

Mayor Bart Castleberry

Clerk/Treasurer Denise Hurd

City Attorney Charles Finkenbinder



City Council Members

Ward 1 Position 1 – Andy Hawkins
Ward 1 Position 2 – David Grimes
Ward 2 Position 1 – Drew Spurgers
Ward 2 Position 2 – Shelley Mehl
Ward 3 Position 1 – Mark Ledbetter
Ward 3 Position 2 – Spencer Hawks
Ward 4 Position 1 – Theodore Jones Jr.
Ward 4 Position 2 – Shelia Isby

Tuesday, April 22nd, 2025 City Council Agenda
Conway Municipal Building, City Council Chambers

5:30 pm Committee:

No Committee Meeting

6:00 pm:

City Council Meeting

Call to Order:

Bart Castleberry, Mayor

Roll Call:

Denise Hurd, Clerk/Treasurer

Minutes Approval:

April 22nd, 2025

Monthly Financial Report:

Month ending February 28th and March 31st, 2025

A. Economic Development Committee (Conway Area Chamber of Commerce, Conway Development Corporation, Conway Downtown Partnership, & Conway Corporation)

1. Consideration to approve waiving all three readings for the ordinances on the April 22, City Council agenda.
2. Ordinance to approve entering into an agreement with White Bluff and Independence Steam Electric Stations for the City of Conway and Conway Corporation.

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

1. Ordinance to approve the amendment of the Municipal Code as it relates to EV Parking.
2. Ordinance to approve the private club permit location for GFH Corporation dba: Faby's Mexican and Italian Restaurant, Inc., located at 1023 Front Street.
3. Ordinance to approve the annexation of ±296.21 acres located approximately east of Lollie Road into the City of Conway.
4. Ordinance to approve the annexation of ±39.50 acres located approximately east of Lollie Road and abutting to the East 1300, 1320, and 1350 Lollie Road into the City of Conway.
5. Ordinance to rezone property located on the northeast corner of Lollie Road and Donnell Ridge Road from A-1 to I-3.

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

1. Resolution to approve entering into an agreement with Best Friends Animal Society for the Animal Welfare Services.
2. Ordinance to approve repealing Ordinance O-25-06 regulating natural landscaping for the Public Works Department.

Adjournment



City of Conway, Arkansas
Monthly Financial Reports
February 28, 2025

City of Conway
Monthly Financial Report - General Fund
For the month ended February 28, 2025



Revenues	Budget	Month Activity	Year to Date	Encumbered	(Over)/Under Budget	% Expend/Collect
Property Tax	5,000,000	17,124	384,098		4,615,902	8%
Payments in Lieu of Tax	30,000	-	-		30,000	0%
State Tax Turnback	2,400,000	65,697	195,348		2,204,652	8%
Sales Tax	30,500,000	2,975,978	5,379,472		25,120,528	18%
Beverage Tax	650,000	43,907	94,353		555,647	15%
Franchise Fees	3,898,400	363,058	895,980		3,002,420	23%
Licenses and Permits	654,000	50,306	133,005		520,995	20%
Public Safety	4,335,603	96,905	338,487		3,997,116	8%
Community Center	1,514,213	-	-		1,514,213	0%
Parks & Recreation	881,300	157,453	238,515		642,785	27%
Interest Income	450,000	93,600	93,600		356,400	21%
Grant Revenue	39,342	-	-		39,342	0%
Lease Revenue	68,950	-	5,617		63,333	8%
Proceeds from Sale of Assets	1,033	314	2,719		(1,686)	263%
Transfers In	770,000	-	-		770,000	0%
Insurance Proceeds	19,026	-	19,026		(1)	100%
Miscellaneous Revenues	25,000	798	6,402		18,598	26%
Total Revenues	51,236,866	3,865,140	7,786,622		43,450,244	15%
Expenditures						
Admin (Mayor, HR)	1,335,814	96,439	172,419	2,245	1,161,150	13%
Finance	553,151	27,644	54,480	-	498,671	10%
City Clerk/Treasurer	180,997	11,785	30,872	661	149,464	17%
City Council	90,737	7,439	7,197	-	83,540	8%
Planning	729,842	57,363	97,468	17,254	615,120	13%
Physical Plant	966,891	72,522	130,567	4,638	831,685	14%
Information Technology	1,744,617	78,150	131,639	64,715	1,548,262	8%
Permits and Inspections	645,491	42,444	82,471	887	562,132	13%
Community Center	9,071,346	27,084	68,396	1,087	9,001,863	1%
Nondepartmental	1,226,988	286,934	493,966	4,962	728,060	40%
Police	18,257,419	1,346,947	3,112,290	79,060	15,066,069	17%
CEOC	3,237,386	199,314	402,845	31,244	2,803,297	12%
Animal Welfare	573,986	36,640	70,167	5,879	497,940	12%
Municipal District Court	1,065,884	82,484	191,641	2,460	871,784	18%
City Attorney	672,833	44,350	89,651	1,361	581,821	13%
Fire	14,259,206	991,816	2,302,354	70,084	11,886,768	16%
Parks	4,503,875	315,588	619,881	32,893	3,851,101	14%
Total Expenditures	59,116,463	3,724,943	8,058,306	319,431	50,738,726	14%
Net Revenue/(Expense)	(7,879,596)		(271,684)			

*All figures are unaudited

Notes:

1) Budget column is current budget which includes all year-to-date adjustments, if any.

City of Conway
General Fund
2025



Fund Balance Appropriations

<u>Ordinance</u>	<u>Date</u>	<u>Description</u>	<u>Amount</u>
O-25-12	1/28/25	Funds for the completion of the Community Center	7,600,000
O-25-13	1/28/25	Fire department beanie caps	250
			<u>\$ 7,600,250</u>

City of Conway
Balance Sheet - General Fund
As of February 28, 2025



Cash - Operating	17,756,636
Cash - Reserve	2,026,960
Petty Cash	715
Taxes Receivable	5,379,139
Accounts Receivable	4,949,245
Lease Receivable	532,199
Due from Street	35,749
Fuel Inventory	11,263
General Inventory	585
<i>Assets</i>	<u>30,692,494</u>
Accounts Payable	59
Salaries Payable	11,075
Insurance and Benefits Payable	(10,101)
Event Deposits	5,800
Held for Others - Crimestopper Reward	5,000
Held for Others - Performance Bonds	5,195
Due to Other Funds	3,923
Deferred Revenue	4,905,884
Unearned Revenue	1,469,873
<i>Liabilities</i>	<u>6,396,709</u>
<i>Fund Balance</i>	<u>24,295,785</u>
<i>Total Liabilities & Fund Balance</i>	<u>30,692,494</u>

*All figures are unaudited

City of Conway
Monthly Financial Report - Street Fund
For the month ended February 28, 2025



	<u>Budget</u>	<u>Month</u> <u>Activity</u>	<u>Year to</u> <u>Date</u>	<u>Encumbered</u>	<u>(Over)/Under</u> <u>Budget</u>	<u>%</u> <u>Expend/Collect</u>
Revenues						
Property Tax	1,800,000	8,931	141,465		1,658,535	8%
Payments in Lieu of Tax	10,000	-	-		10,000	0%
State Tax Turnback	4,800,000	418,928	843,391		3,956,609	18%
State Tax Turnback - Other	80,000	-	-		80,000	0%
Severance Tax	100,000	5,043	11,295		88,705	11%
State Tax Turnback - Wholesale	400,000	33,961	72,637		327,363	18%
Sales Tax	420,000	41,699	75,371		344,629	18%
Engineering Fees	10,000	2,325	2,675		7,325	27%
Fees for Street Cuts	-	9,400	12,465		(12,465)	-
Interest Income	200,000	24,650	24,650		175,350	12%
Total Revenues	7,820,000	544,936	1,183,949	-	6,636,051	15%
Expenditures						
Personnel Costs	3,432,381	222,994	502,499	-	2,929,882	15%
Other Operating Costs	4,656,307	156,278	192,793	52,796	4,410,718	4%
Total Operating Costs	8,088,688	379,272	695,292	52,796	7,340,600	9%
Capital Outlay	1,413,360	267,875	267,875	25,485	1,120,000	19%
Total Expenditures	9,502,049	647,147	963,167	78,282	8,460,600	10%
Net Revenue/(Expense)	(1,682,049)		220,783			

*All figures are unaudited

Notes:

- 1) Budget column is current budget which includes all year-to-date adjustments, if any.

City of Conway
Street Fund
2025



Fund Balance Appropriations

<u>Ordinance</u>	<u>Date</u>	<u>Description</u>	<u>Amount</u>
O-25-04	1/14/25	Condemnation settlement - Linn	267,875
O-25-17	2/11/25	Install fiber optic lines on Dave Ward Dr.	130,000
O-25-18	2/11/25	Technology upgrades for Harkrider facility	125,000
			<u>\$ 522,875</u>

City of Conway
Balance Sheet - Street Fund
As of February 28, 2025



Cash - Operating	6,025,009
Taxes Receivable	75,371
Accounts Receivable	1,804,867
<i>Assets</i>	<u>7,905,248</u>
Insurance and Benefits Payable	(715)
Due to General	35,749
Deferred Revenue	1,804,867
<i>Liabilities</i>	<u>1,839,901</u>
<i>Fund Balance</i>	<u>6,065,346</u>
<i>Total Liabilities & Fund Balance</i>	<u>7,905,248</u>

*All figures are unaudited

City of Conway
Monthly Financial Report - Sanitation
For the month ended February 28, 2025



	<u>Budget</u>	<u>Month</u> <u>Activity</u>	<u>Year to</u> <u>Date</u>	<u>Encumbered</u>	<u>(Over)/Under</u> <u>Budget</u>	<u>%</u> <u>Expend/Collect</u>
Revenues						
Sanitation Fee Rev-Residential	10,000,000	(73,115)	1,712,003		8,287,997	17%
Proceeds - Recycled Materials	500,000	38,527	70,813		429,187	14%
Landfill Fees - General	350,000	29,832	64,005		285,995	18%
Interest Income	600,000	87,440	87,440		512,560	15%
Proceeds from Sale of Assets	-	37,311	37,311		(37,311)	-
Miscellaneous Revenues	-	500	950		(950)	-
Total Revenues	11,450,000	120,496	1,972,523	-	9,477,477	17%
Expenditures						
Personnel Costs	6,216,500	476,632	1,200,641	-	5,015,859	19%
Other Operating Costs	<u>5,615,258</u>	<u>163,962</u>	<u>174,917</u>	<u>318,020</u>	<u>5,122,320</u>	<u>3%</u>
Total Operating Costs	11,831,758	640,594	1,375,558	318,020	10,138,179	12%
Capital Outlay	<u>4,211,597</u>	<u>587,417</u>	<u>587,417</u>	<u>235,959</u>	<u>3,388,220</u>	<u>14%</u>
Total Expenditures	16,043,354	1,228,012	1,962,976	553,980	13,526,399	12%
Net Revenue/(Expense)	(4,593,354)		9,547			

*All figures are unaudited

Notes:

- 1) Budget column is current budget which includes all year-to-date adjustments, if any.
- 2) Capital outlay is shown here for budgeting purposes, but only depreciation expense will be recorded at year end.

