

Pea Ridge City Council
Regular Meeting
April 15, 2025

The Pea Ridge City Council met in a Regular Meeting on Tuesday, April 15, 2025, 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, Bob Morrison, Steve Guthrie, Cody Keene and Jeff Neil. Also present was City Attorney Shane Perry.

Others present were: Nick Larsen, Clint Bowen, Dustin Phy, Keegan Stanton, Jamie Wagner, Jake Wagner, Jasmine Johnson, Donna Beaver, Ken Hayes, Annette Beard, Kevin Hayes, Daniel Koster and Adam Stokes.

Mayor See called the meeting to order.

Alderman Keene opened the meeting in prayer followed by the Pledge of Allegiance.

Public Comments:

Alderman Keene moved, seconded by Alderman Guthrie to approve the minutes of the March 18, 2025, Regular Meeting. The roll being called, the vote was as follows: Ginger Larsen voted aye; Nadine Telgemeier voted aye; Bob Morrison voted aye; Steve Guthrie voted aye; Cody Keene voted aye; and Jeff Neil voted aye. Motion passed.

On a recommendation from CEI Engineering Associates, Inc., Alderman Neil moved, seconded by Alderman Guthrie to approve the bid for Carr Street Improvements Project from Dean Crowder Construction, Inc. in the amount of \$1,891,920.12. The roll being called, the vote was as follows: Ginger Larsen voted aye; Nadine Telgemeier voted aye; Bob Morrison voted aye; Steve Guthrie voted aye; Cody Keene recused; and Jeff Neil voted aye. Motion passed.

Mayor See read Resolution Number 556, which is entitled:

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO A CONTRACT WITH HALFF ASSOCIATES, INC.

Alderman Keene moved, seconded by Alderman Guthrie to approve Resolution Number 556 as read. The roll being called, the vote was as follows: Ginger Larsen voted aye; Nadine Telgemeier voted aye; Bob Morrison voted aye; Steve Guthrie voted aye; Cody Keene voted aye; and Jeff Neil voted aye. Motion passed.

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Mayor See read Resolution Number 554, which is entitled:

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AGREEMENTS WITH NABHOLZ CONSTRUCTION CORPORATION

Alderman Neil moved, seconded by Alderman Morrison to approve Resolution Number 554 as read. The roll being called, the vote was as follows: Ginger Larsen voted aye; Nadine Telgemeier voted aye; Bob Morrison voted aye; Steve Guthrie voted aye; Cody Keene recused; and Jeff Neil voted aye. Motion passed.

Alderman Keene, seconded by Alderman Guthrie, moved to introduce Ordinance Number 901 by title only. The roll being called, the vote was as follows: Ginger Larsen voted aye, Nadine Telgemeier voted aye; Bob Morrison voted aye; Steve Guthrie voted aye; Cody Keene voted aye; and Jeff Neil voted aye. Motion passed.

Mayor See read Ordinance Number 901 by title only, which is entitled:

AN ORDINANCE ACCEPTING THE FINAL PLAT OF WALNUT HILL SUBDIVISION PHASE V, 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 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; Bob Morrison 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 carried, and the rule suspended. Mayor See then read the Ordinance by title only.

Alderman Keene, seconded by Alderman Morrison, 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; Bob Morrison voted aye; Steve Guthrie voted aye; Cody Keene voted aye; and Jeff Neil voted aye. Motion passed.

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; Bob Morrison 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 and Emergency Clause 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 Alderwoman Larson, moved to introduce Ordinance Number 900 by title only. The roll being called, the vote was as follows: Ginger Larsen voted aye, Nadine Telgemeier voted aye; Bob Morrison voted aye; Steve Guthrie voted aye; Cody Keene voted aye; and Jeff Neil voted aye. Motion passed.

Mayor See read Ordinance Number 900 by title only, which is entitled:

AN ORDINANCE AMENDING THE ZONING OF PROPERTY WITH THE CURRENT ADDRESS OF 522 Kelly Lane, PEA RIDGE, ARKANSAS, 72751 (PARCEL NO. 13-00014-001, 13-00548-000, 13-00648-001, 13-00014-002, 13-00014-011, 13-00014-008, and 13-00014-006) AND LEGAL DESCRIPTION IN SECTION 1 FROM A, AGRICULTURE; RE, RESIDENTIAL ESTATE; AND R-1, LOW DENSITY RESIDENTIAL TO R-1, LOW DESITY RESIDENTIAL.

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; Bob Morrison 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 carried, and the rule suspended. Mayor See then read the Ordinance by title only.

Alderman Keene, seconded by Alderman Morrison, 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; Bob Morrison 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 Alderwoman Larsen, moved to introduce Ordinance Number 897 by title only. The roll being called, the vote was as follows: Ginger Larsen voted aye, Nadine Telgemeier voted aye; Bob Morrison voted aye; Steve Guthrie voted aye; Cody Keene voted aye; and Jeff Neil voted aye. Motion passed.

