



**Mayor Nathan See**

**City Clerk Sandy Button**

**REGULAR COUNCIL MEETING  
TUESDAY, AUGUST 19, 2025, 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 JULY 8, 2025, REGULAR MEETING
7. ORDINANCE NO. 907 – AN ORDINANCE ADDING CHAPTER 11.40 REGULATING CONDITIONS OF CONSTRUCTION PERMITS; AND FOR OTHER PURPOSES
8. ORDINANCE NO. 909 – 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 (KINNEY CREEK ANEXATION)
9. ORDINANCE NO. 910 – AN ORDINANCE AMENDING THE ZONING OF PROPERTY WITH THE CORRECT ADDRESS OF 494 SOUTH DAVIS STREET, PEA RIDGE ARKANSAS, 72751 (PARCEL NOs. 13-00007-000 & 13-00006-000) AND LEGAL DESCRIPTION IN SECTION 1 FROM R-1, LOW DENSITY RESIDENTIAL AND A, AGRICULTURE TO R-2, MEDIUM DENSITY RESIDENTIAL AND LEGAL DESCRIPTION IN SECTION 2 FROM A, AGRICULTURE TO R-1, LOW DENSITY RESIDENTIAL.
10. ORDINANCE NO. 912 – AN ORDINANCE AMENDING PORTIONS OF TITLE 11, BUILDING AND CONSTRUCTION OF THE PEA RIDGE MUNICIPAL CODE, DECLARING AN EMERGENCY, AND FOR OTHER PURPOSES
11. ORDINANCE NO. 913 – 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; ASSIGNING SUCH AREA TO A WARD; AND ZONING SAID AREA C-2, GENERAL COMMERCIAL. – 955 SLACK STREET



**Mayor Nathan See**

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12. ORDINANCE NO. 915 – AN ORDINANCE GOVERNING THE USE OF ARTIFICIAL INTELLIGENCE (AI), ADOPTING AN AI POLICY INTO THE EMPLOYEE HANDBOOK, DECLARING AN EMERGENCY, AND FOR OTHER PURPOSES
13. ORDINANCE NO. 916 – 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; ASSIGNING SUCH AREA TO A WARD; – HAYDEN ROAD
14. ORDINANCE NO. 917 – AN ORDINANCE AMENDING THE ZONING OF PROPERTY WITH THE CURRENT ADDRESS OF SOUTHWEST CORNER OF NORTH HIGHWAY 94 AND NORTH HARVEY WAKEFIELD AVENUE, PEA RIDGE ARKANSAS, 72751 (PARCEL NO. 13-01052-000) AND LEGAL DESCRIPTION IN SECTION 1 FROM C-1, NEIGHBORHOOD COMMERCIAL TO C-2, GENERAL COMMERCIAL.
15. ORDINANCE NO. 918 – AN ORDINANCE ACCEPTING THE FINAL PLAT OF ROLLING MEADOWS SUBDIVISION PHASE 1, PEA RIDGE, BENTON COUNTY, ARKANSAS; THE DEDICATION OF UTILITY EASEMENTS, STREETS, AND OTHER PUBLIC WAYS THEREIN; AND DECLARING AN EMERGENCY.
16. RESIGNATION – JEFF NEIL, WARD 2, POSITION 2
17. ADJOURN

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  
July 8, 2025

The Pea Ridge City Council met in a Regular Meeting on Tuesday, July 8, 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 Jeff Neil. Also present was City Attorney Shane Perry.

Others present were: Jasmine Johnson, Annette Beard, Jody Morrison, Keegan Stanton, Bob Mader, Dustin Phy, Jake Wagner, Jamie Wagner, Monte Keene, Clint Bowen, Ben Osowiecki, Sue Elverston, and Nick Larsen.

Mayor See called the meeting to order.

Alderman Neil opened the meeting in prayer followed by the Pledge of Allegiance.

Public Comments: None

Alderman Keene moved, seconded by Alderwoman Larsen to approve the minutes of the June 17, 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 Jeff Neil voted aye. Motion passed.

Alderman Keene moved, seconded by Alderman Neil, moved to introduce Ordinance Number 908 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 Jeff Neil voted aye. Motion passed.

Mayor See read Ordinance Number 908 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 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 Jeff Neil voted aye. Motion passed.



July 8, 2025

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 Jeff Neil 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 Guthrie, moved to introduce Ordinance Number 911 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 Jeff Neil voted aye. Motion passed.

Mayor See read Ordinance Number 911 by title only, which is entitled:

AN ORDINANCE AMENDING THE ZONING OF PROPERTY WITH THE  
CURRENT ADDRESS OF 1838 WEST PICKENS AVENUE, PEA RIDGE  
ARKANSAS, 72751 (PARCEL NOS. 13-00183-096 & 13-00183-097) AND LEGAL  
DESCRIPTION IN SECTION 1 FROM R-2 MEDIUM DENSITY RESIDENTIAL TO  
C-2 GENERAL COMMERCIAL.

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 Jeff Neil 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 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 Jeff Neil 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.



July 8, 2025

Mayor See read Resolution Number 565, which is entitled:

A RESOLUTION TO PROCEED WITH HALFF ASSOCIATES, INC. TASK ORDER  
052641-014 FOR SERVICES RELATED TO A WATER UTILITY RATE STUDY

Alderman Keene moved, seconded by Alderman Guthrie to approve Resolution Number 565 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 Jeff Neil voted aye. Motion passed.

Water Wastewater Supt. Jake Wagner stated that after advertising for Qualifications for Professional Engineering Services, seven statements for qualifications were received. Three firms were considered, and the recommendation was to hire Halff Associates, Bentonville, Arkansas. Alderman Keene moved, seconded by Alderman Neil to hire Halff Associates, Bentonville, Arkansas. 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 Jeff Neil voted aye. Motion passed.

Mayor See read Resolution Number 566, which is entitled:

A RESOLUTION TO PROCEED WITH HALFF ASSOCIATES, INC. TASK ORDER  
052641.018 FOR ENGINEERING SERVICES NEEDED TO UPGRADE THE  
EASTERLING LIFT STATION

Alderman Keene moved, seconded by Alderman Neil to approve Resolution Number 566 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 Jeff Neil voted aye. Motion passed.

Alderman Neil moved, seconded by Alderman Guthrie to transfer the Fire Department 2003 E-One Ford F550 4x4 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 Jeff Neil voted aye. Motion passed.

Alderman Neil moved, seconded by Alderman Keene to transfer the Street Department 2001 Ford F350 1-Ton to the Parks and Rec. 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 Jeff Neil voted aye. Motion passed.

Alderman Keene moved, seconded by Alderwoman Larsen to approve the following Permanent Easements and Right of Way Grants:

July 8, 2025

Arthur L. Wilson – 12816 Shrader Rd. – 18-05611-000  
Kenny Creek Development LLC – Shrader Rd. – 18-05603-000  
Steven Bailey – 12510 Shrader Rd. – 18-05599-005, 18-05599-000  
Don Harris, Robert Stone – N. Davis – 13-00303-000  
Don Harris, Robert Stone – N. Davis – 13-00304-000  
Don Harris, Robert Stone – N. Davis – 13-00277-001  
Mark Steven Edster, Jade Edster – N. Davis – 13-00277-000  
Jack Johnson, Tammy Johnson – N. Davis – 13-00286-000  
Jeff Spivey, Nancy Spivey – N. Davis – 13-00284-000  
David Patterson, Charles Moon – N. Davis – 13-00294-000  
Ryan D. Whitehead – N. Davis – 13-00263-000  
John Bereznicki – N. Davis – 13—00207-000

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 Jeff Neil voted aye. Motion passed.

Announcements:

The Mayor thanked all departments and personnel for the fantastic success of the carnival and incredible fireworks display this year. It was truly appreciated by the entire Pea Ridge community.

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

## REQUEST FOR QUALIFICATIONS FOR PROFESSIONAL ENGINEERING SERVICES

The City of Pea Ridge, Arkansas is seeking Statements of Qualifications for professional engineering services.

