

MINUTES OF THE CITY COUNCIL, CITY OF CONWAY, ARKANSAS

Conway, Arkansas
Tuesday, 6:00 pm
November 25, 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, Councilman Spurgers, Councilwoman Mehl, Councilman Ledbetter, Councilman Hawks, Councilman Jones, and Councilwoman Isby. Also, present and acting: Mayor Bart Castleberry, City Clerk Denise Hurd, and City Attorney Charles Finkenbinder.

Call to Order: Mayor Bart Castleberry

Roll Call: Denise Hurd, City Clerk

Minutes: November 11, 2025

Councilwoman Isby made a motion to approve the minutes of the City Council meeting on November 11th, 2025, as submitted. Councilwoman Mehl seconded the motion. The motion carried 8-0.

Monthly Financial Report ending October 31, 2025

Tyler Winningham reported to the Council that sales tax was up 6.6% which is 1.6% year -to-date. He added that the numbers we received for November were up 4%, which put us up 1.8% year-to-date. He said that December would have to come in at 16.5% for us to hit our budget number for sales tax, which he didn't think was likely. Councilman Grimes clarified that this was sales tax number and not the overall budget numbers. Mr. Winningham said that the Ad Valorem tax was up about 5% over last year, due to increased property values, etc. He added that all of the fund balances were in a healthy state. Councilwoman Isby made a motion to approve the monthly financial report, and Councilman Ledbetter seconded it. A vote was called and the motion carried 8-0.

Report of Standing Committees:

A. Public Hearing

1. Public Hearing- Discussion of an ordinance to issue Telecommunications Revenue Improvement Bonds for Conway Corporation.

Mayor Castleberry opened the public hearing. Gordon Wilbourn of Kutak Rock addressed the Council stating that this is the Telecommunications Project that had been discussed before the Council earlier in the year and the Ordinance on this agenda would approve the issuance of these bonds, in a not-to-exceed principal amount of 37.8 million dollars. He said that it also has a not-to-exceed interest rate and a not-to-exceed final maturity. He called their attention to language in the ordinance that refers to municipal bond insurance and debt service reserve insurance which has been determined to be economically advantageous. Councilman Grimes confirmed that this is not a debt incurred by the City. Brett Carroll of Conway Corporation was present to state his approval of this bond issuance. There was no one present to speak for or against the matter. Mayor Castleberry declared the public hearing closed.

2. Public Hearing -Discussion of Electric Revenue Improvement Bonds for Conway Corporation.

Mayor Castleberry opened the public hearing. Gordon Wilbourn told the Council that this is for the Conway Corporation's share of the replacement gas generator turban facility in Independence County. It is a not-to-exceed 48.6 million dollar bond issuance with the municipal bond insurance and debt service reserve insurance. He added that the bonds are secured solely by electric revenues on a parody basis with the outstanding electric revenue

bonds. Mr. Brett Carroll of Conway Corporation stated his approval of the bond issuance. There was no one else to speak for or against the matter. Mayor Castleberry closed the public hearing.

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 ordinances on the November 25th City Council agenda.

Councilwoman Isby made a motion to waive the three readings for the ordinances as stated on the November 25th agenda. Councilwoman Mehl seconded the motion. A vote was called and the motion carried 8-0.

2. Ordinance authorizing the issuance of Telecommunications Revenue Improvement Bonds for Conway Corporation.

O-25-106

Mayor Castleberry presented Item B2 to the Council. Councilman Hawkins made a motion to adopt the Ordinance with the emergency clause, and Councilwoman Isby seconded it. The Clerk called the roll with the following voting "Aye": Councilman Ledbetter, Councilman Spurgers, Councilman Hawkins, Councilwoman Isby, Councilwoman Mehl, Councilman Grimes, Councilman Hawks, and Councilman Jones. The Ordinance with the emergency clause passed 8-0.

3. Ordinance authorizing the issuance of Electric Revenue Improvement Bonds for Conway Corporation.

O-25-107

Mayor Castleberry presented Item B3 to the Council. Councilman Hawkins made a motion to adopt the Ordinance with the emergency clause, and Councilman Hawks seconded it. The Clerk called the roll with the following voting "Aye": Councilman Jones, Councilwoman Mehl, Councilman Grimes, Councilman Spurgers, Councilman Ledbetter, Councilwoman Isby, Councilman Hawks, and Councilman Hawkins. The Ordinance with the emergency clause passed 8-0.

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

1. Ordinance to approve an Old Conway Design Overlay District for the Planning and Development Department.

O-25-108

Councilman Hawkins presented Item C1 to the Council. Tara Jackson of the Planning & Development Department told the Council that we have the Historic Preservation Plan which was adopted into the Comprehensive Plan a few years ago. She said that one of the recommendations in the HPP was to have more administrative reviews for the Old Conway Design Overlay District. She said that means that if a request is fully compliant with all of the standards, then it would not need to go before the Historic District Commission but could be reviewed and approved administratively. She added that if a request is not fully compliant then it would be put through the process to go before the Historic District Commission. She clarified that all primary structure changes would still go before the HDC. She went through a few more changes to the document for the Council such as adding more specific language and clarifying existing language. There were no questions from the Council. Councilman

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

2. Ordinance amending the Conway Zoning Code (Article III) for the purposes of building and lot coverage for the Planning & Development Department.

O-25-87

Councilman Hawkins presented Item C3 to the Council. Tara Jackson summarized and gave the third reading of the Ordinance. Councilwoman Isby made a motion to adopt the Ordinance and Councilman Hawkins seconded it. The Clerk called the roll with the following voting "Aye": Councilman Hawks, Councilman Grimes, Councilman Hawkins, Councilwoman Isby, Councilwoman Mehl, Councilman Spurgers, Councilman Jones, and Councilman Ledbetter. The Ordinance passed 8-0.

