

Conway, Arkansas
Tuesday, 6:00 pm
April 28, 2026

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 Spurgers, Councilwoman Mehl, Councilman Ledbetter, Councilman Hawks, and Councilman Jones. Also, present and acting: Mayor Bart Castleberry, City Clerk Denise Hurd, and City Attorney Charles Finkenbinder. Councilman Grimes, and Councilwoman Isby were not present.

Call to Order: Mayor Bart Castleberry

Roll Call: Denise Hurd, City Clerk

Minutes: April 14, 2026

Councilwoman Mehl made a motion to approve the minutes of the City Council meeting on March 10th as submitted. Councilman Jones seconded the motion. The motion carried 6-0.

Monthly Financial Report: March 31st, 2026

Tyler Wunningham addressed the Council stating that sales tax for March was flat, which is not unusual, but he expected the trend to reverse in April. He confirmed that it is not uncommon for expenses to exceed revenue this time of year. He said those figures vary widely, and this one was affected by a very large bill that came in at the beginning of the year for finishing the construction of the Community Center. He also clarified that there are large annual expenses that are paid at the beginning of the year as well. Councilman Hawkins made a motion to approve the monthly financial report and Councilwoman Mehl seconded the motion. A vote was called and the motion carried 6-0.

A. Public Hearing:

1. Public hearing to discuss the vacating of the right-of-way for the unimproved street west of Sherwood Lane.

Mayor Castleberry opened the public hearing. Anne Tucker of the Planning Department addressed the Council and showed them an aerial view of the street in question. Bobby French was present to represent the applicant, Hal Crafton and Summit Church. He told the Council that they wanted the street vacated as part of the development of the rest of the property. There was no one else present to speak for or against the matter. The Mayor declared the public hearing closed.

Report of Standing Committees:

B. 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 April 28th, 2026, City Council agenda.

Councilwoman Mehl made a motion to approve waiving the three readings and Councilman Jones seconded. The motion carried 6-0.

2. Resolution to approve professional certified public accountant services for the Advertising and Promotion Commission.

Councilman Hawkins presented Item B2 to the Council stating that bids were sent out in late February and one bid was received from HCJ CPAs & Advisors PLLC. Councilman Spurgers made a motion to adopt the Resolution and Councilwoman Mehl seconded it. A vote was called and the motion carried 6-0.

3. Ordinance appropriating funds for repayment of the loan for the construction of a T-hangar for the Conway Regional Airport.

O-26-26

Councilman Hawkins presented Item B3 to the Council. Tyler Winningham told the Council that this was a General fund appropriation and not coming out of the Airport fund. He added that this has been discussed multiple times over the last few years and the time had come for the repayment of the loan in the amount of \$600,000. He said there would be some interest due which would be paid by the Airport fund. He also confirmed that this is a fund balance appropriation due to the fact that there wasn't enough General Fund revenue in the 2026 budget to cover it. Councilman Spurgers made a motion to adopt the Ordinance and Council woman Mehl seconded it. The Clerk called the roll with the following voting "Aye": Councilman Hawkins, Councilman Ledbetter, Councilman Jones, Councilman Spurgers, Councilman Hawks, and Councilwoman Mehl. The Ordinance passed 6-0.

4. Resolution to approve the architect and the use of Community Block Grant funding for the Airport Park Improvement Project.

R-26-19

Councilman Hawkins presented Item B4 to the Council. Shawanna Rodgers told the Council that four bids for the project had been received and asked for approval to award WER Architects. Councilwoman Mehl made a motion to adopt the Resolution and Councilman Jones seconded it. A vote was called and the Resolution passed 6-0.

5. Ordinance to vacate the right-of-way for the unimproved street to the west of Sherwood Lane.

O-26-27

Councilman Hawkins presented Item B5 to the Council. Anne Tucker and Bobby French were present to answer questions from the Council. Ms. Tucker told the Council that the unimproved street would be absorbed into the adjoining properties and would likely never be improved. She added that Transportation had approved the vacating of the street and confirmed that the closure would not block the only access to the property. Councilman Hawkins made a motion to adopt the Ordinance and Council woman Mehl seconded it. The Clerk called the roll with the following voting "Aye": Councilwoman Mehl, Councilman Ledbetter, Councilman Hawks, Councilman Spurgers, Councilman Hawkins, and Councilman Jones. The Ordinance passed 6-0.

6. Ordinance to rezone property located at 1355 Sherwood Lane from A-1 to R-2.

O-26-28

Councilman Hawkins presented Item B6 to the Council. Anne Tucker told the Council that the developer would build either single family homes or duplexes. She added that he would be required to improve Sherwood Lane up to the property line and the project would go through subdivision and development review. Ms. Tucker confirmed that this passed at the Planning Commission meeting 9-0. Councilman Hawkins made a motion to adopt the Ordinance and Council woman Mehl seconded it. The Clerk called the roll with the following voting "Aye": Councilman Ledbetter, Councilman Jones, Councilwoman Mehl, Councilman Hawks, Councilman Spurgers, Councilman Hawkins. The Ordinance passed 6-0.