Professional services for this RFQ may be required in the areas of; water distribution and storage infrastructure design, wastewater collection and treatment infrastructure design, water and wastewater hydraulic modeling, surveying, architectural design of buildings and facilities, construction administration and inspection, geotechnical evaluation, structural evaluation, electrical systems design, other related areas.

The Request for Qualification (RFQ) is available through Jake Wagner, Utilities Director, at [jake.wagner@cityofpearidge.com](mailto:jake.wagner@cityofpearidge.com).

One bound copy and one electronic copy of the statement of qualifications shall be submitted on or before July 1, 2025, by 4:30 pm local time to:

Jake Wagner, Utilities Director  
City of Pea Ridge  
885 N Curtis Ave  
Pea Ridge, AR 72751  
479-451-1109  
Email: [jake.wagner@cityofpearidge.com](mailto:jake.wagner@cityofpearidge.com)

The selection process will conform to the provisions outlined in Arkansas Code Annotated 19-11-801. The statement of Qualifications expenses shall be borne by the submitting firm. The City of Pea Ridge reserves the right to reject any or all submittals and to waive any informalities.

***Advertise dates:***

*June 22, 2025*

*June 29, 2025*

***Submittal date:***

*July 1, 2025*

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Contact Information for Arkansas Democrat-Gazette:

Gregg Sterne, Legal Advertising  
Arkansas Democrat-Gazette  
[legalads@arkansasonline.com](mailto:legalads@arkansasonline.com)





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

## Transfer of Fixed Asset

Date: 6-24-2025

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	2001 F-350 1-Ton
Manufacturer	Ford
Model Number	F-3D
Serial Number	1FDWF36F51EC14262
Asset Number	0082

### Original Purchase Information:

Cost	6477.00
Date of Purchase	11-1-2013

### Transfer Information:

Releasing Department Name	Street Dept
Releasing Department Location:	
Releasing Department Cost	
Signature of Releasing Holder	
Receiving Department Name:	Park
Receiving Department Cost	
Signature of Receiving Department	

\_\_\_\_\_  
Mayor Signature

### Inventory Use Only

Date of Transfer	
Date Entered	
Completed by	



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

## Transfer of Fixed Asset

Date: 6/12/25

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	2003 E-One Ford F550 4x4
Manufacturer	Ford
Model Number	F550
Serial Number	1FNAF57P53EC00054
Asset Number	156

### Original Purchase Information:

Cost	66,000
Date of Purchase	5/24/2016

### Transfer Information:

Releasing Department Name	Fire Department
Releasing Department Location:	293 S Curtis Ave
Releasing Department Cost	
Signature of Releasing Holder	
Receiving Department Name:	Street Department
Receiving Department Cost	
Signature of Receiving Department	

\_\_\_\_\_  
Mayor Signature

### Inventory Use Only

Date of Transfer	
Date Entered	
Completed by	

**ORDINANCE NO. 907**

**AN ORDINANCE ADDING CHAPTER 11.40 REGULATING  
CONDITIONS OF CONSTRUCTION PERMITS; AND FOR  
OTHER PURPOSES**

**WHEREAS**, the City of Pea Ridge, Arkansas, has received complaints from its citizens regarding excessive construction noise and disturbances during the night; and,

**WHEREAS**, the City of Pea Ridge, Arkansas, has determined that regulations are needed to promote the public peace, health, safety, and welfare.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Pea Ridge, Arkansas:

**Section 1:** Addition of Chapter 11.40 Conditions of Construction Permits to Title 11 of the Pea Ridge Municipal Code. Section 11.40 is hereby added to Title 11 of the Pea Ridge Municipal Code and shall read as follows:

**“CHAPTER 11.40**

**CONDITIONS OF CONSTRUCTION PERMITS**

**SECTIONS**

<b>11.40.01</b>	<b>Conditions of construction permits</b>
<b>11.40.02</b>	<b>No waiver of conditions</b>
<b>11.40.10</b>	<b>Revocation of construction permits</b>
<b>11.40.15</b>	<b>Appeal</b>
<b>11.40.20</b>	<b>Fine</b>

11.40.01 Conditions of construction permits

The following paragraphs of this section outline conditions applicable to construction-related permits issued by the City of Pea Ridge.

**A. Hours of construction**

1. Findings and purpose The city council finds that unlimited, nighttime construction is a hazard to the public health, safety, and welfare.



Regulation is required to protect the citizens' quiet enjoyment of their homes.

2. Hours of use within or near residential zones Each construction permit issued by the city is conditioned upon all construction activities complying with the limitations outlined in this paragraph. Exterior and interior construction work, including erection, excavation, demolition, or repair of roads, sidewalks, utilities, or any building and its components, within a residential zone with permitted dwellings, or on any property within five hundred feet (500') of a permitted dwelling, shall be allowed from sunrise to sunset<sup>1</sup>, Monday through Saturday; and 1:00 p.m. to 6:00 p.m. on Sunday. Additional interior construction work shall be allowed from sunset to 10:00 p.m., Monday through Saturday, provided all exterior openings are improved with closed windows and doors.
3. Emergencies The construction hour restrictions in § 11.40.01.A.2, supra, shall be adhered to except in the case of an emergency impacting the public health, safety, and welfare, and then only with written permission from the Mayor or Director<sup>2</sup> of the city department that issued the construction permit, which permission may be granted for a period not to exceed thirty (30) days while the emergency continues. If an emergency arises when city permission is not obtainable, the necessary work may begin, as required, and reported to the Mayor or Director of the city department that issued the construction permit on the first business day the city is open after the emergency arises. If the city agrees with the emergency designation, permission shall be retroactively applied to the beginning of the emergency.
4. Alternative-hours work approval In cases where construction work restricted by § 11.40.01.A.2 can only be performed outside of the hours listed in § 11.40.01.A.2, supra, hereafter referenced as "alternative hours," the Director of the city department that issued the construction permit, or his designee, may issue a temporary, alternative-hours work approval.<sup>3</sup> The approval shall be documented and communicated in a manner

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<sup>1</sup> Sunrise and sunset times in Coordinated Universal Time (abbreviated UTC) as defined and calculated by the United States Naval Observatory using latitude (36° 27' 14" North) and longitude (94° 06' 55" West) for Pea Ridge, Arkansas, and adjusted, if applicable, for the observance of daylight savings time.

<sup>2</sup> Defined in this Chapter 11.40 as the city employee who directly reports to the Mayor.

<sup>3</sup> A separate approval from the construction permit that modifies the restrictions of § 11.40.01.A.2.

approved by the city administration.

Applicant must provide the following:

- 1) the work that is proposed to be performed during the alternative hours,
- 2) the reasons the work cannot be performed during the hours permitted by § 11.40.01.A.2,
- 3) the specific impact on the construction or interested parties if the temporary approval is not granted,
- 4) all mitigation measures that will be taken to limit the impact on the surrounding and nearby properties,
- 5) the steps taken to communicate the need to work during alternative hours with the impacted neighbors and public, and
- 6) any possible risks to the public health, safety, and welfare.

Permission shall be granted if the Director of the city department that issued the permit, or his designee, upon review, finds that the applicant's proposal:

- 1) sufficiently demonstrates the need to perform work during alternative hours,
- 2) adequately provides for mitigation of the impact upon surrounding and nearby properties (after communicating with the impacted neighbors and the public), and
- 3) poses no risk to the public health, safety, and welfare.

If approved, the temporary, alternative-hours work may be permitted for up to seven (7) days. The applicant must obtain the alternative-hours approval and all required construction permits before commencing any work during alternative hours. The city reserves the right to revoke any alternative-hours approval if the work performed disrupts residential occupancies or is detrimental to the public health, safety, and welfare.

5. *Exceptions.* The prohibitions of § 11.40.01.A.2, *supra*, shall not apply to government road, water, sewer, stormwater construction or maintenance projects<sup>4</sup>, or to utility company construction, maintenance, or service restoration projects.

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<sup>4</sup> Roads, utilities, and facilities, prior to dedication for public use, do not qualify as exceptions.



## **B. License and Registration Compliance**

Every construction permit issued by the city is conditioned upon the construction work being performed by properly licensed and registered professionals.

