

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

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**Tuesday, February 11<sup>th</sup>, 2025 City Council Agenda**  
Conway Municipal Building, City Council Chambers

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<b>5:30pm Committee:</b>	No Committee Meeting
<b>6:00pm:</b>	City Council Meeting
<b>Call to Order:</b>	Bart Castleberry, Mayor
<b>Roll Call:</b>	Denise Hurd, Clerk/Treasurer
<b>Minutes Approval:</b>	January 28 <sup>th</sup> , 2025

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**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 February 11<sup>th</sup>, 2025, City Council agenda.
2. Resolution to approve condemnation of property located at 1001 McNutt Rd #201 for the Public Works Department.
3. Ordinance appropriating funds for the Dave Ward Dr. traffic light system for the Transportation Department.
4. Ordinance appropriating funds for the installation of computer technology and security equipment for the Transportation Department's new location located at 800 S. Harkrider.
5. Ordinance to approve the annexation of ±43.05 acres on Sturgis Rd.

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

1. Ordinance appropriating funds for the Conway Emergency Operations Center (CEOC).
2. Ordinance appropriating grant funds from the Arkansas Department of Public Safety grant for the Conway Police Department.
3. Ordinance appropriating funds for vehicle purchases for the Conway Police Department.

***Adjournment***

City of Conway, Arkansas  
Office of the Mayor

# Memo:

**To:** Mayor Bart Castleberry  
**CC:** City Council Members  
**From:** Felicia Rogers  
**Date:** February 6<sup>th</sup>, 2025  
**Re:** February 11<sup>th</sup>, 2025 City Council Agenda

The following ordinances are included on the February 11<sup>th</sup> City Council Agenda for consideration of waiving the three readings of each ordinance:

1. A-3 - Ordinance appropriating funds for the Dave Ward Dr. traffic light system for the Transportation Department.
2. A-4 -Ordinance appropriating funds for computer technology and security equipment for the Transportation Department's new location located at 800 S. Harkrider.
3. A-5 - Ordinance to approve the annexation ±43.05 acres on Sturgis Rd.
4. B-1 - Ordinance appropriating funds for the Conway Emergency Operations Center (CEOC).
5. B-2 Ordinance appropriating grant funds from the Arkansas Department of Public Safety grant for the Conway Police Department.
6. B-3 Ordinance appropriating funds for vehicle purchases for the Conway Police Department.



City of Conway, Arkansas  
Resolution No. R-25-\_\_\_\_\_

**A RESOLUTION TO CONDEMN THE STRUCTURE LOCATED AT 1001 MCNUTT RD #201, CONWAY, ARKANSAS AND FOR CODE ENFORCEMENT TO RAZE SAID PROPERTY IN ACCORDANCE WITH ARKANSAS STATE LAW AND CITY ORDINANCE**

**Whereas**, the structure located at 1001 McNutt Rd #201 Conway, Arkansas 72034, has been deemed a nuisance and unfit for human habitation, unsafe, unsanitary, and detrimental to the public safety, health, and welfare by Code Enforcement Officials for the City of Conway; and

**Whereas**, the structure appears to be a single wide mobile home structure, beige in color with white trim and metal siding; and

**Whereas**, from land documents, Lavonna Cook owns the mobile home; and

**Whereas**, the structure has been inspected and issues thoroughly documented by Conway Code Enforcement; and

**Whereas**, after a hearing in the presence of the Conway City Council with all parties given the opportunity to be heard, the City Council has determined the structure should be condemned.

**NOW THEREFORE BE IT RESOLVED** that the City Council of the City of Conway, Arkansas that:

**Section 1:** After said public hearing the structure located at 1001 McNutt Rd #201, has been condemned by vote of the City Council.

**Section 2:** That this decision is in the best interest of the public health, safety, and welfare.

**Section 3.** That it is the will of the Conway City Council that the structure located at 1001 McNutt Rd #201, be razed thirty (30) days from today if it is still standing as per the authority granted by Arkansas State law and any costs of the demolition be assessed to the property owner(s).

**ADOPTED** this 11<sup>th</sup> day of February 2025.

**Approved:**

\_\_\_\_\_  
**Mayor Bart Castleberry**

**Attest:**

\_\_\_\_\_  
**Denise Hurd**  
**City Clerk/Treasurer**



# MEMO

**TO:** Mayor Bart Castleberry  
**CC:** City Council Members  
**FROM:** Lily Couch  
**DATE:** February 4th, 2025  
**SUBJECT:** Condemnation 1001 McNutt Rd #201

The following resolution is to request approval for condemnation on the structure located at 1001 McNutt Rd #201.

Please advise if you have any questions.

Thank you for your consideration.

