

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, January 28<sup>th</sup>, 2025 City Council Agenda**  
1111 Main Street, Conway, AR 72032

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**5:30pm Committee:**

**6:00pm:**

**Call to Order:**

**Roll Call:**

**Minutes Approval:**

**Monthly Financial Report:**

**Conway Community Center Update**

City Council Meeting

Bart Castleberry, Mayor

Denise Hurd, Clerk/Treasurer

January 14<sup>th</sup>, 2025

Month ending December 31, 2024

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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 January 28<sup>th</sup>, 2025, City Council agenda.
2. Resolution to approve Mercer Conway Inc. to participate in the Tax Back Program.
3. Ordinance to approve the private club permit location for Guacamole Social Club, doing business as: Guacamole, Inc. located at 2585 Donaghey Ave, Suite 103.
4. Consideration to approve a conditional use permit to allow a Mini-Warehouse use in the RU-1 zone for property located at 1550 E Dave Ward Drive.
5. Ordinance to rezone property located at Lot 22 of the Millers Creek Subdivision from R-1 to R-2.
6. Ordinance to approve the annexation ±43.05 acres on Sturgis Rd.

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

1. Ordinance appropriating funds for the completion of the Conway Community Center.

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

1. Ordinance appropriating donation funds for the Conway Fire Department.
2. Ordinance appropriating insurance funds for repairs on Truck 6 for the Conway Fire Department.
3. Ordinance appropriating reimbursement funds for the Conway Fire Department.
4. Ordinance accepting grand proceeds from the Homeland Security Grant Program for the Conway Fire Department.

***Adjournment***



City of Conway, Arkansas  
Monthly Financial Reports  
December 31, 2024

City of Conway  
 Monthly Financial Report - General Fund  
 For the month ended December 31, 2024



| Revenues                       | Budget             | Month            | Year to Date      | Encumbered     | (Over)/Under       | %              |
|--------------------------------|--------------------|------------------|-------------------|----------------|--------------------|----------------|
|                                |                    | Activity         |                   |                | Budget             | Expend/Collect |
| Ad Valorem Tax                 | 4,300,000          | 235,206          | 4,960,073         |                | (660,073)          | 115%           |
| Payments in Lieu of Tax        | 30,000             | -                | 18,260            |                | 11,740             | 61%            |
| State Tax Turnback             | 1,000,000          | 65,716           | 953,876           |                | 46,124             | 95%            |
| Insurance Tax Turnback - LOPFI | 1,400,000          | -                | 1,708,525         |                | (308,525)          | 122%           |
| Sales Tax                      | 29,600,000         | 2,460,785        | 29,752,420        |                | (152,420)          | 101%           |
| Beverage Tax                   | 650,000            | -                | 543,379           |                | 106,621            | 84%            |
| Franchise Fees                 | 3,880,400          | 315,901          | 3,926,023         |                | (45,623)           | 101%           |
| Office Space Leases            | 67,400             | 5,617            | 66,951            |                | 449                | 99%            |
| Permits                        | 667,000            | 35,445           | 595,595           |                | 71,405             | 89%            |
| Public Safety                  | 2,481,093          | 158,696          | 2,625,141         |                | (144,047)          | 106%           |
| Parks                          | 645,500            | 27,046           | 983,814           |                | (338,314)          | 152%           |
| Federal Grant Revenues         | 88,755             | -                | 340,085           |                | (251,330)          | 383%           |
| Insurance Proceeds             | 423,922            | 9,971            | 435,999           |                | (12,077)           | 103%           |
| Interest Income                | 123,000            | 103,056          | 1,377,404         |                | (1,254,404)        | 1120%          |
| Proceeds from Sale of Assets   | 10,105             | 253              | 24,497            |                | (14,392)           | 242%           |
| Donations                      | 31,484             | 480              | 43,066            |                | (11,582)           | 137%           |
| Miscellaneous Revenues         | 186,906            | 12,091           | 167,836           |                | 19,069             | 90%            |
| Transfers from Other Funds     | 835,640            | 526,746          | 1,565,539         |                | (729,899)          | 187%           |
| <b>Total Revenues</b>          | <b>46,421,204</b>  | <b>3,957,010</b> | <b>50,088,485</b> |                | <b>(3,667,280)</b> | <b>108%</b>    |
| <b>Expenditures</b>            |                    |                  |                   |                |                    |                |
| Admin (Mayor, HR)              | 1,227,102          | 223,113          | 1,172,946         | 409            | 53,747             | 96%            |
| Finance                        | 541,424            | 55,952           | 532,217           | -              | 9,207              | 98%            |
| City Clerk/Treasurer           | 176,998            | 26,359           | 181,695           | -              | (4,697)            | 103%           |
| City Council                   | 115,828            | 10,959           | 80,676            | -              | 35,152             | 70%            |
| Planning                       | 739,220            | 78,941           | 703,664           | 15,300         | 20,256             | 95%            |
| Physical Plant                 | 1,007,131          | 110,915          | 971,446           | 1,741          | 33,944             | 96%            |
| Information Technology         | 1,918,667          | 135,587          | 1,514,296         | 81,043         | 323,327            | 79%            |
| Permits and Inspections        | 602,167            | 63,113           | 501,866           | -              | 100,301            | 83%            |
| Nondepartmental                | 1,489,621          | 28,481           | 1,535,396         | 1,969          | (47,743)           | 103%           |
| Police                         | 18,551,065         | 2,329,428        | 17,924,789        | 77,033         | 549,243            | 97%            |
| CEOC                           | 1,791,119          | 448,481          | 1,844,467         | 3,310          | (56,658)           | 103%           |
| Animal Welfare                 | 606,833            | 79,427           | 553,315           | 3,445          | 50,073             | 91%            |
| Municipal District Court       | 969,623            | 133,624          | 1,029,347         | -              | (59,724)           | 106%           |
| City Attorney                  | 680,303            | 72,566           | 584,486           | -              | 95,817             | 86%            |
| Fire                           | 15,029,172         | 1,614,055        | 14,175,664        | 87,905         | 765,604            | 94%            |
| Parks                          | 4,992,293          | 591,987          | 4,863,708         | 13,345         | 115,240            | 97%            |
| <b>Total Expenditures</b>      | <b>50,438,566</b>  | <b>6,002,988</b> | <b>48,169,977</b> | <b>285,500</b> | <b>1,983,089</b>   | <b>96%</b>     |
| <b>Net Revenue/(Expense)</b>   | <b>(4,017,362)</b> |                  | <b>1,918,508</b>  |                |                    |                |

\*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  
2024



Fund Balance Appropriations

| <u>Ordinance</u> | <u>Date</u> | <u>Description</u>  | <u>Amount</u>       |
|------------------|-------------|---|---------------------|
| O-24-17          | 2/27/24     | Portable radios for IT department                         | 29,085              |
| O-24-21          | 3/12/24     | Software for the Emergency Operations Center              | 11,245              |
| O-24-24          | 3/26/24     | General Fund portion of fire truck payments               | 128,525             |
| O-24-31          | 4/9/24      | New fire truck purchase                                   | 1,200,000           |
| O-24-41          | 5/28/24     | Create new position for 911 Director                      | 60,000              |
| O-24-42          | 5/28/24     | Create new position for Victim Service Coordinator        | 32,450              |
| O-24-55          | 8/27/24     | Additional funds for Fire Department vehicle maintenance  | 140,000             |
| O-24-57          | 8/27/24     | Rabies vaccines for Animal Welfare                        | 649                 |
| O-24-60          | 9/10/24     | Additional software licenses for the CEOC                 | 122,126             |
| O-24-61          | 9/10/24     | Create admin assistant position for the CEOC              | 18,000              |
| O-24-67          | 9/24/24     | Restructure personnel for the CEOC                        | 120,833             |
| O-24-71          | 10/8/24     | Police department fuel                                    | 60,000              |
| O-24-77          | 11/12/24    | Purchase 1015 Oak St for drainage improvements            | 156,000             |
| O-24-79          | 11/12/24    | Police dept grant match for behavioral health grant       | 22,189              |
| O-24-80          | 11/12/24    | Police dept overtime for general purposes and Shop Secure | 120,000             |
| O-24-81          | 11/12/24    | Two additional positions in police dept                   | 9,329               |
| O-24-82          | 11/12/24    | Employee appreciation bonuses                             | 496,000             |
|                  |             |   | <u>\$ 2,726,431</u> |