- 7. Ordinance accepting the annexation of certain lands comprised of +/- 5.34 acres located at 226 Sturgis Road.**

O-26-29

Councilman Hawkins presented Item B7 to the Council. Anne Tucker told the Council that this annexation would allow for additional ingress and egress for the developing Subdivision. She added that all City services are agreeable and that the County has formally surrendered the land. It was stated that this item passed 9-0 at the Planning Commission meeting. Councilman Spurgers made a motion to adopt the Ordinance and Council woman Mehl seconded it. The Clerk called the roll with the following voting "Aye": Councilman Jones, Councilwoman Mehl, Councilman Hawkins, Councilman Spurgers, Councilman Ledbetter and Councilman Hawks. The Ordinance passed 6-0.

- 8. Ordinance to rezone property located at 2270 Rosemary Drive from R-1 to R-2.**

O-26-30

Councilman Hawkins presented Item B8 to the Council. Anne Tucker told the Council that there was one negative vote on this matter at the Planning Commission meeting. Mayor Castleberry confirmed that there was a citizen in opposition who wrote that he did not want the density to increase from single-family and that it abuts his property. The individual was not present to address the Council and there was no one else present to speak for or against the matter. Councilman Jones made a motion to adopt the Ordinance and Councilman Spurgers seconded it. The Clerk called the roll with the following voting "Aye": Councilman Spurgers, Councilman Hawkins, Councilwoman Mehl, Councilman Jones, Councilman Hawks, and with Councilman Ledbetter voting "No". The Ordinance passed 5-1.

- 9. Ordinance to rezone property located at 2800 College Avenue from R-1 to MF-3.**

O-26-31

Councilman Hawkins presented Item B9 to the Council. Anne Tucker told the Council that the applicant wants to rezone the property MF-3. She said that the Comprehensive Plan does call the parcel out as residential, but that entire area has redeveloped into office and low commercial. She added that he has requested MF-3 which can support 24 units per acre and this lot is about ¾ acre but is entirely in a flood plain which will require a lot of work to support any development. She confirmed that nothing can be done to the property until it goes through site development review. There was discussion among the Council as to the zoning of surrounding properties. Bobby French addressed the Council explaining the intentions of the applicant. He said that the plan was to fill in the flood plain in order to develop outside of the floodway. He added that it would be one building and some parking. Councilman Hawkins made a motion to adopt the Ordinance and Councilman Spurgers seconded it. The Clerk called the roll with the following voting "Aye": Councilman Hawks, Councilman Jones, Councilwoman Mehl, Councilman Hawkins, Councilman Spurgers, and Councilman Ledbetter. The Ordinance passed 6-0.

- 10. Consideration to approve a conditional use permit to allow religious activities in the A-1 zone for property located at 2275 Victory Lane.**

Councilman Hawkins presented Item B10 to the Council stating that the Planning Commission voted 9-0 to forward to City Council with a recommendation for approval. Anne Tucker told the Council that there is a building on the site that would be repurposed for church services, and would likely build more in the future would go through site development review, etc. Councilman Hawks made a motion to approve the conditional use permit, and Councilman Hawkins seconded it. A vote was called and the motion to approve carried 6-0.

- 11. Consideration to approve a conditional use permit to allow single family residential use in the O-2 zone for property located at 1511 Caldwell Street.**

MINUTES OF THE CITY COUNCIL, CITY OF CONWAY, ARKANSAS

Councilman Hawkins presented Item B11 to the Council. Anne Tucker told the Council that this building was formerly used as an office, and the applicant wants to revert it back to residential use. She added that the home is in the Robinson Historic District so any outside or structural changes would have to go before the Historic District Commission. Councilwoman Mehl made a motion to approve the conditional use permit, and Councilman Jones seconded it. A vote was called and the motion to approved carried 6-0.

C. New Business:

1. Resolution to establish a list of qualified vendors for outside legal representation for the City of Conway.

R-26-20

Councilman Hawkins presented Item C1 to the Council. Mayor Castleberry told the Council that this is something being seen in cities of similar size as workloads are increasing for the City Attorney and City offices. Felicia Rogers confirmed that only qualifications were received so that they would be eligible to be on the City’s list of qualified legal services. She added that when services are needed a rate would be negotiated. Charles Finkenbinder told the Council that legal services are the type that cannot be competitively bid as it is prohibited by state law. He added that this Resolution establishes a listing of qualified firms to be sourced as needed. There was discussion among the Council of soliciting local firms in the future. Councilman Hawkins made a motion to adopt the Resolution and Councilman Spurgers seconded it. A vote was called and the Resolution passed 6-0.

Adjournment-----

PASSED this 28th day of April, 2026

APPROVED:

Mayor, Bart Castleberry

City Clerk, Denise Hurd