Conway Public Works

## CITY OF CONWAY, ARKANSAS

Conway Public Works  
822 Locust Avenue  
Conway, AR 72034  
[www.conwayarkansas.gov](http://www.conwayarkansas.gov)  
501-450-6191



January 29, 2025

Lavonna Cook  
1001 McNutt Rd #201  
Conway AR 72034

### **NOTICE OF CONDEMNATION HEARING 1001 MCNUTT RD #201**

Dear Mrs Cook,

You are the listed owner of **1001 MCNUTT RD #201** in Conway AR. This letter is to inform you that the structure located at **1001 MCNUTT RD #201** has been deemed a nuisance by Code Enforcement officials for the City of Conway. Specifically, the structure is in violation of Ordinance O-09-55 as dilapidated, unsightly, unsanitary and detrimental to public health and safety.

There will be a hearing at the City Council meeting for determination to consider whether the referenced structure is a nuisance and should be condemned. If the resolution passes the structure will be demolished after 30 days. The cost of the demolition will be your responsibility.

This letter will serve as your notice the City Council meeting will be held on **Tuesday, February 11<sup>th</sup> at 6:00 pm at the Council Chambers at City Hall located at 1111 Main Street**. Attendance at this hearing will be your opportunity to be heard about this issue concerning 1001 McNutt Rd #201.

Sincerely,

A handwritten signature in blue ink, appearing to read "Spencer", is written over a light blue rectangular background.

Spencer Clawson  
Director of Public Works/Code Enforcement



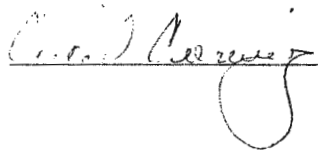
City of Conway Department of Permits and Inspections  
1111 Main St.  
Conway, AR 72032

January 27, 2025

Re: Building Inspection 1001 McNutt Rd #201

City of Conway Code Enforcement,

Upon inspection of the mobile home located at 1001 McNutt Rd #201, our department recommends condemnation of the structure. The damage caused by toxic waste is so severe the mobile home is not salvageable. Even after trash is removed, the structure is compromised due to waste and neglect. This inspection was made by Cecil Corning, Director of Permits & Inspections and Ken Eckert, Building Inspector.

  
Cecil Corning, Director of Permits and Inspections









**Conway Code Enforcement  
Department**  
822 Locust Avenue  
Conway, AR 72034  
501.450.6191

<b>Case Number: RESPROP-0125-0064</b>
<b>Case Type: Residential Property Maintenance</b>
<b>Date Case Established: 01/17/2025</b>
<b>Compliance Deadline: 01/31/2025</b>

**Owner:** Brook, Herman F C/O McNutt Ln.

**Mailing Address**

Brook, Herman F C/O McNutt Ln.  
4742 North 24th St.  
Phoenix, AZ 85016

**Notice of Violation for the following location:**

Address	Parcel
	441-00052-000C

**Notice of Violation for the following location:**

**Violation:** 3.2.1 Sanitation - Illegal disposal items on property or ROW  
All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

**Compliance Date:** 01/31/2025

**Violation:** 3.5.1 Accumulation of Rubbish or Garbage - Accumulation of trash/rubbish on property  
All exterior property and premises of every structure shall be free from any accumulation of rubbish or garbage.

**Corrective Action:** Exterior of property abated by the city.

**Compliance Date:** 01/31/2025

**Violation:** 4.2.2 Nuisance Structures - Unsafe, unfit for human occupancy, or otherwise unlawful  
Any building or other structure which is in such a dilapidated condition that it is unsafe or unfit for human habitation or kept in such an unsanitary condition that it is a menace to the health or safety of people residing in the vicinity thereof or presents a more than ordinarily dangerous fire hazard in the vicinity where it is located shall constitute a nuisance.

**Corrective Action:** Condemnation.

**Compliance Date:** 01/31/2025

**Please contact our office at (501) 450-6191 if you have any questions about this notice.**

Sincerely,

Michael Davis  
Code Enforcement Officer

# BROCK HERMAN F C/O MCNUTT MHC LP

## SHERWOOD ESTATES

### CONWAY, AR

**Basic Information**

Parcel Number: 441-00052-000C

County Name: Faulkner County

Property Address: BROCK HERMAN F C/O MCNUTT MHC LP  
SHERWOOD ESTATES  
CONWAY, AR  
[Map This Address](#)