City of Conway
Sanitation Fund
2025



Fund Balance Appropriations

<u>Ordinance</u>	<u>Date</u>	<u>Description</u>	<u>Amount</u>
O-25-12	1/28/25	Funds for the completion of the Community Center	2,000,000

City of Conway
Balance Sheet - Sanitation
As of February 28, 2025



Cash - Operating	15,058,914
Petty Cash	200
Post Closure Cash Account	7,056,344
Due from Component Unit	72,622
General Inventory	2,122
Land & Buildings	2,245,592
Infrastructure	968,413
Machinery, Equipment & Vehicles	3,583,542
Deferred Outflows of Resources	445,823
Deferred Outflows of Resources-OPEB	193,091
Assets	<u>29,626,664</u>
Accounts Payable	9,098
Insurance and Benefits Payable	630
Compensated Absences	272,889
Net Pension Obligation	11,963,551
Deferred Inflows of Resources	2,805,804
Deferred Inflows of Resources-OPEB	280,270
Net OPEB Liability	882,704
Landfill Close/Post Close	9,283,034
Liabilities	<u>25,497,980</u>
Net Position	4,128,684
Total Liabilities and Net Position	<u>29,626,664</u>

*All figures are unaudited

Note: Capital assets shown at book value (cost less accumulated depreciation).

City of Conway
Monthly Financial Report - Airport
For the month ended February 28, 2025



	<u>Budget</u>	<u>Month</u> <u>Activity</u>	<u>Year to</u> <u>Date</u>	<u>Encumbered</u>	<u>(Over)/Under</u> <u>Budget</u>	<u>%</u> <u>Expend/Collect</u>
Revenues						
Sales Tax	40,000	2,562	5,550		34,450	14%
Airport Fuel Sales	1,720,000	118,518	261,391		1,458,609	15%
T-Hangar Rent	185,400	24,598	101,426		83,975	55%
Community Hangar Rent	43,200	-	3,000		40,200	7%
Ground Leases	20,665	-	-		20,665	0%
Misc Revenue - Non air	10,000	-	7,500		2,500	75%
Miscellaneous Revenues	22,000	2,983	4,872		17,128	22%
Total Revenues	2,041,265	148,660	383,739	-	1,657,526	19%
Expenditures						
Personnel Costs	421,023	35,181	78,453	-	342,570	19%
Fuel for Resale	1,450,000	87,497	155,951	-	1,294,049	11%
Other Operating Costs	170,242	11,140	13,540	3,405	153,298	8%
Total Operating Costs	2,041,265	133,818	247,944	3,405	1,789,917	12%
Capital Outlay	36,000	-	-	-	36,000	0%
Total Expenditures	2,077,265	133,818	247,944	3,405	1,825,917	12%
Net Revenue/(Expense)	(36,000)		135,796			

*All figures are unaudited

Notes:

- 1) Budget column is current budget which includes all year-to-date adjustments, if any.
- 2) Capital outlay is shown here for budgeting purposes, but only depreciation expense will be recorded at year end.

City of Conway
Airport Fund
2025



Fund Balance Appropriations

<u>Ordinance</u>	<u>Date</u>	<u>Description</u>	<u>Amount</u>
O-25-02	1/14/25	FAA grant match	36,000

City of Conway
Balance Sheet - Airport
As of February 28, 2025



Cash - Operating	422,873
Taxes Receivable	5,550
Accounts Receivable - Fuel Vendor	61,842
Fuel Inventory	50,836
Land	1,254,473
Buildings	4,848,123
Machinery & Equipment	112,970
Infrastructure	21,055,056
Deferred Outflows of Resources-OPEB	2,647
<i>Assets</i>	<u>27,814,370</u>
Compensated Absences	12,153
Deferred Inflows of Resources	12,099
Deferred Inflows of Resources-OPEB	3,842
Unearned Revenue	256,944
Note Payable	600,000
<i>Liabilities</i>	<u>885,038</u>
<i>Net Position</i>	<u>26,929,332</u>
<i>Total Liabilities & Net Position</i>	<u>27,814,370</u>

*All figures are unaudited

Note: Capital assets shown at book value (cost less accumulated depreciation).

City of Conway

Monthly Financial Report - Major Project Funds As of February 28, 2025



Parks and Rec A&P Tax

Balance, 1/31/25	2,985,333
Receipts	470,026
Payments	(646,488)
Balance, 2/28/25	\$ 2,808,871

Pay as you go Sales Tax

Balance, 1/31/25	14,003,120
Receipts	729,669
Payments	(1,454,965)
Balance, 2/28/25	\$ 13,277,824

Street Impact Fees

Balance, 1/31/25	2,422,851
Receipts	68,355
Payments	-
Balance, 2/28/25	\$ 2,491,206

Parks Impact Fees

Balance, 1/31/25	403,253
Receipts	17,535
Payments	(9,995)
Balance, 2/28/25	\$ 410,794

Street Sales Tax

Balance, 1/31/25	19,168,562
Receipts	580,653
Payments	(121,638)
Balance, 2/28/25	\$ 19,627,577

American Rescue Plan Act

Balance, 1/31/25	995,113
Receipts	3,415
Payments	-
Balance, 2/28/25	\$ 998,529



City of Conway, Arkansas
Monthly Financial Reports
March 31, 2025

City of Conway
Monthly Financial Report - General Fund
For the month ended March 31, 2025



Revenues	Budget	Month Activity	Year to Date	Encumbered	(Over)/Under Budget	% Expend/Collect
Property Tax	5,000,000	90,928	475,026		4,524,974	10%
Payments in Lieu of Tax	30,000	(200,478)	(200,478)		230,478	-668%
State Tax Turnback	2,400,000	65,697	261,046		2,138,954	11%
Sales Tax	30,500,000	2,243,007	7,622,480		22,877,520	25%
Beverage Tax	650,000	57,156	151,509		498,491	23%
Franchise Fees	3,898,400	537,689	1,433,669		2,464,731	37%
Licenses and Permits	654,000	47,113	168,824		485,176	26%
Public Safety	4,335,603	505,844	806,731		3,528,872	19%
Community Center	1,514,213	-	-		1,514,213	0%
Parks & Recreation	881,300	97,425	335,665		545,635	38%
Interest Income	450,000	79,851	173,451		276,549	39%
Grant Revenue	39,342	-	39,342		-	100%
Lease Revenue	68,950	-	11,233		57,717	16%
Proceeds from Sale of Assets	1,033	876	3,595		(2,562)	348%
Transfers In	770,000	-	-		770,000	0%
Insurance Proceeds	19,026	19,613	38,639		(19,613)	203%
Miscellaneous Revenues	25,000	11,803	18,204		6,796	73%
Total Revenues	51,236,866	3,556,522	11,338,935		39,897,931	22%
Expenditures						
Admin (Mayor, HR)	1,335,814	84,324	256,742	10,587	1,068,485	19%
Finance	553,151	27,644	82,124	-	471,028	15%
City Clerk/Treasurer	180,997	14,500	45,372	-	135,625	25%
City Council	90,737	6,485	13,682	-	77,055	15%
Planning	729,842	43,081	140,549	148,454	440,839	19%
Physical Plant	966,891	70,727	201,294	7,892	757,705	21%
Information Technology	1,744,617	166,215	297,855	29,153	1,417,609	17%
Permits and Inspections	645,491	43,954	126,426	892	518,174	20%
Community Center	9,071,346	1,484,411	1,552,807	898	7,517,641	17%
Nondepartmental	1,226,988	46,129	547,812	4,623	674,553	45%
Police	18,264,768	1,314,208	4,476,402	171,177	13,617,188	25%
CEOC	3,230,037	253,865	656,710	45,090	2,528,237	20%
Animal Welfare	574,644	45,133	115,300	1,838	457,506	20%
Municipal District Court	1,065,884	82,765	274,406	1,050	790,428	26%
City Attorney	672,833	47,126	136,777	407	535,649	20%
Fire	14,259,206	1,363,178	3,722,968	132,607	10,403,631	26%
Parks	4,505,598	325,170	945,051	83,887	3,476,660	21%
Total Expenditures	59,118,844	5,418,917	13,592,279	638,553	44,888,012	23%
Net Revenue/(Expense)	(7,881,977)		(2,253,344)			

*All figures are unaudited

Notes:

- 1) Budget column is current budget which includes all year-to-date adjustments, if any.

City of Conway
General Fund
2025



Fund Balance Appropriations

<u>Ordinance</u>	<u>Date</u>	<u>Description</u>	<u>Amount</u>
O-25-12	1/28/25	Funds for the completion of the Community Center	7,600,000
O-25-13	1/28/25	Fire department beanie caps	250
O-25-25	2/25/25	Bulletproof vest funds received in 2024 to be spent in 2025	18,530
			<u>\$ 7,618,780</u>

City of Conway
Balance Sheet - General Fund
As of March 31, 2025



Cash - Operating	15,760,994
Cash - Reserve	2,026,192
Petty Cash	715
Taxes Receivable	5,379,139
Accounts Receivable	5,555,459
Lease Receivable	532,199
Due from Other Funds	6,502
Due from Street	40,947
Due from Component Unit	521,601
Due from Municipal Court	78,686
Fuel Inventory	10,115
General Inventory	585
<i>Assets</i>	<i>29,913,135</i>
Accounts Payable	(8)
Insurance and Benefits Payable	(14,653)
Event Deposits	6,000
Held for Others - Crimestopper Reward	5,000
Held for Others - Performance Bonds	5,195
Due to Other Funds	174,168
Deferred Revenue	4,905,659
Unearned Revenue	1,469,873
<i>Liabilities</i>	<i>6,551,233</i>
<i>Fund Balance</i>	<i>23,361,902</i>
<i>Total Liabilities & Fund Balance</i>	<i>29,913,135</i>

*All figures are unaudited

City of Conway
Monthly Financial Report - Street Fund
For the month ended March 31, 2025



	<u>Budget</u>	<u>Month</u> <u>Activity</u>	<u>Year to</u> <u>Date</u>	<u>Encumbered</u>	<u>(Over)/Under</u> <u>Budget</u>	<u>%</u> <u>Expend/Collect</u>
Revenues						
Property Tax	1,800,000	33,453	174,918		1,625,082	10%
Payments in Lieu of Tax	10,000	-	-		10,000	0%
State Tax Turnback	4,800,000	342,110	1,185,502		3,614,498	25%
State Tax Turnback - Other	80,000	-	-		80,000	0%
Severance Tax	100,000	10,552	21,847		78,153	22%
State Tax Turnback - Wholesale	400,000	33,027	105,664		294,336	26%
Sales Tax	420,000	31,429	106,800		313,200	25%
Engineering Fees	10,000	350	3,025		6,975	30%
Fees for Street Cuts	-	6,105	18,570		(18,570)	-
Interest Income	200,000	21,922	46,572		153,428	23%
Total Revenues	7,820,000	478,948	1,662,897	-	6,157,103	21%
Expenditures						
Personnel Costs	3,432,381	208,977	711,476	-	2,720,905	21%
Other Operating Costs	4,656,307	411,031	575,432	31,298	4,049,577	12%
Total Operating Costs	8,088,688	620,009	1,286,909	31,298	6,770,481	16%
Capital Outlay	1,413,360	4,461	272,336	459,507	681,518	19%
Total Expenditures	9,502,049	624,470	1,559,245	490,805	7,451,999	16%
Net Revenue/(Expense)	(1,682,049)		103,653			

*All figures are unaudited

Notes:

1) Budget column is current budget which includes all year-to-date adjustments, if any.