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Mayor See read Ordinance Number 897 by title only, which is entitled:

AN ORDINANCE AMENDING THE ZONING OF PROPERTY WITH THE CURRENT ADDRESS OF LEE TOWN ROAD/GREER STREET, PEA RIDGE ARKANSAS, 72751 (PARCEL NO. 13-00075-126) AND LEGAL DESCRIPTION IN SECTION 1 FROM R-2, MEDIUM DENSITY RESIDENTIAL AND R-3, HIGH DENSITY RESIDENTIAL TO R-2, MEDIUM DENSITY RESIDENTIAL

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; Bob Morrison 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 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; Bob Morrison 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 Alderwoman Larsen, moved to introduce Ordinance Number 899 by title only. The roll being called, the vote was as follows: Ginger Larsen voted aye, Nadine Telgemeier voted aye; Bob Morrison voted aye; Steve Guthrie voted aye; Cody Keene voted aye; and Jeff Neil voted aye. Motion passed.

Mayor See read Ordinance Number 899 by title only, which is entitled:

AN ORDINANCE AMENDING THE ZONING OF PROPERTY WITH THE CURRENT ADDRESS OF 14245 DOVE ROAD, PEA RIDGE ARKANSAS, 72751 (PARCEL NO. 13-00124-050) AND LEGAL DESCRIPTION IN SECTION 1 FROM A, AGRICULTURE, TO C-2, GENERAL COMMERCIAL.

Alderman Neil, 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; Bob Morrison voted aye; Steve Guthrie voted aye; Cody Keene voted aye; and Jeff Neil voted aye. Motion passed.

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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 carried, and the rule suspended. Mayor See then read the Ordinance by title only.

Alderman Neil, 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; Bob Morrison 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 Guthrie, moved to introduce Ordinance Number 898 by title only. The roll being called, the vote was as follows: Ginger Larsen voted aye, Nadine Telgemeier voted aye; Bob Morrison voted aye; Steve Guthrie voted aye; Cody Keene voted aye; and Jeff Neil voted aye. Motion passed.

Mayor See read Ordinance Number 898 by title only, which is entitled:

AN ORDINANCE AMENDING THE ZONING OF PROPERTY WITH THE
CURRENT ADDRESS OF 12690 SHRADER ROAD, PEA RIDGE
ARKANSAS, 72751 (PARCEL NO. 18-05604-000) AND LEGAL DESCRIPTION IN
SECTION 1 FROM A, AGRICULTURE, TO PZD, PLANNED ZONING DISTRICT.

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; Bob Morrison voted aye; Steve Guthrie voted aye; Cody Keene voted aye; and Jeff Neil voted aye. Motion passed.

Alderwoman Telgemeier moved to send Ordinance Number 898 back to the Planning Commission for further review. Motion died for lack of a second.

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 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 nay; Bob Morrison 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 896 by title only. The roll being called, the vote was as follows: Ginger Larsen voted aye, Nadine Telgemeier voted aye; Bob Morrison voted aye; Steve Guthrie voted aye; Cody Keene voted aye; and Jeff Neil voted aye. Motion passed.

Mayor See read Ordinance Number 896 by title only, which is entitled:

AN ORDINANCE AMENDING 14.04.02 AND 14-04-05 TO THE PEA RIDGE MUNICIPAL CODE, AND FOR OTHER PURPOSES

Alderman Keene, seconded by Alderman Morrison, 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; Bob Morrison 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 carried, and the rule suspended. Mayor See then read the Ordinance by title only.

Alderman Keene, seconded by Alderman Neil, 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; Bob Morrison 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 Guthrie, moved to introduce Ordinance Number 893 by title only. The roll being called, the vote was as follows: Ginger Larsen voted aye, Nadine Telgemeier voted aye; Bob Morrison voted aye; Steve Guthrie voted aye; Cody Keene voted aye; and Jeff Neil voted aye. Motion passed.

Mayor See read Ordinance Number 893 by title only, which is entitled:

AN ORDINANCE ADDING 15.04.06.L TO THE PEA RIDGE MUNICIPAL CODE; AND FOR OTHER PURPOSES.

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Alderman Keene, seconded by Alderman Morrison, 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; Bob Morrison voted aye; Steve Guthrie voted aye; Cody Keene voted aye; and Jeff Neil voted aye. Motion passed.

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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 carried, and the rule suspended. Mayor See then read the Ordinance by title only.

Alderman Keene, seconded by Alderman Morrison, 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 nay; Bob Morrison 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 Guthrie, moved to introduce Ordinance Number 895 by title only for the third reading. The roll being called, the vote was as follows: Ginger Larsen voted aye, Nadine Telgemeier voted aye; Bob Morrison voted aye; Steve Guthrie voted aye; Cody Keene voted aye; and Jeff Neil voted aye. Motion passed.