Mailing Address: BROCK HERMAN F C/O MCNUTT MHC LP  
4742 NORTH 24TH STREET  
PHOENIX AZ 85016

Total Acres: 16.98

Timber Acres: 0.00

Sec-Twp-Rng: 16-05N-14W

Lot/Block: 53-55 & PT 52/

Subdivision: SHERWOOD ESTATES

Legal Description: LOT 52,53,54,55 SHERWOOD ESTATES W1/2 LOT 52 TUPELO 28

School District: 1C CONWAY CITY

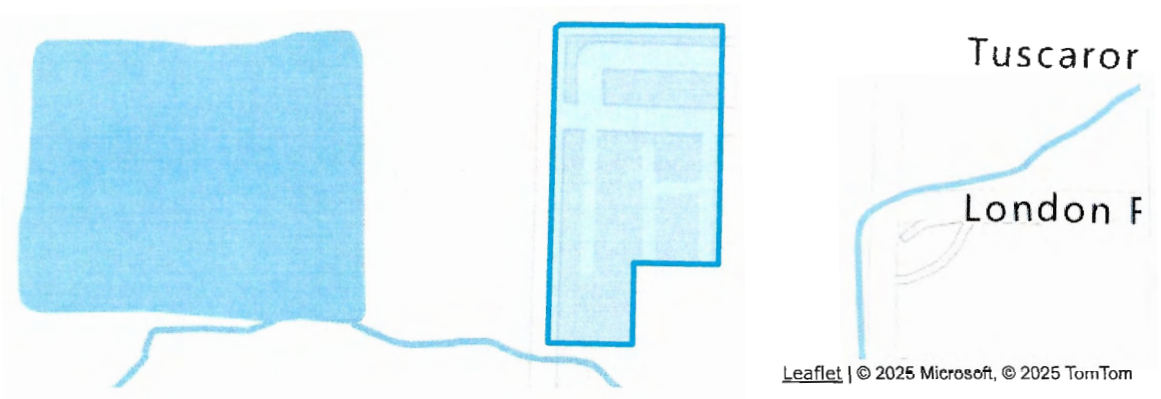
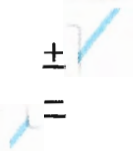
Improvement Districts: TUPELO

Homestead Parcel?: No

Tax Status: Taxable

Over 65?: No

**Parcel Boundary**



**Land Information**

Land Type	Quantity	Front Width	Rear Width	Depth 1	Depth 2	Quarter
MHPARK3	739,648 sqft	0	0	0	0	



**Conway Code Enforcement  
Department**

822 Locust Avenue  
Conway, AR 72034  
501.450.6191

Case Number: <b>RESPROP-0125-0064</b>	
Case Type: <b>Residential Property Maintenance</b>	
Date Case Established: <b>01/17/2025</b>	
Compliance Deadline: <b>01/31/2025</b>	

**Tenant:** Lavonna Cook

**Mailing Address**

Lavonna Cook  
1001 McNutt Rd. #201  
Conway, AR 72034

**Notice of Violation for the following location:**

Address	Parcel
	441-00052-000C

**Notice of Violation for the following location:**

**Violation:** 3.2.1 Sanitation - Illegal disposal items on property or ROW  
 All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.  
**Compliance Date:** 01/31/2025

**Violation:** 3.5.1 Accumulation of Rubbish or Garbage - Accumulation of trash/rubbish on property  
 All exterior property and premises of every structure shall be free from any accumulation of rubbish or garbage.  
**Corrective Action:** Exterior of property abated by the city.  
**Compliance Date:** 01/31/2025

**Violation:** 4.2.2 Nuisance Structures - Unsafe, unfit for human occupancy, or otherwise unlawful  
 Any building or other structure which is in such a dilapidated condition that it is unsafe or unfit for human habitation or kept in such an unsanitary condition that it is a menace to the health or safety of people residing in the vicinity thereof or presents a more than ordinarily dangerous fire hazard in the vicinity where it is located shall constitute a nuisance.  
**Corrective Action:** Condemnation.  
**Compliance Date:** 01/31/2025

**Please contact our office at (501) 450-6191 if you have any questions about this notice.**

Sincerely,

Michael Davis  
Code Enforcement Officer

MANDATORY APPEALABLE  
CODE ENFORCEMENT VIOLATION CITATION  
Division 2

CONWAY CODE ENFORCEMENT DEPT.  
1201 OAK STREET, 2nd FLOOR  
CONWAY, AR 72032 450-6191 1709

NAME: JACOB E. COOK  
ADDRESS: 1001 McNutt Rd. #201  
CITY: CONWAY 1 ST: AR ZIP: 72034  
DATE: 1-17-25 TIME: 3:45  A.M.  P.M.

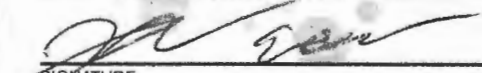
THE PROPERTY SHOWN AT THE ABOVE ADDRESS IS IN VIOLATION OF THE CONWAY NUISANCE ABATEMENT ORDINANCE FOR THE REASON(S) INDICATED BELOW:

- GRASS
- TIRES
- FURNITURE / APPLIANCE
- ILLEGAL DUMPING
- TRASH CAN
- STAGNANT WATER
- VEHICLES
- OBNOXIOUS ODER
- SEDIMENT ON ROAD
- DILAPIDATED STRUCTURE
- TRAILERS
- SIGN

OTHER Trash Rubbish 3.5.1  
CWORD 5.09 VIOLATION OFFENSE 

1	2	3	4
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COST OF THIS VIOLATION: \$ \_\_\_\_\_

  
SIGNATURE

YOU MAY PRESENT THIS TICKET TO THE CODE ENFORCEMENT DEPT., CONWAY, AR, ANY TIME BEFORE THE COURT APPEARANCE DATE AND TIME SHOWN BELOW.

18 DAY OF FEB AT 830 AM/PM

COURT LOCATION: DISTRICT COURT OF FAULKNER CO., 810 PARKWAY, CONWAY, ARKANSAS.

