



Mayor Nathan See

City Clerk Sandy Button

**REGULAR COUNCIL MEETING
TUESDAY, JANUARY 20, 2026, 6:00 P.M.
PEA RIDGE CITY HALL - COUNCIL ROOM**

1. CALL TO ORDER
2. OPENING PRAYER
3. PLEDGE OF ALLEGIANCE
4. ROLL CALL
5. PUBLIC COMMENTS
6. APPROVE THE MINUTES OF THE DECEMBER 16, 2025, PUBLIC HEARING MEETING
APPROVE THE MINUTES OF THE DECEMBER 16, 2025, REGULAR MEETING
7. KEVIN BURDICK – DISC GOLF DOJO (SHOP) – WORK SESSION ONLY
8. EDDIE BERTOLA – ALERTING AUTHORITY – WORK SESSION ONLY
9. RESOLUTION 580 – A RESOLUTION AUTHORIZING RULES OF ORDER AND PROCEDURE
FOR THE PEA RIDGE CITY COUNCIL
10. OPEN BIDS FOR SOLID WASTE COLLECTION
11. APPROVAL TO ADVERTISE FOR AMBULANCE BIDS
12. TRANSFER OF EQUIPMENT 2016 CABIN CHASIC FROM FIRE DEPT. TO STREET DRPT.
13. APPOINT 2026 PLANNING COMMISSION MEMBERS
14. ORDINANCE NO. 923 – AN ORDINANCE AMENDING THE ZONING OF PROPERTY WITH THE
CURRENT ADDRESS OF APPROXIMATELY 800 FEET NORTH OF THE NORTHERN EDN OF
CAPTAIN MILLER BOULEVARD, PEA RIDGE, AR 72751 (PARCEL NOs. 13-00014-025 AND 13-
01200-018) AND LEGAL DESCRIPTION IN SECTION 1 FROM A, AGRICULTURE TO R-1, LOW
DENSITY RSIDENTIAL
15. ORDINANCE NO. 939 – AN ORDINANCE AMENDING ORDINANCE NO. 880 TO CORRECT A
TYPO IN THE LEGAL DESCRIPTION FOR ANNEXATION OF CERTAIN PROPERTY
16. ORDINANCE NO. 940 – AN ORDINANCE ACCEPTING THE FINAL PLAT OF WELLINGTON
HILLS PHASE 3 RESIDENTIAL SUBDIVISION, PEA RIDGE, BENTON COUNTY, ARKANSAS;



Mayor Nathan See

City Clerk Sandy Button

THE DEDICATION OF UTILITY EASEMENTS, STREETS, AND OTHER PUBLIC WAYS
THERIN; AND DECLARING AN EMERGENCY.

17. ORDINANCE NO. 941 – AN ORDINANCE ACCEPTING THE FINAL PLAT OF ROLLING
MEADOWS SUBDIVISION PHASE 2, PEA RIDGE, BENTON COUNTY, ARKANSAS; THE
DEDICATION OF UTILITY EASEMENTS, STREETS, AND OTHER PUBLIC WAYS THERIN;
AND DECLARING AN EMERGENCY.
18. ASSET DEDICATION TRACTOR SUPPLY
19. APPROVAL OF PERMANENT EASEMENTS AND RIGHT OF WAY GRANTS



This agenda is subject to change.

The city of Pea Ridge does not discriminate on the basis of race, color, national origin, sex, religion, age or handicapped status in employment or provision of services.

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 REQUIRMENTS 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

Aldерwoman 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.

Aldерwoman 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

Pea Ridge City Council
Public Hearing
December 16, 2025

The Pea Ridge City Council met in a Public Hearing 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 stated the purpose of the Public Hearing was to consider an appeal from the Pea Ridge Planning Commission on a Rezone Request from Robert L. Mader Jr. for property located at 12725 4-K Ranch Drive, Pea Ridge, Arkansas.

Mr. Mader explained his request and asked the Council to consider the rezone from agricultural to residential estate. Several residents of that area stated their concerns for this rezoning.

With no further comments or discussion, Mayor See declared the Public Hearing closed.

Nathan See, Mayor

Sandy Button, City Clerk

RESOLUTION NO. 580

**A RESOLUTION AUTHORIZING RULES OF ORDER AND PROCEDURE
FOR THE PEA RIDGE CITY COUNCIL**

WHEREAS, the City Council needs to adopt published Rules of Order and Procedure for its meetings.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the city of Pea Ridge, Arkansas:

Section 1: That the attached Rules of Order and Procedure are hereby adopted by the City Council for calendar year 2026.