City of Conway  
 Balance Sheet - General Fund  
 As of December 31, 2024



|  |                          |
|--|--------------------------|
| Cash - Operating                                   | 20,720,020               |
| Cash - Reserve                                     | 2,044,330                |
| Petty Cash   | 715                      |
| Taxes Receivable                                   | 5,662,504                |
| Accounts Receivable                                | 5,250,639                |
| Lease Receivable                                   | 290,132                  |
| Due from Street                                    | 25,829                   |
| Due from Component Unit                            | 233,169                  |
| Due from Municipal Court                           | 69,589                   |
| Fuel Inventory                                     | 18,245                   |
| General Inventory                                  | 585                      |
| <b><i>Assets</i></b>                               | <b><u>34,315,757</u></b> |
| Accounts Payable                                   | 513,454                  |
| Salaries Payable                                   | 1,492,073                |
| Insurance and Benefits Payable                     | (80,594)                 |
| Event Deposits                                     | 5,800                    |
| Held for Others - Crimestopper Reward              | 5,000                    |
| Held for Others - Performance Bonds                | 5,195                    |
| Deferred Revenue                                   | 4,657,903                |
| Unearned Revenue                                   | 1,230,132                |
| <b><i>Liabilities</i></b>                          | <b><u>7,828,963</u></b>  |
| <b><i>Fund Balance</i></b>                         | <b><u>26,486,794</u></b> |
| <b><i>Total Liabilities &amp; Fund Balance</i></b> | <b><u>34,315,757</u></b> |

\*All figures are unaudited

City of Conway  
 Monthly Financial Report - Street Fund  
 For the month ended December 31, 2024



|                                | <u>Budget</u>    | <u>Month<br/>Activity</u> | <u>Year to<br/>Date</u> | <u>Encumbered</u> | <u>(Over)/Under<br/>Budget</u> | <u>%<br/>Expend/Collect</u> |
|--------------------------------|------------------|---------------------------|-------------------------|-------------------|--------------------------------|-----------------------------|
| <b>Revenues</b>                |                  |                           |                         |                   |                                |                             |
| Ad Valorem Tax                 | 1,600,000        | 94,436                    | 1,831,543               |                   | (231,543)                      | 114%                        |
| Payments in Lieu of Tax        | 10,000           | -                         | -                       |                   | 10,000                         | 0%                          |
| State Tax Turnback             | 3,000,000        | 378,714                   | 4,729,468               |                   | (1,729,468)                    | 158%                        |
| State Tax Turnback - Other     | 1,800,000        | -                         | 71,822                  |                   | 1,728,178                      | 4%                          |
| Severance Tax                  | 200,000          | 3,277                     | 57,710                  |                   | 142,290                        | 29%                         |
| State Tax Turnback - Wholesale | 400,000          | 33,793                    | 414,962                 |                   | (14,962)                       | 104%                        |
| Sales Tax                      | 400,000          | 34,480                    | 416,885                 |                   | (16,885)                       | 104%                        |
| Engineering Fees               | 10,000           | 1,475                     | 14,000                  |                   | (4,000)                        | 140%                        |
| Fees for Street Cuts           | -                | 7,295                     | 80,524                  |                   | (80,524)                       | -                           |
| Interest Income                | 100,000          | 25,660                    | 280,291                 |                   | (180,291)                      | 280%                        |
| Miscellaneous Revenues         | -                | 25                        | 106                     |                   | (106)                          | -                           |
| <b>Total Revenues</b>          | <b>7,520,000</b> | <b>579,155</b>            | <b>7,897,311</b>        | <b>-</b>          | <b>(377,311)</b>               | <b>105%</b>                 |
| <b>Expenditures</b>            |                  |                           |                         |                   |                                |                             |
| Personnel Costs                | 3,536,349        | 342,333                   | 2,777,428               | -                 | 758,921                        | 79%                         |
| Other Operating Costs          | 4,225,679        | 265,479                   | 3,368,484               | 25,654            | 831,541                        | 80%                         |
| Total Operating Costs          | 7,762,028        | 607,812                   | 6,145,912               | 25,654            | 1,590,462                      | 79%                         |
| Capital Outlay                 | 553,233          | 112,605                   | 329,860                 | 25,485            | 197,888                        | 60%                         |
| <b>Total Expenditures</b>      | <b>8,315,261</b> | <b>720,417</b>            | <b>6,475,772</b>        | <b>51,140</b>     | <b>1,788,349</b>               | <b>78%</b>                  |
| <b>Net Revenue/(Expense)</b>   | <b>(795,261)</b> |                           | <b>1,421,539</b>        |                   |                                |                             |

\*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  
2024



Fund Balance Appropriations

| <u>Ordinance</u> | <u>Date</u> | <u>Description</u>            | <u>Amount</u> |
|------------------|-------------|-------------------------------|---------------|
| O-24-82          | 11/12/24    | Employee appreciation bonuses | 36,718        |

City of Conway  
Balance Sheet - Street Fund  
As of December 31, 2024



|  |                         |
|--|-------------------------|
| Cash - Operating                                   | 6,068,117               |
| Taxes Receivable                                   | 79,342                  |
| Accounts Receivable                                | 2,290,497               |
| <b><i>Assets</i></b>                               | <b><u>8,437,955</u></b> |
| Accounts Payable                                   | 141,061                 |
| Salaries Payable                                   | 96,898                  |
| Insurance and Benefits Payable                     | 1,929                   |
| Due to General                                     | 28,469                  |
| Deferred Revenue                                   | 1,713,799               |
| <b><i>Liabilities</i></b>                          | <b><u>1,982,157</u></b> |
| <b><i>Fund Balance</i></b>                         | <b>6,455,798</b>        |
| <b><i>Total Liabilities &amp; Fund Balance</i></b> | <b><u>8,437,955</u></b> |

\*All figures are unaudited



City of Conway  
 Monthly Financial Report - Sanitation  
 For the month ended December 31, 2024



|                                | <u>Budget</u>     | <u>Month<br/>Activity</u> | <u>Year to<br/>Date</u> | <u>Encumbered</u> | <u>(Over)/Under<br/>Budget</u> | <u>%<br/>Expend/Collect</u> |
|--------------------------------|-------------------|---------------------------|-------------------------|-------------------|--------------------------------|-----------------------------|
| <b>Revenues</b>                |                   |                           |                         |                   |                                |                             |
| Sanitation Fee Rev-Residential | 9,900,000         | 794,992                   | 10,363,841              |                   | (463,841)                      | 105%                        |
| Proceeds - Recycled Materials  | 375,000           | 75,558                    | 641,052                 |                   | (266,052)                      | 171%                        |
| Landfill Fees - General        | 275,000           | 19,052                    | 411,523                 |                   | (136,523)                      | 150%                        |
| Insurance Proceeds             | -                 | -                         | 11,341                  |                   | (11,341)                       | -                           |
| Interest Income                | 300,000           | 94,531                    | 1,236,688               |                   | (936,688)                      | 412%                        |
| Miscellaneous Revenues         | -                 | 100                       | 2,403                   |                   | (2,403)                        | -                           |
| <b>Total Revenues</b>          | <b>10,850,000</b> | <b>984,233</b>            | <b>12,666,848</b>       | <b>-</b>          | <b>(1,816,848)</b>             | <b>117%</b>                 |
| <b>Expenditures</b>            |                   |                           |                         |                   |                                |                             |
| Personnel Costs                | 6,196,186         | 790,237                   | 6,022,430               | -                 | 173,756                        | 97%                         |
| Other Operating Costs          | <u>3,480,000</u>  | <u>578,671</u>            | <u>3,233,155</u>        | <u>129,042</u>    | <u>117,802</u>                 | <u>93%</u>                  |
| Total Operating Costs          | 9,676,186         | 1,368,908                 | 9,255,585               | 129,042           | 291,558                        | 96%                         |
| Capital Outlay                 | <u>2,070,266</u>  | <u>392,163</u>            | <u>1,178,382</u>        | <u>646,972</u>    | <u>244,912</u>                 | <u>57%</u>                  |
| <b>Total Expenditures</b>      | <b>11,746,452</b> | <b>1,761,072</b>          | <b>10,433,967</b>       | <b>776,014</b>    | <b>536,471</b>                 | <b>89%</b>                  |
| <b>Net Revenue/(Expense)</b>   | <b>(896,452)</b>  |                           | <b><u>2,232,881</u></b> |                   |                                |                             |

