

Pea Ridge City Council
Regular Meeting
December 16, 2025

The Pea Ridge City Council met in a Regular Meeting on Tuesday, December 16, 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 Michael Alldredge. Also present was City Attorney Shane Perry.

Others present were: Annette Beard, Rich Fordham, Tom O'Neal, Lynn Hahn, Joshua Johnson, Tiffany Keene, Jamie Wagner, Jake Wagner, Dustin Phy, Karen Sherman, Bret Jones, Benjamin Miller, Billy Miller, Mike Seay and Roy Wade.

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 Alldredge to approve the minutes of the November 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 Michael Alldredge voted aye. Motion passed.

Chief of Police Lynn Hahn presented a Life Saving Award to Benjamin Millard for his quick response during a major medical emergency that saved his father's life. The Mayor, Council and several friends and family applauded Benjamin and called him a true hero!

Mayor See adjourned the Council Meeting and opened the Public Hearing to address an appeal from Robert L. Mader Jr. This appeal was in reference to the Pea Ridge Planning Commission denial for a rezoning request for the property at 12725 4-K Rance Drive, Pea Ridge, Arkansas.

Upon reconvening into open session, Alderman Keene moved, seconded by Alderman Guthrie, to introduce Ordinance Number 937 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 Michael Alldredge voted aye. Motion passed.

Mayor See read Ordinance Number 937 by title only, which is entitled:

December 16, 2025

AN ORDINANCE AMENDING THE ZONING OF PROPERTY WITH THE CURRENT ADDRESS OF 12725 4-K RANCH DRIVE, PEA RIDGE, AR 72751 (PARCEL NO. 13-00019-000) AND LEGAL DESCRIPTION IN SECTION 1 FROM A, AGRICULTURE TO RE, RESIDENTIAL ESTATE AND THE OFFICIAL ZONING MAP BE AMENDED AS SUCH.

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 Michael Alldredge 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 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 nay, Nadine Telgemeier voted aye; Bob Morrison voted aye; Steve Guthrie voted aye; Cody Keene voted aye; and Michael Alldredge 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 moved, seconded by Alderman Morrison, to approve advertising for bids for Charles Street Extension Project. 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 Michael Alldredge voted aye. Motion passed.

Alderman Keene moved, seconded by Alderman Morrison, to introduce Ordinance Number 933 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 Michael Alldredge voted aye. Motion passed.

Mayor See read Ordinance Number 933 by title only, which is entitled:

AN ORDINANCE AMENDING PEA RIDGE MUNICIPAL CODE CHAPTER 5.20;
AND FOR OTHER PURPOSES

December 16, 2025

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 Michael Alldredge 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 Michael Alldredge 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 Guthrie moved, seconded by Alderman Alldredge, to introduce Ordinance Number 934 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 Michael Alldredge voted aye. Motion passed.

Mayor See read Ordinance Number 934 by title only, which is entitled:

AN ORDINANCE AMENDING CHAPTER 8.20, SPEED, OF THE PEA RIDGE MUNICIPAL CODE; AND FOR OTHER PURPOSES

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 Michael Alldredge 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.

December 16, 2025

Alderman Keene, seconded by Alderman Alldredge, 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 Michael Alldredge 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 moved, seconded by Alderman Morrison, to introduce Ordinance Number 935 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 Michael Alldredge voted aye. Motion passed.

Mayor See read Ordinance Number 935 by title only, which is entitled:

AN ORDINANCE ACCEPTING THE FINAL PLAT OF LEXINGTON SUBDIVISION PHASE 1, 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 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 Michael Alldredge 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 Alldredge, 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 Michael Alldredge 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 Michael Alldredge voted aye. Motion passed.

December 16, 2025

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 Alderman Morrison, to introduce Ordinance Number 936 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 Michael Alldredge voted aye. Motion passed.

Mayor See read Ordinance Number 936 by title only, which is entitled:

**AN ORDINANCE WAIVING THE REQUIREMENTS OF COMPETITIVE BIDDING;
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 Michael Alldredge 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 Michael Alldredge 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 Michael Alldredge 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.

The 2025 Amended Budget was presented with the Total Receipts/Expenditures for each department as follows:

December 16, 2025

CITY GENERAL	\$ 13,383,289.00
CITY PARK	421,000.00
FIRE DEPARTMENT ACT 833	40,000.00
IMPACT FEES	1,351,450.00
LIBRARY	88,100.00
NEW 1% SALES TAX	3,600,000.00
STREET DEPARTMENT	1,693,000.00
 TOTAL AMENDED BUDGET AMOUNT	 \$ 20,576,839.00

Mayor See read Resolution Number 575, which is entitled:

**A RESOLUTION AMENDING THE BUDGET FOR OPERATION OF THE CITY OF
PEA RIDGE FOR THE CALENDAR YEAR 2025.**

Alderman Alldredge moved, seconded by Alderman Keene to approve Resolution Number 575 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 Michael Alldredge voted aye. Motion passed.

Mayor See read Resolution Number 578, which is entitled:

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

Alderman Keene moved, seconded by Alderman Alldredge to approve Resolution Number 578 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 Michael Alldredge voted aye. Motion passed.

Mayor See read Resolution Number 579, which is entitled:

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

Alderman Keene moved, seconded by Alderman Alldredge to approve Resolution Number 579 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 Michael Alldredge voted aye. Motion passed.

December 16, 2025

Alderwoman Telgemeier moved, seconded by Alderman Keene to give all employees a \$1.25 per hour increase this year keeping in line with the COLA percentage of 2.8%. 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 Michael Alldredge voted aye. Motion passed.

Alderman Keene moved, seconded by Alderman Guthrie to increase Mayor See's yearly income by \$5,000 for cost of living. 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 Michael Alldredge voted aye. Motion passed.

Alderwoman Telgemeier stated "after doing the breakdown and having some discussion I'd like to request that the City but get councils input that next year when bonuses and cost of living are on the agenda that it also comes with a recommendation of the City since it is a fiscal item and that aligns with our other fiscal items – you know here is the what, here is the why, here's the how because as we grow we need to make and have 80 employees plus employees where the dollar falls where's the analysis behind it and I would like to request that and see what you all think."

Announcements: Mayor See congratulated Brently Morris on winning the 2025 YETI Junior NFR 12-and-Under Tie-Down Roping Champion!

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.

Nathan See, Mayor

Sandy Button, City Clerk