City of Conway
Street Fund
2025



Fund Balance Appropriations

<u>Ordinance</u>	<u>Date</u>	<u>Description</u>	<u>Amount</u>
O-25-04	1/14/25	Condemnation settlement - Linn	267,875
O-25-17	2/11/25	Install fiber optic lines on Dave Ward Dr.	130,000
O-25-18	2/11/25	Technology upgrades for Harkrider facility	125,000
			<u>\$ 522,875</u>

City of Conway
Balance Sheet - Street Fund
As of March 31, 2025



Cash - Operating	5,884,728
Taxes Receivable	75,371
Accounts Receivable	2,415,724
Due from Other Funds	120,265
<i>Assets</i>	<u>8,496,088</u>
Insurance and Benefits Payable	715
Due to General Fund	40,947
Deferred Revenue	1,804,867
<i>Liabilities</i>	<u>1,846,529</u>
<i>Fund Balance</i>	<u>6,649,560</u>
<i>Total Liabilities & Fund Balance</i>	<u>8,496,088</u>

*All figures are unaudited

City of Conway
Monthly Financial Report - Sanitation
For the month ended March 31, 2025



	<u>Budget</u>	<u>Month</u> <u>Activity</u>	<u>Year to</u> <u>Date</u>	<u>Encumbered</u>	<u>(Over)/Under</u> <u>Budget</u>	<u>%</u> <u>Expend/Collect</u>
Revenues						
Sanitation Fee Rev-Residential	10,000,000	1,755,216	3,467,219		6,532,781	35%
Proceeds - Recycled Materials	500,000	43,305	114,118		385,882	23%
Landfill Fees - General	350,000	34,051	98,185		251,815	28%
Interest Income	600,000	79,013	166,453		433,547	28%
Proceeds from Sale of Assets	-	-	37,311		(37,311)	-
Miscellaneous Revenues	-	150	1,100		(1,100)	-
Total Revenues	11,450,000	1,911,734	3,884,386	-	7,565,614	34%
Expenditures						
Personnel Costs	6,216,500	450,901	1,651,542	-	4,564,958	27%
Other Operating Costs	<u>5,615,258</u>	<u>409,698</u>	<u>547,429</u>	<u>123,275</u>	<u>4,944,554</u>	<u>10%</u>
Total Operating Costs	11,831,758	860,599	2,198,971	123,275	9,509,512	19%
Capital Outlay	<u>4,211,597</u>	<u>223,724</u>	<u>595,141</u>	<u>55,098</u>	<u>3,561,358</u>	<u>14%</u>
Total Expenditures	16,043,354	1,084,323	2,794,112	178,372	13,070,870	17%
Net Revenue/(Expense)	(4,593,354)		1,090,274			

*All figures are unaudited

Notes:

- 1) Budget column is current budget which includes all year-to-date adjustments, if any.
- 2) Capital outlay is shown here for budgeting purposes, but only depreciation expense will be recorded at year end.

City of Conway
Sanitation Fund
2025



Fund Balance Appropriations

<u>Ordinance</u>	<u>Date</u>	<u>Description</u>	<u>Amount</u>
O-25-12	1/28/25	Funds for the completion of the Community Center	2,000,000

City of Conway
Balance Sheet - Sanitation
As of March 31, 2025



Cash - Operating	15,860,015
Petty Cash	200
Post Closure Cash Account	7,080,560
Due from Other Funds	44,866
Due from Component Unit	1,857,833
General Inventory	2,122
Land & Buildings	2,245,592
Infrastructure	968,413
Machinery, Equipment & Vehicles	3,583,542
Deferred Outflows of Resources	445,823
Deferred Outflows of Resources-OPEB	193,091
Assets	<u>32,282,058</u>
Accounts Payable	7,503
Insurance and Benefits Payable	(2,460)
Compensated Absences	272,889
Net Pension Obligation	11,963,551
Deferred Inflows of Resources	2,805,804
Deferred Inflows of Resources-OPEB	280,270
Net OPEB Liability	882,704
Due to Other Funds	5,542
Landfill Close/Post Close	9,283,034
Liabilities	<u>25,498,837</u>
Net Position	<u>6,783,221</u>
Total Liabilities and Net Position	<u>32,282,058</u>

*All figures are unaudited

Note: Capital assets shown at book value (cost less accumulated depreciation).

City of Conway
Monthly Financial Report - Airport
For the month ended March 31, 2025



	<u>Budget</u>	<u>Month</u> <u>Activity</u>	<u>Year to</u> <u>Date</u>	<u>Encumbered</u>	<u>(Over)/Under</u> <u>Budget</u>	<u>%</u> <u>Expend/Collect</u>
Revenues						
Sales Tax	40,000	2,360	7,910		32,090	20%
Airport Fuel Sales	1,720,000	151,336	412,728		1,307,272	24%
T-Hangar Rent	185,400	10,135	111,561		73,840	60%
Community Hangar Rent	43,200	-	3,000		40,200	7%
Ground Leases	20,665	-	-		20,665	0%
Misc Revenue - Non air	10,000	95	7,595		2,405	76%
Miscellaneous Revenues	22,000	2,084	6,956		15,044	32%
Total Revenues	2,041,265	166,010	549,749	-	1,491,516	27%
Expenditures						
Personnel Costs	421,023	34,245	112,698	-	308,325	27%
Fuel for Resale	1,450,000	128,979	284,929	-	1,165,071	20%
Other Operating Costs	170,242	10,978	24,518	1,652	144,072	14%
Total Operating Costs	2,041,265	174,201	422,145	1,652	1,617,468	21%
Capital Outlay	36,000	-	-	-	36,000	0%
Total Expenditures	2,077,265	174,201	422,145	1,652	1,653,468	20%
Net Revenue/(Expense)	(36,000)		127,605			

*All figures are unaudited

Notes:

- 1) Budget column is current budget which includes all year-to-date adjustments, if any.
- 2) Capital outlay is shown here for budgeting purposes, but only depreciation expense will be recorded at year end.

City of Conway
Airport Fund
2025



Fund Balance Appropriations

<u>Ordinance</u>	<u>Date</u>	<u>Description</u>	<u>Amount</u>
O-25-02	1/14/25	FAA grant match	36,000

City of Conway
Balance Sheet - Airport
As of March 31, 2025



Cash - Operating	440,618
Taxes Receivable	5,550
Accounts Receivable - Fuel Vendor	34,157
Fuel Inventory	52,585
Land	1,254,473
Buildings	4,848,123
Machinery & Equipment	112,970
Infrastructure	21,055,056
Deferred Outflows of Resources-OPEB	2,647
<i>Assets</i>	<u>27,806,179</u>
Compensated Absences	12,153
Deferred Inflows of Resources	12,099
Deferred Inflows of Resources-OPEB	3,842
Due to General Fund	960
Unearned Revenue	256,944
Note Payable	600,000
<i>Liabilities</i>	<u>885,998</u>
<i>Net Position</i>	<u>26,920,182</u>
<i>Total Liabilities & Net Position</i>	<u>27,806,179</u>

*All figures are unaudited

Note: Capital assets shown at book value (cost less accumulated depreciation).

City of Conway

Monthly Financial Report - Major Project Funds As of March 31, 2025



Parks and Rec A&P Tax

Balance, 2/28/25	2,808,871
Receipts	395,307
Payments	(1,676,140)
Balance, 3/31/25	\$ 1,528,038

Pay as you go Sales Tax

Balance, 2/28/25	13,277,824
Receipts	686,618
Payments	(235,089)
Balance, 3/31/25	\$ 13,729,353

Street Impact Fees

Balance, 2/28/25	2,491,206
Receipts	14,610
Payments	(6,862)
Balance, 3/31/25	\$ 2,498,954

Parks Impact Fees

Balance, 2/28/25	410,794
Receipts	4,965
Payments	-
Balance, 3/31/25	\$ 415,758

Street Sales Tax

Balance, 2/28/25	19,627,577
Receipts	295,419
Payments	(435,991)
Balance, 3/31/25	\$ 19,487,005

American Rescue Plan Act

Balance, 2/28/25	998,529
Receipts	3,782
Payments	-
Balance, 3/31/25	\$ 1,002,310

City of Conway, Arkansas
Office of the Mayor

Memo:

To: Mayor Bart Castleberry
CC: City Council Members

From: Felicia Rogers
Date: April 15th, 2025
Re: April 22nd, 2025 City Council Agenda

The following ordinances are included on the April 8th, 2025 City Council Agenda for consideration of waiving the three readings of each ordinance:

1. A-2 - Ordinance to approve entering into an agreement with White Bluff and Independence Steam Electric Stations for the City of Conway and Conway Corporation.
2. B-1 - Ordinance to approve the amendment of the Municipal Code parking to add Electric Vehicle Supply Service Equipment for the City of Conway.
3. B-2 - Ordinance to approve the private club permit location for GFH Corporation dba: Faby's Mexican and Italian Restaurant, Inc., located at 1023 Front Street.
4. B-3 - Ordinance to approve the annexation of ±296.21 acres located approximately 2,684 feet east of Lollie Road at its northwesternmost point and approximately 1,333 feet east of Lollie.
5. B-4 - Ordinance to approve the annexation of ±39.50 acres located approximately 1,340 feet to the East of Lollie Road and abutting to the East 1300, 1320, and 1350 Lollie Road.
6. B-5 - Ordinance to rezone property located the northeast corner of Lollie Road and Donnell Ridge Road from A-1 to I-3.
7. C-2 - Ordinance to approve repealing Ordinance O-25-06 regulating natural landscaping for the Public Works Department.



City of Conway, Arkansas
Ordinance No. O-25-__

AN ORDINANCE AUTHORIZING THE EXECUTION OF CERTAIN DOCUMENTS RELATED TO THE CITY'S INTERESTS IN THE WHITE BLUFF STEAM ELECTRIC STATION, THE INDEPENDENCE STEAM ELECTRIC STATION, THE DEVELOPMENT OF REPLACEMENT GENERATORS, AND THE RIGHTS AND OBLIGATIONS PERTAINING THERETO; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

Whereas, the City of Conway, Arkansas (the "City") owns municipal utility and telecommunications facilities that have been operated by Conway Corporation ("Conway Corp") for to providing electricity, water, and wastewater services for the benefit of the residents, businesses, and others for approximately 95 years; and

Whereas, on or about May 22, 1979, the Conway City Council adopted Ordinance No. O-79-26 authorizing, *inter alia*, the execution of various agreements to acquire a one percent (1%) undivided interest in the White Bluff Steam Electric Station ("White Bluff") and the Independence Steam Electric Station ("Independence"); and

Whereas, White Bluff and Independence must cease burning coal by December 31, 2028 and December 31, 2030, respectively (the "Cease Burning Dates"), by order of the United States District Court of the Eastern District of Arkansas ("Court Order"); and

Whereas, the City has negotiated with other entities who are parties to both the White Bluff and Independence agreements to: (a) comply with the Court Order, (b) decommission the existing generators at White Bluff and Independence in an orderly and timely manner, and (c) plan for the use of the White Bluff and Independence sites after the Cease Burning Dates; and

Whereas, as described in the agreements attached to this ordinance as Exhibits A - J, the City plans to participate in the development of new natural gas generators at the Independence site after the Cease Burning Dates by selling and exchanging certain rights at White Bluff for similar rights at Independence; and

Whereas, the rights and obligations of the City regarding White Bluff and Independence until their respective Cease Burning Dates are unaffected by this ordinance or the agreements attached hereto; and

Whereas, the Conway Corporation Board recommends approval of this ordinance and the agreements attached hereto, subject to such minor modifications that do not substantially alter the form and content.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CONWAY, ARKANSAS, THAT:

Section 1. Independence Excess Real Estate Agreement. The City Council hereby authorizes both the Mayor and Chief Executive Officer of Conway Corporation ("CEO"), or either of them, to execute and

deliver on behalf of the City of Conway, Arkansas a document that is substantially similar in form and content to the Independence Excess Real Estate Agreement that is attached hereto as Exhibit A and incorporated herein as if set forth word for word. The Mayor and/or CEO are hereby authorized to confer with the other co-owners of the Independence Steam Electric Station to complete the Independence Excess Real Estate Agreement with only such changes that do not, in the opinion of the Mayor and/or and legal counsel, substantially alter the form and content of the Independence Excess Real Estate Agreement.

