

MINUTES OF THE CITY COUNCIL, CITY OF CONWAY, ARKANSAS

Conway, Arkansas
Tuesday, 6:00 pm
October 13, 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 Ledbetter, Councilman Hawks, Councilman Jones and Councilwoman Isby. Also, present and acting: Mayor Bart Castleberry, City Clerk Denise Hurd, and City Attorney Charles Finkenbinder. Councilman Spurgers was present but not acting via remote video. Councilwoman Mehl was absent.

Call to Order: Mayor Bart Castleberry

Roll Call: Denise Hurd, City Clerk

Minutes: September 22nd, 2026

Councilwoman Isby made a motion to approve the minutes of the City Council meetings on September 22nd, 2026 as submitted. Councilman Hawkins seconded the motion. The motion to approve carried 6-0.

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 October 13th, 2026 City Council agenda.

Councilman Hawkins presented Item A1 to the Council. Mr. Finkenbinder stated that the three readings rule would apply to Items #6, # 7, #8 and #9. Councilman Grimes made a motion to waive the three readings for all of the Ordinances on the October 13th meeting agenda and Councilwoman Isby seconded the motion. A vote was called and the motion carried 6-0.

2. Consideration to approve the nominations to the Health Facilities Board.

Councilman Hawkins presented Item A2 to the Council, stating that there were 7 applications received, and read the names of those nominated: Korey Thomas, Terry Fiddler, Christine Worth, Bunny Adcock, and George Mackey. Councilwoman Isby pointed out that these individuals for consideration were forwarded to the Council for approval and not selected by the Council. Councilman Hawkins stated that the terms of service would be decided at the first meeting and will be staggered. Councilman Jones made a motion to approve the nominations and Councilwoman Isby seconded it. A vote was called and the motion carried 6-0.

3. Ordinance appropriating funds received from the 4th Annual Fall Community Fest for the Community Development Department.

O-26-65

Councilman Hawkins presented Item A3 to the Council. Shawanna Rodgers reported that the Fall Festival was held in Martin Luther King, Jr. Park and was a great success. She added that \$1800 in donations had been received from various sponsors. Councilwoman Isby made a motion to adopt the Ordinance and Councilman Hawkins seconded it. The Clerk called the roll with the following voting "Aye": Councilman Ledbetter, Councilman Hawkins, Councilwoman Isby, Councilman Grimes, Councilman Hawks, and Councilman Jones. The Ordinance passed 6-0.

4. This item was pulled from the agenda.

5. Resolution to approve a corporate ground lease for JRJR, LLC for the Conway Airport.

R-26-33

Councilman Hawkins presented Item A5 to the Council. Airport Director, Larry Cuculic addressed the Council stating that the lease would cover a hangar on the north ramp, approximately 20,000 square feet at .30 a foot for the next 40 years with the development and the land reverting back to the City at that time. He added that it would be a payment of \$6,200 annually. Councilman Jones made a motion to adopt the Resolution and Councilman Hawks seconded it. A vote was called and the Resolution passed 6-0.

6. Ordinance to rezone property located at 0 E Siebenmorgan & Museum from A-1 to C-3.

O-26-66

Councilman Hawkins presented Item A6 to the Council stating that this matter was addressed at the Planning Commission meeting on September 21st and was voted 8-0 to forward to City Council with a recommendation of approval. Anne Tucker told the Council that the parcel was part of a split zone, C3 and A1, and the applicant is asking to complete the parcel and rezone to C3. Councilman Hawkins asked if the parcel was far enough away from the roundabout, and Ms. Tucker stated that the applicant planned to plat the entire parcel into three separate lots which will have to meet all of the subdivision regulations, and she wasn't sure how it would plat out but that it would have to be far enough away from the roundabout to build on. Councilman Hawks asked if there was a reason why this parcel was not re-zoned with the other parcels, and Ms. Tucker replied that she did not have the answer. There was no further discussion. Mayor Castleberry asked if there was anyone present to speak for or against the matter. There was no one present. Councilman Grimes made a motion to adopt the Ordinance and Councilman Hawkins seconded it. The Clerk called the roll with the following voting "Aye": Councilman Jones, Councilman Grimes, Councilman Ledbetter, Councilwoman Isby, Councilman Hawks, and Councilman Hawkins. The Ordinance passed 6-0.

