

Pea Ridge City Council
Regular Meeting
May 19, 2026

The Pea Ridge City Council met in a Regular Meeting on Tuesday, May 19, 2026, 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: Jake Wagner, Jasmine Johnson, Lynn Hahn, Annette Beard, Mike Nida, Brett Jones, Jody Morrison, Keegan Stanton, Karen Sherman, Dustin Phy, Mike Small, Diane Small, Jim Small, Tim Small, Jerimiah Cotton, Mike Seay, Eli Seay, Jeff Bates, Branden Wise, Rick Whitaker, Julian Brown, Nickolas Uhorchax, Bow Owens and Mary Durand.

Mayor See called the meeting to order.

Pastor Chris Brewer opened the meeting in prayer which was followed by the Pledge of Allegiance.

Public Comments: Mike Small 2072 Patterson Road, Nickolas Uhorchax 1904 Patterson Road, Bow Evans, John Renfroe Road all spoke concerning the extreme flooding that occurred today and how it effected their properties. Mike Seay, developer of Lexington Subdivision and engineers Jeff Bates and Branden Wise addressed their concerns. All involved complemented Mr. Seay for working towards a resolution for the drainage problems.

Alderman Keene moved, seconded by Alderwoman Larsen to approve the minutes of the April 21, 2026 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.

Alderman Keene moved, seconded by Alderman Guthrie to approve to surplus from the Police Department two 2018 Dodge Chargers ID #173 and #175. 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.

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Alderwoman Larsen moved, seconded by Alderman Alldredge, to introduce Ordinance Number 932 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 932 by title only, which is entitled: (Third Reading)

AN ORDINANCE AMENDING PEA RIDGE MUNICIPAL CODE SECTION 10.08.01, TITLE "WATER RATES; SPECIAL ASSESSMENT"; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES

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 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.

Alderman Keene moved, seconded by Alderman Morrison to introduce all Ordinance and Resolutions during this meeting 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 950 by title only, which is entitled:

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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 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 Guthrie, 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.

On a recommendation from Halff Engineering, Alderman Keene moved, seconded by Alderman Morrison, to accept the low "Alternative No 1" bid of \$980,500.00 from Crossland Heavy Contractors, Inc. 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 593, which is entitled:

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AN AGREEMENT WITH CROSSLAND HEAVY CONTRACTORS, INC.

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Alderman Keene moved, seconded by Alderman Guthrie to approve Resolution Number 593 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 Ordinance Number 952 by title only, which is entitled:

AN ORDINANCE ACCEPTING THE FINAL PLAT OF SYCAMORE HEIGHTS SUBDIVISION PHASE 1 A, 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 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 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.

Alderwoman Larsen, seconded by Alderman Keene, 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.

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Mayor See read Ordinance Number 953 by title only, which is entitled:

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

Alderwoman Telgemeier stated in reference to the drainage issues and because we have City issues, development issues, and county issues, she moved to table this Ordinance for 30 days. This motion died for lack of a second.

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 Alderman Guthrie, moved that the Ordinance be adopted with the contingencies that all drainage issues be addressed and the County be contacted concerning the problem on John Renfro Road (as listed below.). 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.

In summary, three contingencies were approved:

1. Installation of a swale on the northern section of lots with the intent that water run under a culvert instead of sheet flowing over the roadway, being John Renfro Road.
2. Installation of an additional swale approximately 100' upstream of the first swale, with the intent to direct lot water into the subdivision's stormwater system.
3. Contact Benton County for collaboration and/or assistance with stormwater in the area of Lexington Phase 2.

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Alderman Keene, 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 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.

Mayor See read Ordinance Number 954 by title only, which is entitled:

AN ORDINANCE AMENDING THE ZONING OF PROPERTY WITH THE CURRENT ADDRESS OF 1403 SOUTH CURTIS AVENUE, PEA RIDGE, AR 72751 (PARCEL NO. 13-00120-000) AND LEGAL DESCRIPTION IN SECTION 1 FROM R-1, LOW DENSITY RESIDENTIAL TO C-2, GENERAL COMMERCIAL.

Alderman Keene, seconded by Alderman Alldredge, 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.

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.

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Mayor See read Ordinance Number 955 by title only, which is entitled:

AN ORDINANCE AMENDING THE ZONING OF PROPERTY WITH THE CURRENT ADDRESS OF 126 FROST STREET, PEA RIDGE, AR 72751 (PARCEL NO. 13-00906-000) AND LEGAL DESCRIPTION IN SECTION 1 FROM R-1, LOW DENSITY RESIDENTIAL TO C-2, GENERAL COMMERCIAL.

Alderwoman Larsen, 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 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.

Mayor See read Ordinance Number 956 by title only, which is entitled:

AN ORDINANCE AMENDING THE ZONING OF PROPERTY WITH THE CURRENT ADDRESS OF 135 NORTH DAVIS STREET, PEA RIDGE, AR 72751 (PARCEL NO. 13-00363-000) AND LEGAL DESCRIPTION IN SECTION 1 FROM R-1, LOW DENSITY RESIDENTIAL TO C-2, GENERAL COMMERCIAL.

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Alderman Guthrie, 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 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.

Announcements:

Thank you to everyone that show up for the ribbon cutting on the new all-inclusive Carr Street Park. It was an exciting day for our City and well attended by our community.

Upcoming Events:

Peak Dental grand opening and ribbon cutting will be Friday May 22nd from 4:00 p.m. – 6:00 p.m.

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

Nathan See, Mayor

Sandy Button, City Clerk