Section 2. White Bluff Excess Real Estate Agreement. The City Council hereby authorizes both the Mayor and Chief Executive Officer of Conway Corporation (“CEO”), or either of them, to execute and deliver on behalf of the City of Conway, Arkansas a document that is substantially similar in form and content to the White Bluff Excess Real Estate Agreement that is attached hereto as Exhibit B and incorporated herein as if set forth word for word. The Mayor and/or CEO are hereby authorized to confer with the other co-owners of the White Bluff Steam Electric Station to complete the White Bluff Excess Real Estate Agreement with only such changes that do not, in the opinion of the Mayor and/or CEO and legal counsel, substantially alter the form and content of the White Bluff Excess Real Estate Agreement.

Section 3. Interconnection Rights Exchange Agreement. The City Council hereby authorizes both the Mayor and Chief Executive Officer of Conway Corporation (“CEO”), or either of them, to execute and deliver on behalf of the City of Conway, Arkansas a document that is substantially similar in form and content to the Interconnection Rights Exchange Agreement that is attached hereto as Exhibit C and incorporated herein as if set forth word for word. The Mayor and/or CEO are hereby authorized to confer with the other co-owners of the White Bluff Steam Electric Station to complete the Interconnection Rights Exchange Agreement with only such changes that do not, in the opinion of the Mayor and/or CEO and legal counsel, substantially alter the form and content of the Interconnection Rights Exchange Agreement.

Section 4. Independence Plant Purchase and Sale Agreement. The City Council hereby authorizes both the Mayor and Chief Executive Officer of Conway Corporation (“CEO”), or either of them, to execute and deliver on behalf of the City of Conway, Arkansas a document that is substantially similar in form and content to the Independence Plant Purchase and Sale Agreement that is attached hereto as Exhibit D and incorporated herein as if set forth word for word. The Mayor and/or CEO are hereby authorized to confer with the other co-owners of the Independence Steam Electric Station to complete the Independence Plant Purchase and Sale Agreement with only such changes that do not, in the opinion of the Mayor and/or CEO and legal counsel, substantially alter the form and content of the Independence Plant Purchase and Sale Agreement.

Section 5. White Bluff Plant Purchase and Sale Agreement. The City Council hereby authorizes both the Mayor and Chief Executive Officer of Conway Corporation (“CEO”), or either of them, to execute and deliver on behalf of the City of Conway, Arkansas a document that is substantially similar in form and content to the White Bluff Plant Purchase and Sale Agreement that is attached hereto as Exhibit E and incorporated herein as if set forth word for word. The Mayor and/or CEO are hereby authorized to confer with the other co-owners of the White Bluff Steam Electric Station to complete the White Bluff Plant Purchase and Sale Agreement with only such changes that do not, in the opinion of the Mayor and/or CEO and legal counsel, substantially alter the form and content of the White Bluff Plant Purchase and Sale Agreement.

Section 6. Independence Decommissioning Agreement. The City Council hereby authorizes both the Mayor and Chief Executive Officer of Conway Corporation (“CEO”), or either of them, to execute and deliver on behalf of the City of Conway, Arkansas a document that is substantially similar in form and

content to the Independence Decommissioning Agreement that is attached hereto as Exhibit F and incorporated herein as if set forth word for word. The Mayor and/or CEO are hereby authorized to confer with the other co-owners of the Independence Steam Electric Station to complete the Independence Decommissioning Agreement with only such changes that do not, in the opinion of the Mayor and/or CEO and legal counsel, substantially alter the form and content of the Independence Decommissioning Agreement.

Section 7. White Bluff Decommissioning Agreement. The City Council hereby authorizes both the Mayor and Chief Executive Officer of Conway Corporation ("CEO"), or either of them, to execute and deliver on behalf of the City of Conway, Arkansas a document that is substantially similar in form and content to the White Bluff Decommissioning Agreement that is attached hereto as Exhibit G and incorporated herein as if set forth word for word. The Mayor and/or CEO are hereby authorized to confer with the other co-owners of the White Bluff Steam Electric Station to complete the White Bluff Decommissioning Agreement with only such changes that do not, in the opinion of the Mayor and/or CEO and legal counsel, substantially alter the form and content of the White Bluff Decommissioning Agreement.

Section 8: Independence Environmental Maintenance Agreement. The City Council hereby authorizes both the Mayor and Chief Executive Officer of Conway Corporation ("CEO"), or either of them, to execute and deliver on behalf of the City of Conway, Arkansas a document that is substantially similar in form and content to the Independence Environmental Maintenance Agreement that is attached hereto as Exhibit H and incorporated herein as if set forth word for word. The Mayor and/or CEO are hereby authorized to confer with the other co-owners of the Independence Steam Electric Station to complete the Independence Environmental Maintenance Agreement with only such changes that do not, in the opinion of the Mayor and/or CEO and legal counsel, substantially alter the form and content of the Independence Environmental Maintenance Agreement.

Section 9: White Bluff Environmental Maintenance Agreement. The City Council hereby authorizes both the Mayor and Chief Executive Officer of Conway Corporation ("CEO"), or either of them, to execute and deliver on behalf of the City of Conway, Arkansas a document that is substantially similar in form and content to the White Bluff Environmental Maintenance Agreement that is attached hereto as Exhibit I and incorporated herein as if set forth word for word. The Mayor and/or CEO are hereby authorized to confer with the other co-owners of the White Bluff Steam Electric Station to complete the White Bluff Environmental Maintenance Agreement with only such changes that do not, in the opinion of the Mayor and/or CEO and legal counsel, substantially alter the form and content of the White Bluff Environmental Maintenance Agreement.

Section 10. Independence Replacement Generating Facility Development Letter of Intent. The City Council hereby authorizes both the Mayor and Chief Executive Officer of Conway Corporation ("CEO"), or either of them, to execute and deliver on behalf of the City of Conway, Arkansas a document that is substantially similar in form and content to the Independence Replacement Generating Facility Development Letter of Intent that is attached hereto as Exhibit J and incorporated herein as if set forth word for word. The Mayor and/or CEO are hereby authorized to confer with the other municipal co-owners of the White Bluff Steam Electric Station and the Arkansas Electric Cooperative Corporation to complete the Independence Replacement Generating Facility Development Letter of Intent with only such changes that do not, in the opinion of the Mayor and/or CEO and legal counsel, substantially alter the form and content of the Independence Replacement Generating Facility Development Letter of Intent.

Section 11. Attestation and Filing of Final Agreements. The City Clerk is hereby authorized to execute the documents described in Sections 1-10 of this ordinance for the sole purpose of attesting to the signature and authority of the Mayor and Chief Executive Officer of Conway Corporation, or either of them. The documents described in Sections 1-10 shall not be publicized but shall be filed in the Office of the City Clerk.

Section 12. Severability. That the provisions of this ordinance are declared to be severable, and if any section, phrase or provision shall be for any reason declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases and provisions

Section 13. Conflicts Repealed. That all ordinances, resolutions and parts thereof in conflict herewith are hereby repealed to the extent of the conflict.

Section 14. Nature of Ordinance. The City Council hereby finds that this ordinance authorizes the execution of specific documents related to the White Bluff Steam Electric Station, the Independence Steam Electric Station, and replacement generation resources. While this ordinance is not of a general or permanent nature, the procedures used by the City Council when adopting this ordinance that reflect those used in the adoption of an ordinance of a general or permanent nature are for convenience only and shall not be used to infer that this ordinance is of a general or permanent nature.

Section 15. Emergency Clause. That the City Council hereby finds that the development of new electric generation assets to replace the White Bluff Steam Electric Station and the Independence Steam Electric Station is a time-consuming process that is critical to the management of energy prices for residents, businesses, and other within the City of Conway, Arkansas such that a delay in the effective date of this ordinance and approval of the attached agreements could result in both increased cost and risk in the price of wholesale power to the City of Conway, Arkansas to be borne by its residents, businesses, and others. Therefore, this ordinance being necessary for the immediate protection of the health, safety, and welfare of the citizens of Conway, Arkansas, an emergency is hereby declared to exist and this ordinance shall be in full force and effect from and after its passage.

PASSED this 22nd day of April, 2025.

Approved:

Mayor Bart Castleberry

Attest:

Denise Hurd
City Clerk/Treasurer



City of Conway, Arkansas
Ordinance No. O-25-_____

AN ORDINANCE AMENDING SECTION 8.12.(PARKING) OF THE CONWAY MUNICIPAL CODE TO ADD A SECTION RELATED TO ELECTRIC VEHICLE SUPPLY/SERVICE EQUIPMENT (EVSE) AND ELECTRIC VEHICLE SUPPLY/SERVICE PARKING; AND FOR OTHER PURPOSES

Whereas, Conway Corporation recently added electric vehicle supply/service equipment for electric/hybrid vehicles for the benefit of the public; and

Whereas, the City has a strong interest in ensuring that members of the public have equal access to public parking spaces.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CONWAY, ARKANSAS THAT:

Section 1. That Section 8.12.14 shall be added to the Conway Municipal Code is hereby shall include the following:

8.12.14 – Electric Vehicle Parking Zones

Section 1: Definition:

- a. Electric vehicle: Any vehicle that is licensed and registered for operation on public and private highways, roads, and streets; and operates either partially or exclusively using an electric motor powered by an externally charged on-board battery.

Electric Vehicle Supply/Service Equipment or (EVSE): The equipment, including the cables, cords, conductors, connectors, couplers, enclosures, attachment plugs, power outlets, power electronics, transformer, switchgear, switches, and controls, network interfaces, point of sale equipment, and associated apparatus designed and used for the purpose of transferring energy from the electric supply system to a plug-in electric vehicle.

"EVSE" may deliver either alternating current or, consistent with fast charging equipment standards, direct current electricity. "EVSE" is synonymous with "electric vehicle charging station."

Section 2. EVSE Parking.

- a. Electric vehicles may be parked in any parking space designated for parking, subject to the restrictions that would apply to any other vehicle that would park in that space. Publicly accessible EVSE shall be reserved for parking and charging electric vehicles only, with spaces clearly marked with appropriate signs. Electric vehicles shall be connected to the EVSE.
- b. It shall be a violation of this Section to park or stand a non-electric vehicle in an EVSE parking space, or to park an electric vehicle in such a space when it is not connected to the EVSE. Any non-electric vehicle parked or standing in an EVSE parking space or any electric vehicle parked and not connected to the EVSE shall be subject to penalties described in the general penalty provisions (8.12.10) of the Conway Municipal Code.

Section 2. All other provisions of Conway Municipal Code Section 8.12 shall remain in effect.

Section 3. All ordinances in conflict herewith are repealed to the extent of the conflict.

PASSED this 22nd day of April, 2025.

