the vote was as follows: Ginger Larsen voted aye; Nadine Telgemeier voted aye; Matt Blood voted aye; Steve Guthrie voted aye; Cody Keene voted aye; and Jeff Neil voted aye. Motion passed.

Mayor See read Ordinance Number 797 by title only, which is entitled:

AN ORDINANCE DELEGATING CONTRACT AUTHORITY TO THE
MAYOR AND CITY CLERK FOR FIRE DEPARTMENT
PARAMEDIC TRAINING; AND FOR OTHER PURPOSES

Alderman Keene, seconded by Alderman Neil, moved that the rule requiring the reading of an ordinance by title only on three different days be suspended. Mayor See put the question on the adoption of the motion and the roll being called, the vote was as follows: Ginger Larsen voted aye; Nadine Telgemeier voted aye; Matt Blood voted aye; Steve Guthrie voted aye; Cody Keene voted aye; and Jeff Neil voted aye. Motion passed.

Thereupon Mayor See declared that at least two-thirds of all members of the council have voted in favor of the motion to suspend the rule. The motion was carried, and the rule suspended. Mayor See then read the Ordinance by title only.

Alderman Keene, seconded by Alderwoman Larsen, moved that the Ordinance be adopted. The question was put by Mayor See on the adoption of the motion and the roll being called, the vote was as follows: Ginger Larsen voted aye; Nadine Telgemeier voted aye; Matt Blood voted aye; Steve Guthrie voted aye; Cody Keene voted aye; and Jeff Neil voted aye. Motion passed.

The Mayor thereupon declared the Ordinance adopted and signed the Ordinance, which was attested by the City Recorder and sealed with the Seal of the City.

Mayor See stated Resolution Number 504, Agreement with Haven Managed Services, would be tabled until the June 20th Regular Meeting.

Mayor See read Resolution Number 505, which is entitled:

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK
TO ENTER INTO AN AGREEMENT WITH MATT POE ARCHITECT, PLLC.

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Alderman Keene moved, seconded by Alderman Neil to approve Resolution Number 505 as read. The roll being called, the vote was as follows: Ginger Larsen voted aye; Nadine Telgemeier voted aye; Matt Blood voted aye; Steve Guthrie voted aye; Cody Keene voted aye; and Jeff Neil voted aye. Motion passed.

The Council discussed an opportunity to purchase property for an open space located on Highway 72 East. Alderman Keene moved, seconded by Alderwoman Telgemeier to allow the Mayor to move forward with options on an offer for this property. The roll being called, the vote was as follows: Ginger Larsen voted aye; Nadine Telgemeier voted aye; Matt Blood voted aye; Steve Guthrie voted aye; Cody Keene voted aye; and Jeff Neil voted aye. Motion passed.

Mayor See read Resolution Number 506, which is entitled:

A RESOLUTION EXPRESSING THE WILLINGNESS OF CITY OF PEA RIDGE
TO UTILIZE FEDERAL-AID TRANSPORTATION ALTERNATIVES PROGRAM
OR RECREATIONAL TRAILS PROGRAM FUNDS

Alderman Keene moved, seconded by Alderman Guthrie to approve Resolution Number 506 as read. The roll being called, the vote was as follows: Ginger Larsen voted aye; Nadine Telgemeier voted aye; Matt Blood voted aye; Steve Guthrie voted aye; Cody Keene voted aye; and Jeff Neil voted aye. Motion passed.

Mayor See read Resolution Number 507, which is entitled:

A RESOLUTION EXPRESSING THE WILLINGNESS OF CITY OF PEA RIDGE
TO UTILIZE FEDERAL-AID TRANSPORTATION ALTERNATIVES PROGRAM
OR RECREATIONAL TRAILS PROGRAM FUNDS

Alderman Neil moved, seconded by Alderman Keene to approve Resolution Number 507 as read. The roll being called, the vote was as follows: Ginger Larsen voted aye; Nadine Telgemeier voted aye; Matt Blood voted aye; Steve Guthrie voted aye; Cody Keene voted aye; and Jeff Neil voted aye. Motion passed.

Mayor See stated the Spring Tree Giveaway will be Friday, May 19th from 9:00 a.m. to 4:30 p.m.

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Alderman Keene moved, seconded by Alderman Guthrie to adjourn the meeting. Motion passed unanimously.

Nathan See, Mayor

Sandy Button, City Clerk