OFFICER MICHAEL DAVIS BADGE NO. MD

The City of Conway



822 Louis Avenue  
Conway, SC 29505  
853-469-6181

Code Enforcement Department

# WARNING

This structure located at:

1001 McARTHUR Rd. #201

has been declared a NUISANCE by the Conway Code Enforcement Department and is deemed to be a violation of the City of Conway Ordinance in accordance with Article 1, Section 7.1 of the City of Conway Nuisance Abatement Code.

If you intend to occupy this structure and it is unhabitable, by a fine of \$250.00 per day, and a \$300.00 fine for removal of the nuisance.

For more information, call the City of Conway Code Enforcement Department at 501-450-6181.

M. DAVIS  
Code Enforcement Officer

1-17-25  
Date of Notice

Attention:

STAY OUT!



**ATTENTION**



City of Conway  
Department  
822 Locust Avenue  
Conway, AR 72034  
501.450.6191

Violation  
Notice

Case Number: RESPROP-0125-0064  
Case Type: Residential Property Maintenance  
Date Case Established: 01/17/2025  
Compliance Deadline: 01/31/2025

Tenant: Lavonna Cook

Mailing Address

Lavonna Cook  
1003 McNut Rd #201  
Conway, AR 72034

Notice of Violation for the following location:

Address

Parcel

441-00023-000C

Notice of Violation for the following location:

Violation: 3-2.1 Sanitation - Illegal disposal items on property or ROW  
All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.  
Compliance Date: 01/17/2025

Violation: 3-5.1 Accumulation of Rubbish or Garbage - Accumulation of trash/rubbish on property  
All exterior property and premises of every structure shall be free from any accumulation of rubbish or garbage.  
Corrective Action: Exterior of property abated by the city.  
Compliance Date: 01/31/2025

Violation: 4-2.2 Nuisance Structures - Unsafe, unfit for human occupancy, or otherwise unsound  
Any building or other structure which is in such a dilapidated condition that it is unsafe or unfit for human habitation or kept in more than ordinary dangerous fire hazard in the vicinity where it is located shall constitute a nuisance.  
Corrective Action: Demolition  
Compliance Date: 01/31/2025

Please contact our office at (501) 450-6191 if you have any questions about this notice.

Sincerely,

Richard Davis  
Code Enforcement Officer

Form 12/2015



**ATTENTION**

CITY OF CONWAY, ARKANSAS

City Public Works  
2 Locust Avenue  
Conway, AR 72034  
www.conwayarkansas.gov  
501-450-6191

February 26, 2025

Lavonna Cook  
11 McNutt Rd #201  
Conway AR 72034

**NOTICE OF CONDEMNATION HEARING  
1001 MCNUTT RD #201**

Dear Mrs Cook,

You are the listed owner of 1001 MCNUTT RD #201 in Conway AR. This form notifies you that the structure located at 1001 MCNUTT RD #201 has been listed as in violation of Ordinance O-09-85 as dilapidated, unsightly, and detrimental to public health and safety.

There will be a hearing at the City Council meeting for determination to condemn whether the referenced structure is a nuisance and should be condemned. If resolution passes the structure will be demolished after 30 days. The cost of demolition will be your responsibility.

This letter will serve as your notice the City Council meeting will be held on February 11th at 6:00 pm at the Council Chambers at City Hall located at Main Street. Attendance at this hearing will be your opportunity to be heard on the issue concerning 1001 McNutt Rd #201.

Sincerely,

Spencer Clawson  
Director of Public Works/Code Enforcement



**ATTENTION**



City of Conway Department of Permits and Inspections  
1111 Main St  
Conway, AR 72032

January 27, 2025

Re: Building Inspection 1001 McNutt Rd #201

City of Conway Code Enforcement,

Upon inspection of the mobile home located at 1001 McNutt Rd #201, our department recommends condemnation of the structure. The damage caused by the mobile home is so severe the mobile home is not habitable. Even after repairs to the structure is completed due to the age and neglect. This inspection was made by Cecil Conroy, Director of Permits & Inspections and Ken Eckert, Building Inspector.

Cecil Conroy, Director of Permits and Inspections



**ATTENTION**



**ATTENTION**



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

**AN ORDINANCE APPROPRIATING FUNDS FOR THE INSTALLATION OF FIBER OPTIC SERVICE TO THE DAVE WARD DRIVE TRAFFIC SIGNAL SYSTEM; AND FOR OTHER PURPOSES**

**Whereas**, the City of Conway Transportation Department has determined that a fiber optic communication system is necessary for the reliable and consistent operation of the city’s traffic signal network along the Dave Ward Drive corridor; and

**Whereas**, the estimated cost of the equipment is \$130,000.

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

**Section 1.** The City of Conway shall appropriate \$130,000 from the Transportation Department Traffic Signal Maintenance budget.