Section 2: This resolution shall be in full force and effect from and after the date of its passage.

PASSED AND APPROVED this 20th day of January, in the year of our Lord, 2026.

NATHAN SEE, Mayor

ATTEST:

SANDY BUTTON, City Clerk-Treasurer

RULES OF ORDER AND PROCEDURE OF THE PEA RIDGE CITY COUNCIL

1. Regular Meetings

The City Council shall meet in regular session on the third Tuesday of each month at 6:00 P.M. The regular meeting time may be rescheduled by the City Council in special circumstances, but when so done the change must be made far enough in advance to allow normal public notification.

2. Location

The place of City Council meetings shall be in the City Council Chambers in City Hall.

3. Special Meetings

Special meetings may be called by three or more members of the City Council or by the Mayor. Notification of a special meeting, including specific items to be considered, shall be at least two hours prior to the meeting.

4. Executive Session

An executive session may be requested by any member of the City Council or the Mayor. A majority vote by the City Council is required to convene in executive session. Executive sessions will be permitted only for the purpose of considering the employment, appointment, promotion, demotion, disciplining, or resignation of any public officer or employee.

5. Committee of the Whole a.k.a. Work Session¹

Work session meetings may be called by three or more members of the City Council or by the Mayor. Notification of a work session, including specific items to be considered, shall be at least two hours prior to the meeting.

6. Quorum

A majority of the City Council shall be necessary to constitute a quorum to do business at a City Council meeting. The concurring vote of a majority of those attending a meeting shall be sufficient to pass procedural motions except a Motion to Suspend the Rules which requires four affirmative votes. Ordinances and Resolutions require four affirmative votes to pass.

7. Public Notification

The public shall be notified of all meetings in accordance with state law.

8. Voting

Ordinances shall require a roll call vote. Emergency clauses associated with ordinances shall require an undebatable separate roll call vote with a two-third majority approval. The City Clerk shall maintain a random roll call list of aldermen for each separate business item requiring a roll call vote.

Resolutions and all other motions of the Council may be approved by voice vote. A show of hands or roll call will be required on all non-unanimous votes to properly record the votes in the record.

¹ An informal meeting, generally called for the purpose of conducting an in-depth study on a limited number of topics. This type of meeting encourages exploration of subjects in more detail than is possible in regular council meetings because of time constraints and the pressure of other business.

9. Public Comment

Public comment is dedicated time for the public to speak to the City Council on topics that do not appear on the agenda. Speakers must identify themselves for the record and address the Council from the podium. Unrecognized comments from the audience are prohibited. Speakers recognized for comment will be limited to a maximum of three (3) minutes. The total time dedicated to public comment should not exceed twenty (20) minutes at any single meeting, unless the City Council votes to extend the comment period by majority vote.

10. Agenda Items at City Council Meetings

Agenda items shall consist of all items of city business needing City Council approval, judgment or review arising out of the city budget, city departments, city council committees, city committees, boards, and commissions, and all city systems and processes submitted for the purpose of City Council action. Planning Commission items are automatically forwarded to the Mayor's Office for inclusion on the agenda.

The agenda is prepared by the Office of the Mayor. All agenda items for consideration at regular City Council meetings must be submitted to the Office of the Mayor by 4:00 PM no later than 12 days prior to the City Council meeting. Items may be included later with the Mayor's approval; however, the published agenda shall not include items submitted after 12:00 PM the Friday before the Tuesday City Council meeting. All items should be submitted electronically (if applicable) with all necessary documentation including ordinances and/or resolutions.

- a. **Discussion of Agenda Items.** Debate on agenda items appearing before the City Council is reserved for the City Council. Public comment on agenda items at a City Council meeting may be allowed in specific situations for members of the audience when recognized by the Mayor. Speakers must identify themselves for the record and address the Council from the podium. Unrecognized comments from the audience are prohibited. Speakers recognized for comment will be limited to a maximum of three (3) minutes.

- b. **Items Tabled Indefinitely**

Any agenda item tabled indefinitely may be taken from the table by majority vote of the City Council during the calendar year in which it was tabled indefinitely. All items tabled indefinitely and remaining on the table at the end of the calendar year shall be deemed denied and rejected for all purposes on December 31st and shall not be considered by the City Council in the future unless brought forward as a new item.

11. Virtual City Council Meetings Authorized

After proper notice has been provided to the public, City Council members are authorized to assemble, gather, meet, and conduct open public meetings (including speaking, voting and passing ordinances and resolutions) through appropriate electronic means which ensure the public's right to attend by being able to listen to the proceedings and discussions.