General contractors and subcontractors working under a city construction permit shall:

1. possess all required licenses to conduct the work,
2. be in good standing with all applicable licensing agencies, and
3. be authorized by the state and county, as required, to work in Benton County, Arkansas.

11.40.02 No waiver of conditions The permit conditions established by this ordinance may not be waived or modified under any circumstances, absent compliance with §§ 11.40.01.A.3 and 11.40.01.A.4.

11.40.10 Revocation of construction permit Every construction permit issued by the city is subject to the conditions stated herein. Failure to adhere to the conditions outlined within this chapter shall subject a construction permit to suspension or revocation.

11.40.15 Appeal An applicant or permittee may appeal any determination made within Chapter 11.40 within ten (10) business days to the Mayor by filing a petition with the City Clerk.

11.40.20 Fine Violations of the provisions of this chapter of the Pea Ridge Municipal Code shall be deemed a misdemeanor and any person, firm, or corporation guilty of any such violation shall be subject to a fine of not less than Two Hundred and Fifty Dollars (\$250.00), nor more than Five Hundred Dollars (\$500.00), and each day during which a violation continues shall constitute a separate offense and the fine for such continuing violation shall be not less than Two Hundred and Fifty Dollars (\$250.00), nor more than Five Hundred Dollars (\$500.00).

(Ord. No. 907, § 1)"

**Section 2: Severability.** In the event any portion of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication shall not affect



the remaining portions of the ordinance, which shall remain in full force and effect as if the portion so declared or adjudged invalid or unconstitutional was not originally herein.

**Section 3:** Repeal. All laws, ordinances, regulations, resolutions, or parts of the same that are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

**PASSED AND APPROVED** this 19<sup>th</sup> day of August, in the year of our Lord, 2025.

\_\_\_\_\_  
NATHAN SEE, Mayor

ATTEST:

\_\_\_\_\_  
SANDY BUTTON, City Clerk-Treasurer

## **ORDINANCE NO. 909**

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

WHEREAS, a petition was filed, pursuant to A.C.A. 14-40-609, for the annexation of certain territory into the City of Pea Ridge, Arkansas; and

WHEREAS, the Benton County Assessor and the Benton County Clerk have verified that the petition: (A) is in writing; (B) contains an attestation signed before a notary by the property owner of the relevant property confirming the desire to be annexed; (C) contains an accurate description of the relevant property; (D) contains a letter or title opinion from a certified abstractor or title company verifying that the petitioner is the owner of record of the relevant property; (E) contains a letter or verification from a certified surveyor or engineer verifying that the relevant property is contiguous with the annexing city and that no enclaves will be created if the property or properties are accepted by the city; and (F) includes a schedule of services of the annexing city that will be extended to the area within three (3) years after the date the annexation becomes final; and presented the petition and records of the matter to the Benton County Judge; and

WHEREAS, the County Judge has: (A) reviewed the petition and records for completeness and accuracy; (B) determined that no enclaves will be created by the annexation; (C) confirmed that the petition contains a schedule of services; and (D) issued an order articulating these findings, and forwarded the petition and an Order authorizing the annexation to the contiguous City of Pea Ridge for consideration; and

WHEREAS, it is the desire of the Mayor and City Council of Pea Ridge that said territory be annexed.

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

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:

### **KINNEY CREEK ANNEXATION INTO THE CITY OF PEA RIDGE**

A PART OF THE SW/4 OF THE NW/4 OF SECTION 32, AND A PART OF THE SE/4 OF THE NE/4 SECTION 31, IN TOWNSHIP 21 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN EXISTING REBAR MARKING THE NE CORNER OF THE SW/4 OF THE NW/4 OF SAID SECTION 32 AND RUNNING THENCE ALONG THE EAST LINE THEREOF S02°46'01"W 454.88' TO THE CENTERLINE OF SHRADER ROAD, THENCE LEAVING SAID EAST LINE AND

ALONG SAID CENTERLINE THE FOLLOWING: ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 627.48' FOR A CHORD BEARING AND DISTANCE OF S68°54'03"W 80.46', ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2150.80' FOR A CHORD BEARING AND DISTANCE OF S75°13'10"W 318.97', ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 333.09' FOR A CHORD BEARING AND DISTANCE OF S62°37'40"W 154.24', ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2289.94' FOR A CHORD BEARING AND DISTANCE OF S54°56'51"W 111.81', THENCE S58°23'13"W 49.78', ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 4973.47' FOR A CHORD BEARING AND DISTANCE OF S59°12'28"W 135.59', ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1915.02' FOR A CHORD BEARING AND DISTANCE OF S54°29'21"W 166.86', THENCE S56°57'54"W 71.53', THENCE S57°10'54"W 143.93', ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 792.91' FOR A CHORD BEARING AND DISTANCE OF S47°16'15" W 35.53', THENCE N15°53'00"W 280.29' TO THE NORTH LINE THEREOF, THENCE ALONG SAID NORTH SURVEY LINE N86°47'48"W 1120.02', THENCE LEAVING SAID NORTH SURVEY LINE N02°00'20"E 828.37' TO AN EXISTING REBAR ON THE NORTH LINE OF THE SE/4 OF THE NE/4 OF SAID SECTION 31, THENCE ALONG SAID NORTH LINE S86°51'55"E 986.26' TO THE NW CORNER OF THE SW/4 OF THE NW/4 OF SAID SECTION 32, THENCE ALONG THE NORTH LINE THEREOF S86°50'16"E 1318.86' TO THE POINT OF BEGINNING, CONTAINING 41.40 ACRES, AND ALL AJJOINING RIGHT-OF-WAY OF SHRADER ROAD.

SECTION 2. That the following schedule of services shall be extended to the area by the City of Pea Ridge within the statutorily required three (3) years after the date the annexation becomes final, as follows: police and fire protection; maintenance of streets currently being maintained by Benton County; and solid waste collection and disposal.

SECTION 3. 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.

SECTION 4. That this annexation shall be effective and final thirty (30) days after passage of this ordinance.

SECTION 5. That the City Clerk shall certify and send one (1) copy of the map of the annexed property and one (1) copy of this ordinance to the County Clerk for County Judge confirmation consideration.

PASSED AND APPROVED THIS 19th DAY OF AUGUST, 2025.

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Nathan See, Mayor

Attest:

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Sandy Button, City Clerk-Treasurer