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

PASSED this day of February 11<sup>th</sup>, 2025

**Approved:**

\_\_\_\_\_  
**Mayor Bart Castleberry**

**Attest:**

\_\_\_\_\_  
**Denise Hurd  
City Clerk/Treasurer**



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

**AN ORDINANCE APPROPRIATING FUNDS FOR TECHNOLOGY INSTALLATION IN THE NEW TRANSPORTATION DEPARTMENT BUILDING; AND FOR OTHER PURPOSES**

**Whereas**, the City of Conway Transportation Department is relocating to a new facility located at 800 S. Harkrider Drive that will require the installation of new equipment for computer technology and security; and

**Whereas**, the estimated cost of the equipment is \$125,000.

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

**Section 1.** The City of Conway shall appropriate \$125,000 from the Transportation Department Fund Balance Account (002-201-4900) to the Transportation Department Building Improvements Account (002-201-5904).

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

PASSED this day of February 11<sup>th</sup>, 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 ±43.05 ACRES, INCLUDING 2.25 ACRES OF 50-FOOT RIGHT-OF-WAY ALONG 2,271.18 FEET OF STURGIS ROAD SOUTHEAST OF 2255 STURGIS ROAD AND 40.80 ACRES OF LAND ABUTTING TO THE WEST THE SOUTHERNMOST 940 FEET OF THE AFOREMENTIONED RIGHT-OF-WAY, 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 **January 14, 2025**, and said territory being situated in Faulkner County, Arkansas, shall be a part of the City of Conway and shall be zoned **R-1**. Legal description as follows:

BEING A PART OF THE N1/2 NE1/4 OF SECTION 31, T-5-N, R-13-W, SECTION 30, T-5N, R-13-W, FAULKNER COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED; COMMENCING AT THE NW CORNER OF SAID N1/2 NE1/4, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF SAID N1/2 NE1/4 S88°23'40"E 2000.25 FEET TO THE WEST RIGHT OF WAY OF STURGIS ROAD; THENCE LEAVING SAID NORTH LINE, ALONG SAID RIGHT OF WAY, S10°32'56"W 941.06 FEET; THENCE LEAVING SAID RIGHT OF WAY, N88°25'33"W 1044.18 FEET; THENCE N49°06'11"W 39.19 FEET; THENCE N89°38'48"W 775.72 FEET TO THE WEST LINE OF SAID N1/2 NE1/4, THENCE ALONG SAID WEST LINE, N01°21'46"E 922.33 FEET TO THE POINT OF BEGINNING, CONTAINING 40.80 ACRES, MORE OR LESS. 50' ROAD EASEMENT: (STURGIS ROAD) BEING A STRIP OF LAND LYING 25.0 FEET EITHER SIDE OF A CENTERLINE; BEING A PART OF THE NE1/4 NE1/4 OF SECTION 31, T-5-N, R-13-W, AND A PART OF THE SE1/4 SE1/4 OF SECTION 30, T-5-N, R-13-W, FAULKNER COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED; COMMENCING AT THE NW CORNER OF THE N1/2 NE1/4 OF SAID SECTION 31; THENCE ALONG THE NORTH LINE OF SAID N1/2 NE1/4 S88°23'40"E 2000.25 FEET TO THE WEST RIGHT OF WAY OF STURGIS ROAD; THENCE LEAVING SAID NORTH LINE, ALONG SAID RIGHT OF WAY, S10°32'56"W 941.06 FEET; THENCE LEAVING SAID RIGHT OF WAY, S88°25'33"E 25.31 FEET TO THE POINT OF ORIGATION ON THE CENTERLINE OF STURGIS ROAD; THENCE ALONG SAID CENTERLINE, N10°32'56"E 1095.14 FEET; THENCE N07°49'09"E 148.73 FEET; THENCE N04°49'12"E 148.65 FEET; THENCE N04°09'06"E 455.79 FEET; THENCE N02°59'02"E 118.75 FEET; THENCE N01°03'11"E 100.67 FEET; THENCE N02°24'01"W 110.17 FEET; THENCE N08°06'32"W 93.28 FEET TO THE POINT OF TERMINATION ON THE NORTH LINE OF SAID SE1/4 SE1/4, SAID POINT BEING S87°53'43"E 42.87 FEET FROM THE SE CORNER OF LOT 1, THE MEADOWS SUBDIVISION, PHASE 6.

BEING A PART OF THE N1/2 NE1/4 OF SECTION 31, T-5-N, R-13-W, SECTION 30, T-5N, R-13-W, FAULKNER COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED; COMMENCING AT THE NW CORNER OF SAID N1/2 NE1/4, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF SAID N1/2 NE1/4 S88°23'40"E 2000.25 FEET TO THE WEST RIGHT OF WAY OF STURGIS ROAD; THENCE LEAVING SAID NORTH LINE, ALONG SAID RIGHT OF WAY, S10°32'56"W 941.06 FEET; THENCE LEAVING SAID RIGHT OF WAY, N88°25'33"W 1044.18 FEET; THENCE N49°06'11"W 39.19 FEET; THENCE N89°38'48"W 775.72 FEET TO THE WEST LINE OF SAID N1/2 NE1/4, THENCE ALONG SAID WEST LINE,