Sandy Button

From: Sandy Button
Sent: Thursday, November 20, 2025 9:59 AM
To: legalads@nwadg.com
Subject: Bid Advertisement

Please publish the ad below two times in the Pea Ridge Times.

The City of Pea Ridge is requesting bids for the exclusive provision of residential and commercial solid waste services. Such services will include the collections of solid waste materials from residences, multiple-family dwellings, and commercial establishments as well as the transfer of such materials to disposal and processing sites. Sealed bids must be received at City Hall, P O Box 10, Pea Ridge, Ar. 72751, Attention Nathan See, Mayor, **January 6th, 2026 at 2:00 p.m.** Specifications may be picked up at Pea Ridge City Hall Monday – Friday, 8 am to 5 pm.



City of Pea Ridge
P.O. Box 10
Pea Ridge, AR 72751

Transfer of Fixed Asset

Date: 12/30/25

A Fixed Asset is defined as an item or unit of items with an original purchase price of \$5,000.00 or more.

Type of Transaction:

Transfer ☒ Surplus ☐ Recycle ☐

Asset Description:

Type of Equipment	2016 Ford
Manufacturer	Ford
Model Number	F450 XLT
Serial Number	VIN 1FDVF4HT2GEC75965
Asset Number	170

Original Purchase Information:

Cost	\$155,000.00
Date of Purchase	07/06/2017

Transfer Information:

Releasing Department Name	Fire Department
Releasing Department Location:	293 S Curtis Ave
Releasing Department Cost	155,000.00
Signature of Releasing Holder	<i>[Signature]</i>
Receiving Department Name:	Street
Receiving Department Cost	NA
Signature of Receiving Department	<i>[Signature]</i>

Mayor Signature

Inventory Use Only

Date of Transfer	
Date Entered	
Completed by	

ORDINANCE NO. 923

CITY OF PEA RIDGE, ARKANSAS

AN ORDINANCE AMENDING THE ZONING OF PROPERTY WITH THE CURRENT ADDRESS OF APPROXIMATELY 800 FEET NORTH OF THE NORTHERN END OF CAPTAIN MILLER BOULEVARD, PEA RIDGE, AR 72751 (PARCEL NOs. 13-00014-025 AND 13-01200-018) AND LEGAL DESCRIPTION IN SECTION 1 FROM A, AGRICULTURE TO R-1, LOW DENSITY RESIDENTIAL.

WHEREAS, a rezoning petition was properly filed and considered by the Pea Ridge Planning Commission according to the requirements; and

WHEREAS, the Planning Commission ordered a public hearing to be held on December 2, 2025, at 6:00 PM for the purpose of hearing said application; the notice of such hearing being published in the newspaper having a bona fide circulation in Pea Ridge, Arkansas with evidence being submitted that all property owners within 300 ft having been notified of the public hearing; and

WHEREAS, the Planning Commission voted to recommend to the City Council that said petition be granted and that the property described therein be rezoned from A, Agriculture to R-1, Low Density Residential; and

WHEREAS, the City Council is of the opinion that said parcel(s) should be rezoned as provided herein;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEA RIDGE, ARKANSAS THE REFERENCED PROPERTY BE REZONED TO RE, RESIDENTIAL ESTATE.

SECTION 1:

A part of the Northeast quarter of the Northeast Quarter and part of the Northwest Quarter of the Northeast Quarter of Section Seven (7) and part of the Southwest Quarter of the Southeast Quarter of Section Six (6) all in Township Twenty (20) North, Range Twenty-Nine (29) West, Benton County, Arkansas, being more particularly described as beginning at a found iron pin for the Northwest Corner of the Northeast Quarter of the Northeast Quarter of Section Seven (7), Township Twenty (20) North, Range Twenty-Nine (29) West;

Thence along the North Line of Section Seven (7) running South $86^{\circ}21'34''$ East a distance of 755.86 feet to a set iron pin;

Thence leaving said North Line and running South $61^{\circ}50'46''$ West a distance of 854.88 feet to a point; thence North $72^{\circ}08'02''$ West a distance of 86.87 feet to a point; thence North $78^{\circ}26'09''$

