

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

Tuesday, August 12th, 2025 City Council Agenda
Conway Municipal Building, City Council Chambers

5:00 pm Committee:

Discussion of Potential Sales Tax Election

6:00 pm:

City Council Meeting

Call to Order:

Bart Castleberry, Mayor

Roll Call:

Denise Hurd, Clerk/Treasurer

Minutes Approval:

July 22nd, 2025

A. Public Hearing

1. Public hearing to discuss the closing of a portion of a drainage easement on block 5, Conway Industrial Park East for Tokusen Inc.

B. 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 August 12th, 2025, City Council agenda.
2. Ordinance to approve the closing of a portion of a drainage easement on block 5, Conway Industrial Park East for Tokusen Inc.
3. Resolution to approve certain cost and expenses reimbursement for the electric generation facilities for Conway Corporation.
4. Resolution to approve entering into an agreement with Davey Resource Group for planning services for the Conway Tree Board.
5. Resolution to approve and adopt the final report for the Downtown Drainage Study Project for the Transportation Department.
6. Resolution to approve and adopt the final report for the Centennial Creek Drainage Study Project for the Transportation Department.
7. Ordinance to rezone property located at 1020 and 1102 Gum St from C-3 to R-2.
8. Consideration to approve a conditional use permit to allow a Barber/ Beauty Shop use in the O-3 zone for property located at 306 Salem Road.
9. Consideration to approve a conditional use permit to allow a religious facilities in the O-2 zone for property located at 4595 Prince Street.

C. Public Service Committee (Physical Plant, Parks & Recreation, Conway Community Center & Sanitation)

1. Resolution to accept a donation for the Parks and Recreation.
2. Ordinance accepting and appropriating grant funds for the Conway Animal Services.

Adjournment



City of Conway, Arkansas
Ordinance No. O-25- _____

AN ORDINANCE CLOSING A PORTION OF A DRAINAGE EASEMENT ON BLOCK 5, CONWAY INDUSTRIAL PARK EAST, IN THE CITY OF CONWAY, ARKANSAS:

Whereas, a petition was duly filed with the City of Conway, Arkansas on the 11th of July, 2025 by Tokusen U.S.A., INC., asking the City Council to vacate and abandon the southern 224 feet of the 35-foot drainage easement running along the west line and the remaining 305 feet of the 20-foot drainage easement running along the southern line of Block 5, Conway Industrial Park East.

Whereas, after due notice as required by law, the council has, at the time and place mentioned in the notice, heard all persons desiring to be heard on the question and has ascertained that the easement or the portion thereof, hereinbefore described, has heretofore been dedicated to the public use as a utility easement herein described; that all the owners of the property abutting upon the portion of the easement to be vacated have been afforded the opportunity to file with the council their written consent to the abandonment; and the public interest and welfare will not be adversely affected by the abandonment of this portion of the easement.

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

Section 1. The City of Conway, Arkansas releases, vacates, and abandons its rights, together with the rights of the public generally, in and to the portions of the easement, designated as follows:

COMMENCING AT THE SW CORNER OF SAID BLOCK 5, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE WEST LINE OF SAID BLOCK 5, N01°57'51"E 224.00 FEET; THENCE LEAVING SAID WEST LINE, S87°58'44"E 35.00 FEET; THENCE S01°57'51"W 204.00 FEET; THENCE S87°58'44"E 305.00 FEET; THENCE S01°58'38"W 20.00 FEET TO THE SOUTH LINE OF SAID BLOCK 5; THENCE ALONG SAID SOUTH LINE, N87°58'44"W 340.00 FEET TO THE POINT OF BEGINNING.

Section 2. A copy of the ordinance duly certified by the city clerk shall be filed in the office of the recorder of the county and recorded in the deed records of the county.

PASSED this 12th day of August, 2025.

Approved:

Mayor Bart Castleberry

Attest:

Denise Hurd
City Clerk/Treasurer

City of Conway, Arkansas
Office of the Mayor

Memo:

To: Mayor Bart Castleberry
CC: City Council Members

From: Felicia Rogers
Date: August 8th, 2025
Re: August 12th, 2025 City Council Agenda

The following ordinances are included on the August 12th, 2025 City Council Agenda for consideration of waiving the three readings of each ordinance:

1. B-2 - Ordinance to approve the closing of a portion of a drainage easement on block 5, Conway Industrial Park East for Tokusen Inc.
2. B-7 - Ordinance to rezone property located at 1020 and 1102 Gum St from C-3 to R-2.
3. C-2 Ordinance accepting and appropriating grant funds for the Conway Animal Services.



City of Conway, Arkansas
Ordinance No. O-25- _____

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PASSED this 12th day of August, 2025.