\*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  
2024



Fund Balance Appropriations

| <u>Ordinance</u> | <u>Date</u> | <u>Description</u>            | <u>Amount</u>     |
|------------------|-------------|-------------------------------|-------------------|
| O-24-82          | 11/12/24    | Employee appreciation bonuses | 100,248           |
| O-24-85          | 11/12/24    | Purchase hydraulic excavator  | 216,000           |
|                  |             |                               | <u>\$ 316,248</u> |

City of Conway  
 Balance Sheet - Sanitation  
 As of December 31, 2024



|  |                          |
|--|--------------------------|
| Cash - Operating                                 | 16,609,423               |
| Petty Cash                                       | 200                      |
| Post Closure Cash Account                        | 7,029,523                |
| Due from Component Unit                          | 908,053                  |
| General Inventory                                | 2,122                    |
| Land & Buildings                                 | 2,245,592                |
| Infrastructure                                   | 717,115                  |
| Machinery, Equipment & Vehicles                  | 3,560,789                |
| Deferred Outflows of Resources                   | 1,311,646                |
| Deferred Outflows of Resources-OPEB              | 221,321                  |
| <b><i>Assets</i></b>                             | <b><u>32,605,785</u></b> |
| Accounts Payable                                 | 146,791                  |
| Salaries Payable                                 | 252,744                  |
| Insurance and Benefits Payable                   | (3,678)                  |
| Compensated Absences                             | 254,949                  |
| Net Pension Obligation                           | 12,729,112               |
| Deferred Inflows of Resources                    | 2,971,317                |
| Deferred Inflows of Resources-OPEB               | 337,672                  |
| Net OPEB Liability                               | 855,277                  |
| Landfill Close/Post Close                        | 8,962,183                |
| <b><i>Liabilities</i></b>                        | <b><u>26,506,367</u></b> |
| <b><i>Net Position</i></b>                       | <b><u>6,099,418</u></b>  |
| <b><i>Total Liabilities and Net Position</i></b> | <b><u>32,605,785</u></b> |

\*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 December 31, 2024



|                              | <u>Budget</u>    | <u>Month</u><br><u>Activity</u> | <u>Year to</u><br><u>Date</u> | <u>Encumbered</u> | <u>(Over)/Under</u><br><u>Budget</u> | <u>%</u><br><u>Expend/Collect</u> |
|------------------------------|------------------|---------------------------------|-------------------------------|-------------------|--------------------------------------|-----------------------------------|
| <b>Revenues</b>              |                  |                                 |                               |                   |                                      |                                   |
| Sales Tax                    | 25,000           | 3,263                           | 34,232                        |                   | (9,232)                              | 137%                              |
| Airport Fuel Sales           | 2,066,198        | 76,829                          | 1,537,765                     |                   | 528,433                              | 74%                               |
| T-Hangar Rent                | 183,780          | 7,135                           | 179,944                       |                   | 3,836                                | 98%                               |
| Community Hangar Rent        | 48,000           | 3,000                           | 35,000                        |                   | 13,000                               | 73%                               |
| Ground Leases                | 25,000           | -                               | 20,258                        |                   | 4,743                                | 81%                               |
| Misc Revenue - Non air       | 10,000           | 920                             | 9,987                         |                   | 13                                   | 100%                              |
| Miscellaneous Revenues       | 22,000           | 2,051                           | 30,820                        |                   | (8,820)                              | 140%                              |
| <b>Total Revenues</b>        | <b>2,379,978</b> | <b>93,198</b>                   | <b>1,848,006</b>              | <b>-</b>          | <b>531,972</b>                       | <b>78%</b>                        |
| <b>Expenditures</b>          |                  |                                 |                               |                   |                                      |                                   |
| Personnel Costs              | 396,810          | 56,751                          | 417,224                       | -                 | (20,414)                             | 105%                              |
| Fuel for Resale              | 1,784,881        | 99,574                          | 1,308,704                     | -                 | 476,177                              | 73%                               |
| Other Operating Costs        | 177,550          | 20,161                          | 158,875                       | 6,650             | 12,025                               | 89%                               |
| Total Operating Costs        | 2,359,241        | 176,486                         | 1,884,803                     | 6,650             | 467,788                              | 80%                               |
| Capital Outlay               | 28,897           | 14,976                          | 28,873                        | -                 | 24                                   | 100%                              |
| <b>Total Expenditures</b>    | <b>2,388,138</b> | <b>191,462</b>                  | <b>1,913,677</b>              | <b>6,650</b>      | <b>467,811</b>                       | <b>80%</b>                        |
| <b>Net Revenue/(Expense)</b> | <b>(8,160)</b>   |                                 | <b><u>(65,670)</u></b>        |                   |                                      |                                   |

\*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  
2024



Fund Balance Appropriations

| <u>Ordinance</u> | <u>Date</u> | <u>Description</u>            | <u>Amount</u> |
|------------------|-------------|-------------------------------|---------------|
| O-24-82          | 11/12/24    | Employee appreciation bonuses | 8,160         |

City of Conway  
 Balance Sheet - Airport  
 As of December 31, 2024



|  |                          |
|--|--------------------------|
| Cash - Operating                                   | 331,854                  |
| Taxes Receivable                                   | 4,799                    |
| Accounts Receivable - Fuel Vendor                  | 28,864                   |
| Fuel Inventory                                     | 63,116                   |
| Land   | 1,254,473                |
| Buildings  | 4,848,123                |
| Machinery & Equipment                              | 112,970                  |
| Infrastructure                                     | 21,055,056               |
| Deferred Outflows of Resources-OPEB                | 9,059                    |
| <b><i>Assets</i></b>                               | <b><u>27,708,313</u></b> |
| Accounts Payable                                   | 6,058                    |
| Salaries Payable                                   | 18,120                   |
| Compensated Absences                               | 37,133                   |
| Net OPEB Liability                                 | 35,008                   |
| Deferred Inflows of Resources-OPEB                 | 13,822                   |
| Unearned Revenue                                   | 288,144                  |
| Note Payable                                       | 600,000                  |
| <b><i>Liabilities</i></b>                          | <b><u>998,285</u></b>    |
| <b><i>Net Position</i></b>                         | <b><u>26,710,028</u></b> |
| <b><i>Total Liabilities &amp; Net Position</i></b> | <b><u>27,708,313</u></b> |

\*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 December 31, 2024



Parks and Rec A&P Tax

|                   |              |
|-------------------|--------------|
| Balance, 11/30/24 | 3,134,507    |
| Receipts          | 458,105      |
| Payments          | (839,990)    |
| Balance, 12/31/24 | \$ 2,752,623 |

Pay as you go Sales Tax

|                   |               |
|-------------------|---------------|
| Balance, 11/30/24 | 11,145,225    |
| Receipts          | 1,255,624     |
| Payments          | (177,946)     |
| Balance, 12/31/24 | \$ 12,222,903 |

Street Impact Fees

|                   |              |
|-------------------|--------------|
| Balance, 11/30/24 | 2,333,004    |
| Receipts          | 63,463       |
| Payments          | -            |
| Balance, 12/31/24 | \$ 2,396,467 |

