CAMMACK VILLAGE

STATE OF THE CITY

January 2, 2026

Happy 2026!

As your mayor, it is my duty to provide you with an annual State of the City, as required by Arkansas law. In addition to this letter, I encourage you to visit our website at www.cammackvillage.org and to download the City's app for live updates, news, and important dates throughout the year.

2025 was another strong year for our community, marked by continued investment in public safety, infrastructure, and long-term planning. Cammack Village remains financially stable, well-governed, and focused on preserving the high quality of life our residents expect.

Public Safety and Police Force Updates

After 26 years of dedicated service to the Cammack Village Police Department, Chief Peter Powell retired effective December 31, 2025. Chief Powell's leadership and commitment to this community helped make Cammack Village the safest city in Central Arkansas, and the City is deeply grateful for his decades of service.

Following Chief Powell's retirement, the City Council unanimously voted to appoint Officer CJ Davidson as the Chief of Police and Marshal of Cammack Village. Officer Davidson has served with the Cammack Village Police Department since June of 2023, and brings 20 combined years of law enforcement experience, including prior service with the Pulaski County Sheriff's Office and the Arkansas State Capitol Police Department.

Residents are invited to attend a community meet-and-greet with Chief Davidson on January 13 at 5:30 p.m. at City Hall. This event will provide an opportunity to hear Chief Davidson's vision for the future of CVPD while enjoying light refreshments and fellowship with neighbors.

As part of CVPD's continued commitment to being a strong community partner, the department will host a series of community safety and life-skills events throughout 2026, focused on public safety, preparedness, and practical resources for residents of all ages.

The City Council approved the 2026 City Budget, which includes all necessary funding to ensure full 24/7 police coverage for the Village. Residents who are night owls may notice a familiar face, as Officer Eric Woods has returned to CVPD as the full-time officer assigned to the midnight shift. Along with Officers Jonathan Parker and Jordan Abels, the department remains fully staffed and committed to providing professional, responsive police services and protection to our residents.

Parks and Infrastructure Improvements

In 2025, Baker Park received a significant upgrade after the City was awarded a $100,000 FUN Park Grant from the Arkansas Department of Parks and Heritage. Grant funds were used to install new soft-surface flooring to replace the existing rock ground cover, a long-requested improvement that has been warmly welcomed by families and park visitors.

The City also completed a long-awaited drainage improvement project at the intersection of McKinley and Greenwood. This project upgraded the City's drainage infrastructure and will provide long-term benefits to nearby residents and surrounding streets.

Urban Service District

This past year, the Urban Service District (USD) was renewed through 2035, reaffirming the community's commitment to enhanced public safety and essential City services.

USD funds are administered by a separate board under the leadership of Ron Crane and are used to fund non-recurring expenses not allocated in the City's general budget, with a priority on police protection. The USD remains a critical financial tool that allows the City to maintain high standards of service without placing additional strain on the general fund.

In addition to assisting with police-related expenses, the USD contributed funding toward the Baker Park improvements this year, allowing the City to exceed the original grant amount awarded by the Arkansas Department of Parks and Heritage. This additional investment ensured the successful completion of the park upgrades and reflects the City's commitment to maintaining high-quality public spaces.

City Hall: By the Numbers

Cammack citizens expect high-quality customer service, and our small size fosters a unique appreciation for conducting business in person. Below are key statistics from City Hall in 2025:

- Walk-ins to City Hall (not including public meetings): 840
- Phone calls to City Hall (inbound and outbound): 2,190
- Building permits issued: 60

City Hall oversees the building permit process, which helps ensure that all new construction and renovations in Cammack Village comply with applicable building codes and zoning regulations. This process promotes safe, consistent, and well-planned development throughout our community. If you are considering any type of construction—whether a new build or an alteration to your existing home—please contact City Hall first to obtain guidance and permitting information before work begins.

City Center Project Update

2026 will be an exciting year for Cammack Village as we prepare to break ground on the long anticipated City Center. Construction plans are finalized, and final pricing is currently underway, with a groundbreaking ceremony expected this spring. The final plans are available to view at www.cammackvillage.org.

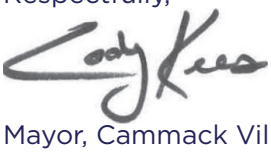
The City Center represents the culmination of a multi-year effort to ensure that Cammack Village has the space necessary to support a modern police department, city offices, and a flexible venue for community and private events. Once completed, the City Center will provide a permanent home for essential City services and a gathering place for residents.

Nabholz, the project's contractor, will host a public meeting to discuss construction logistics and safety considerations, particularly given the high-traffic location at the corner of McKinley and Brentwood. Additional details regarding this meeting will be shared soon.

Cammack Village continues to be a great place to live and the safest community in Central Arkansas. Full-time police coverage, thoughtful investments, and engaged citizens all contribute to our exceptional quality of life.

As your mayor, I remain committed to working with the City Council to ensure that Cammack Village continues to thrive in the years ahead through careful stewardship of your tax dollars. For the second consecutive year, the City received a perfect legislative audit with no reportable findings. We do not take the trust you place in us lightly, and we are committed to honoring that trust through transparent, responsible leadership.

Respectfully,



Mayor, Cammack Village

COUNCIL INFORMATION

Ward 1
Matt Fuller
Sawyer Dunigan

Ward 2
Ryan O'Malley
Tim Fisk

CITY INFORMATION

Cody Kees **Mayor**
Shalada Toles **City Administrator**
CJ Davidson **Marshal/Chief of Police**
Ron Crane **City Recorder**
Alex Stout **City Treasurer**
JaNan Thomas **City Attorney**
Risa Johnson **Administrative Assistant**
Marilyn Morris **Administrative Assistant**
Mic Boschetti **Building Inspector**
Jonathan Parker **Police Officer**
Eric Woods **Police Officer**
Jordan Abels **Police Officer**