Approved:

Mayor Bart Castleberry

Attest:

Denise Hurd
City Clerk/Treasurer



July 2, 2025

To: City of Conway – Planning and Development
Conway City Council

Re: TOKUSEN U.S.A., Inc.
Petition to vacate a portion of a drainage easement

Dear Group Members,

Tokusen wishes to vacate a portion of an existing drainage easement that is located in blocks 4 and 5 of the Conway Industrial Park "East". The following interested parties have been notified and have submitted letters of concurrence in this matter.

Abutting Landowners

Conway Commercial Warehousing – Mr. Joe Thielke

Utility & Infrastructure

Conway Corporation – Mr. Dale Gottsponer, Manager Engineering and Planning

Summit Utilities – John Martinez, Supervisor of Operations

AT&T Arkansas – Mr. Casey Rickey, Right of Way (SR Specialist OSP Design Engineer)

City of Conway Street Department – Mr. Kurt Jones, City Engineer

Please find eight (8) attachments that describe the location of this easement and legal description that identifies the portion to abandon.

- EXHIBIT 1 Plat showing general area of drainage easement(s)
- EXHIBIT 2 Image depicting the building "overlay" on the subject easement to vacate
- EXHIBIT 3 Legal description of easement to be vacated
- EXHIBIT 4a Conway Corporation – letter of concurrence
- EXHIBIT 4b Conway Street Department – letter of concurrence
- EXHIBIT 4c AT&T – letter of concurrence
- EXHIBIT 4d Summit Utilities – letter of concurrence
- EXHIBIT 4e Abutting landowner – letter of concurrence

With the concurrence of all related parties, Tokusen respectfully requests to abandon the portion of the drainage easement identified in EXHIBIT 3.

Respectfully,

A handwritten signature in black ink, appearing to read "Jim McNeal", is written over a horizontal line.

Jim McNeal, PE
Corporate Advisor

**PETITION OF WRITTEN CONSENT FOR THE VACATING OF EASEMENTS
FOR THE INTENT OF PUBLIC USE**

Name of party requesting easement closure: TOKUSEN U.S.A., Inc _____
Jim McNeal - Corporate Advisor _____

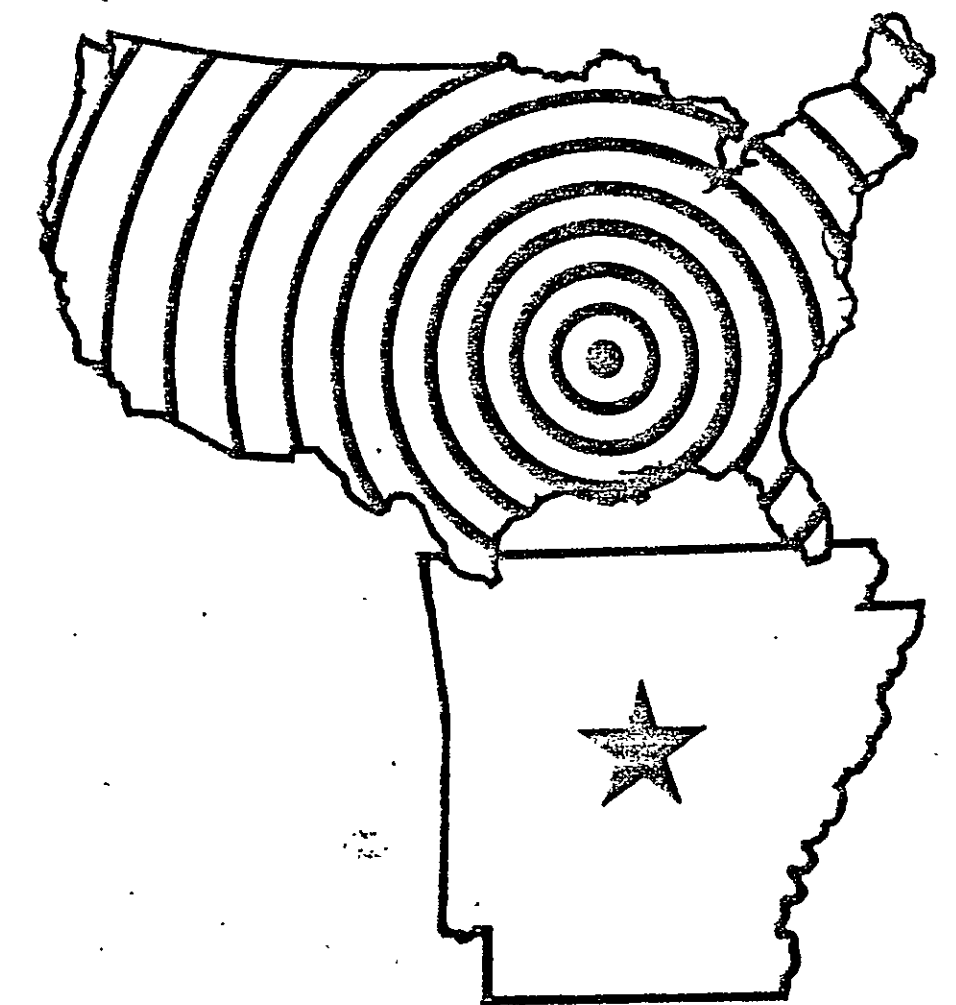
Legal description of easement, or portion thereof, to be vacated: see attached
EXHIBIT 3
Tyler Group drawing
job # 1250251
June 9, 2025