N01°21'46"E 922.33 FEET TO THE POINT OF BEGINNING, CONTAINING 40.80 ACRES, MORE OR LESS. 50' ROAD EASEMENT: (STURGIS ROAD) BEING A STRIP OF LAND LYING 25.0 FEET EITHER SIDE OF A CENTERLINE; BEING A PART OF THE NE1/4 NE1/4 OF SECTION 31, T-5-N, R-13-W, AND A PART OF THE SE1/4 SE1/4 OF SECTION 30, T-5-N, R-13-W, FAULKNER COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED; COMMENCING AT THE NW CORNER OF THE N1/2 NE1/4 OF SAID SECTION 31; THENCE ALONG THE NORTH LINE OF SAID N1/2 NE1/4 S88°23'40"E 2000.25 FEET TO THE WEST RIGHT OF WAY OF STURGIS ROAD; THENCE LEAVING SAID NORTH LINE, ALONG SAID RIGHT OF WAY, S10°32'56"W 941.06 FEET; THENCE LEAVING SAID RIGHT OF WAY, S88°25'33"E 25.31 FEET TO THE POINT OF ORIGINATION ON THE CENTERLINE OF STURGIS ROAD; THENCE ALONG SAID CENTERLINE, N10°32'56"E 1095.14 FEET; THENCE N07°49'09"E 148.73 FEET; THENCE N04°49'12"E 148.65 FEET; THENCE N04°09'06"E 455.79 FEET; THENCE N02°59'02"E 118.75 FEET; THENCE N01°03'11"E 100.67 FEET; THENCE N02°24'01"W 110.17 FEET; THENCE N08°06'32"W 93.28 FEET TO THE POINT OF TERMINATION ON THE NORTH LINE OF SAID SE1/4 SE1/4, SAID POINT BEING S87°53'43"E 42.87 FEET FROM THE SE CORNER OF LOT 1, THE MEADOWS SUBDIVISION, PHASE 6.

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 the opportunity to connect to potable water, electric, and telecommunications services provided by Conway Corporation at the expense of the property owner.

**PASSED** this 11<sup>th</sup> day of February, 2025.

**Approved:**

---

**Mayor Bart Castleberry**

**Attest:**

---

**Denise Hurd**  
**City Clerk/Treasurer**

FILED

TIME: 2:01 pm

JAN 14 2025

MARGARET DARTER  
FAULKNER COUNTY CLERK  
BY C. Walters DC

IN THE COUNTY COURT OF FAULKNER COUNTY, ARKANSAS

Hartland Development Properties, LLC  
Carolyn Brewster  
James E. Nabholz  
Joyce Nabholz

Petitioners

CC-25-001

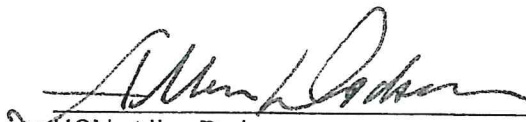
ORDER

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 January 7, 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:

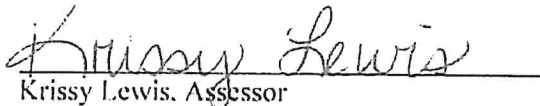
IT IS SO ORDERED.



HON. Allen Dodson  
Faulkner County Judge

Dated Jan 14, 2024

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

  
Margaret Darter, Clerk  
Krissy Lewis, Assessor

**LIMITED TITLE REPORT**  
(Continued)

DATE: January 7, 2025  
FILE NO.: 103-241290-TI

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**TRACT-1:**

Being a part of the N1/2 NE1/4 of Section 31, T-5-N, R-13-W, Section 30, T-5-N, R-13-W, Faulkner County, Arkansas more particularly described; Commencing at the NW corner of said N1/2 NE1/4, said point being the Point of Beginning; thence along the North line of said N1/2 NE1/4 S88°23'40"E 2000.25 feet to the West right of way of Sturgis Road; thence leaving said North line, along said right of way, S10°32'56"W 941.06 feet; thence leaving said right of way, N88°25'33"W 1044.18 feet; thence N49°06'11"W 39.19 feet; thence N89°38'48"W 775.72 feet to the West line of said N1/2 NE1/4, thence along said West line, N01°21'46"E 922.33 feet to the Point of Beginning, containing 40.80 acres, more or less.