Parks Impact Fees

|                   |            |
|-------------------|------------|
| Balance, 11/30/24 | 383,021    |
| Receipts          | 13,746     |
| Payments          | -          |
| Balance, 12/31/24 | \$ 396,767 |

Street Sales Tax

|                   |               |
|-------------------|---------------|
| Balance, 11/30/24 | 23,043,023    |
| Receipts          | 84,968        |
| Payments          | (2,682,346)   |
| Balance, 12/31/24 | \$ 20,445,646 |

American Rescue Plan Act

|                   |             |
|-------------------|-------------|
| Balance, 11/30/24 | 2,021,295   |
| Receipts          | 69,142      |
| Payments          | (1,119,140) |
| Balance, 12/31/24 | \$ 971,296  |

City of Conway, Arkansas  
Office of the Mayor

# Memo:

**To:** Mayor Bart Castleberry  
**CC:** City Council Members  
**From:** Felicia Rogers  
**Date:** January 24<sup>th</sup>, 2025  
**Re:** January 28<sup>th</sup>, 2025 City Council Agenda

The following ordinances are included on the December 10<sup>th</sup> City Council Agenda for consideration of waiving the three readings of each ordinance:

1. A-3 - Ordinance Ordinance to approve the private club permit location for Guacamole Social Club, doing business as: Guacamole, Inc. located at 2585 Donaghey Ave, Suite 103.
2. A-5 -Ordinance to rezone property located at Lot 22 of the Millers Creek Subdivision from R-1 to R-2.
3. A-6 - Ordinance to approve the annexation ±43.05 acres on Sturgis Rd.
4. B-1 - Ordinance appropriating funds for the completion of the Conway Community Center.
5. C-1 – Ordinance appropriating donation funds for the Conway Fire Department
6. C-2 - Ordinance appropriating insurance funds for repairs on Truck 6 for the Conway Fire Department.
7. C-3 - Ordinance appropriating reimbursement funds for the Conway Fire Department.
8. C-4 - Ordinance accepting grand proceeds from the Homeland Security Grant Program for the Conway Fire Department.





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

**RESOLUTION OF THE CITY OF CONWAY CERTIFYING LOCAL GOVERNMENT ENDORSEMENT OF BUSINESS TO PARTICIPATE IN THE TARGETED TAX BACK PROGRAM (AS AUTHORIZED BY SECTION 15-4-2706 (d) OF THE CONSOLIDATED INCENTIVE ACT OF 2003).**

**Whereas**, in order to be considered for participation in the Tax Back Program, the local government must endorse a business to participate in the Tax Back Program; and

**Whereas**, the local government must authorize the refund of local sales and use taxes as provided in the Consolidated Incentive Act of 2003; and

**Whereas**, said endorsement must be made on specific form available from the Arkansas Department of Economic Development; and

**Whereas**, Mercer Conway Inc. located at 1800 Sturgis Road, has sought to participate in the program and more specifically has requested benefits accruing from the construction of the specific facility; and

**Whereas**, Mercer Conway Inc. has agreed to furnish the local government all necessary information for compliance.

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

1. Mercer Conway Inc. be endorsed by the City of Conway for benefits from the sales & use tax refunds as provided by Section 15-4-2706(d) of the Consolidated Incentive Act of 2003.
2. The Department of Finance and Administration is authorized to refund local sales and use taxes to Mercer Conway Inc.
3. This resolution shall take effect immediately.

**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 GUACAMOLE SOCIAL CLUB DOING BUSINESS AS GUACAMOLE, 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**, Guacamole Social Club, dba: Guacamole, 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 Guacamole Social Club, dba: Guacamole, Inc. located at 2585 Donaghey Ave, Suite 103, 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 Guacamole Social Club, Inc. D.B.A. Guacamole, Inc. located at 2585 Donaghey Ave, Suite 103, 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 28<sup>th</sup> day of January, 2024.

**Approved:**

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

**Attest:**

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



1111 MAIN STREET • CONWAY, AR 72032  
 (501) 450-6105 • [planningcommission@conwayarkansas.gov](mailto:planningcommission@conwayarkansas.gov)

## MEMO

To: Mayor Bart Castleberry  
 cc: City Council Members

From: Lori Quinn, 2025 Planning Commission Chairman  
 Date: January 28, 2025

Re: Conditional Use request to allow Mini-Warehouse use in the RU-1 zone for property located at 1550 E Dave Ward Drive

Rickett Moriconi Engineering, on behalf of U Storage, has requested to allow Mini-Warehouse use in the RU-1 zone for property located at 1550 E Dave Ward Drive, with the following legal description:

PART OF THE NE ¼, SE ¼, AND PART OF THE SE ¼, NE ¼, SECTION 17, T-5-N, R-13-W, FAULKNER COUNTY, ARKANSAS; BEGINNING AT THE NW CORNER OF SAID NE ¼, SE ¼, THENCE S 01°43'12" W ALONG THE EAST LINE OF SAID NE ¼, SE ¼, 144.38'; THENCE S 87°38'38" E 291.17' TO A NEW POINT OF BEGINNING; THENCE N 10°06'14" E 333.03' TO THE SOUTH RIGHT OF WAY OF SOUTHERLAND ROAD; THENCE S 56°00'58" E 317.50' ALONG THE SAID SOUTH RIGHT OF WAY; THENCE LEAVING SAID RIGHT OF WAY S 33°55'55" W 99.0'; THENCE S 12°07'53" E 364.49' TO THE NORTH RIGHT OF WAY OF EAST DAVE WARD DRIVE; THENCE S 77°57'51" E 263.22' ALONG THE SAID NORTH RIGHT OF WAY; THENCE CONTINUE ON SAID NORTH RIGHT OF WAY S 77°46'09" E 98.77'; THENCE N 01°43'12" E 364.07' TO THE NEW POINT OF BEGINNING, CONTAINING 3.94 ACRES MORE OR LESS.

The applicant intends to develop the site with ±50,000-sf of mini-storage across 5 buildings with both climate controlled and dry storage options. Mini-warehouse use is not allowed by right in the RU-1 zone but is allowed with a conditional use permit. Abutting area uses are agricultural, residential, or commercial and consist of a single-family home lot to the north across Southerland Rd, vacant land out of City Limits to the south, and commercial development to the west in the form of office space and to the east in the form of an automobile fueling station.

There is an existing Conditional Use Permit, No. 1283, tied to the site granting Religious Activities in the A-1 zoning district (issued May 27, 2008). The property underwent a rezoning request from A-1 to RU-1 on the May 21, 2018, Planning Commission agenda with a concurrent request for a conditional use permit to allow mini-warehouse. The property was rezoned, but formal plans for the mini warehouse site were never submitted for conditional use permit approval, and the applicant requested to withdraw the application. Conditional Use Permit No. 1283 will be revoked in the event this property receives the requested use permit approval.