Mayor See read Ordinance Number 895 by title only, which is entitled:

AN ORDINANCE AMENDING THE ZONING OF PROPERTY WITH THE CURRENT ADDRESS OF 1325 WEST PICKENS ROAD, PEA RIDGE, ARKANSAS 72751 (PARCEL NO. 13-00184-501) AND LEGAL DESCRIPTION IN SECTION 1 FROM R-1 (Low Density Residential) TO C-1 (Neighborhood Commercial)

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; Bob Morrison 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 carried, and the rule suspended. Mayor See then read the Ordinance by title only.

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City Attorney Shane Perry read the following excerpt from the City Code:

Approval Criteria. The criteria for approval of a rezoning are set out in this section. Not all of the criteria must be given equal consideration by the planning commission or city council in reaching a decision. The criteria to be considered shall include but not be limited to the following:

Consistency of the proposal with the comprehensive plan.

Consistency of the proposal with the purpose of these regulations

Compatibility of the proposal with the zoning, uses and character of the surrounding area.

Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment.

Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, and impact on property value, traffic, drainage, visual impairment, odor, noise, light, vibration, hours of use/operation, and any restriction to the normal and customary use of the affected property.

Length of time the subject property has remained vacant as zoned, as well as its zoning at the time of purchase by the applicant; and

Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services.

Alderman Neil, seconded by Alderwoman Telgemeier, moved that the Ordinance be denied. 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 nay, Nadine Telgemeier voted aye; Bob Morrison voted nay; Steve Guthrie voted nay; Cody Keene voted nay; and Jeff Neil voted aye. Motion failed.

Alderwoman Larsen, 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 nay; Bob Morrison voted aye; Steve Guthrie voted aye; Cody Keene voted aye; and Jeff Neil voted nay. 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 moved, seconded by Alderman Keene to approve the following Permanent Easement and Right of Way Grants:

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Jack and Tammy Johnson – 608 Carr Street, 13-00336-000
Ronnie and Patsy Hurd – 632 Carr Street, 13-00335-000
Luke Johnson – 324 Carr Street – 13-00563-000
James D. Beard – 235 Lynn Drive – 13-01716-000
Raymond Gonce – 424 Carr Street, 13-00356-000
Collier Diversification Specialties LLC – 249 Townsend Way – 13-02684-000
Julie Gall – 480 Carr Street -13-00351-00, 13-00352-000
Robert Huffman – 193 Price Street – 13-00431-000
Susan and Randy Pennington – 124 Lindsay Street – 13-00572-000
Michael Denman, John Denman, Paula Sinclair – 185 Hays Street – 13-00440-000
Jimmy and Karen Hall – 186 Hays Street – 13-00443-000
Hal Evans – 185 Patton Street – 13-00334-000
Zachary Richardson and Kaitlyn White – 184 Price Street – 13-00432-000
Wal-Mart Real Estate Business Trust – 240 Slack Street – 13-00346-000

The roll being called, the vote was as follows: Ginger Larsen voted aye, Nadine Telgemeier voted aye; Bob Morrison voted aye; Steve Guthrie voted aye; Cody Keene voted aye; and Jeff Neil voted aye. Motion passed.

Mayor See read Resolution Number 558, which is entitled:

A RESOLUTION FOR THE FEDERAL-AID TRANSPORTATION ALTERNATIVES PROGRAM OR RECREATIONAL TRAILS PROGRAM FUNDS 80% FEDERAL PARTICIPATION AND 20% LOCAL MATCH GRANT TO DEVELOP AN ACTIVE TRANSPORTATION MASTER PLAN

Alderman Keene moved, seconded by Alderman Neil to approve Resolution Number 558 as read. The roll being called, the vote was as follows: Ginger Larsen voted aye; Nadine Telgemeier voted aye; Bob Morrison voted aye; Steve Guthrie voted aye; Cody Keene voted aye; and Jeff Neil voted aye. Motion passed.

Alderman Neil moved, seconded by Alderman Keene to approve the Certificate of Destruction for shredding outdated documents for the City of Pea Ridge, Pea Ridge District Court and Water/Sewer Department as presented. The roll being called, the vote was as follows: Ginger Larsen voted aye; Nadine Telgemeier voted aye; Bob Morrison voted aye; Steve Guthrie voted aye; Cody Keene voted aye; and Jeff Neil voted aye. Motion passed.

Mayor See presented Water Wastewater director Ken Hayes with a plaque to commemorate his remarkable achievement of 20 years of service to the City of Pea Ridge. While achieving this milestone Ken has officially retired. Gratitude was expressed for his years of hard work and dedication.

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Announcements

Upcoming Events:

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

Nathan See, Mayor

Sandy Button, City Clerk