3. 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.

O-25-88

Councilman Hawkins presented Item C4 to the Council. Tara Jackson summarized and gave the third reading of the Ordinance. 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 Spurgers, Councilman Hawkins, and Councilwoman Isby. The Ordinance passed 8-0.

4. Ordinance amending the Conway Zoning Code (Article X), clarifying site development review scope, process, and fee schedule for the Planning & Development Department.

O-25-89

Councilman Hawkins presented Item C5 to the Council. Tara Jackson summarized and gave the third reading of the Ordinance. Councilwoman Isby made a motion to adopt the Ordinance and Councilwoman Mehl seconded it. The Clerk called the roll with the following voting "Aye": Councilman Grimes, Councilwoman Mehl, Councilman Hawkins, Councilman Spurgers, Councilwoman Isby, Councilman Ledbetter, Councilman Jones, and Councilman Hawks. The Ordinance passed 8-0.

5. Ordinance amending the Conway Zoning Code (XIII) as amended for the purpose of defining or redefining terms for the Planning & Development Department.

O-25-90

Councilman Hawkins presented Item C6 to the Council. Tara Jackson summarized and gave the third reading of the Ordinance. Councilwoman Isby made a motion to adopt the Ordinance and Councilwoman Mehl seconded it. The Clerk called the roll with the following voting "Aye": Councilman Hawkins, Councilman Ledbetter, Councilman Jones, Councilwoman Isby, Councilman Hawks, Councilwoman Mehl, Councilman Spurgers, and Councilman Grimes. The Ordinance passed 8-0.

6. Consideration to approve a conditional use permit to allow religious activity and retail – general uses in the I-3 zone for property located at 700 S. German Lane.

Councilman Hawkins presented Item C7 to the Council. Anne Tucker of the Planning & Development Department told the Council that the property is currently in an I-3 Zone and Mr. Covington has asked for a CUP to allow a church to meet in two of the units. She added that they advised him to go ahead and ask for general retail for the remaining spaces just in case they are rented for that purpose. She said the Planning Commission approved the request unanimously and there was no public input. Mr. Jason Covington was present to address the Council and answer questions. He said he did not intend to build any more off of the spaces. Councilman Spurgers made a motion to approve the Conditional Use Permit and Councilwoman Isby seconded it. A vote was called, and the motion to approve carried 8-0.

D. Public Service Committee

1. Ordinance appropriating grant funds from the Best Friends Animal Society for the Conway Animal Services.

O-25-109

Mayor Castleberry presented Item D1 to the Council. Spencer Clawson was present to represent Conway Animal Services. He said that this was a \$1000 grant for a social media boost the department participated in. Councilwoman Isby made a motion to adopt the Ordinance and Councilwoman Mehl seconded it. The Clerk called the roll with the following voting "Aye": Councilman Spurgers, Councilman Grimes, Councilman Jones, Councilman Hawkins, Councilman Hawks, Councilwoman Isby, Councilman Ledbetter, and Councilwoman Mehl. The Ordinance passed 8-0.

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

1. Consideration to dispose of assets from the inventory for the Conway Fire Department.

Mayor Castleberry presented Item E1 to the Council. Chief Winter told the Council that they needed to remove Engine 9 and Engine 10 from the inventory list. He said they would receive \$15,000 each from one of the county volunteer fire departments. Councilwoman Isby made a motion to approve the disposal of assets, and Councilwoman Mehl seconded it. A vote was called and the motion carried 8-0.

F. New Business

Resolution to approve the reallocation of the Pay-As-You-Go funding for the City of Conway.

Mayor Castleberry told the Council that this Resolution refers to the \$500,000 that is split between police and fire each year, and since the sales tax for police and fire equipment passed, he asked if the funds could be moved to a different fund so that it could be used in a different way. Mr. Winningham added that that ¼ cent became a permanent non-committed sales tax through the course of rededicating over the years. So now it can be spent at the discretion of the City Council. He added that the tax brings in over 5 million dollars and anything over the \$500,000 is spent on major street projects. He said if this Resolution passes, \$500,000 will go to the General Fund each year to assist the fund in balancing its budget, and anything over that amount would be spent on major street projects as determined by the City Council by Resolution in 2011. There was discussion among the Council as to how the funds going to the General Fund could be used and how the funds could possibly be used for public safety salaries. Mayor Castleberry pointed out that funds for salaries come out of the General Fund so having that money in the General Fund would make it available for salary increases. Several Council members stated that they would like to see the \$500,000 be used for public safety salaries. Councilman Grimes summarized by

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saying that until the funds are re-allocated, they cannot be used for the desired purpose, so this is a next step in the process to free up the money and the Council has the final say in how it is ultimately used. Mr. Winningham told the Council that the reason the matter was put before them at this time was so that if it passed, they would know how to prepare the forthcoming budget. He said if the Resolution doesn't pass, the \$500,000 will stay allocated to police and fire vehicles, and not available to be used for salaries for public safety. Councilman Ledbetter made a motion to adopt the Resolution and Councilwoman Isby seconded it. A vote was called, and the Resolution passed 8-0.

Mayor Castleberry asked the Council about the Council meeting on December 23rd. There was discussion and it was decided to cancel the December 23rd meeting and if necessary, a special meeting on December 16th would be called.

Adjournment-----

PASSED this 25th day of November, 2025

APPROVED:

Mayor, Bart Castleberry

City Clerk, Denise Hurd