7. Ordinance to rezone property located at 0 S. German Lane from A-1 to R-2.

O-26-67

Councilman Hawkins presented Item A7 to the Council stating that this matter was addressed at the Planning Commission meeting on September 21st and was voted 8-0 to forward to City Council with a recommendation of approval. Anne Tucker told the Council that the applicant was requesting rezoning in order to build a single-family subdivision on the 25 acres. She added that he was requesting the R-2 zone in order to allow 10 less feet of street frontage per house. She said the land mass would normally support about 130 homes, but the applicant would be building internal streets and there is a large FEMA zone running through the middle of the parcel. She added that the project would be subject to all subdivision regulations. Councilman Hawkins made a motion to adopt the Ordinance and Councilwoman Isby seconded it. Mayor Castleberry asked if there was anyone present to speak for or against the matter. There was no one present. The Clerk called the roll with the following voting "Aye": Councilwoman Isby, Councilman Jones, Councilman Hawks, Councilman Hawkins, Councilman Grimes and Councilman Ledbetter. The Ordinance passed 6-0.

8. Ordinance to rezone property located at 0 Lewis Ranch Road from A-1 to MF-1.

O-26-68

Councilman Hawkins presented Item A8 to the Council. Anne Tucker stated that Trinity Development is asking for a rezone in order to expand the Encore project on Lewis Ranch Road.

She said that this parcel would support 12 units per acre. She showed the Council on the map where the parcel was located. Mayor Castleberry asked if there was anyone present to speak for or against the matter. There was no one present. Councilman Grimes made a motion to adopt the Ordinance and Councilwoman Isby seconded it. The Clerk called the roll with the following voting "Aye": Councilman Hawks, Councilman Grimes, Councilman Hawkins, Councilwoman Isby, Councilman Jones, and Councilman Ledbetter. The Ordinance passed 6-0.

9. Ordinance to rezone property located at 0 Lewis Ranch Road from A-1 to R-2.

O-26-69

Councilman Hawkins presented Item A9 to the Council. Anne Tucker told the Council that the developer is currently in the design phase of two-story townhomes for this 3.5-acre parcel. She added that the R-2 designation would act as a buffer between the multi-family developments and the large lot single-family homes across the street. She added that the owner of the adjacent property was in favor of this development. Mayor Castleberry asked if there was anyone present to speak for or against the matter. There was no one present. Councilman Grimes made a motion to adopt the Ordinance and Councilwoman Isby seconded it. The Clerk called the roll with the following voting "Aye": Councilman Hawkins, Councilman Jones, Councilman Hawks, Councilwoman Isby, Councilman Ledbetter and Councilman Grimes. The Ordinance passed 6-0.

10. Consideration to approve a conditional use permit to allow 12 units per acre in an R-2 zone.

Councilman Hawkins presented Item A10 to the Council. Anne Tucker stated that Mr. Jason Jones was the applicant and that he was asking for 12 dwelling units per acre which would allow for 36 units or 18 duplexes on the lot. She said that the Planning Commission approved the request with a list of 11 conditions, including privacy fencing and all of the units must be oriented toward the interior access. She said the applicant had agreed to all of the conditions. She added that she wasn't sure he could get 18 duplexes on the lot but that would be determined during site development review. She clarified that there would be no access from Museum Rd, all the access would be from Siebenmorgan. There was discussion among the Council as to how many homes could be built before two accesses were required. Councilman Grimes pointed out that the Planning Commission notes states that 14 duplexes were planned, and Ms. Tucker clarified that the CUP would allow up to 18. There was discussion as to the possibility that 18 duplexes could be built on the lot. Councilman Grimes made a motion to add a condition #12 to limit the number of duplexes allowed to 14. Councilman Jones seconded the motion. A vote was called and the motion to add the condition #12 was approved. There was discussion among the Council as to the traffic flow and density along Siebenmorgan in that area. There was discussion among the Council as to whether a CUP followed the property or the owner. Councilman Hawkins expressed concern about the density of traffic flow and the proximity to the roundabout. He made a motion to add a condition #13 to require a right turn in, right turn out into the property. Councilwoman Isby seconded the motion. A vote was called and the motion to add condition #13 requiring a right turn in, right turn out passed 6-0. Councilman Hawkins made a motion to approve the conditional use permit with the conditions, and Councilman Grimes seconded the motion. A vote was called and the conditional use permit with the 13 conditions was approved 6-0.

