

MINUTES OF THE CITY COUNCIL, CITY OF CONWAY, ARKANSAS

Conway, Arkansas
Tuesday, 6:00 pm
October 28, 2025

On this date the City Council of the City of Conway, Arkansas met in regular session. The following members being a quorum were present and acting: Councilman Hawkins, Councilman Grimes, Councilwoman Mehl, Councilman Ledbetter, Councilman Hawks, Councilman Jones, and Councilwoman Isby. Also, present and acting: Mayor Bart Castleberry, City Clerk Denise Hurd, and City Attorney Charles Finkenbinder. Councilman Spurgers was absent.

Call to Order: Mayor Bart Castleberry

Roll Call: Denise Hurd, City Clerk

Minutes: October 14, 2025

Councilwoman Isby made a motion to approve the minutes of the City Council meeting on October 14th, 2025, as submitted. Councilwoman Mehl seconded the motion. The motion carried 7-0.

Monthly Financial Report ending September 30, 2025

Tyler Winningham reported to the Council that sales tax was up this month by 6.6%, and 1.6% for the year. He added that even if numbers are up 6% for the rest of the year, it would put us at 2.5% for the year, when the budget was for 3%. He projected that our tax revenue for the year would come in at \$30,200,000.00 with our budget at \$30,500,000.00. However, he stated that he believed that the state turnback numbers would exceed the budgeted amount. He said that with property taxes due in October, we would see the revenue from that in November. He pointed out that our bottom line net expense is 5.7 million, which directly correlates to the cash balance. Councilman Grimes noted that interest income was also above budgeted numbers. Mr. Winningham pointed out several other funds that were at or above budget. Councilwoman Isby made a motion to approve the monthly financial report and Councilwoman Mehl seconded it. The motion to approve carried 7-0.

Report of Standing Committees:

A. Public Hearing

1. Public Hearing- Taxable Industrial Development Revenue Bonds for Westrock Beverage Company. (Exchange Avenue Project)

Mayor Castleberry opened the public hearing. Gordon Wilbourn of Kutak Rock told the Council that this public hearing and the following one are related. He reminded them that they had previously approved a not-to-exceed \$300 million bond for Westrock. He said that the project continues to grow, with the Exchange Avenue Project not-to-exceed \$350 million, and a production line at the Clark Drive facility, at \$75 million. He added that this is all part of the original project it is just now at two locations, and the project has grown in scope. Councilman Grimes confirmed that these are not obligations for the City of Conway. Corey Parks was present and addressed the Council in favor of this project and thanked the Council for their support. Mayor Castleberry declared the public hearing closed.

2. Public Hearing -Taxable Industrial Development Revenue Bonds for Westrock Beverage Company. (Clark Drive Project)

Mayor Castleberry opened the public hearing. Gordon Wilbourn reiterated his statement regarding the Clark Drive production line. Corey Parks was present and addressed the Council in favor of this project and thanked the Council for their support. There was no one else to speak for or against the matter. Mayor Castleberry declared the public hearing closed.

B. Economic Development Committee (Conway Area Chamber of Commerce, Conway Development Corporation, Conway Downtown Partnership, & Conway Corporation)

- 1. Consideration to approve waiving the three readings for certain ordinances & red title only (first reading) for certain ordinances (C-3, C-4, C-5, C-6) on the October 28th City Council agenda.**

Councilwoman Isby made a motion to waive the three readings for the ordinances as stated on the October 28th agenda. Councilwoman Mehl seconded the motion. A vote was called and the motion carried 7-0.

- 2. Ordinance authorizing the issuance of taxable industrial development revenue improvement bonds for Westrock Beverage Company Exchange Avenue Project.**

O-25-83

Mayor Castleberry presented Item B2 to the Council. Gordon Wilbourn was present to answer any questions from the Council. Councilwoman Isby made a motion to adopt the Ordinance and Councilwoman Mehl seconded it. The Clerk called the roll with the following voting "Aye": Councilwoman Mehl, Councilman Jones, Councilman Hawks, Councilman Grimes, Councilman Ledbetter, Councilman Hawkins, Councilwoman Isby. The Ordinance passed 7-0.

- 3. Ordinance authorizing the issuance of taxable industrial development revenue improvement bonds for Westrock Beverage Company Clark Drive Project.**

O-25-84

Mayor Castleberry presented Item B3 to the Council. Councilman Jones made a motion to adopt the Ordinance and Councilwoman Isby seconded it. The Clerk called the roll with the following voting "Aye": Councilman Grimes, Councilwoman Mehl, Councilman Hawkins, Councilwoman Isby, Councilman Ledbetter, Councilman Jones, and Councilman Hawks. The Ordinance passed 7-0.

- 4. Ordinance authorizing the approval of the Independence Combined Cycle Gas Plant Ownership Agreement for Conway Corporation.**

O-25-85

Mayor Castleberry presented Item B4 to the Council. Brett Carroll from Conway Corporation addressed the Council reminding them of previous actions toward the completion of this project. He went on to explain to them the scope of the project. He introduced Jason Carter, outside counsel for Conway Corporation. Mr. Carter went over the key points of the agreement with the Council. There was discussion among the Council regarding the benefit to Conway for future power sourcing. Councilwoman Isby made a motion to adopt the Ordinance with the emergency clause and Councilman Ledbetter seconded it. The Clerk called the roll with the following voting "Aye": Councilman Hawkins, Councilman Ledbetter, Councilman Jones, Councilwoman Isby, Councilman Hawks, Councilwoman Mehl, and Councilman Grimes. The Ordinance with the emergency clause passed 7-0.