Approved:

Mayor Bart Castleberry

Attest:

Denise Hurd
City Clerk/Treasurer



**City of Conway, Arkansas
Ordinance No. O-25-_____**

AN ORDINANCE APPROVING THE PRIVATE CLUB PERMIT FOR GFH CORPORATION DBA: FABY'S MEXICAN AND ITALIAN RESTAURANT, INC. AND ALLOWING FOR THE APPLICATION OF THE REQUIRED PERMITS FROM THE ARKANSAS ALCOHOLIC BEVERAGE CONTROL DIVISION PER ARKANSAS CODE ANNOTATED §3-9-222 AS AMENDED

Whereas, GFH Corporation dba: Faby's Mexican and Italian Restaurant, Inc. has applied for a private club permit as required under Chapter 4.12.04 of the Conway City Code per Ordinance No. O-17-100 and A.C.A §3-9-222; and

Whereas, the application is limited and specific to GFH Corporation dba: Faby's Mexican and Italian Restaurant, Inc. located at 1023 Front Street, Conway, AR 72032; and

Whereas, the applicant has provided all the information required in the permit application process and met all the standards set forth by the Conway City Council; and

Whereas, the City Council for the City of Conway hereby approves the application for a permit for the proposed location to operate a private club within the City limits of Conway; and

Whereas, this approval does not authorize the operation of a private club within the City of Conway but does function as an authorization to apply for a private club permit through the Arkansas Alcoholic Beverage Control Division per A.C.A §3-9-222.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CONWAY, ARKANSAS THAT:

Section 1. That the application for private club permit location is hereby approved for GFH Corporation dba: Faby's Mexican and Italian Restaurant, Inc. located at 1023 Front Street, Conway, AR 72032.

Section 2. That no private club operations will begin unless and until a permit to operate a private club is issued by the Arkansas Alcoholic Beverage Division.

Section 3. That the approval and permit are subject to suspension or revocation by the City in the event the applicant violates Conway City Code or State law.

Passed this 22nd day of April, 2025.

Approved:

Mayor Bart Castleberry

Attest:

**Denise Hurd
City Clerk/Treasurer**



City of Conway, Arkansas
Ordinance No. O-25-__

AN ORDINANCE ACCEPTING THE ANNEXATION OF CERTAIN LANDS, COMPRISED OF ±296.21 ACRES LOCATED APPROXIMATELY 2,684 FEET EAST OF LOLLIE ROAD AT ITS NORTHWESTERNMOST POINT AND APPROXIMATELY 1,333 FEET EAST OF LOLLIE ROAD AT ITS SOUTHWESTERNMOST POINT, TO THE CITY OF CONWAY:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CONWAY, ARKANSAS THAT:

SECTION 1: That the City of Conway, Arkansas, hereby accepts the hereinafter described territory, including all adjacent and abutting rights-of-way, annexed to said City by order of the County Court of Faulkner County, Arkansas heretofore entered on **April 3, 2025**, and said territory being situated in Faulkner County, Arkansas, shall be a part of the City of Conway and shall be zoned **I-3**. Legal description as follows:

BEING SITUATED IN SECTION 19, TOWNSHIP 05 NORTH, RANGE 14 WEST, IN FAULKNER COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" REBAR FOUND AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 19, HAVING THE AR SPC OF N 263865.91, E 1155001.39; THENCE RUN S 02°10'51" W ALONG THE WEST LINE OF THE CULBERSON FAMILY TRUST PROPERTY RECORDED IN DEED BOOK 2011, PAGE 6771 FOR A DISTANCE OF 2644.37 FEET TO A 1/2"

REBAR FOUND AT THE NORTHEAST CORNER OF THE ADAMS PROPERTY RECORDED IN DEED BOOK 2021, PAGE 0772; THENCE RUN N 88°21'32" W ALONG THE NORTH LINE OF SAID ADAMS PROPERTY FOR A DISTANCE OF 1351.30 FEET TO A 1" PIPE FOUND AT THE SOUTHEAST CORNER OF THE CONWAY DEVELOPMENT PROPERTY RECORDED IN DEED BOOK 2012, PAGE 1063; THENCE RUN N 02°34'11" E ALONG THE EAST LINE OF SAID CONWAY DEVELOPMENT PROPERTY FOR A DISTANCE OF 2643.92 FEET TO A 1/2" REBAR FOUND AT THE SOUTHWEST CORNER OF THE LYNDA CULBERSON TRUST PROPERTY; THENCE RUN S 88°23'17" E ALONG THE SOUTH LINE OF SAID LYNDA CULBERSON TRUST PROPERTY FOR A DISTANCE OF 1333.35 FEET BACK TO THE POINT OF BEGINNING AND CONTAINING 81.47 ACRES MORE OR LESS.

AND

BEING SITUATED IN SECTIONS 20, TOWNSHIP 05 NORTH, RANGE 14 WEST, IN FAULKNER COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 20, HAVING THE AR SPC OF N 261223.45, E 1154900.77, SAID REBAR ALSO BEING THE SOUTHEAST CORNER OF THE DAVID AND DEENA CULBERSON

PROPERTY RECORDED IN DEED BOOK 98, PAGE 30225; THENCE RUN N 02°10'51" E ALONG THE WEST LINE OF SAID SECTION 20, THIS ALSO BEING THE EAST LINE OF SAID DAVID AND DEENA CULBERSON PROPERTY, FOR A DISTANCE OF 2644.37 FEET TO A 5/8" REBAR FOUND AT THE SOUTHEAST CORNER OF THE LYNDA CULBERSON TRUST PROPERTY RECORDED IN DEED BOOK 2021, PAGE 01355; THENCE RUN N 01°24'29" E, CONTINUING ALONG THE WEST LINE OF SAID SECTION 20 AND THE EAST LINE OF SAID LYNDA CULBERSON TRUST PROPERTY, FOR A DISTANCE OF 1301.74 FEET TO A T-POST FOUND AT THE SOUTHWEST CORNER OF THE CITY OF CONWAY PROPERTY RECORDED IN DEED BOOK 2011, PAGE 11637; THENCE RUN S 88°38'14" E ALONG THE SOUTH LINE OF SAID CITY OF CONWAY PROPERTY, THE DAVID AND DEENA CULBERSON 80' RIGHT-OF-WAY PROPERTY RECORDED IN DEED BOOK 2005, PAGE 20149 (MARKED BY A 2" PIPE AT 1728.09') AND THE ARKANSAS GOLF CENTER, INC. PROPERTY RECORDED IN DEED BOOK 2023, PAGE 14606 FOR A DISTANCE OF 2642.00 FEET TO A 1/2" REBAR SET AT THE SOUTHEAST CORNER OF SAID GOLF CENTER PROPERTY; THENCE RUN S 45°19'19" E ACROSS SAID CULBERSON FAMILY TRUST PROPERTY FOR A DISTANCE OF 773.64 FEET TO A POINT AT THE TOP OF BANK (TOB) OF THE C.L. TUCKER CREEK; THENCE RUN ALONG SAID C. L. TUCKER CREEK TOB THE FOLLOWING CALLS: S 39°19'52" W FOR A DISTANCE OF 1283.83 FEET TO A POINT IN A CURVE; THENCE RUN SOUTHWESTERLY ON AND ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 857.71 FEET, AN ARC LENGTH OF 258.89 FEET, A CHORD BEARING OF S 41°25'12" W AND A CHORD LENGTH OF 257.91 FEET TO A POINT; THENCE RUN S 28°33'35" W FOR A DISTANCE OF 300.36 FEET TO A POINT; THENCE RUN S 16°24'47" W FOR A DISTANCE OF 130.75 FEET TO A POINT; THENCE RUN S 01°06'57" W FOR A DISTANCE OF 364.65 FEET TO A POINT IN A CURVE; THENCE RUN SOUTHERLY ON AND ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 748.61 FEET, AN ARC LENGTH OF 553.88 FEET, A CHORD BEARING OF S 13°11'34" W AND A CHORD LENGTH OF 541.33 FEET TO A POINT OF REVERSE CURVE; THENCE WITH A REVERSE CURVE RUN SOUTHERLY ON AND ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 345.81 FEET, AN ARC LENGTH OF 232.43 FEET, A CHORD BEARING OF S 13°06'58" W AND A CHORD LENGTH OF 228.08 FEET TO A POINT; THENCE RUN S 06°55'59" W FOR A DISTANCE OF 125.84 FEET TO A POINT; THENCE RUN SOUTHERLY ON AND ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1504.20 FEET, AN ARC LENGTH OF 386.83 FEET, A CHORD BEARING OF S 04°28'57" W, A CHORD LENGTH OF 385.77 FEET TO A POINT; THENCE RUN S 17°30'17" W FOR A DISTANCE OF 194.02 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 20, THIS POINT BEING IN AN INTERSECTING DITCH AND IN THE NORTH LINE OF THE SPATZ/HART PROPERTY RECORDED IN DEED BOOK 2017, PAGE 06497; THENCE RUN N 88°33'50" W ALONG SAID NORTH LINE FOR A DISTANCE OF 1873.61 FEET BACK TO THE POINT OF BEGINNING AND CONTAINING 214.74 ACRES MORE OR LESS.

And that the above-described lands and territory be, and the same hereby are, declared to be a part of the City of Conway, Faulkner County, Arkansas.

SECTION 2: From and after this date, all inhabitants residing within and upon the hereinabove described lands and territory shall have and enjoy all the rights and privileges of, and be subject to all the laws, rules, ordinances, limitations and regulations imposed upon the inhabitants within the original limits of said City of Conway, Arkansas, and for voting purposes,

said lands are hereby assigned to and designated as part of **Ward 1** of the City of Conway, Arkansas.

SECTION 3: It is hereby declared the annexed land shall be provided the following services immediately upon the effective date of this annexation: police protection; fire protection; maintenance of any publicly dedicated streets within the property; and opportunity to connect to potable water, electric, and telecommunications services provided by Conway Corporation at the expense of the property owner.

PASSED this 22nd day of April, 2025.

Approved:

Mayor Bart Castleberry

Attest:

Denise Hurd
City Clerk/Treasurer

FILED
TIME: 10:46 am

APR 03 2025

IN THE COUNTY COURT OF FAULKNER COUNTY, ARKANSAS

MARGARET DARTER
FAULKNER COUNTY CLERK
BY Walters DC

David M. Culberson and Deena D. Culberson, Trustees for the Culberson Family Joint
Revocable Living Trust, Petitioners

CC-25-003

ORDER

Comes now before the Court the above-styled case, and after having been presented the facts and circumstances, and having considered the relevant laws, this Court finds and orders the following:

1. A petition of annexation was filed March 17, 2025. A supplement was filed March 27, 2025.
2. All appropriate signatures were affixed to the Petition, as required by A.C.A. 14-40-609.
3. The proposed site to be annexed was adequately described and further displayed a map of the proposed site.
4. The appropriate documentation was provided under A.C.A. 14-40-609.
5. Based on the above premises, the Petitioner's prayer is right and proper.

WHEREFORE, this Court finds that the area described in Exhibit A should be, and hereby is, released for annexation into the City of Conway:

IT IS SO ORDERED.

Allen Dodson
HON. Allen Dodson
Faulkner County Judge

Dated April 1, 2025

We verify that the above referenced Petition complies with A.C.A. 14-40-609.

Margaret Darter Krissy Lewis
Margaret Darter, Clerk Krissy Lewis, Assessor

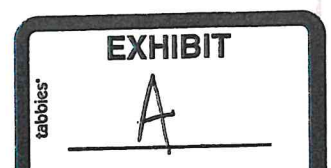
**Surveyor Description of the David and Deena Culberson property
recorded in Deed Book 1998, Page 30225**

The following description is based on the Arkansas State Plane Coordinate System (AR SPC) Grid North [NAD 83(2011), Epoch 2010.00, U.S. Survey Feet, North Zone] using a Combined Factor of 0.99997797033297 and a Convergence Angle of -00°18'21" at Computed Coordinates of N:263865.91, E: 1155001.39.