# Kinney Creek Annexation into the City of Pea Ridge, Arkansas

CHRISTINA CIR

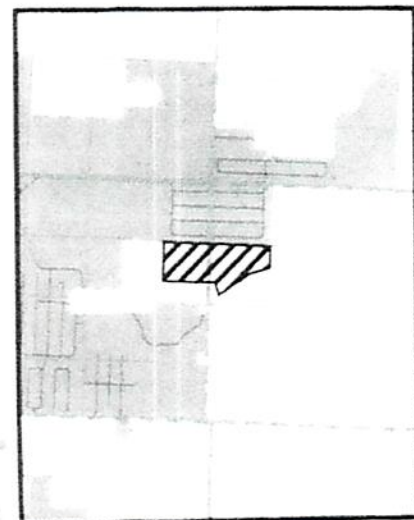
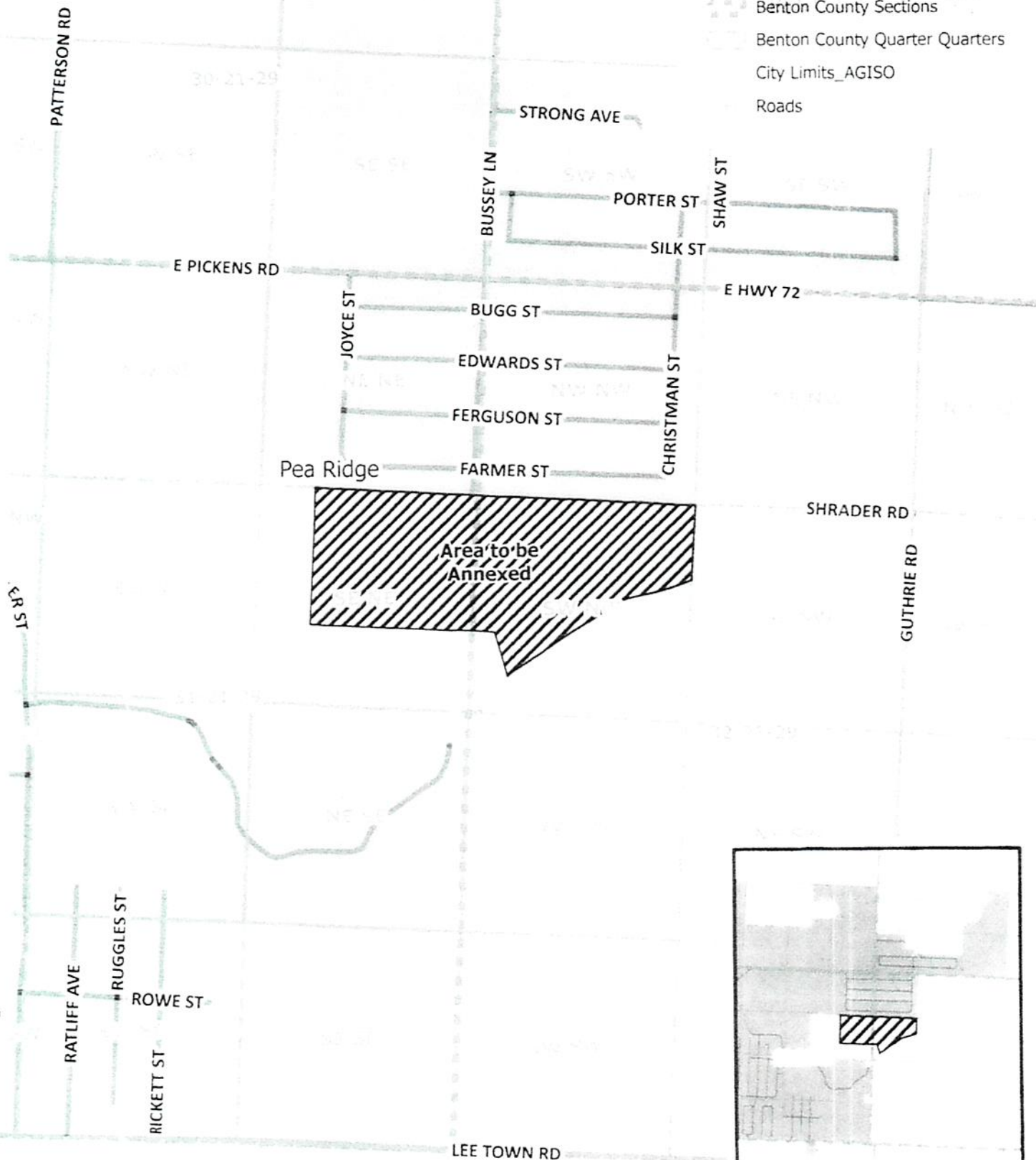
## Exhibit A

CO

### Legend

-  Kinney Creek Annexation
-  Benton County Sections
-  Benton County Quarter Quarters
-  City Limits\_AGISO
-  Roads

2025 JUL -1 PM 2:39



Vicinity Map

ORDINANCE NO. 910

CITY OF PEA RIDGE, ARKANSAS

AN ORDINANCE AMENDING THE ZONING OF PROPERTY WITH THE CURRENT ADDRESS OF 494 SOUTH DAVIS STREET, PEA RIDGE ARKANSAS, 72751 (PARCEL NOs. 13-00007-000 & 13-00006-000) AND LEGAL DESCRIPTION IN SECTION 1 FROM R-1, LOW DENSITY RESIDENTIAL AND A, AGRICULTURE TO R-2, MEDIUM DENSITY RESIDENTIAL AND LEGAL DESCRIPTION IN SECTION 2 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 July 1, 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 R-1, Low Density Residential, and A, Agriculture to R-1, Low Density Residential and R-2, Medium 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 R-1, LOW DENSITY RESIDENTIAL AND R-2, MEDIUM DENSITY RESIDENTIAL.

SECTION 1:

PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 6, TOWNSHIP 20 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 6;

THENCE ALONG THE NORTH LINE THEREOF S86°43'52"E 649.15 FEET;

THENCE LEAVING SAID NORTH LINE S02°35'04"W 156.50 FEET;

THENCE N88°32'01"W 322.71 FEET;

THENCE N88°42'55"W 326.30 FEET TO THE WEST LINE OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 6;  
THENCE ALONG SAID WEST LINE N02°30'30"E 177.96 FEET TO THE POINT OF BEGINNING, CONTAINING 2.49 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

**SECTION 2:**

PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 6, TOWNSHIP 20 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 6;  
THENCE ALONG THE WEST LINE THEREOF S02°30'30"W 177.96 FEET TO THE POINT OF BEGINNING;  
THENCE LEAVING SAID WEST LINE S88°42'55"E 326.30 FEET;  
THENCE S88°32'01"E 322.71 FEET;  
THENCE S02°35'04"W 508.85 FEET;  
THENCE N86°43'24"W 318.27 FEET;  
THENCE N02°22'17"E 129.94 FEET;  
THENCE S88°37'09"E 194.72 FEET;  
THENCE N02°18'36"E 248.51 FEET;  
THENCE N88°32'01"W 194.91 FEET;  
THENCE N88°42'55"W 328.67 FEET TO THE WEST LINE OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 6;  
THENCE ALONG SAID WEST LINE N02°30'30"E 120.03 FEET TO THE POINT OF BEGINNING, CONTAINING 3.49 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

Please see "Exhibit A" vicinity map.

**LAYMAN'S DESCRIPTION:** 494 South Davis Street; Please see the vicinity map labeled "Exhibit A" // PARCEL NOs. 13-00007-000 & 13-00006-000

**PASSED AND APPROVED** this 19<sup>th</sup> day of August, 2025.

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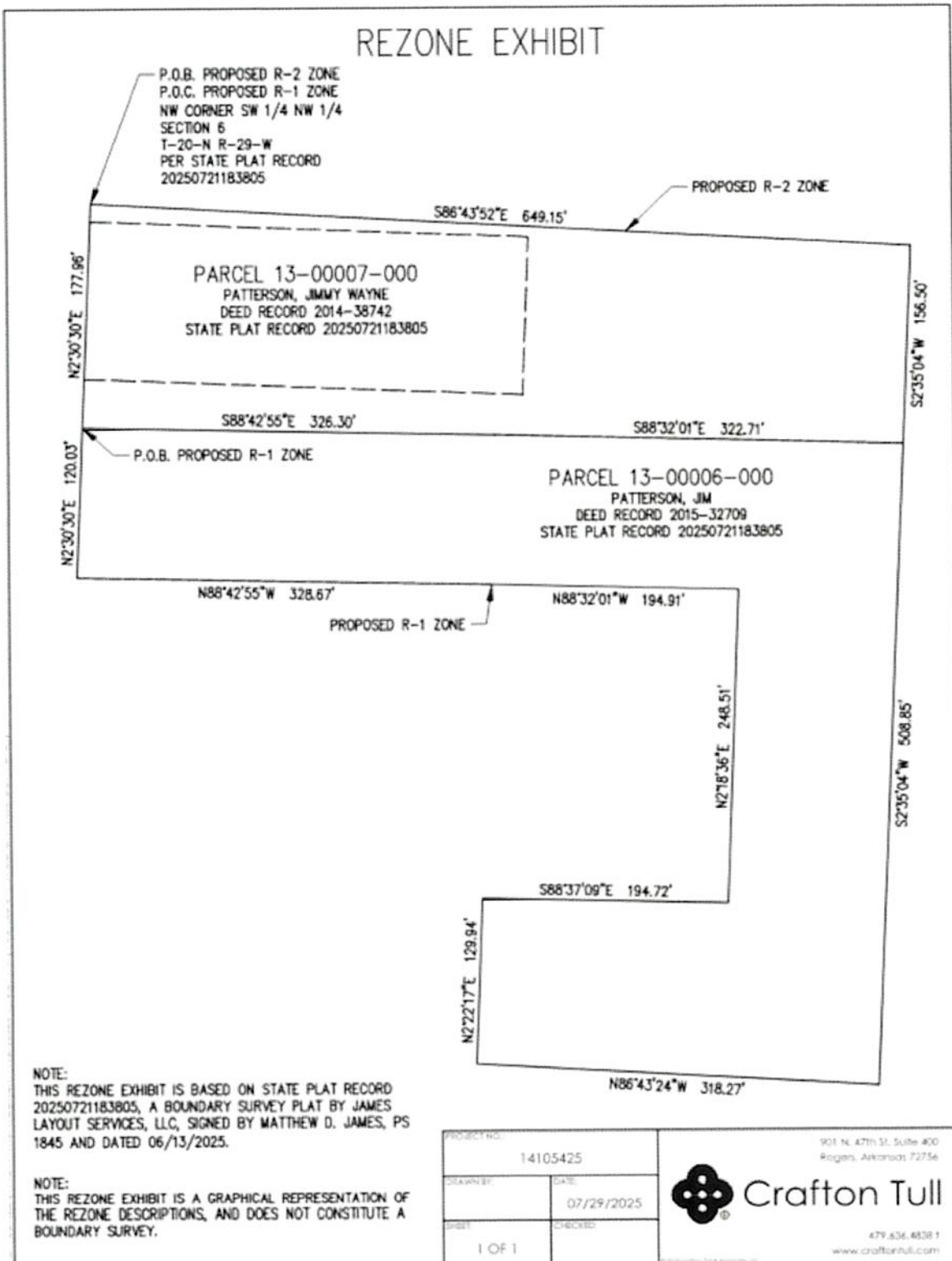
NATHAN SEE, Mayor