**TRACT-2**

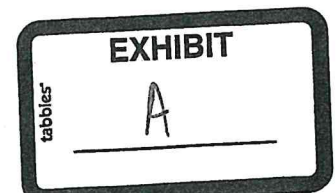
Being a part of the NE1/4 NE1/4 of Section 31, T-5-N, R-13-W, and a part of the SE1/4 SE1/4 of Section 30, T-5-N, R-13-W, Faulkner County, Arkansas more particularly described; Commencing at the NW corner of the N1/2 NE1/4 of said Section 31; thence along the North line of said N1/2 NE1/4 S88°23'40"E 2000.25 feet to the West right of way of Sturgis Road, said point being the Point of Beginning; thence continue along said North line, S88°23'40"E 25.31 feet to the centerline of Sturgis Road; thence leaving said North line, along said centerline, N10°32'56"E 154.10 feet; thence N07°49'09"E 148.73 feet; thence N04°18'57"E 315.82 feet; thence leaving said centerline, N89°28'33"W 25.05 feet to the West right of way of Sturgis Road; thence along said right of way, N04°18'57"E 289.97 feet; thence N02°06'03"E 217.51 feet; thence N02°24'01"W 108.17 feet; thence N08°06'32"W 96.54 feet to the North line of said SE1/4 SE1/4, thence leaving said right of way, along said North line, S87°53'44"E 50.81 feet to the East right of way of Sturgis Road; thence leaving said North line, along said right of way, S08°06'32"E 90.02 feet; thence S02°24'01"E 112.63 feet; thence S02°06'03"W 220.44 feet; thence S04°18'57"W 605.87 feet; thence S07°49'09"W 150.09 feet; thence S10°32'56"W 1091.79 feet; thence leaving said right of way, N88°25'33"W 50.62 feet to the West right of way of Sturgis Road; thence along said right of way, N10°32'56"E 941.06 feet to the Point of Beginning, containing 2.25 acres, more or less.

**TRACT 3:**

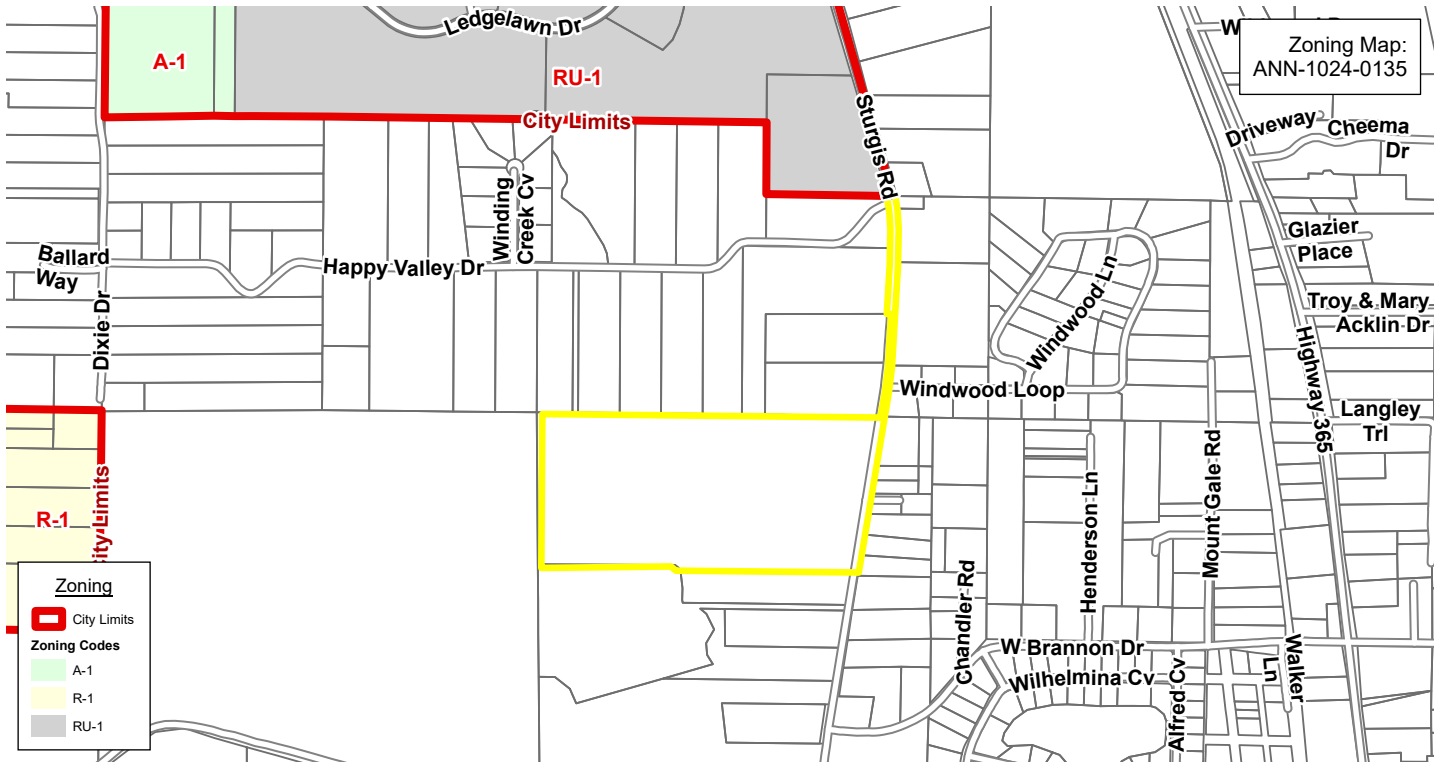
Being a part of the SE1/4 SE1/4 of Section 30, T-5-N, R-13-W, Faulkner County, Arkansas more particularly described as; Commencing at the SW corner of the S1/2 SE1/4 of said Section 30; thence along the South line of said S1/2 SE1/4 S88°23'40"E 2000.25 feet to the West right of way of Sturgis Road; thence leaving said South line along said right of way, N10°32'56"E 157.44 feet; thence N07°49'09"E 147.37 feet; thence N04°18'57"E 20.77 feet to the Point of Beginning; thence continue along said right of way, N04°18'57"E 292.63 feet; thence leaving said right of way, S89°28'33"E 25.05 feet to the centerline of Sturgis Road; thence along said centerline, S04°18'57"W 292.63 feet; thence leaving said centerline, N89°28'33"W 25.05 feet to the Point of Beginning, containing 0.17 acres, more or less.

