

Pea Ridge City Council  
Regular Meeting  
December 17, 2024

The Pea Ridge City Council met in a Regular Meeting on Tuesday, December 17, 2024, 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, Nadine Telgemeier, Matt Blood, Steve Guthrie, Cody Keene and Jeff Neil. Also present was City Attorney Shane Perry.

Others present were: Roy Wade, Nick Larsen, Jasmine Johnson, Jacob Wagner, Clint Bowen, Bobby Morrison, Dustin Phy, Lynn Hahn, Ken Hayes, Karen Sherman, Monte Keene, Starla Billington, Tiffany Keene, Jamie Wagner, Jacob Wagner, Kaleb Turner, Joshua Johnson, Sheila Wilkerson, John Langham, T. C. Rothwell, Gary Arngt, Tom Morris, Mike Seay, Brian Buckner, Diana Buckner, Brian and Amber Clark

Mayor See called the meeting to order.

Mayor See opened the meeting in prayer followed by the Pledge of Allegiance.

Public Comments: None

Alderman Keene moved, seconded by Alderman Guthrie to approve the minutes of the November 19, 2024, Regular Meeting and the November 26, 2024, Special 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.

Mayor See stated that four bids were received to remove and replace the roofs on the Fire Department, Police Department and Street Department as listed below:

Arc, Conway, AR	\$132,904.00
Verzani Construction, Pea Ridge, AR	\$237,400.00
Terra Firma Restorations, Centerton, AR	\$307,145.00
Cybort Solutions, Rogers, AR	\$218,618.90

Alderman Keene moved, seconded by Alderman Blood to accept the bid from Arc, Conway, AR in the amount of \$142,904.00. 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 that they are checking references, bonds and insurance prior to proceeding.

December 17, 2024

Alderman Keene, seconded by Alderman Blood, moved to introduce Ordinance Number 868 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 868 by title only, which is entitled:

AN ORDINANCE ACCEPTING THE FINAL PLAT OF CONCORD SUBDIVISION  
PEA RIDGE, BENTON COUNTY, ARKANSAS:  
THE DEDICATION OF UTILITY EASEMENTS, STREETS AND OTHER  
PUBLIC WAYS THEREIN; AND DECLARING AN EMERGENCY.

Alderman Keene, 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.

Alderman Keene, seconded by Alderman Neil, 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, seconded by Alderman Neil, moved to introduce Ordinance Number 869 by title only. The roll being called, the vote was as follows: Ginger Larsen voted aye, Nadine Telgemeier voted aye; Steve Guthrie voted aye; Matt Blood voted aye; Cody Keene voted aye; and Jeff Neil voted aye. Motion passed.

Mayor See read Ordinance Number 869 by title only, which is entitled:

December 17, 2024

AN ORDINANCE AMENDING THE ZONING OF PROPERTY WITH THE  
CURRENT ADDRESS OF 123 W. PATTON STREET., PEA RIDGE ARKANSAS,  
72751 (PARCEL NO. 13-00330-000) AND LEGAL DESCRIPTION IN SECTION 36  
FROM R-1 (LOW DENSITY RESIDENTIAL) TO C-2 (GENERAL COMMERCIAL).

Alderman Keene, 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 Neil, 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.

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 Neil, seconded by Alderman Guthrie, moved to introduce Ordinance Number 870 by title only. The roll being called, the vote was as follows: Ginger Larsen voted aye, Nadine Telgemeier voted aye; Steve Guthrie voted aye; Matt Blood voted aye; Cody Keene voted aye; and Jeff Neil voted aye. Motion passed.

Mayor See read Ordinance Number 870 by title only, which is entitled:

AN ORDINANCE AMENDING THE ZONING OF PROPERTY WITH THE  
CURRENT ADDRESS OF 443 SOUTH CURTIS AVE., PEA RIDGE ARKANSAS,  
72751 (PARCEL NO. 13-00086-000) AND LEGAL DESCRIPTION IN SECTION 1  
FROM R1 (RESIDENTION) TO C1 (COMMERCIAL).

Alderman Keene, 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.

December 17, 2024

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 Neil, 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.

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.

Alderwoman Larsen, seconded by Alderwoman Telgemeier, moved to introduce Ordinance Number 871 by title only. The roll being called, the vote was as follows: Ginger Larsen voted aye, Nadine Telgemeier voted aye; Steve Guthrie voted aye; Matt Blood voted aye; Cody Keene voted aye; and Jeff Neil voted aye. Motion passed.

Mayor See read Ordinance Number 871 by title only, which is entitled:

AN ORDINANCE ADOPTING A MASTER PARKS/OPEN SPACE PLAN FOR THE  
CITY OF PEA RIDGE, AND FOR OTHER PURPOSES

Alderman Keene, 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.

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.

December 17, 2024

Alderman Keene, seconded by Alderman Neil, moved to introduce Ordinance Number 872 by title only. The roll being called, the vote was as follows: Ginger Larsen voted aye, Nadine Telgemeier voted aye; Steve Guthrie voted aye; Matt Blood voted aye; Cody Keene voted aye; and Jeff Neil voted aye. Motion passed.