ATTEST:

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SANDY BUTTON, City Clerk-Treasurer

Exhibit A  
Vicinity Map  
(illustrative only)





## ORDINANCE NO. 912

### AN ORDINANCE AMENDING PORTIONS OF TITLE 11, BUILDING AND CONSTRUCTION, OF THE PEA RIDGE MUNICIPAL CODE, DECLARING AN EMERGENCY, AND FOR OTHER PURPOSES

**WHEREAS**, the city adopted and incorporated the National Electrical Code (“NEC”) by reference via Ord. No. 269; and

**WHEREAS**, the city now desires to update its adoption of the NEC to the latest edition, and to subject its adoption to certain additions, modifications, and exceptions; and

**WHEREAS**, the city Building Department advises that copper-clad aluminum wire, compared with pure copper wire, is (1) more prone to breaking, (2) less safe, and (3) less conductive of electrical current; and

**WHEREAS**, the city Building Department advises that additional resources would be required to monitor and inspect construction involving alternative electrical conductors; and

**WHEREAS**, the Pea Ridge Fire Department supports the above-referenced research presented by the Building Department; and

**WHEREAS**, the city has complied with Ark. Code Ann. § 14-55-207.

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

**Section 1.** That § 11.12.01 of the Pea Ridge Municipal Code is hereby amended and shall hereafter read as follows:

“11.12.01 Adoption of code The National Electric Code – ~~2020~~1999 Edition, with amendments, or most current edition, subject to the additions, modifications, and exceptions set forth in § 11.12.01.1, is hereby adopted by reference as though fully set out herein word for word by the city of Pea Ridge.

(Ord. No. 269, Sec. 1, amended by Ord. No. 912, Sec. 1.)”

**Section 2.** That § 11.12.01.1 is hereby added to the Pea Ridge Municipal Code and shall hereafter read as follows:

“11.12.01.1 Additions, Modifications, and Exceptions

A. The electrical service inside all structures must be carried exclusively over all-copper wiring that is at least 99.90% pure, except feeder cables. The authority having jurisdiction reserves the right to specify exceptions. Any portions of the National Electrical Code authorizing non-all-copper wiring are null and void within the city.

(Ord. No. 269, Ord. No. 436, Sec. 3, amended by Ord. No. 912, Sec. 2.)”

**Section 3.** That § 11.20.03 of the Pea Ridge Municipal Code is hereby amended and shall hereafter read as follows:

“11.20.03 Electrical standards The provisions of the National Electrical Code, ~~2020~~<sup>1999</sup> Edition, with amendments, or most current edition, as adopted by the city of Pea Ridge in Ord. No. ~~912~~<sup>269</sup>, subject to the additions, modifications, and exceptions set forth in § 11.12.01.1, shall apply to and control all matters and references to electrical standards and/or installation.

(Ord. No. 269, Ord. No. 436, Sec. 3, amended by Ord. No. 912, Sec. 3.)”

~~**Section 4.** That § 11.20.03 of the Pea Ridge Municipal Code is hereby amended, and shall hereafter read as follows:<sup>1</sup>~~

~~“11.20.03 Variances~~ The City Council may, for just cause, specifically waive certain requirements of this code and ordinance after specific study, especially in those cases wherein code requirements could create undue or unfair hardships.

~~(Ord. No. 163, Sec. 4; Ord. No. 912, Sec. 4.)”~~

**Section 45.** That all ordinances or portions thereof in conflict with the provisions of this ordinance, to the extent of such conflict, are hereby repealed. In the event of an irreconcilable conflict between the provisions of a previously adopted ordinance and this ordinance, the provisions of this ordinance shall be controlling.

**Section 56.** The City Council of the City of Pea Ridge, Arkansas, has determined that an emergency is found to exist, to enhance public safety and protect its citizens, and this ordinance, being necessary for the preservation of the public peace, health, and safety, shall be in full force and effect from the date of its passage.

**PASSED AND APPROVED** this 19th day of August, in the year of our Lord, 2025.

---

NATHAN SEE, Mayor

ATTEST:

---

SANDY BUTTON, City Clerk

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<sup>1</sup>Ordinance No. 436 repealed the variance provision enacted by Ordinance No. 163. The repeal appears to have been unintentional and possibly due to a drafting or clerical error. The purpose of this Section 4 is to reinstate the previously repealed paragraph for Variances.

## **ORDINANCE NO. 913**

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; ASSIGNING SUCH AREA TO A WARD; AND ZONING SAID AREA C-2, GENERAL COMMERCIAL

WHEREAS, a petition was filed, pursuant to A.C.A. 14-40-609, for the annexation of certain territory into the City of Pea Ridge, Arkansas; and

WHEREAS, the Benton County Assessor and the Benton County Clerk have verified that the petition: (A) is in writing; (B) contains an attestation signed before a notary by the property owner of the relevant property confirming the desire to be annexed; (C) contains an accurate description of the relevant property; (D) contains a letter or title opinion from a certified abstractor or title company verifying that the petitioner is the owner of record of the relevant property; (E) contains a letter or verification from a certified surveyor or engineer verifying that the relevant property is contiguous with the annexing city and that no enclaves will be created if the property or properties are accepted by the city; and (F) includes a schedule of services of the annexing city that will be extended to the area within three (3) years after the date the annexation becomes final; and presented the petition and records of the matter to the Benton County Judge; and

WHEREAS, the County Judge has: (A) reviewed the petition and records for completeness and accuracy; (B) determined that no enclaves will be created by the annexation; (C) confirmed that the petition contains a schedule of services; and (D) issued an order articulating these findings, and forwarded the petition and an Order authorizing the annexation to the contiguous City of Pea Ridge for consideration; and

WHEREAS, it is the desire of the Mayor and City Council of Pea Ridge that said territory be annexed.

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

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:

### **D & D Annexation into the City of Pea Ridge**

Description of area to be annexed:

All of the following described property in Benton County, Arkansas: Lot 7 and the East 66.2 ft. of Lot 6, Oak Ridge West Addition;

And



All of the unincorporated Right-Of-Way in the NW ¼ of Section 1, T20N, R30W of Slack St. lying North and East of the aforementioned Lot 7 and part of Lot 6.

SECTION 2. That the following schedule of services shall be extended to the area by the City of Pea Ridge within the statutorily required three (3) years after the date the annexation becomes final, as follows: police and fire protection; maintenance of streets currently being maintained by Benton County; and solid waste collection and disposal.

SECTION 3. That the above described territory shall be annexed to and made a part of Ward #2 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.

SECTION 4. That the above described territory shall be assigned a zoning district classification of C-2, General Commercial.

SECTION 5. That this annexation shall be effective and final thirty (30) days after passage of this ordinance.