**TRACT 4:**





Being a part of the SE1/4 SE1/4 of Section 30, T-5-N, R-13-W, Faulkner County, Arkansas more particularly described as; Commencing at the SW corner of the S1/2 SE1/4 of said Section 30; thence along the South line of said S1/2 SE1/4 S88°23'40"E 2000.25 feet to the West right of way of Sturgis Road, said point being the Point of Beginning; thence leaving said South line along said right of way, N10°32'56"E 157.44 feet; thence N07°49'09"E 147.37 feet; thence N04°18'57"E 20.77 feet; thence leaving said right of way, S89°28'33"E 25.05 feet to the centerline of Sturgis Road; thence along said centerline, S04°18'57"W 23.19 feet; thence S07°49'09"W 148.73 feet; thence S10°32'56"W 154.10 feet to the South line of said SE1/4 SE1/4; thence leaving said centerline, along said South line, N88°23'40"W 25.31 feet to the Point of Beginning, containing 0.18 acres, more or less.



Zoning Map:  
ANN-1024-0135



**Zoning**

-  City Limits
- Zoning Codes**
-  A-1
-  R-1
-  RU-1



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

**AN ORDINANCE APPROPRIATING FUNDS FROM JSI METAL RECYCLING FOR THE CONWAY EMERGENCY OPERATIONS CENTER (CEOC); AND FOR OTHER PURPOSES**

**Whereas**, the Conway Emergency Operations Center sold batteries that were removed from a decommissioned UPS and has received funds from JSI Metal Recycling in the amount of \$1,033.30; and

**Whereas**, CEOC needs these funds to replenish their expenditure accounts.

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

**Section 1.** The City of Conway shall appropriate those funds from JSI Metal Recycling in the amount of \$1,033.30 from 001.119.4611, Proceeds from Sale of Assets, to the CEOC department’s Building Maintenance account, 001.125.5410.

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

**PASSED** this 11<sup>th</sup> day of February, 2025

**Approved:**

\_\_\_\_\_  
**Mayor Bart Castleberry**

**Attest:**

\_\_\_\_\_  
**Denise Hurd  
City Clerk/Treasurer**



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

**AN ORDINANCE APPROPRIATING FUNDS FOR THE CONWAY POLICE DEPARTMENT FROM THE ARKANSAS DEPARTMENT OF PUBLIC SAFETY EQUIPMENT GRANT; AND FOR OTHER PURPOSES**

**Whereas**, the City of Conway has received funding from the Arkansas Department of Public Safety (DPS) for the Public Safety Equipment Grant; and

**Whereas**, this funding is in the amount of \$39,341.50 and will aid in the purchase of 2 Unmanned Aircraft Systems (drones) for the Police Department.

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

**Section 1.** The City of Conway shall appropriate funds from the DPS in the amount of \$39,341.50 from State Grant Revenue (001-000-4201) to the CIP - Miscellaneous account (001-121-5990).

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

**PASSED** this 11<sup>th</sup> day of February 2025.

**Approved:**

\_\_\_\_\_  
**Mayor Bart Castleberry**

**Attest:**

\_\_\_\_\_  
**Denise Hurd  
City Clerk/Treasurer**



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

**AN ORDINANCE TO APPROPRIATE FUNDING AND APPROVE THE PURCHASE OF (5) FIVE NEW VEHICLES FOR THE CONWAY POLICE DEPARTMENT; DECLARING AN EMERGENCY, AND FOR OTHER PURPOSES**

**Whereas**, the Conway Police Department needs to purchase five (5) 2024 Chevrolet Tahoe Police Pursuit vehicles; and

**Whereas**, the purchase of five (5) vehicles will be from Bale Chevrolet vehicles in the amount of \$500,000; and

**Whereas**, funding for these vehicles will come from Pay as you go.

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

**Section 1.** The City of Conway shall purchase (5) Chevrolet Tahoe’s and enter into an agreement with Bale Chevrolet in the amount of \$500,000.

**Section 2.** The City of Conway shall appropriate pay as you go funds from the Fund Balance Appropriation Account (613-201-4900) to the Conway Police Department vehicles account (613-121-5920).

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

**Section 4.** 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 11<sup>th</sup> day of February, 2025.

**Approved:**

\_\_\_\_\_  
**Mayor Bart Castleberry**

**Attest:**

\_\_\_\_\_  
**Denise Hurd  
City Clerk/Treasurer**