The David and Deena Culberson property recorded in Deed Book 1998, Page 30225 in the circuit clerk's office, said parcel lying and being situated in Section 19, Township 05 North, Range 14 West, in Faulkner County, Arkansas and being more particularly described as follows:

Beginning at a 5/8" rebar found at the northeast corner of the southeast quarter of said Section 19, having the AR SPC of N 263865.91, E 1155001.39; thence run S 02°10'51" W along the west line of the Culberson Family Trust property recorded in Deed Book 2011, Page 6771 for a distance of 2644.37 feet to a 1/2" rebar found at the northeast corner of the Adams property recorded in Deed book 2021, Page 0772; thence run N 88°21'32" W along the north line of said Adams property for a distance of 1351.30 feet to a 1" pipe found at the southeast corner of the Conway Development property recorded in Deed Book 2012, Page 1063; thence run N 02°34'11" E along the east line of said Conway Development property for a distance of 2643.92 feet to a 1/2" rebar found at the southwest corner of the Lynda Culberson Trust property; thence run S 88°23'17" E along the south line of said Lynda Culberson Trust property for a distance of 1333.35 feet back to the **Point of Beginning** and containing 81.47 acres more or less.

This description is based on a survey by Pickering Firm, Inc. dated 1/16/2025 (PFI job no. 27071.00).
Pickering Firm, Inc., 6363 Poplar Ave., Suite 300, Memphis, TN 38119; (901) 729-5504



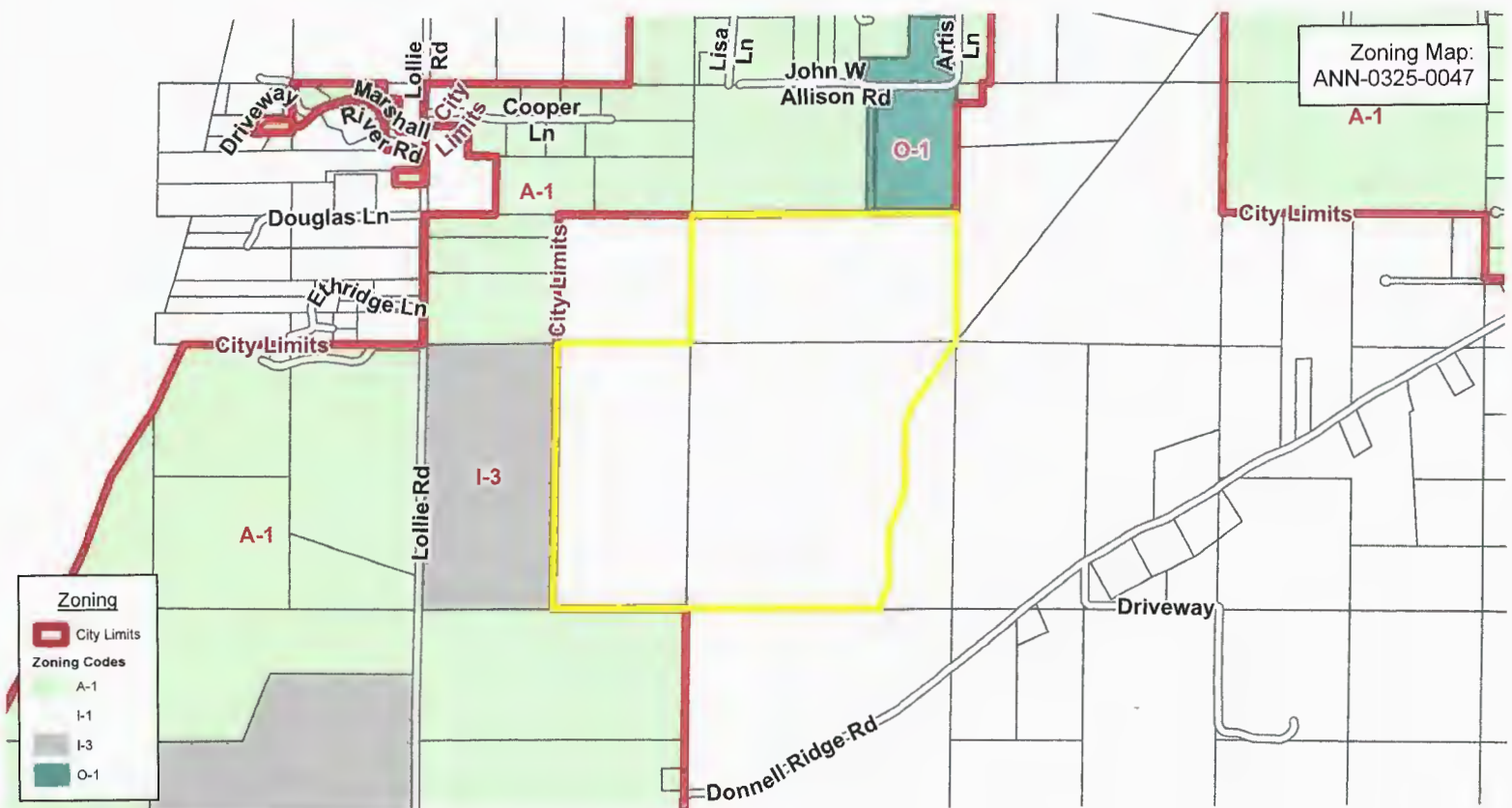
**Surveyor Description a part of the Culberson Family Joint Revocable Living Trust
recorded in Deed Book 2011, Page 6771**

The following description is based on the Arkansas State Plane Coordinate System (AR SPC) Grid North [NAD 83(2011), Epoch 2010.00, U.S. Survey Feet, North Zone] using a Combined Factor of 0.999979135 and a Convergence Angle of -00°18'22" at Computed Coordinates of N:261223.45, E:1154900.77.

A part of the Culberson Family Joint Revocable Living Trust property recorded in Deed Book 2011, Page 6771 in the circuit clerk's office, said parcel lying and being situated in Sections 20, Township 05 North, Range 14 West, in Faulkner County, Arkansas and being more particularly described as follows:

Beginning at a 1/2" rebar found at the southwest corner of said Section 20, having the AR SPC of N 261223.45, E 1154900.77, said rebar also being the southeast corner of the David and Deena Culberson property recorded in Deed Book 98, Page 30225; thence run N 02°10'51" E along the west line of said Section 20, this also being the east line of said David and Deena Culberson property, for a distance of 2644.37 feet to a 5/8" rebar found at the southeast corner of the Lynda Culberson Trust property recorded in Deed Book 2021, Page 01355; thence run N 01°24'29" E, continuing along the west line of said Section 20 and the east line of said Lynda Culberson Trust property, for a distance of 1301.74 feet to a t-post found at the southwest corner of the City of Conway property recorded in Deed Book 2011, Page 11637; thence run S 88°38'14" E along the south line of said City of Conway property, the David and Deena Culberson 80' Right-of-Way property recorded in Deed Book 2005, Page 20149 (marked by a 2" pipe at 1728.09') and the Arkansas Golf Center, Inc. property recorded in Deed Book 2023, Page 14606 for a distance of 2642.00 feet to a 1/2" rebar set at the southeast corner of said Golf Center property; thence run S 45°19'19" E across said Culberson Family Trust property for a distance of 773.64 feet to a point at the top of bank (TOB) of the C.L. Tucker Creek; thence run along said C. L. Tucker Creek TOB the following calls: S 39°19'52" W for a distance of 1283.83 feet to a point in a curve; thence run southwesterly on and along the arc of a curve to the left, said curve having a radius of 857.71 feet, an arc length of 258.89 feet, a chord bearing of S 41°25'12" W and a chord length of 257.91 feet to a point; thence run S 28°33'35" W for a distance of 300.36 feet to a point; thence run S 16°24'47" W for a distance of 130.75 feet to a point; thence run S 01°06'57" W for a distance of 364.65 feet to a point in a curve; thence run southerly on and along the arc of a curve to the right, said curve having a radius of 748.61 feet, an arc length of 553.88 feet, a chord bearing of S 13°11'34" W and a chord length of 541.33 feet to a point of reverse curve; thence with a reverse curve run southerly on and along the arc of a curve to the left, said curve having a radius of 345.81 feet, an arc length of 232.43 feet, a chord bearing of S 13°06'58" W and a chord length of 228.08 feet to a point; thence run S 06°55'59" W for a distance of 125.84 feet to a point; thence run southerly on and along the arc of a curve to the right, said curve having a radius of 1504.20 feet, an arc length of 386.83 feet, a chord bearing of S 04°28'57" W, a chord length of 385.77 feet to a point; thence run S 17°30'17" W for a distance of 194.02 feet to a point on the south line of said Section 20, this point being in an intersecting ditch and in the north line of the Spatz/Hart property recorded in Deed Book 2017, Page 06497; thence run N 88°33'50" W along said north line for a distance of 1873.61 feet back to the **Point of Beginning** and containing 214.74 acres more or less.

This description is based on a survey by Pickering Firm, Inc. dated 1/16/2025 (PFI job no. 27071.00).
Pickering Firm, Inc. 6363 Poplar Ave., Suite 300, Memphis, TN 38119; (901) 729-5504





City of Conway, Arkansas
Ordinance No. O-25-__

AN ORDINANCE ACCEPTING THE ANNEXATION OF CERTAIN LANDS, COMPRISED OF ±39.50 ACRES LOCATED APPROXIMATELY 1,340 FEET TO THE EAST OF LOLLIE ROAD AND ABUTTING TO THE EAST 1300, 1320, AND 1350 LOLLIE ROAD, TO THE CITY OF CONWAY:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CONWAY, ARKANSAS THAT:

SECTION 1: That the City of Conway, Arkansas, hereby accepts the hereinafter described territory, including all adjacent and abutting rights-of-way, annexed to said City by order of the County Court of Faulkner County, Arkansas heretofore entered on **April 3, 2025**, and said territory being situated in Faulkner County, Arkansas, shall be a part of the City of Conway and shall be zoned **I-3**. Legal description as follows:

BEING SITUATED IN SECTION 19, TOWNSHIP 05 NORTH, RANGE 14 WEST, IN FAULKNER COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" REBAR FOUND AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 19, HAVING THE AR SPC OF N 263865.91, E 1155001.39, SAID REBAR ALSO BEING THE NORTHEAST CORNER OF THE DAVID AND DEENA CULBERSON PROPERTY RECORDED IN DEED BOOK 1998, PAGE 30225; THENCE RUN N 88°23'17" W ALONG THE NORTH LINE OF SAID DAVID & DEENA CULBERSON PROPERTY FOR A DISTANCE OF 1333.35 FEET TO A 1/2" REBAR FOUND AT THE SOUTHEAST CORNER OF THE RICE PROPERTY RECORDED IN DEED BOOK 2019, PAGE 01309; THENCE RUN ALONG THE EAST LINE OF SAID RICE PROPERTY, THE POWELL PROPERTY RECORDED IN DEED BOOK 2018, PAGE 03359 AND THE MAXWELL PROPERTY RECORDED IN DEED BOOK 2018, PAGE 10863, N 02°05'45" E, PASSING A 1/2" REBAR FOUND AT 718' AND ANOTHER 1/2" REBAR FOUND AT ANOTHER 359', FOR A TOTAL DISTANCE OF 1294.32 FEET TO A 1/2" REBAR FOUND IN THE SOUTH LINE OF THE STREBEL/COOPER PROPERTY RECORDED IN DEED BOOK 587, PAGE 67; THENCE RUN S 88°42'44" E ALONG SAID SOUTH LINE AND THE SOUTH LINE OF THE COOPER/GARRETT PROPERTY RECORDED IN DEED BOOK 2021, PAGE 14381 FOR A DISTANCE OF 1317.81 FEET TO A T-POST FOUND AT THE NORTHWEST CORNER OF THE CULBERSON FAMILY TRUST PROPERTY RECORDED IN DEED BOOK 2011, PAGE 6771; THENCE RUN S 01°24'29" W ALONG THE WEST LINE OF SAID CULBERSON PROPERTY FOR A DISTANCE OF 1301.74 FEET BACK TO THE POINT OF BEGINNING AND CONTAINING 39.50 ACRES MORE OR LESS.

