

Pea Ridge City Council
Regular Meeting
August 19, 2025

The Pea Ridge City Council met in a Regular Meeting on Tuesday, August 19, 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: Annette Beard, Stephanie Shaw, Monte Keene, Dustin Phy, Michael Aldridge, Susie Aldridge, Jamie Wagner, Keegan Stanton, Nick Larsen, Jasmine Johnson, Ed Bertola, Carmen Bertola, Karen Sherman, Lynn Hahn, Neil Nelson, Adam Stokes and Jody Morrison.

Mayor See called the meeting to order.

Alderman Telgemeier opened the meeting in prayer which was followed by the Pledge of Allegiance.

Public Comments: None

Alderman Keene moved, seconded by Alderman Guthrie to approve the minutes of the July 8, 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 moved, seconded by Alderman Neil, moved to introduce Ordinance Number 909 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 909 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

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.

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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 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 Neil moved, seconded by Alderwoman Larsen, moved to introduce Ordinance Number 910 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 910 by title only, which is entitled:

AN ORDINANCE AMENDING THE ZONING OF PROPERTY WITH THE CURRENT ADDRESS OF 494 SOUTH DAVIS STREET, PEA RIDGE ARKANSAS 72751 (PARCEL NOs. 13-00007-000 & 13-00006-000) AND LEGAL DESCRIPTION IN SECTION 1 FROM R-1 LOW DENSITY RESIDENTIAL AND A, AGRICULTURE TO R-2, MEDIUM DENSITY RESIDENTIAL AND LEGAL DESCRIPTION IN SECTION 2 FROM A, AGRICULTURE TO R-1, LOW DENSITY RESIDENTIAL.

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 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.

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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 moved, seconded by Alderman Neil, moved to introduce Ordinance Number 912 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 912 by title only, which is entitled:

AN ORDINANCE AMENDING PORTIONS OF TITLE 11, BUILDING AND
CONSTRUCTION, OF THE PEA RIDGE MUNICIPAL CODE, DECLARING AN
EMERGENCY, AND FOR OTHER PURPOSES

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 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.

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; 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 Alderwoman Larsen, moved to introduce Ordinance Number 913 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 913 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; AND ZONING SAID AREA C-2, GENERAL COMERCIAL (955 Slack Street)

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 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.

Alderwoman Larsen moved, seconded by Alderman Keene, moved to introduce Ordinance Number 915 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 915 by title only, which is entitled:

AN ORDINANCE GOVERNING THE USE OF ARTIFICIAL INTELLIGENCE (AI), ADOPTING AN AI POLICY INTO THE EMPLOYEE HANDBOOK 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; 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 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.

Alderman Neil, seconded by Alderwoman Larsen, 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 Alderwoman Larsen, moved to introduce Ordinance Number 916 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 916 Number 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

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 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.

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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 moved, seconded by Alderwoman Larsen, moved to introduce Ordinance Number 917 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 917 by title only, which is entitled:

AN ORDINANCE AMENDING THE ZONING OF PROPERTY WITH THE
CURRENT ADDRESS OF SOUTHWEST CORNER OF NORTH HIGHWAY 94 AND
NORTH HARVEY WAKEFIELD AVENUE, PEA RIDGE ARKANSAS, 72751
(PARCEL NO. 13-01052-000) AND LEGAL DESCRIPTION IN SECTION 1 FROM C-
1, NEIGHBORHOOD COMMERCIAL TO C-2, GENERAL 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.

Alderwoman Larsen, 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 Neil, seconded by Alderman Morrison, moved to introduce Ordinance Number 918 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 918 by title only, which is entitled:

AN ORDINANCE ACCEPTING THE FINAL PLAT OF ROLLING MEADOWS SUBDIVISION PHASE 1, PEA RIDGE, BENTON COUNTY, ARKANSAS; THE DEDICATION OF UTILITY EASEMENTS, STREETS, AND OTHER PUBLIC WAYS THEREIN; AND DECLARING AN EMERGENCY.

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

Alderman Keene, seconded by Alderman Morrison, 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.

Mayor See read a letter of resignation from Alderman Jeff Neil, Ward 2, Position 2, effective August 29, 2025. Mayor See and the Council thanked Alderman Neil for his dedication and valuable contribution to the City of Pea Ridge, Pea Ridge Schools and the community. Mayor See stated that several applications have been received for this position and that interviews would be conducted at the September 9, 2025, Council work session.

Announcements:

Mayor See congratulated Keegan Stanton and Dustin Phy for completing three years at the Community Development Institute at UCA in Conway, they both passed their exam and are now Professional Community and Economic Developers.

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Mayor See introduced Stephanie Shaw, the new City of Pea Ridge GIS Director, and welcomed her to Pea Ridge. She will be working with all department heads, coordinating the use of the Geographic Information System.

Upcoming Events:

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

Nathan See, Mayor

Sandy Button, City Clerk