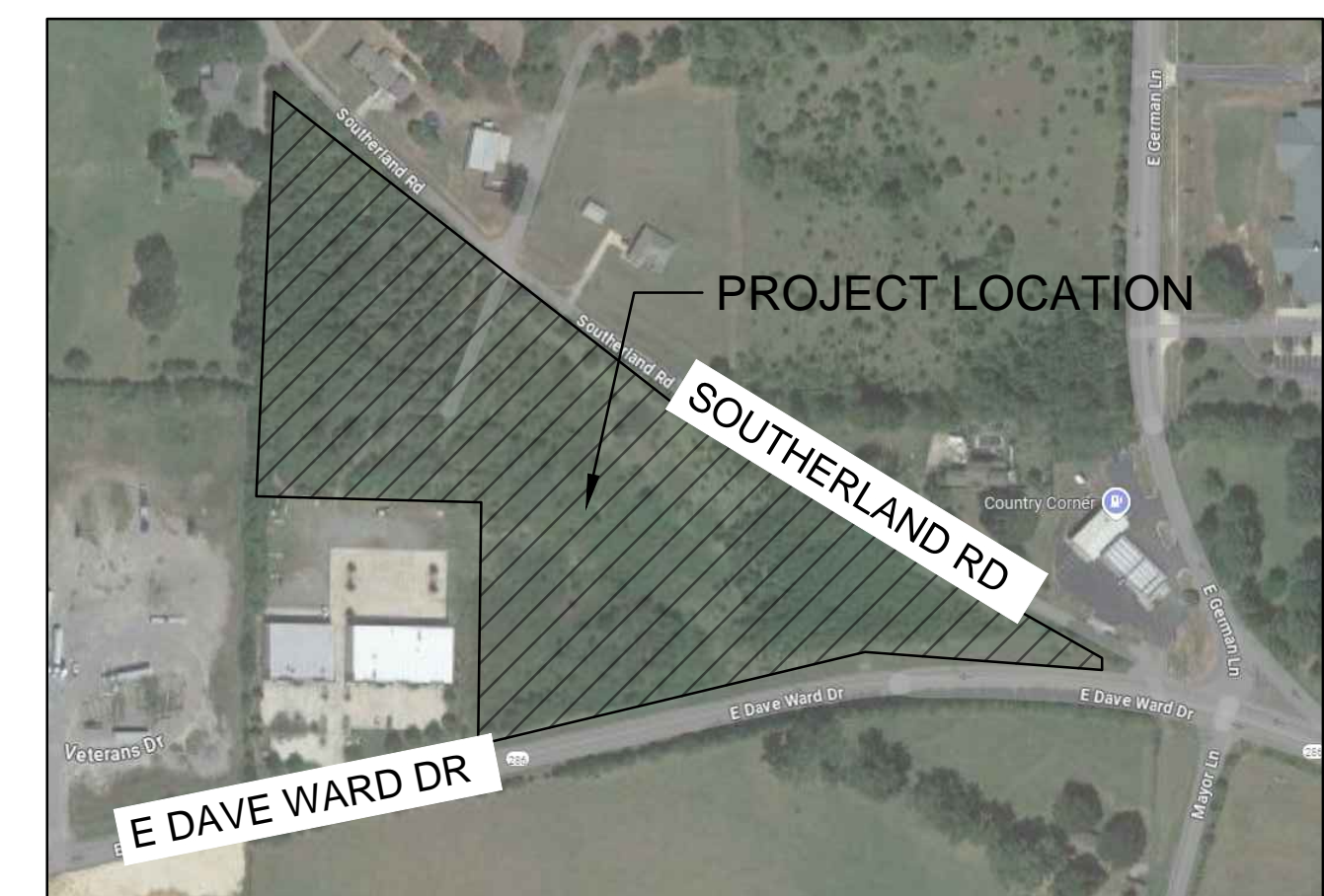
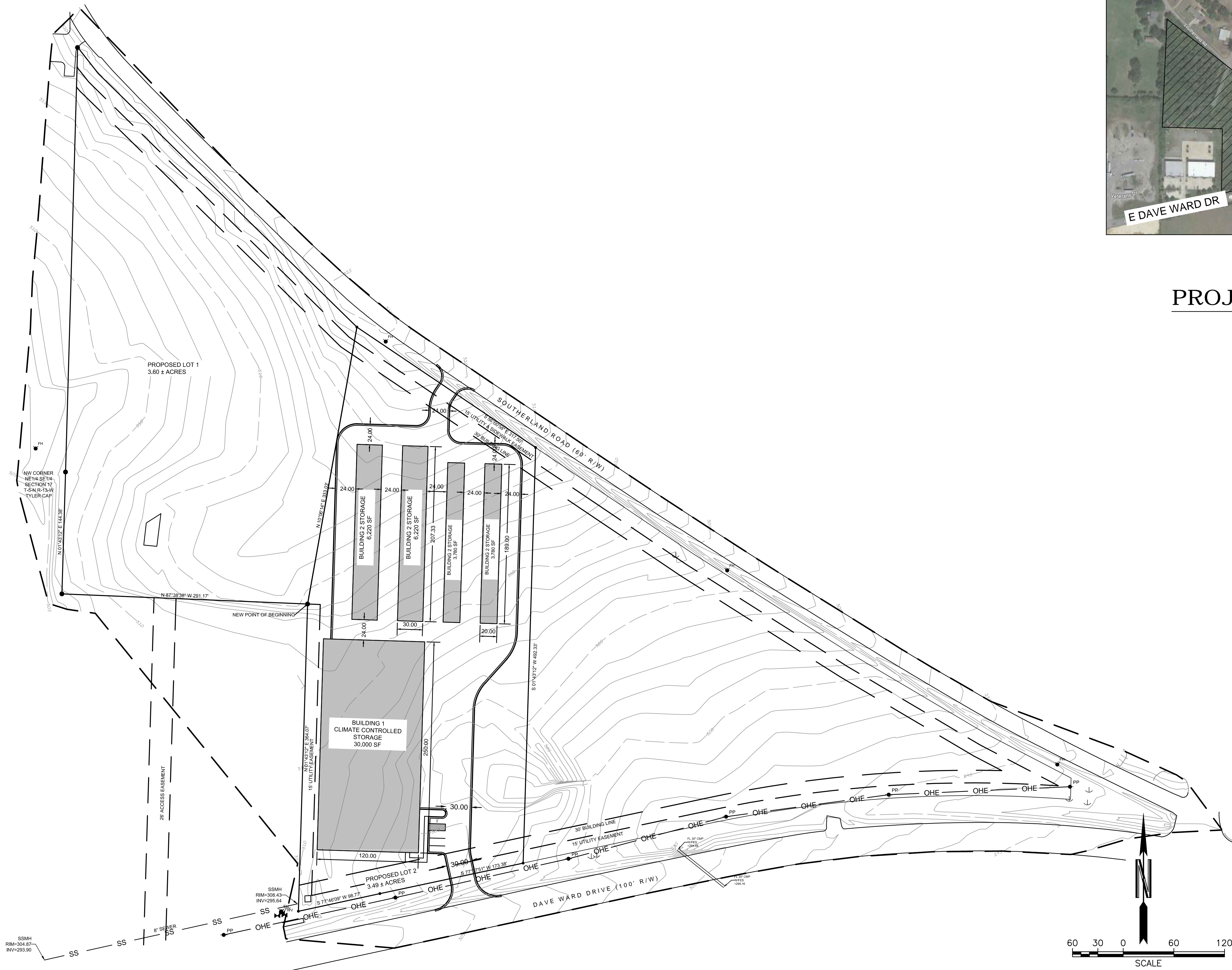
Staff proposes the following conditions:

1. The development shall be built in a manner that's consistent with the zoning for the site and operational plan included in this application. Significant deviation will require modification to the Conditional Use Permit.

2. Office hours will be limited to 8:00am to 5:30pm, Monday through Friday and 8:00am to 4:00pm on Saturdays. The office will be closed on Sundays. Units will be accessible 24 hours a day.
3. The development shall be subject to site development review in accordance with Article 10 of the Zoning Code and replatted in accordance with the Conway Subdivision Ordinance, prior to the issuance of any building permits.
4. All exterior lighting shall be inward, downcast, and shrouded to prevent light trespass onto adjacent properties and shall comply with Article 10 of the Zoning Code.
5. Proposed fencing shall be masonry or ornamental metal materials. Fencing type and placement shall be approved by Planning Staff prior to installation.
6. Landscaping shall be provided in excess of that required by Article 10 of the Zoning Code. This shall include a minimum of one canopy tree planted every 15 feet along the Southerland Rd frontage.
7. The storage of hazardous chemicals, petroleum products, or explosives is prohibited.
8. The operation of spray-painting equipment, table saws, lathes, compressors, welding equipment, kilns, and other similar equipment is prohibited.
9. No storage unit may be used for the purposes of operating a business except for the purpose of providing storage for a business which is located off-site.
10. Any outside storage of vehicles, boats, trailers, RVs, etc. shall be prohibited. Automotive and truck renting is not allowed.
11. All signage shall be permitted and installed in accordance with the Conway Sign Code. No illuminated signage shall be installed along or facing Southerland Rd.
12. No zoning variance, required as a result of the commencement of the conditional use, may be requested.
13. Any changes to or expansion of the approved use shall require an amended or new conditional use permit.
14. The conditional use approval shall become null and void if the use is not commenced within 18 months from the date of approval of this permit.
15. The conditional use permit shall expire if the use ceases for a consecutive period of greater than 18 months.

