

Pea Ridge City Council
Regular Meeting
March 18, 2025

The Pea Ridge City Council met in a Regular Meeting on Tuesday, March 18, 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: Jasmine Johnson, Nick Larsen, Jody Morrison, Dustin Phy, Monte Keene, Roy Wade, Jake Wagner, Jamie Wagner, Ben Sebree, Monte Keene, Kent Richardson, Keegan Staton, Ben Osowiecki., Sue Elverston, Annette Beard, Karen Sherman, Lynn Hahn, Clint Bowen, and Ken Hayes.

Mayor See called the meeting to order.

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

Public Comments: Kent Richardson, 2410 Turner Way, Pea Ridge, addressed the Council about a drainage concern on his property on Turner Way. Mr. Richardson was informed that the engineering for the drainage on this property is being completed.

Ben Sebree, 304 McNair Street, Pea Ridge, spoke to the council concerning an event where he and his neighbor had to negotiate the cost split of having a falling down tree removed. He asked the council to consider language in an ordinance that would help in situations concerning safety issues between neighbors.

Alderman Guthrie moved, seconded by Alderman Keene to approve the minutes of the February 17, 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.

Alderman Keene, seconded by Alderman Neil, moved to introduce Ordinance Number 881 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 881 by title only, which is entitled:

AN ORDINANCE ADOPTING AN UPDATED COMPREHENSIVE/FUTURE LAND USE PLAN AND AN UPDATED MASTER STREET PLAN FOR THE CITY OF PEA RIDGE; AND FOR OTHER PURPOSES

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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.

The council discussed the December 31, 2023, City of Pea Ridge Regulatory Basis Financial Statements and Other Reports from Legislative Audit. The City again had a perfect audit with no comments. Alderman Keene moved, seconded by Alderman Guthrie to accept the 2023 Audit 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.

Alderman Keene, seconded by Alderman Guthrie, moved to introduce Ordinance Number 894 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 894 by title only, which is entitled:

AN ORDINANCE UPDATING THE PEA RIDGE POLICE DEPARTMENT
POLICY AND PROCEDURE MANUAL; DECLARING AN EMERGENCY;
AND FOR OTHER PURPOSES

Alderman Neil, seconded by Alderwoman Larsen, 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 Alderwoman Larson, 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.

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Alderman Neil, 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.

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 Neil moved, seconded by Alderman Keene to accept the Asset Dedication for 7Brew Pea Ridge as listed below:

Fire Hydrant Assembly 1 EA @ \$9,284 EA = \$9,284
(Includes 8" x 6" Tee, 6" Gate Valve, and Hydrant)

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 moved, seconded by Alderman Guthrie to approve the following Permanent Easement and Right of Way Grants:

Juan Diaz, Parcel # 18-05599-001 – 12508 Shrader Road
Steven and Tisha Jordan, Parcel # 13-00045-000 – 1759 Klauss Lane
Jared and Tamara Jennings, Parcel # 18-05599-002 – 12554 Shrader Road
Steven Bailey, Parcel # 18-05599-005 – 12510 Shrader Road
Jacqueline Brenner and Alberta King, Parcel # 13-00045-001 – 1625 Klauss Lane

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 Alderwoman Larsen, moved to introduce Ordinance Number 890 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 890 by title only, which is entitled:

AN ORDINANCE AMENDING THE ZONING OF PROPERTY WITH THE
CURRENT ADDRESS OF CARR STREET/WEST TINNIN STREET, PEA RIDGE
ARKANSAS, 72751 (PARCEL NO. 13-00351-001) AND LEGAL DESCRIPTION IN
SECTION 1 FROM R-1, LOW DENSITY RESIDENTIAL TO C-1, NEIGHBORHOOD
COMMERCIAL

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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.

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 Alderwoman Larsen, moved to introduce Ordinance Number 891 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 891 by title only, which is entitled:

AN ORDINANCE AMENDING THE ZONING OF PROPERTY WITH THE
CURRENT ADDRESS OF 1089 NORTH DAVIS STREET, PEA RIDGE ARKANSAS,
72751 (PARCEL NO. 13-00286-001) AND LEGAL DESCRIPTION IN
SECTION 1 FROM R-1, LOW DENSITY RESIDENTIAL TO R-2, MEDIUM
DENSITY RESIDENTIAL

Alderman Keene, seconded by Alderwoman Larsen, 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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Alderman Guthrie, 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 Neil, seconded by Alderman Keene, moved to introduce Ordinance Number 892 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 892 by title only, which is entitled:

AN ORDINANCE AMENDING THE ZONING OF PROPERTY WITH THE CURRENT LOCATION OF 4.0 ACRES ON SUGAR CREEK ROAD (PARCEL NO. 13-01205-007) AND LEGAL DESCRIPTION IN SECTION 1 FROM A, AGRICULTURE TO R-1, LOW 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.

Mayor See read Resolution Number 555, which is entitled:

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AN AGREEMENT WITH ALLIED SERVICES, LLC DBA REPUBLIC SERVICES OF BELLA VISTA

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Alderman Larson moved, seconded by Alderman Morrison to approve Resolution Number 555 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.

Announcements: Mayor See stated there are several bills being considered in the State Legislation right now that citizens should be aware of and if necessary, should contact their Senator or Representative with opinions.

Upcoming Events:

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

Nathan See, Mayor

Sandy Button, City Clerk