B. New Business

Consideration to approve the annual millage rates for the City of Conway (NO CHANGES)

Mayor Castleberry reminded the Council that the millage rates presented are to be collected in 2027, and that the amounts have not changed from last year.

MINUTES OF THE CITY COUNCIL, CITY OF CONWAY, ARKANSAS

R-25-34

1. Resolution of a voluntary levy of two-tenth's (.2) mill on the dollar be made upon the assessed valuation of all taxable real estate and personal property tax for an Animal Shelter for the City of Conway.

Councilman Hawkins made a motion to adopt the Resolution and Councilwoman Isby seconded it. A vote was called and the Resolution passed 6-0.

R-25-35

2. Resolution of a voluntary levy of four-tenth's (.4) mill on the dollar be made upon the assessed valuation of all taxable real estate and personal property tax for a recreation assessment raising special revenue for the sole and exclusive purpose of providing additional funds for the purpose of construction, equipping, operating and maintaining the public recreation and playgrounds of City of Conway.

Councilman Hawkins made a motion to adopt the Resolution and Councilman Grimes seconded it. A vote was called and the Resolution passed 6-0.

R-25-36

3. Resolution of a voluntary levy of four-tenths (.4) mill on the dollar be made upon the assessed valuation of all taxable real estate and personal property tax for raising special revenue, the exclusive purpose of operating and maintaining the cemeteries for the City of Conway.

Councilman Hawkins made a motion to adopt the Resolution and Councilwoman Isby seconded it. A vote was called and the Resolution passed 6-0.

R-25-37

4. Resolution of a levy of four-tenths (.4) mill on the dollar be made upon the assessed valuation of all taxable real estate and personal property tax for raising special revenue for the Pension and Relief Fund for a Policeman's Pension and Relief Fund.

Councilwoman Isby made a motion to adopt the Resolution and Councilman Hawkins seconded it. A vote was called and the Resolution passed 6-0.

R-25-38

5. Resolution of a levy of four-tenths (.4) mill on the dollar be made upon the assessed valuation of all taxable real estate and personal property tax for raising special revenue for the Pension and Relief Fund for a Fireman's Pension and Relief Fund.

Councilman Ledbetter made a motion to adopt the Resolution and Councilman Hawks seconded it. A vote was called and the Resolution passed 6-0.

R-25-39

6. Resolution of a levy of four-tenths (.4) mill on the dollar be made upon the assessed valuation of all taxable real estate and personal property tax for raising special revenue for the Pension and Relief Fund for paid Non-uniformed employees.

Councilwoman Isby made a motion to adopt the Resolution and Councilman Hawkins seconded it. A vote was called and the Resolution passed 6-0.

R-25-40

7. Resolution of a levy of three (3.0) mill on the dollar be made upon the assessed valuation of all taxable real estate and personal property tax for raising General Fund Revenues.

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Councilwoman Isby made a motion to adopt the Resolution and Councilman Ledbetter seconded it. A vote was called and the Resolution passed 6-0.

Adjournment-----

PASSED this 13th day of October, 2026

APPROVED:

Mayor, Bart Castleberry

City Clerk, Denise Hurd