

MINUTES OF THE CITY COUNCIL, CITY OF CONWAY, ARKANSAS

Conway, Arkansas
Tuesday, 6:00 pm
July 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 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: June 23, June 30th, and July 2nd, 2026

Councilwoman Isby made a motion to approve the minutes of the City Council meetings on June 23rd, 2026 and Special Meetings June 30th, and July 2nd, 2026 as submitted. Councilwoman Mehl seconded the motion. The motion to approve 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 July 28th City Council agenda.

City Attorney Charles Finkenbinder clarified the legal requirement regarding public reading of proposed ordinances. He stated that all ordinances of a general and permanent nature shall be read on three different days unless 2/3 of the members of the municipal council shall dispense with the rule.

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

2. Ordinance appropriating insurance funds for the replacement of the bandshell cover at Simon Park.

O-26-44

Councilman Hawkins presented Item A2 to the Council. Councilwoman Isby made a motion to adopt the Ordinance and Councilwoman Mehl seconded it. The Clerk called the roll with the following voting "Aye": Councilman Hawkins, Councilman Ledbetter, Councilman Jones, Councilman Jones, Councilman Grimes, Councilman Spurgers, Councilman Hawks, Councilwoman Isby and Councilwoman Mehl. The Ordinance passed 8-0.

3. Ordinance to amend the Conway Zoning Code O-94-54; Updating language regarding Temporary Certificates of Occupancy.

O-26-45

Councilman Hawkins presented Item A3 to the Council. Anne Tucker addressed the Council reminding them of the document which was presented and discussed at the June City Council meeting regarding the change in language for the Temporary Occupancy Certificates, and fee schedules. There were no questions from the Council, and Ms. Tucker asked the to approve the changes by the ordinance before them to become effective 30 days after passage. Councilwoman

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

4. Ordinance to rezone property located at Fox Ridge Phase 2 from R-1 to R-2.

O-26-46

Councilman Hawkins presented Item A4 to the Council. Anne Tucker addressed the Council stating that all of the rezonings on tonight's agenda were heard by the Planning Commission at their last meeting, and all were approved by vote 6-0. She said that the applicant, Bobby French was seeking the rezoning to build a duplex development. She confirmed that the proposed rezoning was about 6 acres. Bobby French addressed the Council stating that he was working with Hal Crafton on this development. He pointed out the location of the property on the map and explained the phases of the proposed development. There was no discussion among the Council. Councilwoman Isby made a motion to adopt the Ordinance and Councilwoman Mehl 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 to rezone passed 8-0.

5. Ordinance to rezone property located at 32 Eve Lane from A-1 to R-1.

O-26-47

Councilman Hawkins presented Item A5 to the Council. Anne Tucker told the Council that the applicant is seeking this rezoning in order to flip the orientation of a lot. She added that in the R-1 zoning lots are required to have 6000 square feet, and 60' of street frontage. She added that it would be developed as single family homes. Clarification was made as to the correct address being 32 Eve Lane as the agenda stated the address as 23 Eve Lane. Councilman Spurgers made a motion to amend the Ordinance to read 32 Eve Lane, and Councilwoman Mehl seconded it. A vote was called and the motion carried 8-0. Councilman Spurgers made a motion to adopt the Ordinance and Councilman Hawks seconded it. The Clerk called the roll with the following voting "Aye": Councilman Jones, Councilwoman Mehl, Councilman Hawkins, Councilman Grimes, Councilman Spurgers, Councilwoman Isby, Councilman Ledbetter, and Councilman Hawks. The Ordinance to rezone passed 8-0.

6. Ordinance to rezone property located at 125 Conway Boulevard from S-1 to R-2.

Councilman Hawkins presented Item A6 to the Council. Anne Tucker showed the Council the properties to be rezoned by the next three ordinances stating that the large parcel was owned by Conway Baptist College and they were dividing it up and selling it. She said the applicant is looking to add a duplex to the parcel where one already exists. She added that all of the lots in question are not sized for S-1, and that they were actually more suited to R-2 zoning. There was discussion as to the orientation and location of the proposed duplex. Bobby French was present to give information about the project. Councilman Hawkins asked how many buildings would be on the lots ultimately. Mr. French stated that one lot would have to be replatted, but that there would be 2 duplexes on two lots 50' by approximately 200' deep. Mayor Castleberry asked if anyone would like to speak for or against the matter. Sharon Walter, a long time neighbor to the area spoke in opposition to the rezoning of all of the lots. She described at length how her family has lived in the area for generations and the historical significance of the neighborhood. She spoke in opposition to the rezonings and building of duplexes that she believed would destroy the neighborhood's character and pointing out that the area is included in the Old Conway Design Overlay District. Ms. Walter was opposed to the rezoning which would allow a 50' frontage instead of 100' which