SECTION 6. That the City Clerk shall certify and send one (1) copy of the map of the annexed property and one (1) copy of this ordinance to the County Clerk for County Judge confirmation consideration.

PASSED AND APPROVED THIS 19th DAY OF AUGUST, 2025.

---

NATHAN SEE, Mayor

Attest:

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SANDY BUTTON, City Clerk-Treasurer



## Exhibit A





**ORDINANCE NO. 915**

**AN ORDINANCE GOVERNING THE USE OF ARTIFICIAL INTELLIGENCE (AI), ADOPTING AN AI POLICY INTO THE EMPLOYEE HANDBOOK, DECLARING AN EMERGENCY, AND FOR OTHER PURPOSES**

**WHEREAS**, the Arkansas Legislature enacted Act 848 during its 2025 session;  
and

**WHEREAS**, the city desires to update its policies to ensure statutory compliance and to promote the health, safety, and welfare of its citizens.

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

**Section 1.** That the Pea Ridge Employee Handbook and Personnel Policies, Chapter 6 is hereby amended to include the following section:

**"THE USE OF ARTIFICIAL INTELLIGENCE**

**PURPOSE**

Artificial intelligence (AI) tools help streamline work. Like any tool, the use of AI entails risk, particularly in terms of accuracy and security. The following policies provide guidelines for the use of artificial intelligence and are required by Ark. Code Ann. § 25-1-128.

**SCOPE**

The provisions herein apply to all uses of artificial intelligence tools by city employees and officials.

**TECHNOLOGY RESOURCES POLICY**

The city's technology resources, as defined in Ark. Code Ann. § 25-1-128(a)(7), shall be used only in an approved and legal manner.

They shall not be used to:

- Express a political opinion to an elected official unless the opinion is:
  - Within the scope of the employee's regular job duties; or
  - Requested by an elected official or public entity;
- Engage in lobbying an elected official on a personal opinion if the employee is not a registered lobbyist for the public entity;
- Engage in illegal activities or activities otherwise prohibited by federal law or state law; or
- Intentionally override or avoid the security and system integrity procedures of the public entity.

## **ARTIFICIAL INTELLIGENCE AND AUTOMATED DECISION TOOLS POLICY**

Computer applications containing artificial intelligence and automated decision tools, as defined in Ark. Code Ann. § 25-1-128(a)(1-2), are authorized to be used, subject to the following guidelines:

- Approval by the:
  - Mayor (or his designee), and
  - Information Technology Director or provider (if applicable);
- The city must possess the lawful right to use the AI;
- AI-generated facts should be verified, when necessary, before relying on them to make material decisions;
- AI tools must be appropriately paired with human involvement and judgment, based on the circumstances, to ensure objective, legal, reasonable, and practical decision-making (such as when advanced thinking, complex reasoning, empathy, or ethics is required), including in the following situations:
  - Employment decisions;
  - Any decision that could violate a person's legal rights; or
  - Any decision that could negatively impact a person's health, safety, or welfare;
- Private, confidential, sensitive, or legally protected information cannot be uploaded into third-party applications without (1) a contractual arrangement with the AI application entity and (2) the Mayor's approval; and
- Transparency/documentation of the use of the AI (if said use is material to the process/outcome, its use should be noted, as appropriate, in the workflow, SOP, summary, recommendation, etc.)

Generative AI tools shall not be used to:

- Express a political opinion to an elected official unless the opinion is:
  - Within the scope of the employee's regular job duties; or
  - Requested by an elected official or public entity;
- Engage in lobbying an elected official on a personal opinion if the employee is not a registered lobbyist for the public entity;
- Engage in illegal activities or activities otherwise prohibited by federal law or state law; or
- Intentionally override or avoid the security and system integrity procedures of the public entity.

City employees and designees are responsible for making the decisions that arise in the course of their employment, regardless of recommendations received from artificial intelligence or automated decision tools.

## **VIOLATIONS**

Violations of the policies in this chapter may result in disciplinary action, up to and including immediate termination. Suspected violations must be reported.

(Ord. No. 915, § 1)"

**Section 2.** That the policies herein shall be available to the public upon request as set forth in Ark. Code Ann. § 25-1-128(c).

**Section 3.** The city council has determined that an emergency exists for purposes of statutory compliance with Act 848 of 2025, and this ordinance, being necessary for the preservation of the public peace, health, and safety, shall be in full force and effect from the date of its passage.

**PASSED AND APPROVED** this 19th day of August, **in the year of our Lord,** 2025.

\_\_\_\_\_  
NATHAN SEE, Mayor

ATTEST:

\_\_\_\_\_  
SANDY BUTTON, City Clerk-Treasurer



1 State of Arkansas

As Engrossed: S4/9/25

2 95th General Assembly

## A Bill

3 Regular Session, 2025

HOUSE BILL 1958

4  
5 By: Representative S. Meeks

6 By: Senator J. English

### For An Act To Be Entitled

9 AN ACT TO REQUIRE PUBLIC ENTITIES TO CREATE A POLICY  
10 CONCERNING THE AUTHORIZED USE OF ARTIFICIAL  
11 INTELLIGENCE; AND FOR OTHER PURPOSES.

### Subtitle

12 TO REQUIRE PUBLIC ENTITIES TO CREATE A  
13 POLICY CONCERNING THE AUTHORIZED USE OF  
14 ARTIFICIAL INTELLIGENCE.

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19 BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF ARKANSAS:

20  
21 SECTION 1. Arkansas Code § 25-1-128(a) – (e), as amended by Acts 2025,  
22 No. 205, concerning the creation of a policy regarding use of technology  
23 resources and cybersecurity by public entities, are amended to read as  
24 follows:

25 (a) As used in this section:

26 (1) "Artificial intelligence" means a machine-based system that  
27 can, based on a given set of human-defined objectives, make predictions,  
28 recommendations, or decisions influencing a real or virtual environment;

29 (2) "Automated decision tool" means a system or service that  
30 uses artificial intelligence and has been specifically developed and  
31 marketed, or specifically modified, to make or to be a controlling factor in  
32 making consequential decisions;

33 ~~(1)~~(3) "Employee" means a person employed by a public entity;

34 ~~(2)~~(4) "Public entity" means an instrumentality funded in whole  
35 or in part by taxpayer funds, including without limitation:

36 (A) The Department of Agriculture;



- 1 (B) The Department of Commerce;
- 2 (C) The Department of Corrections;
- 3 (D) The Department of Education;
- 4 (E) The Department of Energy and Environment;
- 5 (F) The Department of Finance and Administration;
- 6 (G) The Department of Health;
- 7 (H) The Department of Human Services;
- 8 (I) The Department of Inspector General;
- 9 (J) The Department of Labor and Licensing;
- 10 (K) The Department of the Military;
- 11 (L) The Department of Parks, Heritage, and Tourism;
- 12 (M) The Department of Public Safety;
- 13 (N) The Department of Transformation and Shared
- 14 Administrative Services;
- 15 (O) The Department of Veterans Affairs;
- 16 (P) The office of a constitutional officer;
- 17 (Q) A political subdivision of the state;
- 18 (R) A public school district;
- 19 (S) A public school district board of directors;
- 20 (T) An open-enrollment public charter school;
- 21 (U) An institution of higher education;
- 22 (V) The State Highway Commission;
- 23 (W) The Arkansas Department of Transportation; or
- 24 (X) The Arkansas State Game and Fish Commission;

25 ~~(3)~~(5) "State educational entity" means an entity with an  
26 educational purpose that is funded in whole or in part by taxpayer funds that  
27 is, including without limitation:

- 28 (A) A public school district;
- 29 (B) A public school district board of directors; and
- 30 (C) An open-enrollment charter school;

31 ~~(4)~~(6) "State entity" means:

- 32 (A) The Department of Agriculture;
- 33 (B) The Department of Commerce;
- 34 (C) The Department of Corrections;
- 35 (D) The Department of Education;
- 36 (E) The Department of Energy and Environment;

