

MINUTES OF THE CITY COUNCIL, CITY OF CONWAY, ARKANSAS

Conway, Arkansas
Tuesday, 6:00 pm
May 13, 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 Ledbetter, Councilman Hawks, Councilman Jones, and Councilwoman Isby. Also, present and acting: Mayor Bart Castleberry, City Clerk Denise Hurd, and City Attorney Charles Finkenbinder.

Call to Order: Mayor Bart Castleberry

Roll Call: Denise Hurd, City Clerk

Minutes: April 22, 2025

Councilwoman Isby made a motion to approve the minutes of the City Council meeting on April 22, 2025, as submitted. Councilwoman Mehl seconded the motion. The motion carried 8-0.

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 May 13th, 2025 City Council agenda.

Councilwoman Isby made a motion to approve waiving all three readings and Councilwoman Mehl seconded it. A vote was called and the motion carried 8-0.

2. Ordinance to approve the Conway Water Revenue Improvement Bond For Conway Corporation.

O-25-41

Councilman Hawkins presented Item A2 to the Council. Gordon Wilbourn with Kutak Rock addressed the Council and reminded them that the City is the issuer of the Bond, and that there had been two public hearings on the matter. He said that this is for the completion and improvement of the Roger Mills Water Treatment Plant and also just a direct loan from the State in the amount of \$8,267, 870.00 at the interest rate of 3% with a 1% servicing fee. Councilman Grimes confirmed that these bonds would be repaid by Conway Corporation. Councilwoman Isby made a motion for adoption of the Ordinance and the emergency clause. Councilwoman Mehl seconded it. The Clerk called the roll with the following voting "Aye": Councilman Hawkins, Councilman Ledbetter, Councilman Jones, Councilman Grimes, Councilman Spurgers, Councilman Hawks, Councilwoman Isby and Councilwoman Mehl. The Ordinance with the emergency clause passes 8-0.

3. Ordinance to appropriate donation funds for the Conway Tree Board in the amount of \$5,000 from Conway Corporation.

O-25-42

Councilman Hawkins presented Item A3 to the Council. Councilman Jones made a motion to adopt the Ordinance and Councilman Ledbetter seconded the motion. The Clerk called the roll with the following voting "Aye": Councilwoman Mehl, Councilman Ledbetter, Councilman Grimes, Councilwoman Isby, Councilman Spurgers, Councilman Hawkins, Councilman Jones, and Councilman Hawks. The Ordinance passed 8-0.

- 4. Resolution to request the Faulkner County Tax Collector place a lien against property located at 3448 Richards Ct. for the Public Works Department.**

R-25-12

Councilman Hawkins presented Item A4 to the Council. Spencer Clawson told the Council that the property was neglected for some time due to the owner being deceased and family members living out of town. He said that the Code Enforcement Department had abated the nuisance at a cost of \$419.74 incurred by the City. Councilman Ledbetter made a motion to adopt the Resolution and Councilman Jones seconded it. A vote was called and the Resolution passed 8-0.

- 5. Resolution to authorize the purchase of property for the East Oak St and East German Lane Intersection Improvement Project for the Transportation Department.**

R-25-13

Councilman Hawkins presented Item A5 to the Council. Kurt Jones told the Council that this project is a result of the Oak Street Ahead Study and one of the recommendations that came out of the study was to add dedicated right turn lanes to the East German leg of this intersection to increase efficiency of that intersection by 70%. He added that the most challenging part of this project is the property at the intersection and the fact that it is close to the road. He said that a developer was interested in the property next to it and was able to negotiate purchase of the part of the property that he needed, and the City was able to purchase what was needed to complete the Intersection Improvement, and that's what the numbers in the agreement represent. He told them the appraised value was \$448,000 and the portion the City would purchase would be \$300,000. He asked for their approval to proceed with the transaction. There were no questions from the Council. Councilman Spurgers made a motion to adopt the Resolution and Councilwoman Mehl seconded it. A vote was called and the Resolution passed 8-0.

- 6. Resolution to approve the bid for intersection improvements at Dave Ward Dr. and Hogan Lane for the Transportation Department.**

R-25-14

Councilman Hawkins presented Item A6 to the Council. Kurt Jones told the Council that this project has been designed and bid and includes pedestrian crossing signals. He said they had received two bids with the lowest bid being from All Service Electric in the amount of \$210,534.50. Councilwoman Isby made a motion to adopt the Resolution and Councilwoman Mehl seconded it. A vote was called and the Resolution passed 8-0.