And that the above-described lands and territory be, and the same hereby are, declared to be a part of the City of Conway, Faulkner County, Arkansas.

SECTION 2: From and after this date, all inhabitants residing within and upon the hereinabove described lands and territory shall have and enjoy all the rights and privileges of,

and be subject to all the laws, rules, ordinances, limitations and regulations imposed upon the inhabitants within the original limits of said City of Conway, Arkansas, and for voting purposes, said lands are hereby assigned to and designated as part of **Ward 1** of the City of Conway, Arkansas.

SECTION 3: It is hereby declared the annexed land shall be provided the following services immediately upon the effective date of this annexation: police protection; fire protection; maintenance of any publicly dedicated streets within the property; and opportunity to connect to potable water, electric, and telecommunications services provided by Conway Corporation at the expense of the property owner.

PASSED this 22nd day of April, 2025.

APPROVED:

Mayor Bart Castleberry

ATTEST:

Denise Hurd
City Clerk/Treasurer

FILED
TIME: 10:46 am

APR 03 2025

MARGARET DARTER
FAULKNER COUNTY CLERK
by Waters DC

IN THE COUNTY COURT OF FAULKNER COUNTY, ARKANSAS

Lynda Culberson, Trustee for the Lynda H. Culberson Revocable Trust, Petitioner

CC-25-002

ORDER

Comes now before the Court the above-styled case, and after having been presented the facts and circumstances, and having considered the relevant laws, this Court finds and orders the following:

1. A petition of annexation was filed March 17, 2025. A supplement was filed March 27, 2025.
2. All appropriate signatures were affixed to the Petition, as required by A.C.A. 14-40-609.
3. The proposed site to be annexed was adequately described and further displayed a map of the proposed site.
4. The appropriate documentation was provided under A.C.A. 14-40-609.
5. Based on the above premises, the Petitioner's prayer is right and proper.

WHEREFORE, this Court finds that the area described in Exhibit A should be, and hereby is, released for annexation into the City of Conway:

IT IS SO ORDERED.

Allen Dodson
HON. Allen Dodson
Faulkner County Judge

Dated April 1, 2025

We verify that the above referenced Petition complies with A.C.A. 14-40-609.

Margaret Darter
Margaret Darter, Clerk

Krissy Lewis
Krissy Lewis, Assessor

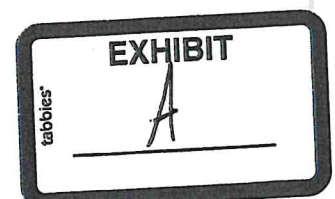
**Surveyor Description of the Lynda Culberson Revocable Trust property
recorded in Deed Book 2021, Page 01355**

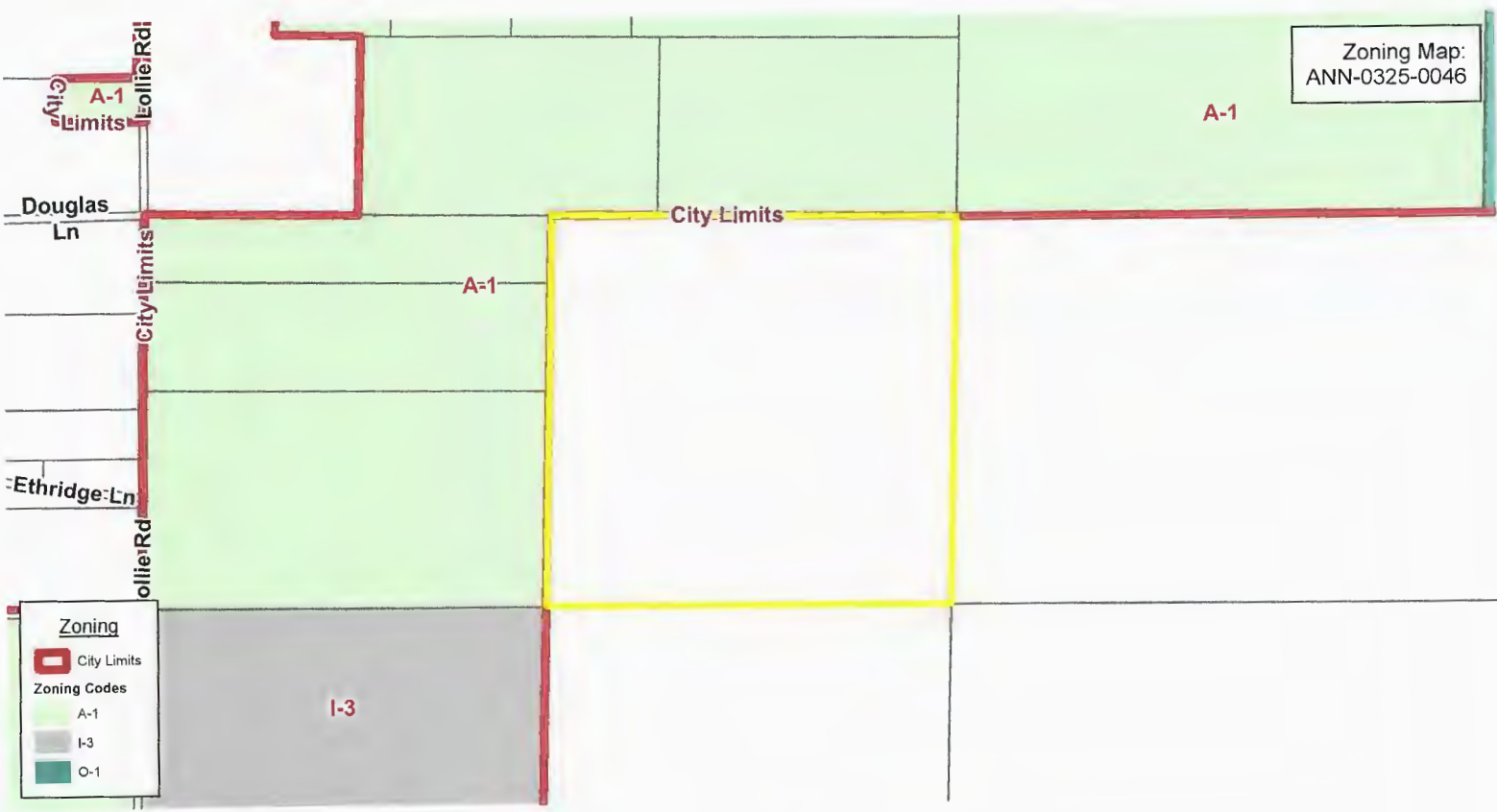
The following description is based on the Arkansas State Plane Coordinate System (AR SPC) Grid North [NAD 83(2011), Epoch 2010.00, U.S. Survey Feet, North Zone] using a Combined Factor of 0.999977970 and a Convergence Angle of -00°18'21" at Computed Coordinates of N:263865.91, E:1155001.39.

The Lynda Culberson Revocable Trust property recorded in Deed Book 2021, Page 01355 in the circuit clerk's office, said parcel lying and being situated in Section 19, Township 05 North, Range 14 West, in Faulkner County, Arkansas and being more particularly described as follows:


Beginning at a 5/8" rebar found at the southeast corner of the northeast quarter of said Section 19, having the AR SPC of N 263865.91, E 1155001.39, said rebar also being the northeast corner of the David and Deena Culberson property recorded in Deed Book 1998, Page 30225; thence run N 88°23'17" W along the north line of said David & Deena Culberson property for a distance of 1333.35 feet to a 1/2" rebar found at the southeast corner of the Rice property recorded in Deed Book 2019, Page 01309; thence run along the east line of said Rice property, the Powell property recorded in Deed Book 2018, Page 03359 and the Maxwell property recorded in Deed Book 2018, Page 10863, N 02°05'45" E, passing a 1/2" rebar found at 718' and another 1/2" rebar found at another 359', for a total distance of 1294.32 feet to a 1/2" rebar found in the south line of the Strebel/Cooper property recorded in Deed Book 587, Page 67; thence run S 88°42'44" E along said south line and the south line of the Cooper/Garrett property recorded in Deed Book 2021, Page 14381 for a distance of 1317.81 feet to a t-post found at the northwest corner of the Culberson Family Trust property recorded in Deed Book 2011, Page 6771; thence run S 01°24'29" W along the west line of said Culberson property for a distance of 1301.74 feet back to the **Point of Beginning** and containing 39.50 acres more or less.

This description is based on a survey by Pickering Firm, Inc. dated 1/16/2025 (PFI job no. 27071.00).
Pickering Firm, Inc.; 6363 Poplar Ave., Suite 300; Memphis, TN 38119 (901) 729-5504








Zoning

 City Limits

Zoning Codes

 A-1

 I-3

 O-1



City of Conway, Arkansas
Ordinance No. O-25- _____

AN ORDINANCE AMENDING THE CONWAY ZONING DISTRICT BOUNDARY MAP REFERENCED IN SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING CODE TO REZONE TWO PARCELS AT THE NORTHEAST CORNER OF LOLLIE ROAD AND DONNELL RIDGE ROAD FROM A-1 TO I-3:

Whereas, in accordance Arkansas Code Annotated § 14-56-416 has adopted a Zoning Code and Arkansas Code Annotated § 14-56-423 provides for the amendment of such regulations; and

Whereas, proper public notice was given, and the Conway Planning Commission held a duly authorized public hearing on **April 21, 2025**, and adopted the amendments.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CONWAY, ARKANSAS THAT:

SECTION 1: The Zoning District Boundary Map of the Conway Land Development Code be amended by changing all the **A-1** symbols and indications as shown on the Zoning District Boundary Map in an area described as follows:

BEGINNING AT A 1/2" REBAR FOUND AT THE NORTHWEST CORNER OF THE SPATZ/HART PROPERTY RECORDED IN DEED BOOK 2017, PAGE 06497 SAID REBAR BEING AT THE NORTHEAST CORNER OF SAID SECTION 30 AND HAVING THE ARSPC OF N 261223.45, E 1154900.77; THENCE RUN S 02°05'54" W ALONG THE WEST LINE OF SAID SPATZ/HART PROPERTY FOR A DISTANCE OF 1610.73 FEET TO A 1/2" REBAR FOUND AT THE NORTHEAST CORNER OF THE CONWAY CORPORATION PROPERTY RECORDED IN DEED BOOK 2012, PAGE 7763; THENCE RUN AROUND SAID CONWAY CORPORATION PROPERTY THE FOLLOWING CALLS: N 89°23'10" W FOR A DISTANCE OF 225.11 FEET TO A 1/2" REBAR FOUND; THENCE RUN S 00°03'47" E FOR A DISTANCE OF 212.56 FEET TO A 1/2" REBAR FOUND; THENCE RUN N 89°59'09" E FOR A DISTANCE OF 217.42 FEET TO A 1/2" REBAR FOUND IS THE WEST LINE OF SAID SPATZ/HART PROPERTY; THENCE CONTINUING ALONG SAID SPATZ/HART PROPERTY THE FOLLOWING CALLS: S 02°05'57" W FOR A DISTANCE OF 831.12 FEET TO A 1/2" REBAR SET; THENCE RUN N 88°57'42" W FOR A DISTANCE OF 2658.17 FEET TO A PK NAIL FOUND IN THE EAST LINE OF THE CONWAY DEVELOPMENT CORPORATION PROPERTY RECORDED IN DEED BOOK 2003, PAGE 20243; THENCE RUN N 02°40'40" E ALONG SAID EAST LINE AND THE EAST LINE OF THE WILLIAMS FAMILY TRUST PROPERTY RECORDED IN DEED BOOK 2011, PAGE 16242 FOR A DISTANCE OF 2668.20 FEET TO A 1/2" REBAR FOUND AT THE SOUTHWEST CORNER OF ANOTHER CONWAY DEVELOPMENT CORPORATION PROPERTY ALSO RECORDED IN DEED BOOK 2003, PAGE 20243; THENCE RUN S 88°54'18" E ALONG THE SOUTH LINE OF THE LATTER CONWAY

DEVELOPMENT CORPORATION PROPERTY FOR A DISTANCE OF 1279.43 FEET TO A 1" PIPE FOUND AT THE SOUTHWEST CORNER OF THE DAVID AND DEENA CULBERSON PROPERTY RECORDED IN DEED BOOK 1998, PAGE 30225; THENCE RUNS 88°21'32" E FOR A DISTANCE OF 1351.30 FEET BACK TO THE POINT OF BEGINNING AND CONTAINING 160.57 ACRES MORE OR LESS.

to those of **I-3**, and a corresponding use district is hereby established in the area above described and said property is hereby rezoned.