The Planning Commission reviewed the request at its regular meeting on January 21, 2025, and voted 8-1 that the request be forwarded to the City Council with a recommendation for approval.

Please advise if you have any questions.



**PROJECT LOCATION**  
N.T.S.



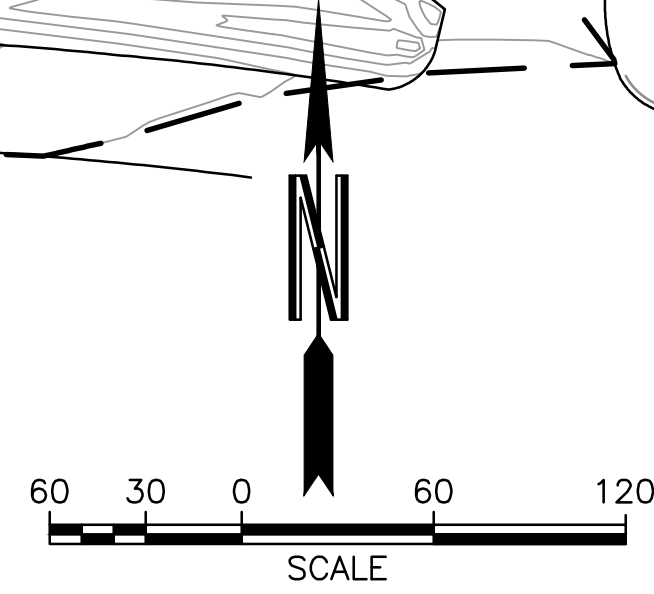
**OWNERSHIP OF DOCUMENTS**  
THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION.

**SAFETY NOTICE TO CONTRACTOR**  
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

**ENGINEER'S NOTICE TO CONTRACTOR**  
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS AND WE ASSUME NO RESPONSIBILITY AS TO THE ACCURACY OF THEIR DEPICTED LOCATION ON THESE DRAWINGS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN, AND ALL OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE DRAWINGS BY VERIFICATION OF THEIR LOCATION IN THE FIELD PRIOR TO THE INITIATION OF THE ACTUAL PORTION OF THEIR WORK.

**REVISIONS**

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |
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Rickett Montoni Engineering, Inc.  
PO Box 7383  
Little Rock, Arkansas 72217  
www.rickettmontoni.com  
(501) 690-6068

SCALE 1" = 60'  
DRAWN BY: ELM  
CHECKED BY: MER  
DATE: 12/16/2024

ENGINEER'S SEAL  
**PRELIMINARY**  
NOT FOR CONSTRUCTION

CORPORATE SEAL  
PROFESSIONAL SEAL  
RICKETT MONTONI ENGINEERING, INC.  
#743  
ARKANSAS-ENGINEERING


PROJECT TITLE:  
**NEW STORAGE FACILITY  
CONWAY, ARKANSAS**

SHEET TITLE:  
**PRELIMINARY SITE LAYOUT**








PROJECT NO.  
**24-022**

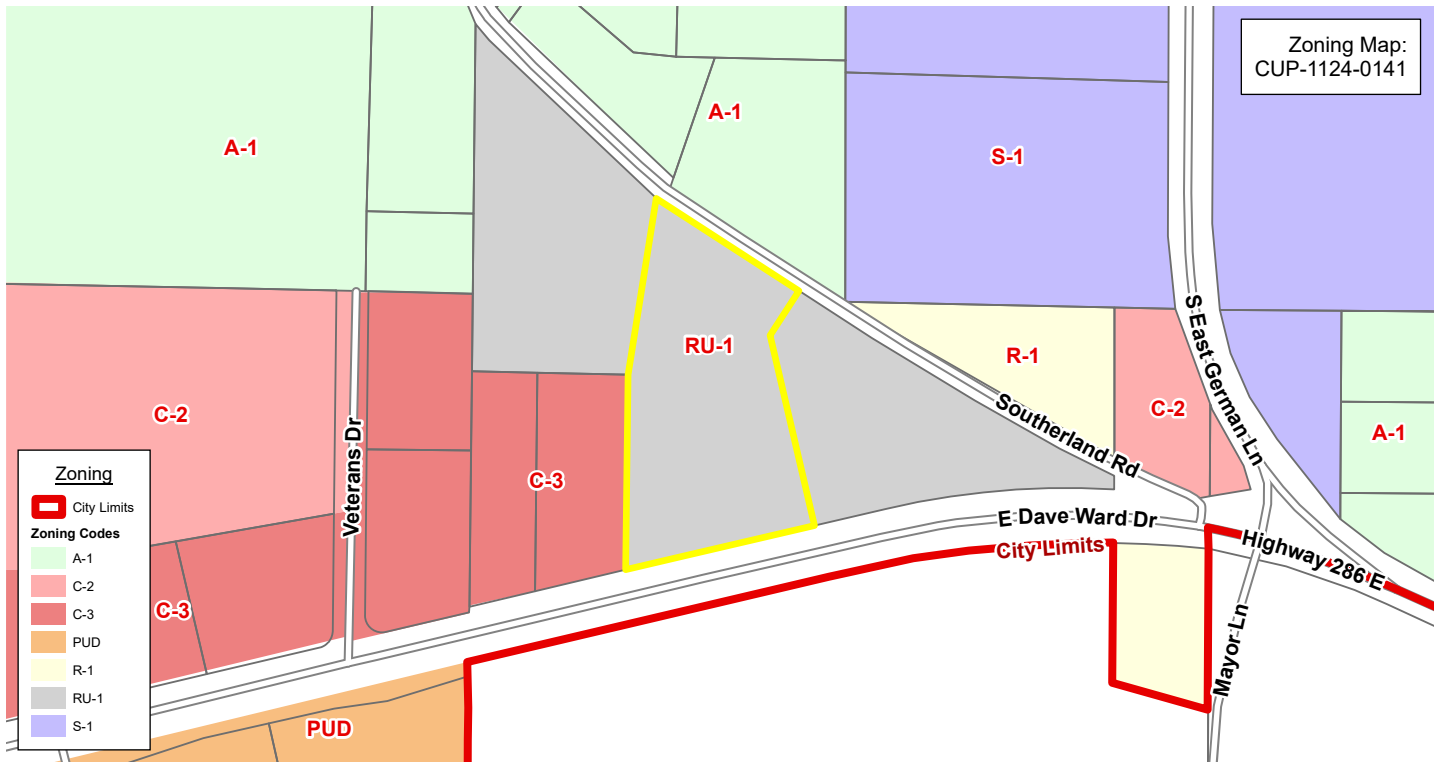
SHEET NO.  
**SP1**

**Zoning**

 City Limits

**Zoning Codes**

-  A-1
-  C-2
-  C-3
-  PUD
-  R-1
-  RU-1
-  S-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 A PORTION OF MILLERS CREEK LOT 22 FROM R-1 TO R-2:**

**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 **January 21<sup>st</sup>, 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 **R-1** symbols and indications as shown on the Zoning District Boundary Map in an area described as follows:

A PART OF THE W 1/2 W 1/2 SW 1/4, SECTION 33, T-6-N, R-13-W, FAULKNER COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND PK NAIL FOR THE SW CORNER OF SAID W 1/2 W 1/2 SW 1/4; THENCE ALONG THE WEST LINE OF SAID W 1/2 W 1/2 SW 1/4 N01°35'51"E A DISTANCE OF 2089.84' TO THE CENTERLINE OF LOWER RIDGE ROAD; THENCE LEAVING SAID WEST LINE AND ALONG SAID CENTERLINE S86°43'30"E A DISTANCE OF 327.47'; THENCE LEAVING SAID CENTERLINE S01°41'40"W A DISTANCE OF 50.02' TO THE POINT OF BEGINNING; THENCE S86°43'30"E A DISTANCE OF 17.01'; THENCE S01°41'40"W A DISTANCE OF 133.66'; THENCE S01°35'51"W A DISTANCE OF 50.00'; THENCE N88°18'20"W A DISTANCE OF 17.09'; THENCE N01°41'40"E A DISTANCE OF 184.13' TO THE POINT OF BEGINNING, CONTAINING 0.07 ACRES MORE OR LESS.

to those of **R-2**, 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 28<sup>th</sup> day January, 2025.