Mayor See read Ordinance Number 872 by title only, which is entitled:

AN ORDINANCE ACCEPTING THE ANNEXATION OF CERTAIN TERRITORY TO THE CITY OF PEA RIDGE; APPROVING THE SCHEDULE OF SERVICES TO BE EXTENDED TO SAID AREA; AND ASSIGNING SUCH ATEA TO A WARD.

Alderman Keene, 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 Blood, 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.

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 Blood, moved to introduce Ordinance Number 873 by title only. The roll being called, the vote was as follows: Ginger Larsen voted aye, Nadine Telgemeier voted aye; Steve Guthrie voted aye; Matt Blood voted aye; Cody Keene voted aye; and Jeff Neil voted aye. Motion passed.

Mayor See read Ordinance Number 873 by title only, which is entitled:

AN ORDINANCE ACCEPTING THE ANNEXATION OF CERTAIN TERRITORY TO THE CITY OF PEA RIDGE; APPROVING THE SCHEDULE OF SERVICES TO BE EXTENDED TO SAID AREA; AND ASSIGNING SUCH AREA TO A WARD.

December 17, 2024

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 Neil, 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.

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 Blood, seconded by Alderman Guthrie, moved to introduce Ordinance Number 874 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 874 by title only, which is entitled:

AN ORDINANCE AMENDING PEA RIDGE MUNICIPAL CODE SECTION 10.08.01, TITLED "WATER RATES; SPECIAL ASSESSMENT"; DECLARING AN EMERGENCY; 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 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.

December 17, 2024

Alderman Blood, seconded by Alderman Neil, 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, seconded by Alderman Blood, moved to introduce Ordinance Number 875 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 875 by title only, which is entitled:

AN ORDINANCE WAIVING THE REQUIREMENTS OF COMPETITIVE BIDDING;  
DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

Alderman Keene, 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 Blood, 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.

Alderman Keene, seconded by Alderman Blood, 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.

December 17, 2024

Alderwoman Telgemeier, seconded by Alderman Guthrie, moved to introduce Ordinance Number 876 by title only. The roll being called, the vote was as follows: Ginger Larsen voted aye, Nadine Telgemeier voted aye; Steve Guthrie voted aye; Matt Blood voted aye; Cody Keene voted aye; and Jeff Neil voted aye. Motion passed.

Mayor See read Ordinance Number 876 by title only, which is entitled:

AN ORDINANCE AMENDING PEA RIDGE  
MUNICIPAL CODE SECTION 13.04.03 B

Alderman Keene, 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 Alderwoman Telgemeier, 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 read Resolution Number 542, which is entitled:

A RESOLUTION TO SECURE SERVICES FROM THE REDPOINTE GROUP, LLC

Alderman Keene moved, seconded by Alderman Blood to approve Resolution Number 542 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 2024 Amended Budget was presented with the Total Receipts/Expenditures for each department as follows:

December 17, 2024

CITY GENERAL	13,300,150.00
CITY PARK	1,098,000.00
FIRE DEPARTMENT ACT 833	35,000.00
IMPACT FEES	1,392,000.00
LIBRARY	101,800.00
NEW 1% SALES TAX	2,500,000.00
STREET DEPARTMENT	1,662,700.00
TOTAL AMENDED BUDGET AMOUNT	\$20,089,650.00

Mayor See read Resolution Number 541, which is entitled:

A RESOLUTION AMENDING THE BUDGET FOR OPERATION OF THE CITY OF PEA RIDGE FOR THE CALENDAR YEAR 2024.

Alderman Neil moved, seconded by Alderman Blood to approve Resolution Number 541 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 545, which is entitled:

A RESOLUTION APPOINTING AN ATTORNEY FOR THE CITY OF PEA RIDGE, ARKANSAS

Alderman Keene moved, seconded by Alderman Blood to approve Resolution Number 545 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 546, which is entitled:

A RESOLUTION APPOINTING A CITY PROSECUTING FOR THE CITY OF PEA RIDGE, ARKANSAS

Alderman Keene moved, seconded by Alderman Blood to approve Resolution Number 546 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.

December 17, 2024

Alderman Keene moved, seconded by Alderman Neil to advertise for a Fire Department Command vehicle. 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 moved, seconded by Alderman Blood to give all employees an \$1.50 per hour increase this year keeping in line with the COLA percentage of 2.4%. 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 Neil moved, seconded by Alderman Blood to vote against the Benton/Washington Regional Public Water Authority (Two Ton) Capital Improvement Plan. 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.

Announcements:

Mayor See thanked Alderman Matt Blood for his 2 years of dedicated service on the Pea Ridge City Council.

Mayor See congratulated Kaleb Tuner for receiving the Highest Award for Achievement in the Dale Carnegie Class he recently attended.

Upcoming Events:

Mayor See thanked all employees for a great year and wished everyone a Merry Christmas.

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

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Nathan See, Mayor

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Sandy Button, City Clerk