ultimately would allow more duplexes to be built in a smaller area. She stated strongly that this would be detrimental to the character of the historic neighborhood. It was pointed out that if the rezoning was passed, the matter would be brought before the Historic District Commission for the design and materials to be reviewed and approved. Ms. Walter stated that her objection centered mostly around the density of the R-2 zoning. Councilman Grimes made the point that R2-A came about because years ago there was a concern with so many duplexes being built. And he stated that the S-1 zoning of the area came about because CBC owned the land and it was assumed they would use the land to expand the college, but that it was originally R-2-A and he believed that was the spirit of the area. There was discussion among the Council as to other circumstances where properties were rezoned to R-2 and the density that is allowed by right. There was further discussion as to how the Council could proceed, and what the options were for the applicant; whether to remand it back to the Planning Commission. Charles Finkenbinder clarified what the legal process would be and the options before the Council, stating that the Council could approve, deny or remand back to the Planning Commission. He added that the Council could also do nothing, in which case the applicant could re-apply. There was discussion among the Council as to how to present the vote. Councilman Spurgers made a motion to adopt the Ordinance. There was not a second to the motion, therefore the motion died for lack of a second. No action taken.

7. Ordinance to rezone property located at 113 Conway Boulevard from S-1 & R-2-A to R-2.

Councilman Hawkins presented Item A7 to the Council. Councilman Spurgers made a motion to adopt the Ordinance. There was not a second to the motion, therefore the motion died for lack of a second. No action taken.

8. Ordinance to rezone property located at 141 Conway Boulevard from S-1 to R-2.

Councilman Hawkins presented Item A8 to the Council. Councilman Hawkins made a motion to adopt the Ordinance. There was not a second to the motion, therefore the motion died for lack of a second. No action taken.

9. Ordinance to rezone property located at 800 S. Donaghey Avenue from S-1 to C-2.

This item was pulled from the agenda.

Mr. Allen West addressed the Council on behalf of the Peace Lutheran Church and at the request of the buyers that are working with the Planning Commission confirming that the matter be pulled from the agenda. Ms. Tucker explained that the matter would be brought to the Council at a later date.

10. Consideration to approve at conditional use permit to allow Retail High Impact in the RU-1 zone for the property located at 1550 E. Dave Ward Drive.

Councilman Hawkins presented Item A10 to the Council. Anne Tucker showed the Council where the property was on the map stating that it was 3.46 acres and had a conditional use permit that expires that very day. She added that the applicant is planning to build storage units that would be accessible 24 hours a day, plus tenant flex space which she described as small office type spaces that people could rent for hobbies, office space, etc. She called their attention to the 13 conditions on the permit, stating that the applicant has agreed to all of them. Councilman Spurgers made a motion to approve the Conditional Use Permit and Councilwoman Isby seconded it. There was no further discussion. A vote was called and the motion to approve passed 8-0.

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B. Public Safety Committee (Police, Fire, CEOC, District Court, & Information Technology)

1. Ordinance appropriating reimbursement funds from various entities for the Conway Police Department.

O-26-48

Mayor Castleberry presented Item B1 to the Council. Chief Harris told the Council that this is standard reimbursements for extra duty, and there is a grant reimbursement for bullet-proof vests. He asked that these funds be reallocated to their respective accounts. Councilman Hawkins made a motion to adopt the Ordinance and Councilman Ledbetter seconded it. Councilwoman Isby clarified that the Ordinance number for this ordinance would be O-26-48 since the previous three ordinances were not voted on. The Clerk called the roll with the following voting "Aye": Councilman Hawkins, Councilman Ledbetter, Councilwoman Mehl, Councilman Hawks, Councilman Spurgers, Councilman Jones, Councilwoman Isby, and Councilman Grimes. The Ordinance passed 8-0.

2. Consideration to approve entering into an agreement for the School Resource Officers with Conway Public Schools.

Mayor Castleberry presented Item B2 to the Council. Chief Harris told the Council that this agreement would renew our contract for the upcoming school year. There was some discussion regarding the amount of payment in the contract and Chief Harris clarified that last year an additional \$25,000 was added to cover uniforms, etc. Councilman Ledbetter asked if the number of officers would be the same. Chief Harris replied that Council approved 2 positions, but he felt that by the end of the year, 2 more officers could be added. Councilman Spurgers confirmed that these officers are employees of the City of Conway, and that they report to their Sergeants, but they are ultimately City employees. There was no further discussion. Councilwoman Isby made a motion to enter into the agreement and Councilwoman Mehl seconded the motion. A vote was called and the motion to approve passed 8-0.

Adjournment-----

PASSED this 28th day of July, 2026

APPROVED:

Mayor, Bart Castleberry

City Clerk, Denise Hurd