Pea Ridge City Council
Regular Meeting
July 21, 2026

The Pea Ridge City Council met in a Regular Meeting on Tuesday, July 21, 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, Lynn Hahn, Annette Beard, Mike Nida, Brett Jones, Keegan Stanton, Jason Dunn, Melissa Salinas, Josh Johnson, and others as listed on attached sheet.

Mayor See called the meeting to order.

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

Public Comments:

Donivan Tarpley, Graham Lane, Flock Cameras
Stephanie Kotouc, Todd Circle, Cameras and Audio in Council Room
Chip Hernandez, E. Pickens, City Civil Engineer

Alderwoman Larsen moved, seconded by Alderman Guthrie to approve the minutes of the June 16, 2026 Regular Meeting. The roll being called, the vote was as follows: Ginger Larsen voted aye; Nadine Telgemeier voted abstained; 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 Morrison to approve to transfer from the Street Department to the Parks and Rec. Department the 2023 New Holland Tractor Loader, Asset Number 252. 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 595, which is entitled:

> A RESOLUTION TO PROCEED WITH HALFF ASSOCIATES, INC. TASK ORDER 052641.023 FOR CONSTRUCTION ENGINEERING AND INSPECTION (CE&I) SERVICES RELATED TO THE GUTHRIE 1.0 MG ELEVATED STORAGE TANK

Alderman Keene moved, seconded by Alderman Morrison to approve Resolution Number 595 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.

Alderman Keene moved, seconded by Alderman Guthrie to introduce all Ordinances 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 958 by title only, which is entitled:

> AN ORDINANCE AUTHORIZING THE SOLE-SOURCE ENGAGEMENT OF ABA ETHOS, LLC, AND ITS AUTHORIZED DESIGN TEAM FOR A BMX TRACK, ASSOCIATED FACILITIES, AND CITY TRAILS, INCLUDING A TRAIL CONNECTING CITY PARK TO THE NEW BMX TRACK; WAIVING THE REQUIREMENTS OF COMPETITIVE BIDDING FOR CERTAIN PROPRIETARY COURSE DESIGN, DIRT-SHAPING, AND PROGRAMMING SERVICES; AUTHORIZING EXECUTION OF A STANDARD SHORT FORM OF AGREEMENT BETWEEN OWNER AND ARCHITECT WITH ABA ETHOS, LLC; AUTHORIZING SEPARATE PROCUREMENT OF CONSTRUCTION SERVICES; AUTHORIZING PROGRAMMING, EVENT ACTIVATION, SANCTIONING, AND LICENSING AGREEMENTS; AUTHORIZING ACCEPTANCE AND ADMINISTRATION OF A STATE OF ARKANSAS GRANT; AMENDING THE FY 2026 BUDGET AND CONDITIONING CERTAIN AUTHORIZATIONS UPON AVAILABILITY OF PROJECT FUNDING; 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 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 nay; Bob Morrison voted aye; Steve Guthrie voted aye; Cody Keene voted aye; and Michael Alldredge voted nay. 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 965 by title only, which is entitled:

> AN ORDINANCE AMENDING PEA RIDGE MUNICIPAL CODE, SECTION 11.04.06; AND FOR OTHER PURPOSES.

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.

Mayor See read Ordinance Number 961 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 ASSIGNNING SUCH AREA TO A WARD

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 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 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 962 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 ASSIGNNING SUCH AREA TO A WARD

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.

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.

Mayor See read Ordinance Number 963 by title only, which is entitled:

> AN ORDINANCE AMENDING THE ZONING OF PROPERTY WITH THE CURRENT ADDRESS OF 1511 SLACK STREET, PEA RIDGE, AR 72751 (PARCEL NO. 13-00124-005) AND LEGAL DESCRIPTION IN SECTION 1 FROM R-2 MEDIUM DENSITY RESIDENTIAL TO C-2 GENERAL COMMERCIAL.

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 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.

Mayor See read Ordinance Number 964 by title only, which is entitled:

> AN ORDINANCE PROVIDING THE VACATION OF A UTILITY EASEMENT ON PROPERTY LOCATED AT 1308 BUNKER DRIVE (PARCEL NO. 13-03782-000), PEA RIDGE, BENTON COUNTY, ARKANSAS, 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.

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 Alderwoman Larsen to accept the asset dedication in the amount of $148,593.00 for Water and Sewer and $20,343.50 for Streets and Storm Sewer for Patton Place Townhomes. 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 thanked Water Supt, Jake Wagner and his staff for their quick reaction and response to help Benton Washington Regional Public Water Authority with a major water leak this past weekend. Mayor See also thanked all department heads and employees for the great job they are doing and looking forward to a great future for our City.

Upcoming Events:

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

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Nathan See, Mayor

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Sandy Button, City Clerk