C. Community Development Committee (Airport, Community Development, Code Enforcement, Permits & Inspections, Transportation, & Planning & Development)

- 1. Consideration to approve the nomination of Lindsey French to the Conway Housing Authority Board until October 31, 2029.**

Councilman Hawkins presented Item C1 to the Council. Councilman Jones made a motion to approve the nomination and Councilwoman Mehl seconded it. A vote was called and the motion carried 7-0.

- 2. Ordinance to approve the private club permit location of 1004 Oak Street for JTI Nonprofit Inc. dba: Big Bad Breakfast.**

O-25-86

Councilman Hawkins presented Item C2 to the Council. Councilwoman Isby made a motion to adopt the Ordinance and Councilman Jones seconded it. The Clerk called the roll with the following voting "Aye": Councilman Ledbetter, Councilwoman Mehl, Councilman Grimes, Councilman Jones, Councilman Hawkins, Councilman Hawks, and Councilwoman Isby. The Ordinance passed 7-0.

- 3. Ordinance amending the Conway Zoning Code (Article III) for the purposes of building and lot coverage for the Planning & Development Department. - FIRST READING ONLY**

O-25-87

Councilman Hawkins presented Item C3 to the Council. Tara Jackson of the Planning & Development Department read the Ordinance by title.

- 4. Ordinance amending the Conway Zoning Code for the purposes of eliminating conflicts between Article IV and Article X; providing flexibility in parking requirements, simplification of language for the Planning & Development Department. – FIRST READING ONLY.**

O-25-88

Councilman Hawkins presented Item C4 to the Council. Tara Jackson of the Planning & Development Department read the Ordinance by title.

- 5. Ordinance amending the Conway Zoning Code (Article X), clarifying site development review scope, process, and fee schedule for the Planning & Development Department. – FIRST READING ONLY.**

O-25-89

Councilman Hawkins presented Item C5 to the Council. Tara Jackson of the Planning & Development Department read the Ordinance by title.

- 6. Ordinance amending the Conway Zoning Code (XIII) as amended for the purpose of defining or redefining terms for the Planning & Development Department. – FIRST READING ONLY.**

O-25-90

Councilman Hawkins presented Item C6 to the Council. Tara Jackson of the Planning & Development Department read the Ordinance by title.

- 7. Ordinance to repeal the City's Territorial Jurisdiction for compliance with ACT 314 of 2025.**

O-25-91

Councilman Hawkins presented Item C7 to the Council. Tara Jackson told the Council that at the last state legislative session they repealed municipalities' oversight of the territorial jurisdiction or the area just outside of city limits. She said that before this was repealed the City had subdivision oversight for areas 1 mile outside of the City's limits. She added that the City also had a territorial jurisdiction zone which has also been eliminated. She told the Council that this Ordinance would bring the City into compliance with the state law. Councilman Grimes cautioned the City and other cities to carefully consider future annexing as a result of this legislation. Councilwoman Isby made a motion to adopt the Ordinance and

MINUTES OF THE CITY COUNCIL, CITY OF CONWAY, ARKANSAS

Councilman Ledbetter seconded it. The Clerk called the roll with the following voting "Aye": Councilwoman Mehl, Councilman Ledbetter, Councilman Hawks, Councilman Hawkins, and Councilman Jones; and Councilman Grimes voting "No". The Ordinance passed 6-1.

8. Ordinance to rezone property located at 554 Ingram Street from R-2A to R-2.

O-25-92

Councilman Hawkins presented Item C8 to the Council stating that the Planning Commission reviewed the matter and voted 8-0 to forward to City Council with the recommendation for approval. Tara Jackson told the Council that the applicant was interested in building a duplex and the requirements for lot coverage in R-2A were insufficient for the property. There was no one present to speak for or against the matter. Councilman Hawkins made a motion to adopt the Ordinance and Councilwoman Isby seconded it. The Clerk called the roll with the following voting "Aye": Councilwoman Isby, Councilman Ledbetter, Councilman Jones, Councilwoman Mehl, Councilman Hawks, Councilman Grimes, and Councilman Hawkins. The Ordinance passed 7-0.

9. Consideration to approve a conditional use approval to allow up to 24 dwelling units/acre, single lot, in the C-3 zone for property located at 2760 Garden Grove Drive.

Councilman Hawkins presented Item C8 to the Council. Tara Jackson told the Council that the applicant planned to complete this project in three phases- two buildings with 8 units each. She added that after the CUP is obtained, they will still go through the site development process. She said the Planning Commission voted 8-0 to approve and no one spoke in opposition. Councilwoman Isby made a motion to grant the conditional use permit and Councilwoman Mehl seconded it. A vote was called and the motion carried 7-0.

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

1. Ordinance appropriating funds for legal representation for the Conway Police Department.

O-25-

Mayor Castleberry asked the Council to pull this item from the agenda stating that bidding to procure legal services is forbidden by state law, and that the RFQ process was not used due to the time-sensitive nature of the civil service commission hearing and the statutory requirements thereof. He added that we have a cooperative purchasing agreement with the Arkansas Municipal League who recommended the law firm of Fuqua Campbell, and also negotiated \$100 less, per hour fee. He said that the funds for the legal representation would be pulled directly from the Police Department budget and that no appropriation would be necessary. There was no opposition from the Council stated.

E. New Business

Consideration to confirm the November City Council Schedule.

Mayor Castleberry asked the Council if they wanted to meet on Veteran's Day and during Thanksgiving week. There was discussion among the Council, and it was decided to keep the City Council meeting dates as scheduled.

Adjournment-----

MINUTES OF THE CITY COUNCIL, CITY OF CONWAY, ARKANSAS

PASSED this 28th day of October, 2025

APPROVED:

Mayor, Bart Castleberry

City Clerk, Denise Hurd