SECTION 2: All ordinances in conflict herewith are repealed to the extent of the conflict.

PASSED this 22nd date of April, 2025.

Approved:

Mayor Bart Castleberry

Attest:

Denise Hurd
City Clerk/Treasurer



1111 Main Street • Conway, AR 72032
(501) 450-6105 • planning@conwayarkansas.gov

MEMO

To: Mayor Bart Castleberry
cc: City Council Members

From: Lori Quinn, 2025 Planning Commission Chairwoman
Date: April 22, 2025

Re: Request to rezone two parcels at the northeast corner of Lollie Road and Donnell Ridge Road from A-1 to I-3

Jenifer Kendrick, of Conway Chamber of Commerce, has requested to rezone two parcels at the northeast corner of Lollie Road and Donnell Ridge Road from A-1 to I-3, with the following legal description:

BEGINNING AT A 1/2" REBAR FOUND AT THE NORTHWEST CORNER OF THE SPATZ/HART PROPERTY RECORDED IN DEED BOOK 2017, PAGE 06497 SAID REBAR BEING AT THE NORTHEAST CORNER OF SAID SECTION 30 AND HAVING THE ARSPC OF N 261223.45, E 1154900.77; THENCE RUN S 02°05'54" W ALONG THE WEST LINE OF SAID SPATZ/HART PROPERTY FOR A DISTANCE OF 1610.73 FEET TO A 1/2" REBAR FOUND AT THE NORTHEAST CORNER OF THE CONWAY CORPORATION PROPERTY RECORDED IN DEED BOOK 2012, PAGE 7763; THENCE RUN AROUND SAID CONWAY CORPORATION PROPERTY THE FOLLOWING CALLS: N 89°23'10" W FOR A DISTANCE OF 225.11 FEET TO A 1/2" REBAR FOUND; THENCE RUN S 00°03'47" E FOR A DISTANCE OF 212.56 FEET TO A 1/2" REBAR FOUND; THENCE RUN N 89°59'09" E FOR A DISTANCE OF 217.42 FEET TO A 1/2" REBAR FOUND IS THE WEST LINE OF SAID SPATZ/HART PROPERTY; THENCE CONTINUING ALONG SAID SPATZ/HART PROPERTY THE FOLLOWING CALLS: S 02°05'57" W FOR A DISTANCE OF 831.12 FEET TO A 1/2" REBAR SET; THENCE RUN N 88°57'42" W FOR A DISTANCE OF 2658.17 FEET TO A PK NAIL FOUND IN THE EAST LINE OF THE CONWAY DEVELOPMENT CORPORATION PROPERTY RECORDED IN DEED BOOK 2003, PAGE 20243; THENCE RUN N 02°40'40" E ALONG SAID EAST LINE AND THE EAST LINE OF THE WILLIAMS FAMILY TRUST PROPERTY RECORDED IN DEED BOOK 2011, PAGE 16242 FOR A DISTANCE OF 2668.20 FEET TO A 1/2" REBAR FOUND AT THE SOUTHWEST CORNER OF ANOTHER CONWAY DEVELOPMENT CORPORATION PROPERTY ALSO RECORDED IN DEED BOOK 2003, PAGE 20243; THENCE RUN S 88°54'18" E ALONG THE SOUTH LINE OF THE LATTER CONWAY DEVELOPMENT CORPORATION PROPERTY FOR A DISTANCE OF 1279.43 FEET TO A 1" PIPE FOUND AT THE SOUTHWEST CORNER OF THE DAVID AND DEENA CULBERSON PROPERTY RECORDED IN DEED BOOK 1998, PAGE 30225; THENCE RUNS 88°21'32" E FOR A DISTANCE OF 1351.30 FEET BACK TO THE POINT OF BEGINNING AND CONTAINING 160.57 ACRES MORE OR LESS.

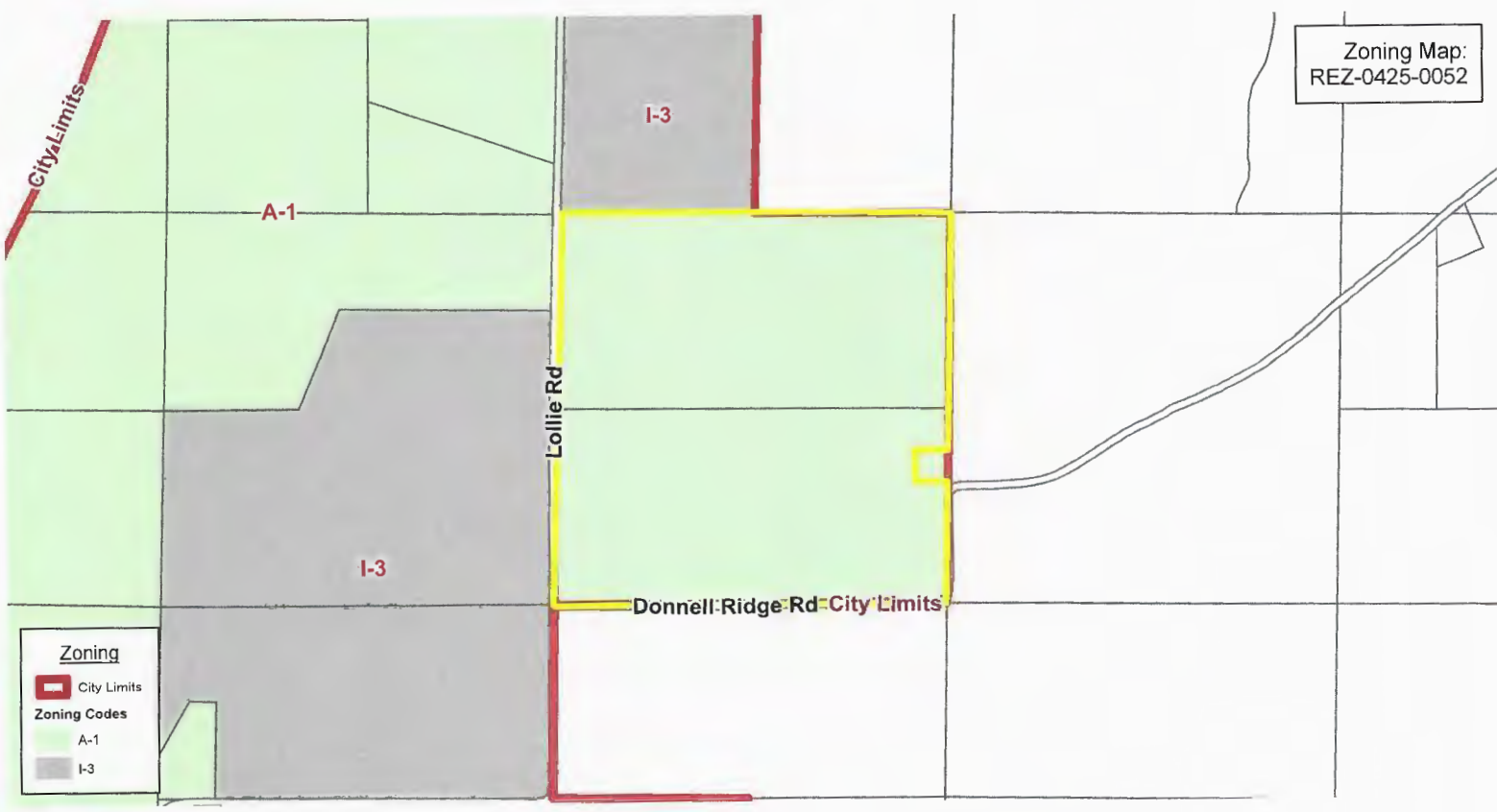
A rezoning to I-3 is consistent with the zoning in the area and consistent with the adjacent annexations (ANN-0325-0046, ANN-0325-0047). The Comprehensive Plan designates this area as a light industrial. The applicant is applying for an intensive industrial use which is consistent with uses in the area. Given this

area has minimal development, it is reasonable to increase the intensity of use from light to intensive. This rezone is appropriate for the area and will not likely harm adjacent property. Traffic impact for this development will likely be minimal.


The Planning Commission reviewed the request at its regular meeting on April 21st, 2025, and voted x-x that the request be forwarded to the City Council with a recommendation for approval.

Please advise if you have any questions.


Zoning Map:
REZ-0425-0052




Zoning

 City Limits

Zoning Codes

 A-1

 I-3



City of Conway, Arkansas
Resolution No. R-25-_____

A RESOLUTION ACCEPTING FUNDING FROM THE BEST FRIENDS ANIMAL SOCIETY FOR CONWAY’S CAT LIFESAVING SUSTAINABILITY GRANT; AND FOR OTHER PURPOSES

Whereas, the Best Friends Animal Society is a nonprofit corporation providing funding for specific grants in its commitment to No Kill 2025 with the mission of No More Homeless Pets, and

Whereas, Best Friends Animal Society is providing Conway Animal Welfare Unit funding for the implementation and utilization of community cat programming and kitten intake diversion programming that will result in increased live outcomes for cats, and

Whereas, the Conway Animal Welfare Unit will be provided \$20,000 in grant funding (\$17,000 for cat surgeries/vaccines and \$3,000 for purchasing of equipment and supplies) to implement this program.

NOW, THEREFORE, BE IT RESOLVED BY THE CONWAY CITY COUNCIL THAT:

Section 1: The Mayor is hereby authorized to enter into a grant agreement with Best Friends Animal Society and carry out any other contractual requirements.

Section 2: All resolutions in conflict herewith are repealed to the extent of the conflict

THIS RESOLUTION adopted this 22nd day of April 2025.

Approved:

Bart Castleberry
Mayor

Attest:

Denise Hurd
City Clerk/Treasurer



City of Conway, Arkansas
Ordinance No. O-25-_____

**AN ORDINANCE REPEALING ORDINANCE NO. O-25-06 RELATED TO THE REGULATION OF
 NATURAL LANDSCAPE; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES**

Whereas, Mayor Castleberry has determined it necessary to repeal the natural landscape ordinance passed by the City Council on January 15th, 2025.

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CONWAY,
 ARKANSAS THAT:**

Section 1. The City of Conway, Arkansas shall repeal Ordinance No. O-25-06 in it's entirety.

Section 2. All ordinances in conflict herewith are repealed to the extent of the conflict.

Section 3. This ordinance is necessary for the protection of the public peace, health and safety; an emergency is hereby declared to exist, and this ordinance shall be in full force and effect from and after its passage and approval

PASSED this 22nd day of April, 2025.

Approved:

Mayor Bart Castleberry

Attest:

Denise Hurd
City Clerk/Treasurer