- 7. Ordinance to rezone property located at the southern 330 feet of 2011 Meadowlake Rd from R-1 and C-2 to R-2.**

O-25-43

Councilman Hawkins presented Item A7 to the Council. Ryan Robeson of the Planning Department told the Council that the applicant was seeking R-2 zoning for duplex development and that the Planning Commission approved the request unanimously. He added that there is currently a conditional use permit tied to the northern portion of 2011 Meadowlake and the property adjacent to the east for an automotive fueling station, but if this rezoning is passed that CUP would be revoked. He said that all parties have been notified, and all legal notices met. Councilman Spurgers made a motion to adopt the Ordinance and Councilman Grimes seconded it. The Clerk called the roll with the following voting "Aye": Councilwoman Isby, Councilman Ledbetter, Councilman Jones, Councilwoman Mehl, Councilman Hawks, Councilman Grimes, Councilman Spurgers, and Councilman Hawkins. The Ordinance passed 8-0.

- 8. Ordinance to rezone +- 6.96 acres of property located at the intersection of Donnell Ridge Rd and Old Military Rd from R-1 to R-2.**

O-25-44

Councilman Hawkins presented Item A8 to the Council. Ryan Robeson told the Council that the comprehensive plan designates the western portion of this property as a transition zone which allows for a transition from a lower density to a higher density. He added that the Planning Commission voted unanimously to forward the matter to the City Council with a recommendation for approval. Councilman Spurgers made a motion to adopt the Ordinance and Councilwoman Mehl seconded it. The Clerk called the roll with the following voting "Aye": Councilman Jones, Councilman Hawkins, Councilwoman Mehl, Councilman Spurgers, Councilman Hawks, Councilwoman Isby, Councilman Ledbetter, and Councilman Grimes. The Ordinance passed 8-0.

- 9. Consideration to approve a conditional use permit to allow Home Occupation (beauty shop service) in the R-1 zone for property located at 9 Water Oak Dr.**

Councilman Hawkins presented Item A9 to the Council stating that the Planning Commission voted unanimously to forward the matter to the Council with a recommendation for approval. Ryan Robeson told the Council that a conditional use permit is required for a home occupation in an R-1 zoning. He read the conditions of the permit:

1. Operating hours are limited to 9:00am—6:00pm, Monday through Friday.
2. Treatments are limited to that of a hair salon.
3. The carport shall be enclosed for the operation of the hair salon.
4. The home occupation shall not occupy more than twenty- five percent (25%) of the gross floor area of one floor of said dwelling.
5. There shall not be displayed or created outside the building or displayed by means of windows or openings in the structure any external evidence of the operation of the occupation, except for one inanimate, non-illuminated accessory identification sign not more than two (2) square feet in area may be placed flat against a wall or door or displayed in a window. All signage shall be permitted and installed in accordance with the Conway Sign Code.
6. No person is employed other than a member of the immediate family residing on the premises.
7. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses beyond the property line.

The applicant, Jamie Hamilton, addressed the Council and confirmed that she understood the conditions and they were acceptable to her. Councilman Grimes made a motion to approve the conditional use permit and Councilwoman Mehl seconded it. A vote was called and the motion carried 8-0.

B. Public Safety Committee (Police, Fire, District Court, IT, CEOC, City Attorney)

- 1. Consideration to approve the retirement of a canine from inventory for the Conway police Department.**

Mayor Castleberry presented Item B1 to the Council. Chief Harris told the Council that the K-9 "Tracker" was ready to be retired from service. He said that Tracker has served for 8 years and was involved in the seizure of over 6 million dollars in illegal narcotics and played a role in nearly 500 arrests. He added that once removed, he will live out his retirement with his handler. Councilwoman Isby made a motion to approve the removal from inventory and Councilman Spurgers seconded it. A vote was called and the motion carried 8-0.

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2. Ordinance appropriating reimbursement funds for the Conway Police Department.

O-25-45

Mayor Castleberry presented Item B2 to the Council. 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 Grimes, Councilman Jones, Councilwoman Mehl, Councilman Ledbetter, Councilman Spurgers, Councilman Hawks, Councilwoman Isby, and Councilman Hawkins. The Ordinance passed 8-0.

Adjournment-----

PASSED this 13th day of May 2025

APPROVED:

Mayor, Bart Castleberry

City Clerk, Denise Hurd