- 1 (F) The Department of Finance and Administration;
- 2 (G) The Department of Health;
- 3 (H) The Department of Human Services;
- 4 (I) The Department of Inspector General;
- 5 (J) The Department of Labor and Licensing;
- 6 (K) The Department of the Military;
- 7 (L) The Department of Parks, Heritage, and Tourism;
- 8 (M) The Department of Public Safety;
- 9 (N) The Department of Shared Administrative Services;
- 10 (O) The Department of Veterans Affairs;
- 11 (P) The State Highway Commission;
- 12 (Q) The Arkansas Department of Transportation;
- 13 (R) The Arkansas State Game and Fish Commission; and
- 14 (S) An institution of higher education; and

15 ~~(5)~~(7) "Technology resources" means:

16 (A) The machines, devices, and transmission facilities  
17 used in information processing, including computers, word processors,  
18 terminals, telephones, cables, software, and related products;

19 (B) The devices used to process information through  
20 electronic capture, collection, storage, manipulation, transmission,  
21 retrieval, and presentation of information in the form of data, text, voice,  
22 or image and includes telecommunications and office automation functions;

23 (C) Any component related to information processing and  
24 wired and wireless telecommunications, including data processing and  
25 telecommunications hardware, software, services, planning, personnel,  
26 facilities, and training;

27 (D) The procedures, equipment, and software that are  
28 designed, built, operated, and maintained to collect, record, process, store,  
29 retrieve, display, and transmit information, and the associated personnel,  
30 including consultants and contractors; and

31 (E) All ~~electronic-mail~~ email accounts issued by a public  
32 entity.

33 (b) A public entity shall:

34 (1) Create a technology resources policy that defines the  
35 authorized use of technology resources for the public entity;

36 (2)(A) Develop a cybersecurity policy for all technology

resources of the public entity based on the standards and guidelines set by the State Cybersecurity Office.

(B) Subdivision (b)(2)(A) of this section shall not apply to political subdivisions of the state; and

(3) Create an artificial intelligence and automated decision tool policy that:

(A) Defines the authorized use of artificial intelligence and automated decision tools for the public entity; and

(B) Requires an authorized human employee or designee to make any final decision in the course of his or her employment, regardless of what artificial intelligence or automated decision tool the employee or designee recommends; and

~~(3)(4)~~(A) Develop a training program for all employees of the public entity concerning the technology resources policy, and the cybersecurity policy, and the artificial intelligence and automated decision tool policy, including training on the appropriate use of artificial intelligence and automated decision tools in deciding an outcome in the course of an employee's employment.

(B) A political subdivision of the state is not required to develop a training program under this section for a cybersecurity policy.

(c)(1) The technology resources policy and artificial intelligence and automated decision tool policy for each state entity shall be available to the public upon request.

(2) The Department of Education, in coordination with the State Cybersecurity Office, shall:

(A) Develop technology resources and artificial intelligence and automated decision tool policies that shall be used by each type of state educational institution; and

(B) Make the policies developed under subdivision (c)(2)(A) of this section available to the public upon request.

(d) Each technology resources and artificial intelligence and automated decision tool policy shall include prohibitions on the use of a public entity's technology resources and artificial intelligence and automated decision tools, including without limitation that a public entity's technology resources shall not be used to:

(1) Express a personal political opinion to an elected official



1 unless the opinion is:

2 (A) Within the scope of the employee's regular job duties;

3 or

4 (B) Requested by an elected official or public entity;

5 (2) Engage in lobbying an elected official on a personal opinion  
6 if the employee is not a registered lobbyist for the public entity;

7 (3) Engage in illegal activities or activities otherwise  
8 prohibited by federal law or state law; or

9 (4) Intentionally override or avoid the security and system  
10 integrity procedures of the public entity.

11 (e) A public entity shall create a disciplinary procedure for a  
12 violation of the public entity's technology resources and artificial  
13 intelligence and automated decision tool policy concerning authorized use of  
14 technology resources.

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16 /s/S. Meeks

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19 APPROVED: 4/17/25  
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## **ORDINANCE NO. 916**

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

WHEREAS, a petition was filed, pursuant to A.C.A. 14-40-609, for the annexation of certain territory into the City of Pea Ridge, Arkansas; and

WHEREAS, the Benton County Assessor and the Benton County Clerk have verified that the petition: (A) is in writing; (B) contains an attestation signed before a notary by the property owner of the relevant property confirming the desire to be annexed; (C) contains an accurate description of the relevant property; (D) contains a letter or title opinion from a certified abstractor or title company verifying that the petitioner is the owner of record of the relevant property; (E) contains a letter or verification from a certified surveyor or engineer verifying that the relevant property is contiguous with the annexing city and that no enclaves will be created if the property or properties are accepted by the city; and (F) includes a schedule of services of the annexing city that will be extended to the area within three (3) years after the date the annexation becomes final; and presented the petition and records of the matter to the Benton County Judge; and

WHEREAS, the County Judge has: (A) reviewed the petition and records for completeness and accuracy; (B) determined that no enclaves will be created by the annexation; (C) confirmed that the petition contains a schedule of services; and (D) issued an order articulating these findings, and forwarded the petition and an Order authorizing the annexation to the contiguous City of Pea Ridge for consideration; and

WHEREAS, it is the desire of the Mayor and City Council of Pea Ridge that said territory be annexed.

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

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:

### **Cloer Annexation into Pea Ridge Arkansas**

All of the following property, in Benton County Arkansas, more particularly described as: Commencing at the SE corner of the NW/4 of the NE/4 of said Section 25, T21N, R30W; thence N87°15'56"W 73.5 ft to the point of beginning on the West ROW of Hwy 265; thence N2°58'31"W 22.61 ft; thence S68°48'3"W 55.42 ft; thence N87°15'47"W 562.16 ft to a point on the City Limits of Pea Ridge; thence leaving the city limits,

S2°23'20"W 330.38 ft; thence S2°21'17"W 336.25 ft; thence S87°0'33"E 632.57 ft; thence N2°36'32"E 335.89 ft; thence along said right of way the following 9 coarse bearings and distances, N01°00'10" E 12.48 ft; thence N20°31'22" W 54.54 ft; thence N00°56'44" E 50.03 ft; thence N18°43'08" W 48.44 ft; thence N21°10'33" E 52.62 ft; thence N14 °58'05" E 51.11 ft; thence N 02°36'00" W 50.22 ft; thence N02°59'48" W 7.51 ft; thence N2°58'29"W 41.2 ft to the point of beginning.

SECTION 2. That the following schedule of services shall be extended to the area by the City of Pea Ridge within the statutorily required three (3) years after the date the annexation becomes final, as follows: police and fire protection; maintenance of streets currently being maintained by Benton County; and solid waste collection and disposal.

SECTION 3. That the above described territory shall be annexed to and made a part of Ward #3 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.

SECTION 4. That this annexation shall be effective and final thirty (30) days after passage of this ordinance.

SECTION 5. That the City Clerk shall certify and send one (1) copy of the map of the annexed property and one (1) copy of this ordinance to the County Clerk for County Judge confirmation consideration.

PASSED AND APPROVED THIS 19th DAY OF AUGUST, 2025.

---

Nathan See, Mayor

Attest:

---

Sandy Button, City Clerk-Treasurer

Cloer Annexation into the City of Pea Ridge, Arkansas

Exhibit A

2025 JUL 22 AM 11:56  
Betsy Harrell  
Benton County Sections  
Benton County Quarter Quarters

- Legend
- City Limits\_AGISO
  - Roads
  - CloerAnnex070125



30-21-29

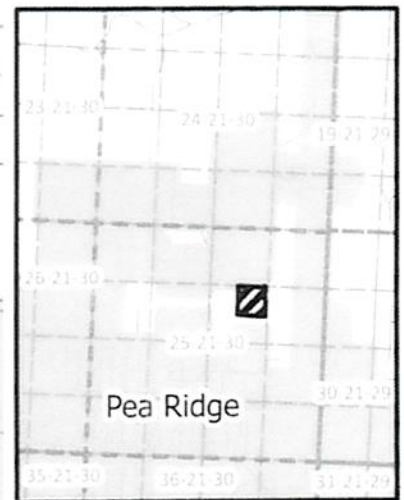
Pea Ridge

NW-SE

NE-SW

NWARPC.sjs  
Annexations\_Feb2022.aprx  
Cloer Annexation- Pea Ridge  
07/01/2025

0 125 250 500 Feet



Vicinity Map



ORDINANCE NO. 917

CITY OF PEA RIDGE, ARKANSAS

AN ORDINANCE AMENDING THE ZONING OF PROPERTY WITH THE CURRENT ADDRESS OF SOUTHWEST CORNER OF NORTH HIGHWAY 94 AND NORTH HARVEY WAKEFIELD AVENUE, PEA RIDGE ARKANSAS, 72751 (PARCEL NO. 13-01052-000) AND LEGAL DESCRIPTION IN SECTION 1 FROM C-1, NEIGHBORHOOD COMMERCIAL TO C-2, GENERAL COMMERCIAL.