East a distance of 35.00 feet to a point; thence North 64°39'59" East a distance of 24.37 feet to a point; thence North 52°04'32" East a distance of 32.40 feet to a point; thence North 29°35'23" West a distance of 8.06 feet to a point; thence South 68°35'42" West a distance of 48.92 feet to a point; thence North 78°36'02" West a distance of 76.96 feet to a point; thence North 48°43'05" West a distance of 47.11 feet to a point; thence North 23°55'07" West a distance of 25.72 feet to a point; thence North 11°23'52" West a distance of 44.88 feet to a point; thence North 32°25'11" West a distance of 21.35 feet to a point; thence North 08°23'50" West a distance of 46.99 feet to a point; thence North 55°32'00" West a distance of 15.09 feet to a point; thence North 76°00'25" West a distance of 42.99 feet to a point; thence South 30°58'43" West a distance of 41.79 feet to a point; thence South 06°04'05" West a distance of 64.48 feet to a point; thence North 78°25'04" West a distance of 32.01 feet to a point; thence North 73°30'54" West a distance of 64.74 feet to a point; thence North 76°45'28" West a distance of 17.79 feet to a point; thence South 85°57'22" West a distance of 17.05 feet to a point; thence South 81°10'01" West a distance of 58.40 feet to a point; thence South 44°48'42" West a distance of 192.97 feet to a point; thence North 78°04'04" West a distance of 22.73 feet to a point; thence South 74°49'28" West a distance of 26.77 feet to a point; thence continue South 74°49'28" West along said line, a distance of 56.51 feet to a point; thence South 14°51'36" West a distance of 132.58 feet to a point; thence South 51°57'01" West a distance of 74.69 feet to a point; thence South 44°50'06" West a distance of 76.62 feet to a point; thence South 55°43'28" West a distance of 117.63 feet to a point; thence South 48°09'36" West a distance of 45.25 feet to a point; thence South 38°54'34" West a distance of 30.90 feet to a point; thence South 20°44'00" West a distance of 5.21 feet to a point; thence North 43°28'16" West a distance of 499.59 feet to a point; thence North 02°21'51" East a distance of 523.93 feet to a found iron pin; thence North 02°51'53" East a distance of 337.98 feet to a found iron pin; thence South 86°55'29" East a distance of 1,320.21 feet to a point; thence South 01°28'31" West a distance of 362.84 feet to the POINT OF BEGINNING, containing in all 1,335,550 square feet, or 30.66 acres, more or less and being further subject to any rights of way, easements, liens, or encumbrances which may or may not be of record.

Please see "Exhibit A" vicinity map.

LAYMAN'S DESCRIPTION: Approximately 800 feet north of the northern end of Captain Miller Boulevard, Pea Ridge, AR 72751; Please see the vicinity map labeled "Exhibit A" // PARCEL NOs. 13-00014-025 AND 13-01200-018.

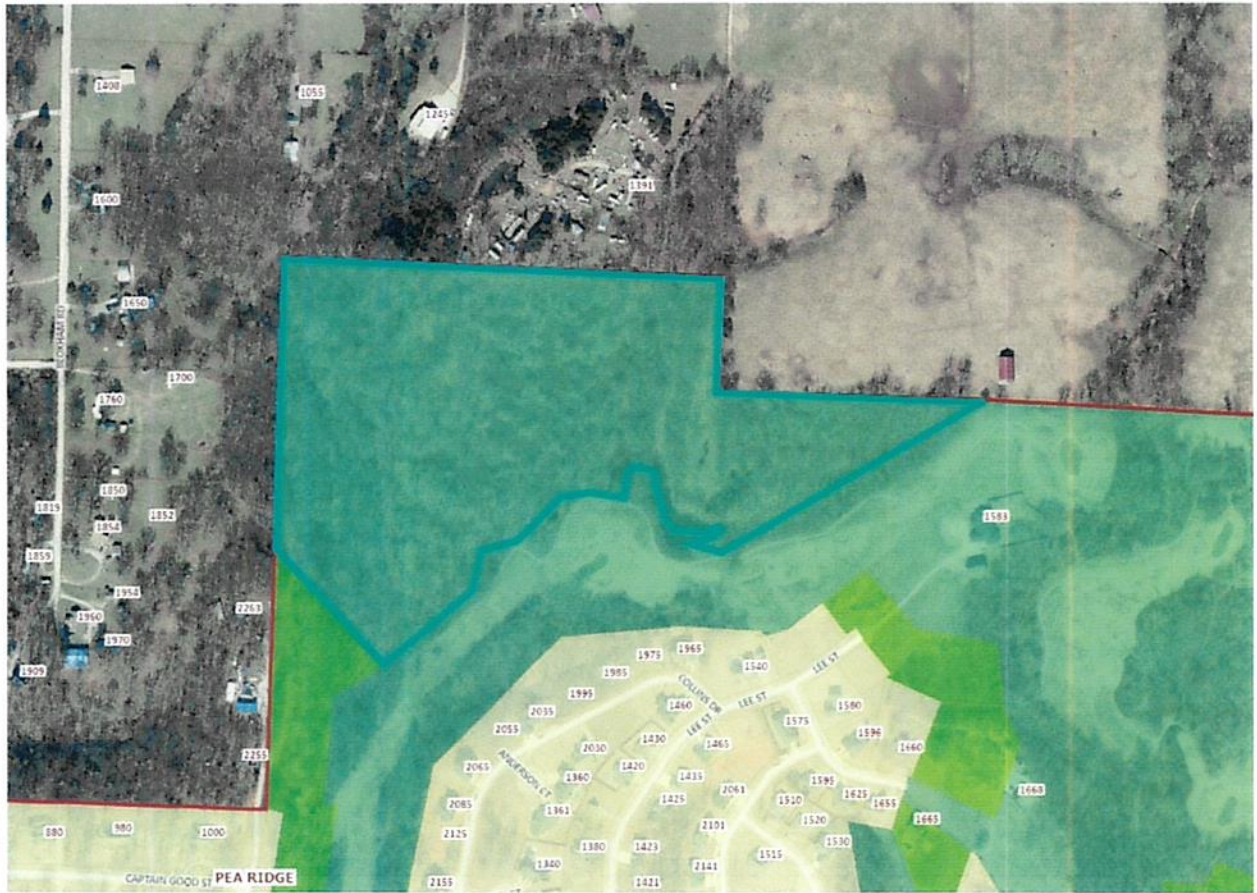
PASSED AND APPROVED this 20th day of January, 2026.

