

MINUTES OF THE CITY COUNCIL, CITY OF CONWAY, ARKANSAS

Conway, Arkansas
Tuesday, 6:00 pm
March 25, 2025

On this date the City Council of the City of Conway, Arkansas met in regular session. The following members being a quorum were present and acting: Councilman Hawkins, Councilman Grimes, Councilman Spurgers, Councilwoman Mehl, Councilman Hawks, Councilman Jones, and Councilwoman Isby. Also, present and acting: Mayor Bart Castleberry, City Clerk Denise Hurd, and City Attorney Charles Finkenbinder. Councilman Ledbetter was absent.

Call to Order: Mayor Bart Castleberry

Roll Call: Denise Hurd, City Clerk

Minutes: March 11, 2025

Councilman Spurgers made a motion to approve the minutes of the City Council meeting on March 11, 2025, as submitted. Councilwoman Mehl seconded the motion. The motion carried 7-0.

Monthly Financial Report ending February 28, 2025

Mayor Castleberry reported that Mr. Winningham sent the Financial Report to the Council prior to the meeting as he would be unavailable to attend.

Report of Standing Committees:

A. Community Development Committee (Airport, Community Development, Code Enforcement, Permits & Inspections, Transportation, & Planning & Development)

1. Consideration to approve waiving all three readings for the ordinances on the March 25, 2025 City Council agenda.

Councilman Jones made a motion to approve waiving all three readings and Councilwoman Isby seconded it. A vote was called and the motion carried 7-0.

2. Ordinance to rezone property located at 708 S. Baridon Street from R-2 to O-3

O-25-29

Councilman Hawkins presented Item A2 to the Council. Anne Tucker told the Council that the applicant was seeking to rezone to O-3 with the intention of erecting several quiet offices on the property. She added that this is consistent with other rezonings in the area. She reported on the surrounding properties and their current zonings illustrating that the requested zoning is appropriate for the parcel. She added that there is an R-1 zoned property to the north, and two residents spoke in opposition at the Planning Commission meeting siting the encroachment of commercial use, and parking. She reminded them that if the rezoning is approved, the project would go through site development which would deal with those issues. She clarified that the applicant intends to use the existing structure but at some point, intends to add more structures. Lance Massey, representing the applicant, spoke to the Council and explained some of the applicant's intentions for the property. Elizabeth Wassell addressed the Council telling them that the intended use of the structure when completed will be for young adults coming out of foster care, and that the building would not be occupied at night, only during the daytime for counseling and teaching purposes. Councilman Spurgers clarified that the City would be rezoning on behalf of the applicant or property managers and not the eventually tenant. There was some discussion as to what uses are allowed in the O-3 vs. R-2 zoning. Councilman Spurgers made a motion to adopt the Ordinance and Councilman Hawks seconded it. The Clerk called the roll with the following voting "Aye": Councilman Jones, Councilman Hawkins, Councilwoman Mehl, Councilman Spurgers, Councilman Hawks, Councilwoman Isby and Councilman Grimes. The Ordinance passed 7-0.

3. Ordinance to rezone property located at 1375 South Harkrider Drive from A-1 to C-3

O-25-30

Councilman Hawkins presented Item A3 to the Council stating that the Planning Commission voted 8-0 to forward to the City Council with a recommendation for approval. Anne Tucker told the Council that this property is to be the future location for Heigel Glass Company. John Lewis, contractor for Heigel Glass spoke to the Council stating that the sale of the property was contingent on approval of the rezoning and that the new structure would provide a larger facility for Heigel Glass Company. Councilman Hawkins made a motion to adopt the Ordinance and Councilwoman Isby seconded it. The Clerk called the roll with the following voting "Aye": Councilman Grimes, Councilman Jones, Councilwoman Mehl, Councilman Spurgers, Councilman Hawks, Councilwoman Isby, and Councilman Hawkins. The Ordinance passed 7-0.

4. Ordinance to rezone property located approximately 620 feet west of the Museum Road and East Siebenmorgan Road roundabout, from R-1 to R-2.

O-25-31

Councilman Hawkins presented Item A4 to the Council. Anne Tucker told the Council that the applicant intends to build duplexes in stages on these lots, with the first stage being two duplexes, and the second stage two duplexes. She said that abutting land uses are large single-family residential to the west, a vacant single-family zone to the north, a senior center, storage facility, and commercial retail sales uses to the south. She added that the motion to approve passed unanimously at the Planning Commission and no one spoke for or against the matter. Councilman Jones made a motion to adopt the Ordinance and Councilwoman Isby seconded it. The Clerk called the roll with the following voting "Aye": Councilman Hawkins, Councilman Grimes, Councilman Jones, Councilwoman Mehl, Councilwoman Isby, Councilman Hawks, and Councilman Spurgers. The Ordinance passed 7-0.

5. Ordinance to rezone property located at 643 Reedy Road from A-1 to O-3.

O-25-32

Councilman Hawkins presented Item A5 to the Council. Anne Tucker told the Council that Jefferson Learning Center has occupied this property for over 10 years and is currently considered legally non-conforming. She said that Ms. Jefferson has applied for a 608 square foot addition and is asking for a rezone to O-3 which is the best fit for the surrounding area. She added that if the rezone passes, the next item on the agenda is a conditional use to allow operation of the day care facility. Ms. Jefferson told the Council she wanted to expand the building to provide teacher planning space and a place for therapy. Councilman Grimes made a motion to adopt the Ordinance and Councilwoman Mehl seconded it. The Clerk called the roll with the following voting "Aye": Councilwoman Mehl, Councilman Jones, Councilman Hawks, Councilman Hawkins, Councilman Grimes, Councilman Spurgers, and Councilwoman Isby. The Ordinance passed 7-0.

6. Consideration to approve a conditional use permit to allow Child Care Facility use in the O-3 zone for property located at 643 Reedy Road.

Councilman Hawkins presented Item A6 to the Council. Councilman Grimes made a motion to approve the conditional use permit and Councilwoman Mehl seconded it. A vote was called and the motion to approve passed 7-0.

B. Public Service Committee (Physical Plant, Parks & Recreation, & Sanitation)

1. Resolution to approve the lowest bid and purchase a Tarp Deployment System for the Sanitation Department.

R-25-09

Mayor Castleberry presented Item B1 to the Council. Nathan Davis of the Sanitation Department addressed the Council stating that every day the Department is required by law to cover the sanitation landfill. He told them that dirt or mulch is commonly used but our Department uses a type of plastic film held in place by sand and it is not reusable. He said that the machine they are requesting approval

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to purchase would allow them to utilize reusable tarps. He added that it would pay for itself in about a year, as they spend about \$40,000 per year on the plastic film and sand. Councilman Hawks asked what the life expectancy was on the machine and Mr. Davis replied that the machine would last a long time, but he tarps have about a five-year lifespan. Councilman Hawkins asked if the City has dealt with this particular low bidder before and Mr. Davis said that we have not but that other landfills use them. Councilwoman Isby made a motion for the adoption of the Resolution and Councilwoman Mehl seconded it. A vote was called and the Resolution passed 7-0.

Adjournment-----

PASSED this 25th day of March 2025

APPROVED: _____
Mayor, Bart Castleberry

City Clerk, Denise Hurd