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 August 5, 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 C-1, Neighborhood Commercial to C-2, General Commercial; 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 C-1, NEIGHBORHOOD COMMERCIAL TO C-2, GENERAL COMMERCIAL.

SECTION 1:

Lot 3, Block 1, Givens Place Subdivision to the City of Pea Ridge, Benton County, Arkansas, as shown on plat of record in Plat Book 23L at Pages 18, 19, and 20, of the Records of Benton County, Arkansas.

Please see "Exhibit A" vicinity map.

**LAYMAN'S DESCRIPTION:** Southwest Corner of North Highway 94 and North Harvey Wakefield Avenue; Please see the vicinity map labeled "Exhibit A" // PARCEL NO. 13-01052-000

**PASSED AND APPROVED** this 19<sup>th</sup> day of August, 2025.

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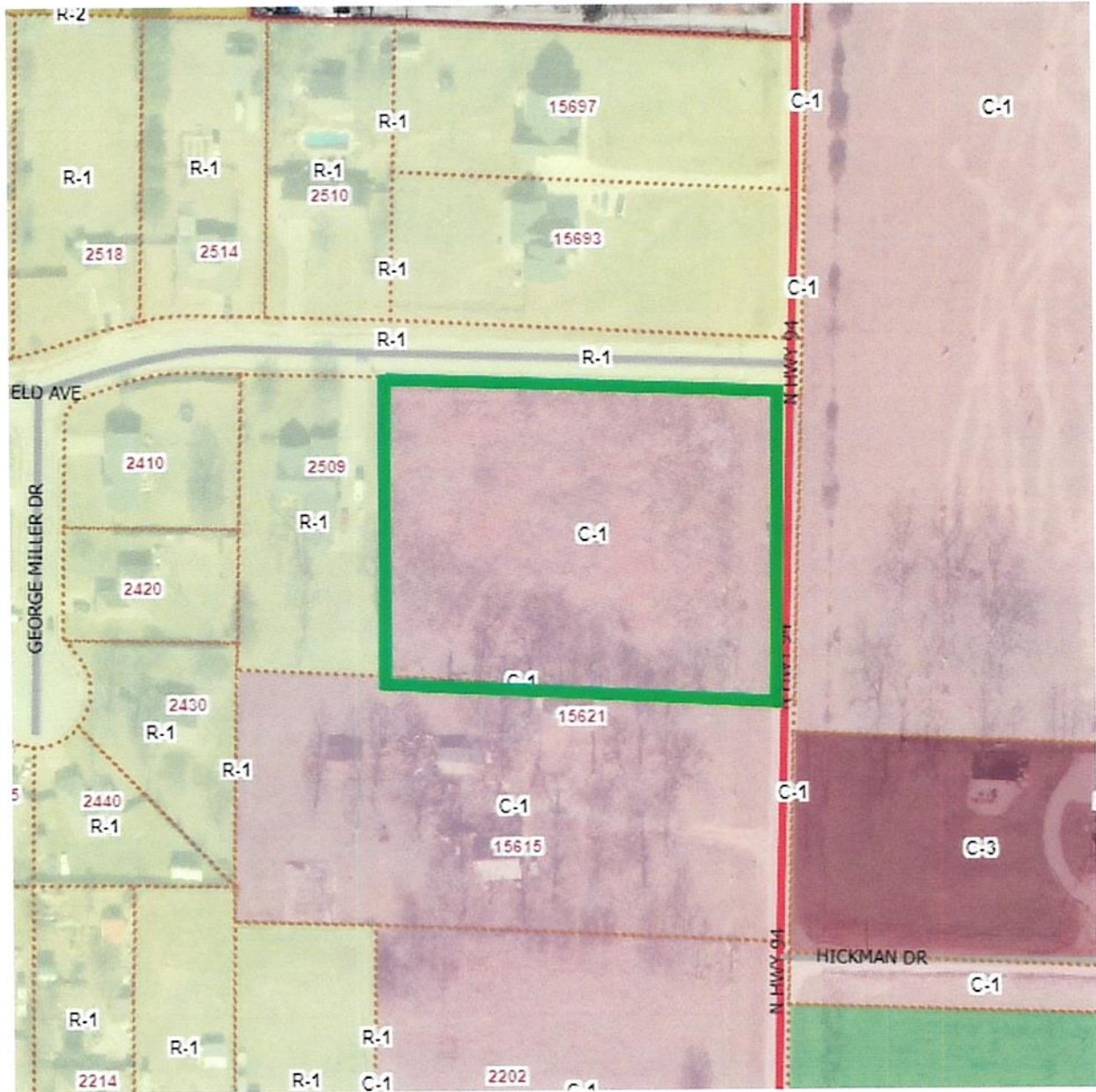
NATHAN SEE, Mayor

ATTEST:

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SANDY BUTTON, City Clerk-Treasurer

Exhibit A  
Vicinity Map  
(illustrative only)



ORDINANCE NO. 918

CITY OF PEA RIDGE, ARKANSAS

AN ORDINANCE ACCEPTING THE FINAL PLAT OF ROLLING MEADOWS SUBDIVISION PHASE 1, 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 Phase 1, Pea Ridge, Benton County, Arkansas, was approved and dedication thereof made by the Planning Commission of the City of Pea Ridge, Arkansas, on the 5<sup>th</sup> day of August 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 Rolling Meadows Phase 1, Pea Ridge, Benton County, Arkansas, as herein described, be and the same is hereby accepted, approved, and confirmed:

Legal Description:

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 31, TOWNSHIP 21 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND RUNNING THENCE N03°03'51"E 1634.59 FEET; THENCE S86°56'09"E 160.00 FEET; THENCE S03°03'51"W 586.59 FEET; THENCE S86°56'09"E 110.00 FEET; THENCE N03°03'51"E 10.58 FEET; THENCE S86°38'58"E 50.00 FEET; THENCE S86°56'09"E 540.00 FEET; THENCE S03°03'51"W 2.83 FEET; THENCE S86°56'09"E 130.04 FEET; THENCE S03°03'51"W 1052.53 FEET; THENCE N87°06'28"W 990.02 FEET TO THE POINT OF BEGINNING. CONTAINING IN ALL 26.10 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT OF WAYS OF RECORD.



**LAYMAN'S DESCRIPTION:** Northeast Corner of Greer Street and Lee Town Road

Section 2: All dedications in an by the Final Plat of Rolling Meadows Phase 1, 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 19<sup>th</sup> day of August, 2025.

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NATHAN SEE, Mayor

ATTEST:

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SANDY BUTTON, City Clerk-Treasurer

07/28/2025

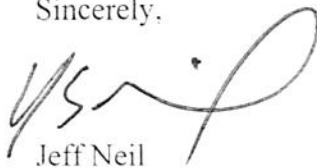
City of Pea Ridge  
975 Weston St.  
Pea Ridge, AR 72751

To the Honorable Mayor See,

Please be advised that I have accepted a different position within Arvest Bank. Based on this promotion my last day as a resident of the City of Pea Ridge will be August 30<sup>th</sup>, 2025. Because of this I resign from my position as Alderman Ward 2 effective August 29<sup>th</sup>, 2025.

It has been my honor to serve the citizens of Pea Ridge in various capacities over the previous 14 years and my family and I will always consider Pea Ridge our home and think of ourselves as Blackhawks for life.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Neil', with a large, stylized flourish extending from the end of the signature.

Jeff Neil