Signatures of all abutting property owners:

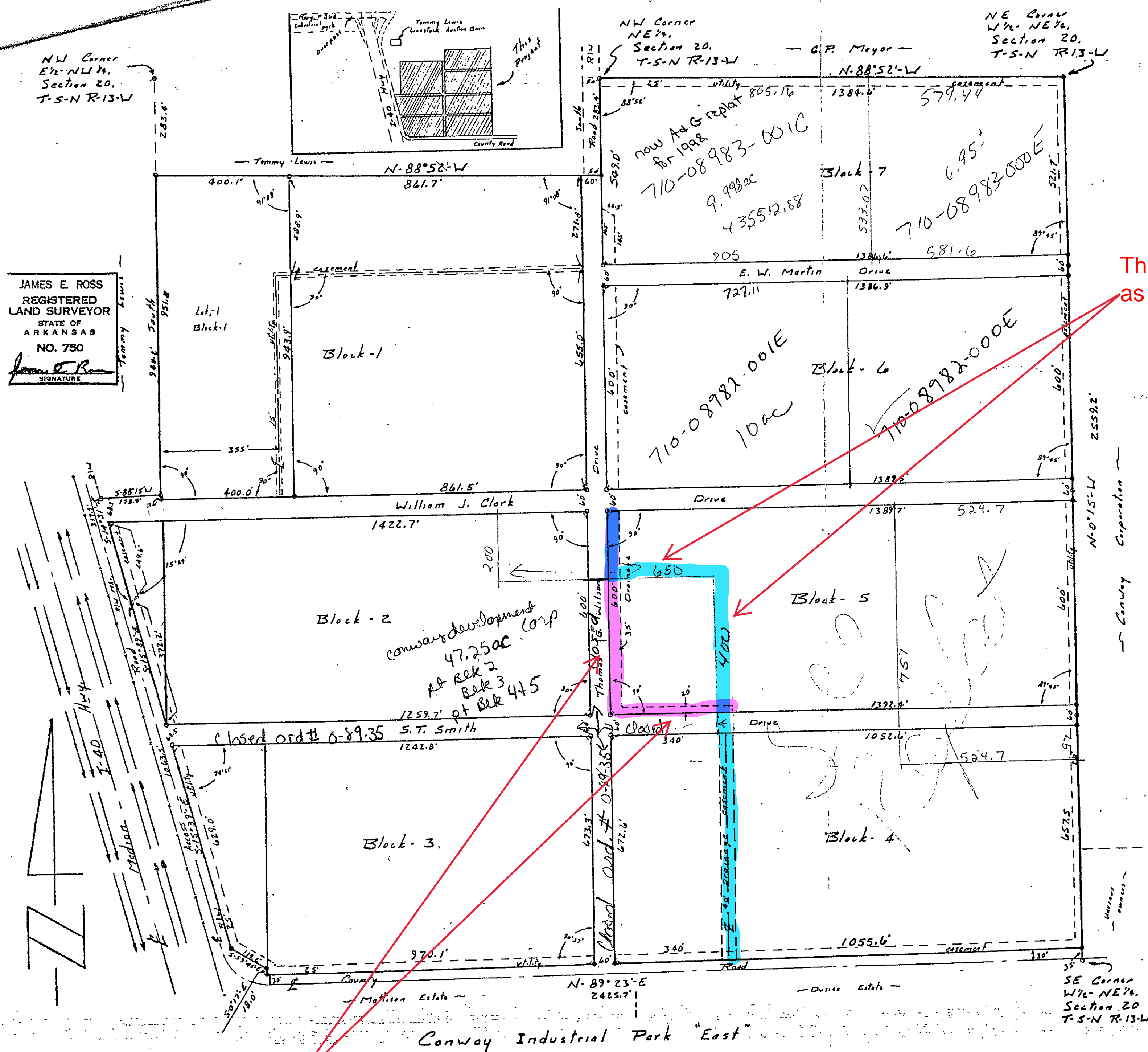
Name	Address
see attached signed letters	_____
from interested parties (Conway Corp, Conway	_____
Streets Dept., AT&T, Summit Utilities)	_____
_____	_____
Conway Commercial Warehousing, LLC	1385 William J. Clark _____
Mr. Joe Thielke	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

is actual drainage route

Locate Your Plant In Conway



Center of Arkansas



This was the planned drainage route prior to the catchment basin constructed in 1992. This easement is the subject of a partial abandonment petition - July 2025

