

Pea Ridge City Council
Regular Meeting
January 20, 2026

The Pea Ridge City Council met in a Regular Meeting on Tuesday, January 20, 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: Annette Beard, Clint Bowen, Drew Rosser, Mike Armstrong, Tim McDonald, Charlie Clark, Jake Wagner, Dan Cole, Dustin Phy, Keegan Stanton, Courtney Hurst, Braxton Hurst, Pea Ridge Cheer Leaders, Karen Sherman, Sean Rooney, Tiffany Keene, Jasmine Johnson, Carol Harris, Sheila Wilkerson and Monte Keene.

Mayor See called the meeting to order.

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

Public Comments:

Mayor See introduced the Pea Ridge Cheer Leaders and congratulated them and their coaches on winning 1st place in the State Cheer Leading Competition. They will be going to Dallas this weekend to compete in the National Cheer Leading Competition. Mayor See read a proclamation stating January 20th, 2026, as Pea Ridge Cheer Leaders Day in the City of Pea Ridge.

Tim McDonald candidate for Circuit Judge Division 8 spoke to the Council.

Mike Armstrong, candidate for Family Court Judge spoke to the Council.

Alderman Alldredge moved, seconded by Alderman Guthrie to approve the minutes of the December 16, 2025 Public Hearing and the December 16, 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.

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Mayor See read Resolution Number 580, which is entitled:

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

Alderman Keene moved, seconded by Alderman Alldredge to approve Resolution Number 580 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 stated that four bids were received for Residential and Commercial Solid Waste Services as follows:

WCA of Arkansas, Springdale, AR
Cards, Springdale, AR
Elevate Disposal Services, Bentonville, AR
Republic Services, Bella Vista, AR

These bids were opened and will be reviewed, and a recommendation will be presented to the Council at the February 17th Regular Council Meeting.

Alderman Keene moved, seconded by Alderman Guthrie to advertise for an ambulance. 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 Alldredge moved, seconded by Alderman Guthrie to transfer the 2016 Ford F450 XLT from the Fire Department to the Street Department. 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 appoint Sean Rooney and Morgan Harris to the Pea Ridge Planning Commission for five-year terms: 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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Alderman Keene moved, seconded by Alderwoman Larsen, to introduce Ordinance Number 923 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 923 by title only, which is entitled:

AN ORDINANCE AMENDING THE ZONING OF PROPERTY WITH THE
CURRENT ADDRESS OF APPROXIMATELY 800 FEET NORTH OF THE
NORTHERN END OF CAPTAIN MILLER BOULEARD, 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.

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.

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 Alldredge, to introduce Ordinance Number 939 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.

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Mayor See read Ordinance Number 939 by title only, which is entitled:

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

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.

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 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 Alldredge, to introduce Ordinance Number 940 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 940 by title only, which is entitled:

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.

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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.

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 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.

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 Guthrie, to introduce Ordinance Number 941 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.

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Mayor See read Ordinance Number 941 by title only, which is entitled:

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

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.

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.

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.

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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Alderman Keene moved, seconded by Alderman Guthrie to accept the asset dedication for Tractor Supply in the amount of \$66,737.50. 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 Alldredge to approve the following Permanent Easement and Right of Way Grants:

Wellington Hills Homeowners Assoc. Inc. Parcel # 013-04403-000
Dinora Martinez and Francisco Echeverria Parcel # 013-03381-000
Robert Boyd and Stacy French Parcel # 013-03380-000
Clark Michael and Melanie Prior Parcel # 013-03379-000
Chantry & Heather D. Dean Parcel # 18-07545-001
DR Horton Inc. Parcel # 13-00075-121 (1)
DR Horton Inc. Parcel # 13-00075-121 (2)
Angeline & William Woods Parcel # 18-07301-000
Rusty & Jill Dunning Parcel # 15-18453-000
Bessie Thomas Parcel # 15-18455-000
Eric & Ashley Dalton Parcel # 18-07301-002
Eric & Melissa Santos Parcel # 15-11274-000

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.

Announcements:

Mayor See congratulated Dustin Phy, during the AML Winter Conference last week he was awarded Honorable Mention in the Security and Technology Category for the Pea Ridge Project Tractor he created for the City Website.

Upcoming Events:

The Summer AML Conference will be June 17, 18, 19, 2026.

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

Nathan See, Mayor

Sandy Button, City Clerk