**Approved:**

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

**Attest:**

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



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

## MEMO

To: Mayor Bart Castleberry  
cc: City Council Members

From: Lori Quinn, 2025 Planning Commission Chairwoman  
Date: January 28, 2024

Re: Request to rezone the eastern portion of Millers Creek Lot 22 from R-1 to R-2

---

Central Arkansas Professional Surveying has requested to rezone property located at Lot 22 of the Millers Creek Subdivision from R-1 to R-2, with the following legal description:

A PART OF THE W 1/2 W 1/2 SW 1/4, SECTION 33, T-6-N, R-13-W, FAULKNER COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND PK NAIL FOR THE SW CORNER OF SAID W 1/2 W 1/2 SW 1/4; THENCE ALONG THE WEST LINE OF SAID W 1/2 W 1/2 SW 1/4 N01°35'51"E A DISTANCE OF 2089.84' TO THE CENTERLINE OF LOWER RIDGE ROAD; THENCE LEAVING SAID WEST LINE AND ALONG SAID CENTERLINE S86°43'30"E A DISTANCE OF 327.47'; THENCE LEAVING SAID CENTERLINE S01°41'40"W A DISTANCE OF 50.02' TO THE POINT OF BEGINNING; THENCE S86°43'30"E A DISTANCE OF 17.01'; THENCE S01°41'40"W A DISTANCE OF 133.66'; THENCE S01°35'51"W A DISTANCE OF 50.00'; THENCE N88°18'20"W A DISTANCE OF 17.09'; THENCE N01°41'40"E A DISTANCE OF 184.13' TO THE POINT OF BEGINNING, CONTAINING 0.07 ACRES MORE OR LESS.

It is the intent of the applicant to rezone this 3,049sf portion of the proposed Lot 22 to realign the split zoned line between the R-1 and R-2 zoned lots of the proposed subdivision. With the zoning boundary change, both lots affected will still conform to their zoning designation requirements. The subdivision received preliminary plat approval at the October 21, 2024, Planning Commission meeting. Between the time of that approval and this rezoning submittal, Lot 27 has been removed from the preliminary plat and absorbed into the acreage of the 6 lots to the west.

The Planning Commission reviewed the request at its regular meeting on January 21, 2025, and voted 9-0 that the request be forwarded to the City Council with a recommendation for approval.

Please advise if you have any questions.



A-1

City Limits  
Lower Ridge Rd

City Limits

East German Ln


City Limits

R-2




R-1

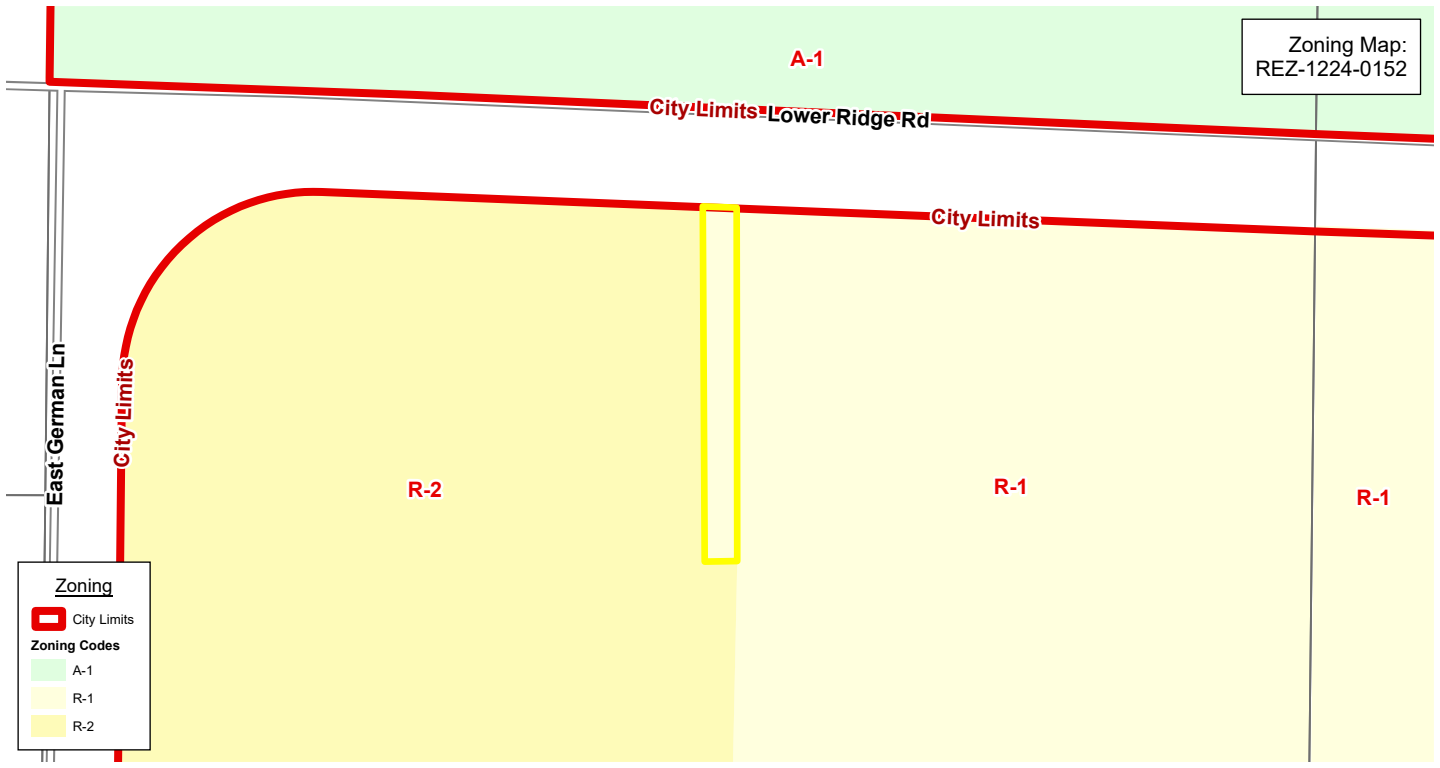
R-1

**Zoning**

 City Limits

**Zoning Codes**

-  A-1
-  R-1
-  R-2





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

**PASSED** this 28<sup>th</sup> day of January, 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

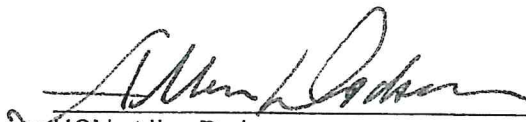
ORDER

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:

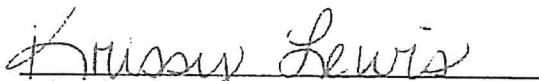
IT IS SO ORDERED.