NATHAN SEE, Mayor

ATTEST:

SANDY BUTTON, City Clerk-Treasurer

Exhibit A
Vicinity Map
(illustrative only)



ORDINANCE NO. 938

AN ORDINANCE ACCEPTING THE ANNEXATION OF CERTAIN TERRITORY TO THE CITY OF PEA RIDGE, AND ASSIGNING SUCH TO WARDS

WHEREAS, a petition was filed with the County Court of Benton County by the majority of the real estate owners owning a majority of the acreage of the hereinafter described territory praying that said territory be annexed to, and made a part of the City of Pea Ridge, Arkansas; and

WHEREAS, in a Decree of Annexation filed in Case No. _____, the County Court of Benton County, Arkansas, found that the petition was signed by a majority of the real estate owners owning a majority of the acreage in said territory; that said territory was contiguous and adjoining the present corporate limits of the City of Pea Ridge; that an accurate plat or map of said territory had been filed with and made a part of said petition; that proper notice had been given for in the time and in the manner prescribed by law; that the lands were suitable for annexation; and that all things pertaining thereto had been done in the manner prescribed by law; and did Order, Judge and Decree that said lands and territory be and the same is hereby annexed to and made a part of the City of Pea Ridge, Arkansas; and

WHEREAS, the time fixed by law for appealing from said order of annexation made by the County Court has expired, and no appeal has been taken from said order; as such, the City Council of said City may thereafter proceed with acceptance of same.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEA RIDGE, ARKANSAS:

SECTION 1. That the following described land and territory contiguous and adjoining the City of Pea Ridge, Arkansas, be and the same is hereby accepted, effective this date, as part of, and annexed to and made a part of the City of Pea Ridge, to wit:

All of the following described property in Benton County, Arkansas: All of the unincorporated area in the West 1/2 of the NW/4, and the W 1/4 of the SE/4 of the NW/4 in Section 6, T20N, R29W; and all of the adjoining ROW of Lee Town Road, lying to the north of the property described above, and along the city limits of Pea Ridge.

SECTION 2. That the above-described territory shall be annexed to and made a part of Ward 1 of the City of Pea Ridge, and the same shall henceforth be a part of said ward as fully as existing parts of said ward.

PASSED AND APPROVED THIS 20th DAY OF January, 2026.

Nathan See, Mayor






Attest:

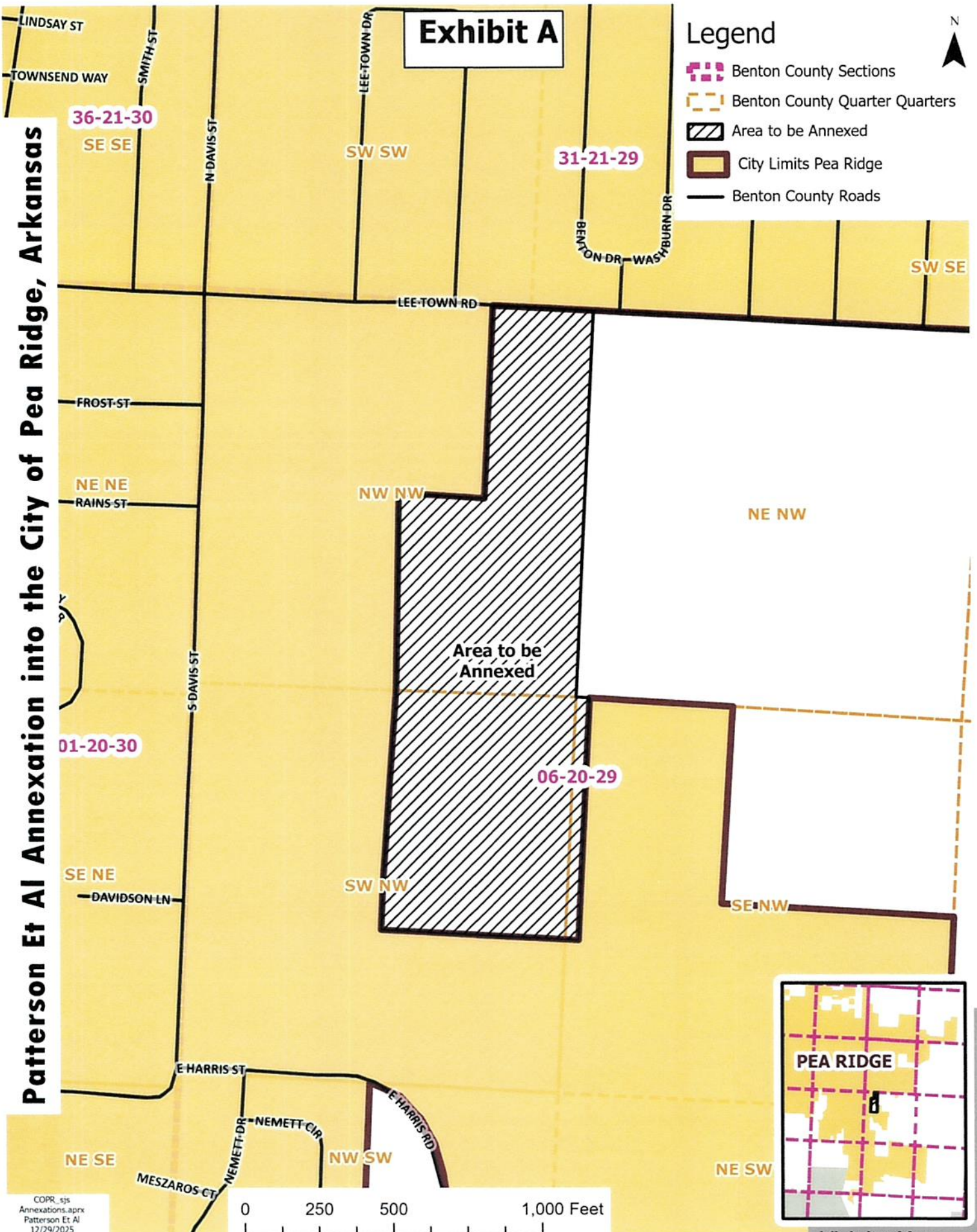
Sandy Button, City Clerk-Treasurer

Patterson Et Al Annexation into the City of Pea Ridge, Arkansas

Exhibit A

Legend

-  Benton County Sections
-  Benton County Quarter Quarters
-  Area to be Annexed
-  City Limits Pea Ridge
-  Benton County Roads



ORDINANCE NO. 939

AN ORDINANCE AMENDING ORDINANCE NO. 880 TO CORRECT A TYPO IN THE LEGAL DESCRIPTION FOR ANNEXATION OF CERTAIN PROPERTY

WHEREAS, a typographical error exists in the beginning point of the legal description—SW corner was used instead of the SE corner of Section 31, T21N, R29W—for certain property accepted for annexation by Ordinance No. 880; and

WHEREAS, while such a typographical error does not render such a description void, it is the desire of the Mayor and City Council, out of an abundance of caution, to correct the record.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEA RIDGE, ARKANSAS:

THAT SECTION 1 of Ordinance No. 880 is hereby amended to read as follows:

“SECTION 1. That the following described territory, contiguous to the City of Pea Ridge, be and the same is hereby accepted as part of, and annexed to and made a part of the City of Pea Ridge, Arkansas to wit:

Beaver Annexation into the City of Pea Ridge, Arkansas

All of the following unincorporated area in Benton County, Arkansas: Beginning at the SE corner of Section 31, T21N, R29W thence N 86°31'00" W 1,022.21 ft to the city limits of Pea Ridge; thence N 2°49'50" E 1,310.5 ft along the city limits; thence N 87°17'17" W 300.54 ft, along the city limits; thence N 2°21'44" E 1,338.86 ft along the city limits; thence S 86°47'26" E 1,156.15 ft; thence S 2°19'29" W 196.23 ft; thence S 86°51'32" E 165.17 ft; thence S 2°19'20" W 858.61 ft; thence N 84°59'31" W 179.69 ft; thence S 5°20'41" W 282.68 ft; thence S 66°39'11" E 207.48 ft; thence S 2°48'07" W 1,248.70 ft, to the point of beginning; and including all adjacent Right-Of-Way of Shrader Rd and Lee Town Rd.”

PASSED AND APPROVED THIS 20th DAY OF January, 2026.

Nathan See, Mayor

Attest:

Sandy Button, City Clerk-Treasurer

ORDINANCE NO. 940

CITY OF PEA RIDGE, ARKANSAS

AN ORDINANCE ACCEPTING THE FINAL PLAT OF WELLINGTON HILLS PHASE 3 RESIDENTIAL SUBDIVISION, PEA RIDGE, BENTON COUNTY, ARKANSAS; THE DEDICATION OF UTILITY EASEMENTS, STREETS, AND OTHER PUBLIC WAYS THEREIN; AND DECLARING AN EMERGENCY.

WHEREAS, the final plat submitted for Wellington Hills Phase 3 Residential Subdivision, Pea Ridge, Benton County, Arkansas, was approved and dedication thereof made by the Planning Commission of the City of Pea Ridge, Arkansas, on the 2nd day of September, 2025; and

WHEREAS, the City Council favors the improvement, extension, and development of the City of Pea Ridge, Arkansas, and finds the aforesaid plat to be in order and in compliance with the ordinances of the City of Pea Ridge, Arkansas; and

WHEREAS, the City Council deems it to be in the best interest of the City of Pea Ridge, Arkansas, that said plat be approved, and the dedication therein of utility easements, streets, and other public ways be accepted and confirmed.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEA RIDGE, ARKANSAS:

SECTION 1: That the final plat of Wellington Hills Phase 3 Residential Subdivision, Pea Ridge, Benton County, Arkansas, as herein described, be and the same is hereby accepted, approved, and confirmed:

Legal Description:

Being a part of the E 1/2 of the NE 1/4 of the SE 1/4 of Section 26, Township 21 North, Range 30 West and part of the West 1/2 of the SW 1/4 of Section 25, Township 21 North, Range 30 West, Fifth Principal Meridian, Benton County, Arkansas, being more particularly described as follows:

COMMENCING at a Found Railroad Spike, being the SE Corner of Section 26, T-21-N, R-30-W; Thence along the East line of said Section 26, North 02°34'48" East 1320.20 feet to a Found 5/8" Rebar w/Cap AR1002 at the NE Corner of the SE 1/4 of the SE 1/4 of said Section 26 for the Point of Beginning;

Thence leaving said East Line North 87°05'46" West 656.80 feet to a Found 1/2" Rebar w/Cap PLS930; Thence North 02°34'50" East 1291.77 feet to a Set 5/8" Rebar w/Cap AR1636 on the South Right of Way of Hickman Road per Plat L20245146; Thence along said South Right of Way South 86°57'33" East 656.80 feet to a Found 5/8" Rebar w/Cap AR1636 on the East line of said Section 26; Thence leaving said Section 26 South

87°17'18" East 55.65 feet into Section 25, Township 21 North, Range 30 West to a Point; Thence Leaving said South Right of Way South 02°34'50" West 1289.91 feet to a Found 5/8" Rebar w/Cap AR1636; Thence North 87°35'07" West 55.64 feet to the POINT OF BEGINNING, containing 919,682 Square Feet or 21.11 Acres, more or less. Subject to any restrictions, covenants, easements or rights-of-way of record or fact.

LAYMAN'S DESCRIPTION: Hickman Drive, Pea Ridge, Arkansas 72751

SECTION 2: All dedications in an by the Final Plat of Wellington Hills Phase 3 Residential Subdivision, Pea Ridge, Benton County, Arkansas, being within and subject to the regulatory jurisdiction of the City of Pea Ridge, of streets and other public ways, shall be and are hereby accepted and confirmed pursuant to and in accordance with the Pea Ridge Municipal Code 15.04, of the City of Pea Ridge, Arkansas, and the Mayor and the City Recorder are authorized and directed to certify the aforesaid approval and acceptance upon the face of the plat.