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-T1

**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**

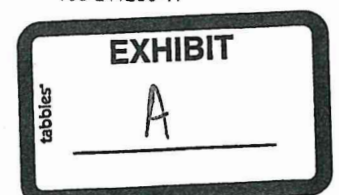
Being a part of the NE1/4 NE1/4 of Section 31, T-5-N, R-13-W, and a part of the SE1/4 SE1/4 of Section 30, T-5-N, R-13-W, Faulkner County, Arkansas more particularly described; Commencing at the NW corner of the N1/2 NE1/4 of said Section 31; thence along the North line of said N1/2 NE1/4 S88°23'40"E 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:**

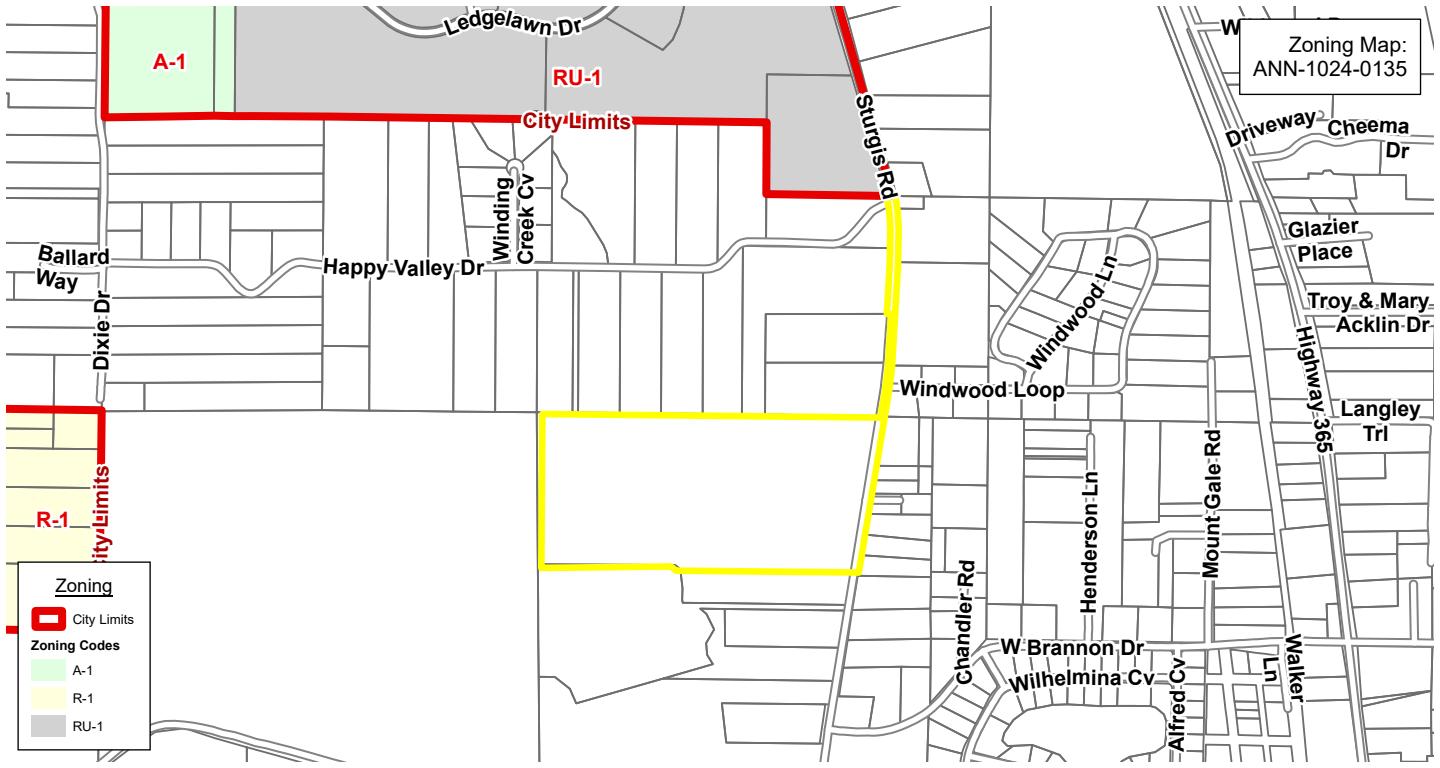
Being a part of the SE1/4 SE1/4 of Section 30, T-5-N, R-13-W, Faulkner County, Arkansas more particularly described as; Commencing at the SW corner of the S1/2 SE1/4 of said Section 30; thence along the South line of said S1/2 SE1/4 S88°23'40"E 2000.25 feet to the West right of way of Sturgis Road; thence 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 FUNDING FOR THE CONWAY COMMUNITY CENTER; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES**

**Whereas**, a special election was held on February 8<sup>th</sup>, 2022, and the public approved a rededication of the Advertising and Promotion bonds for a Community Center to be located at 250 Central Landing Blvd; and

**Whereas**, the City of Conway request Council appropriate: General Funds in the amount of \$7,600,000, 2024 A&P Funds in the amount of \$2,000,000 and Department of Sanitation Funds in the amount of \$2,000,000 for the completion of the Community Center Project.

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

**Section 1.** The City of Conway shall appropriate \$7,600,000 from the General Fund Balance Appropriation Account 001.119.4900 into the Community Center CIP account 001.112.5990.

**Section 2.** The City of Conway shall appropriate \$2,000,000 from the Parks and Recreation A&P Fund Balance Appropriation Account 252.000.4900 into the Community Center CIP account 252.112.5990.

**Section 3.** The City of Conway shall appropriate \$2,000,000 from the Department of Sanitation Fund Balance Appropriation Account 510.510.4900 into the Transfer to Other funds 510.510.5800 and then from General Fund Transfers from Other Funds 001-119-4800 into Community Center CIP account 001.112.5990.

**Section 4.** All ordinances in conflict herewith are repealed to the extent of the conflict.

**Section 5.** 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 28<sup>th</sup> day of January 2025.

**Approved:**

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

**Attest:**

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



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

**AN ORDINANCE APPROPRIATING FUNDS; AND FOR OTHER PURPOSES**

**Whereas**, the Conway Fire Department requests \$250 for the use of departmental beanies, and;

Whereas, funds in the amount of \$250 were received from a citizen to be used for such purpose; and

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

**Section 1.** The City of Conway shall appropriate \$250 from the Fund Balance Appropriation (001-119-4900) to the Fire Department Uniform Account (001.131.5670);

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

**PASSED** this the 28<sup>th</sup> day of January, 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 FIRE DEPARTMENT ; AND FOR OTHER PURPOSES**

**Whereas**, the Conway Fire Department requests \$6,383 for the use of repairing Truck 6 from damages incurred during an accident; and

**Whereas**, funds in the amount of \$6,383 were received from the Municipal Insurance Program for such reasons.

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

**Section 1.** The City of Conway shall appropriate \$6,383 from the Insurance Proceeds Account (001.119.4360) to the Fire Department Vehicle Maintenance Operating Account (001.131.5450);

**Section 2.** 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 effort from and after its passage and approval.

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

**PASSED** this 28<sup>th</sup> day of January, 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 FIRE DEPARTMENT; AND FOR OTHER PURPOSES**

**Whereas**, the Conway Fire Department requests \$82,614 for the use of reimbursing the Conway Fire Department Overtime Account, and

**Whereas**, funds in the amount of \$82,614 were received from Pulaski County, State of Arkansas after a deployment to New Mexico during flooding in 2024.

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

**Section 1.** The City of Conway shall appropriate \$82,614 from the Fire Reimbursement Account (001.131.4186) to the Fire Department Overtime Account (001.131.5114).

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

**PASSED** this the 28<sup>th</sup> day of January, 2025

**Approved:**

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

**Attest:**

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



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

**AN ORDINANCE ACCEPTING GRANT PROCEEDS AWARDED TO THE CONWAY FIRE DEPARTMENT BOMB SQUAD, AND FOR OTHER PURPOSES**

**Whereas**, Conway Fire Department has been awarded a grant by the Arkansas Division of Emergency Management, the State Administrative Agency (SAA) for the Homeland Security Grant Program (SHSGP) in the amount of \$336,300; and

**Whereas**, the Conway Fire Department Bomb Squad requests acceptance of this grant in order to purchase equipment and training.

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

**Section 1.** The City of Conway shall budget grant funds of \$336,000 in the Federal Grant Fund Revenue Account (399.000.4750) and transfer to the following accounts:

- \$238,300 into the Grant Machinery and Equipment expense account (399.131.5910);
- \$50,000 in the Grant Vehicles expense account (399-131-5920),
- \$28,000 into the Grant Conferences expense account (399-131-5750)
- \$20,000 into the Grant Salaries and Wages expense account (399.131.5199).

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

**PASSED** this 28<sup>th</sup> day of January 2025.

**Approved:**

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

**Attest:**

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