SECTION 3: The City Council of the City of Pea Ridge, Arkansas, has determined that an emergency is to be found to exist and this Ordinance, being necessary for the preservation of the public peace, health, and safety, shall be in force and effect from and after its passage, approval, and publication.

PASSED AND APPROVED this 20th day of January, 2026.

NATHAN SEE, Mayor

ATTEST:

SANDY BUTTON, City Clerk-Treasurer

ORDINANCE NO. 941

CITY OF PEA RIDGE, ARKANSAS

AN ORDINANCE ACCEPTING THE FINAL PLAT OF ROLLING MEADOWS SUBDIVISION PHASE 2, PEA RIDGE, BENTON COUNTY, ARKANSAS; THE DEDICATION OF UTILITY EASEMENTS, STREETS, AND OTHER PUBLIC WAYS THEREIN; AND DECLARING AN EMERGENCY.

WHEREAS, the final plat submitted for Rolling Meadows Subdivision Phase 2, Pea Ridge, Benton County, Arkansas, was approved and dedication thereof made by the Planning Commission of the City of Pea Ridge, Arkansas, on the 6th day of January, 2026; and

WHEREAS, the City Council favors the improvement, extension, and development of the City of Pea Ridge, Arkansas, and finds the aforesaid plat to be in order and in compliance with the ordinances of the City of Pea Ridge, Arkansas; and

WHEREAS, the City Council deems it to be in the best interest of the City of Pea Ridge, Arkansas, that said plat be approved, and the dedication therein of utility easements, streets, and other public ways be accepted and confirmed.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEA RIDGE, ARKANSAS:

SECTION 1: That the final plat of Rolling Meadows Subdivision Phase 2, Pea Ridge, Benton County, Arkansas, as herein described, be and the same is hereby accepted, approved, and confirmed:

Legal Description:

A PART OF THE WEST HALF OF THE SOUTHEAST QUARTER, SECTION 31, TOWNSHIP 21 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, THENCE N03°03'51"E 315.79 FEET; THENCE S86°56'09"E 160.00 FEET TO THE POINT OF BEGINNING, THENCE S86°56'09"E 294.34 FEET; THENCE N03°03'51"E 930.56 FEET TO THE RIGHT-OF-WAY OF SHRADER ROAD, THENCE ALONG SAID RIGHT-OF-WAY S84°42'38"E 159.87 FEET; THENCE S83°49'51"E 56.38 FEET; THENCE S79°41'53"E 78.30 FEET; THENCE S74°29'01"E 102.25 FEET; THENCE S78°48'51"E 68.64 FEET; THENCE S70°53'45"E 21.52 FEET; THENCE S61°28'12"E 14.32 FEET; THENCE S55°46'29"E 16.25 FEET; THENCE S46°48'04"E 13.22 FEET; THENCE S38°33'46"E 25.76 FEET; THENCE S25°29'23"E 7.84 FEET; THENCE LEAVING SAID RIGHT-OF-WAY AND

RUNNING S03°03'51"W 927.93 FEET; THENCE N86°56'09"W 4.30 FEET; THENCE S03°03'51"W 475.67 FEET; THENCE N86°56'09"W 130.04 FEET; THENCE N03°03'51"E 2.83 FEET; THENCE N86°56'09"W 590.00 FEET; THENCE S03°03'51"W 10.33 FEET; THENCE N86°56'09"W 110.00 FEET; THENCE N03°03'51"E 586.59 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 22.25 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT OF WAYS OF RECORD.

LAYMAN'S DESCRIPTION: Shrader Road, Ratliff Avenue, Ruggles Street, and Rickett Street, Pea Ridge, Arkansas 72751

SECTION 2: All dedications in an by the Final Plat of Rolling Meadows Subdivision Phase 2, Pea Ridge, Benton County, Arkansas, being within and subject to the regulatory jurisdiction of the City of Pea Ridge, of streets and other public ways, shall be and are hereby accepted and confirmed pursuant to and in accordance with the Pea Ridge Municipal Code 15.04, of the City of Pea Ridge, Arkansas, and the Mayor and the City Recorder are authorized and directed to certify the aforesaid approval and acceptance upon the face of the plat.

SECTION 3: The City Council of the City of Pea Ridge, Arkansas, has determined that an emergency is to be found to exist and this Ordinance, being necessary for the preservation of the public peace, health, and safety, shall be in force and effect from and after its passage, approval, and publication.

PASSED AND APPROVED this 20th day of January, 2026.

NATHAN SEE, Mayor

ATTEST:

SANDY BUTTON, City Clerk-Treasurer