EXHIBIT 2

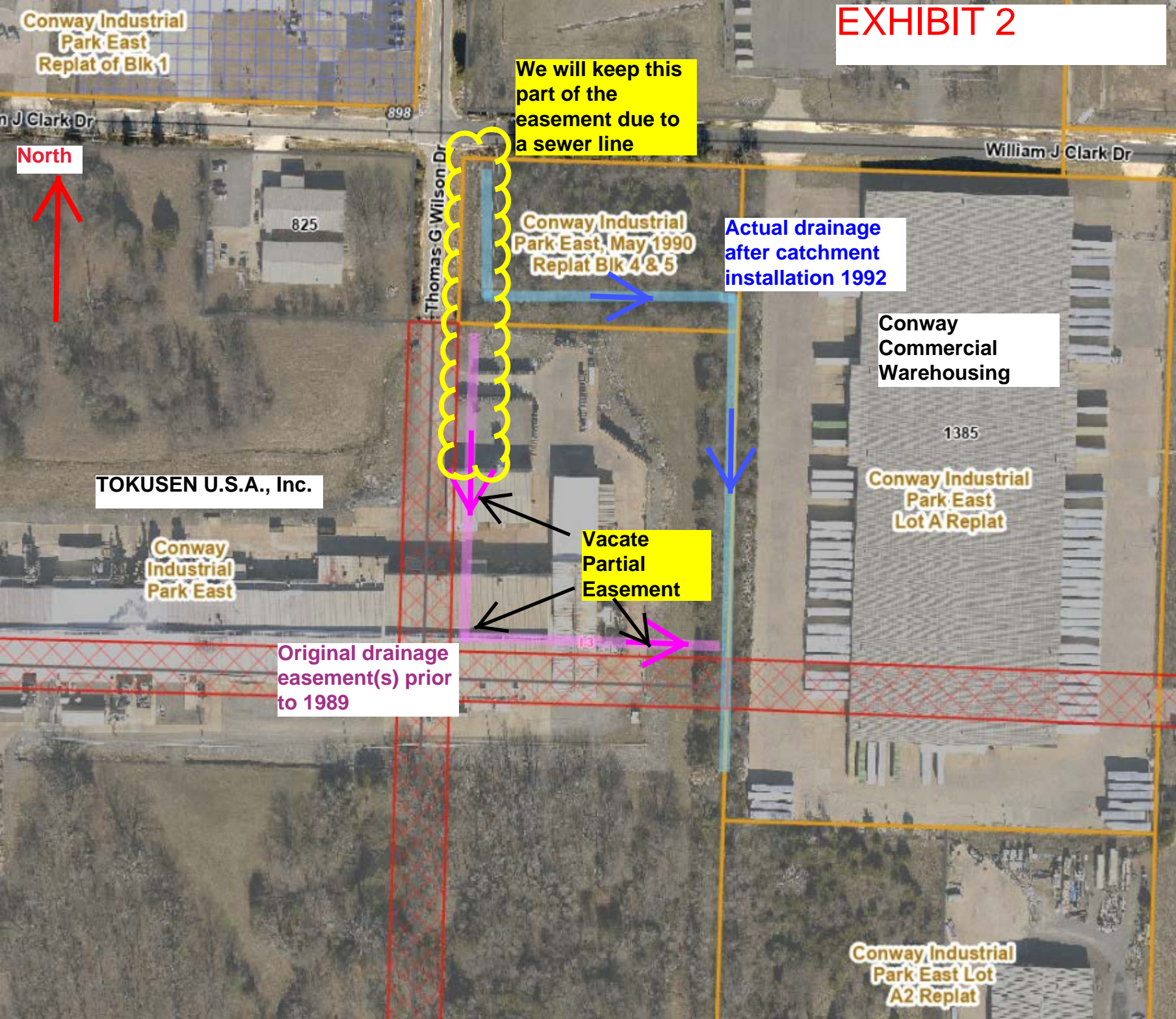


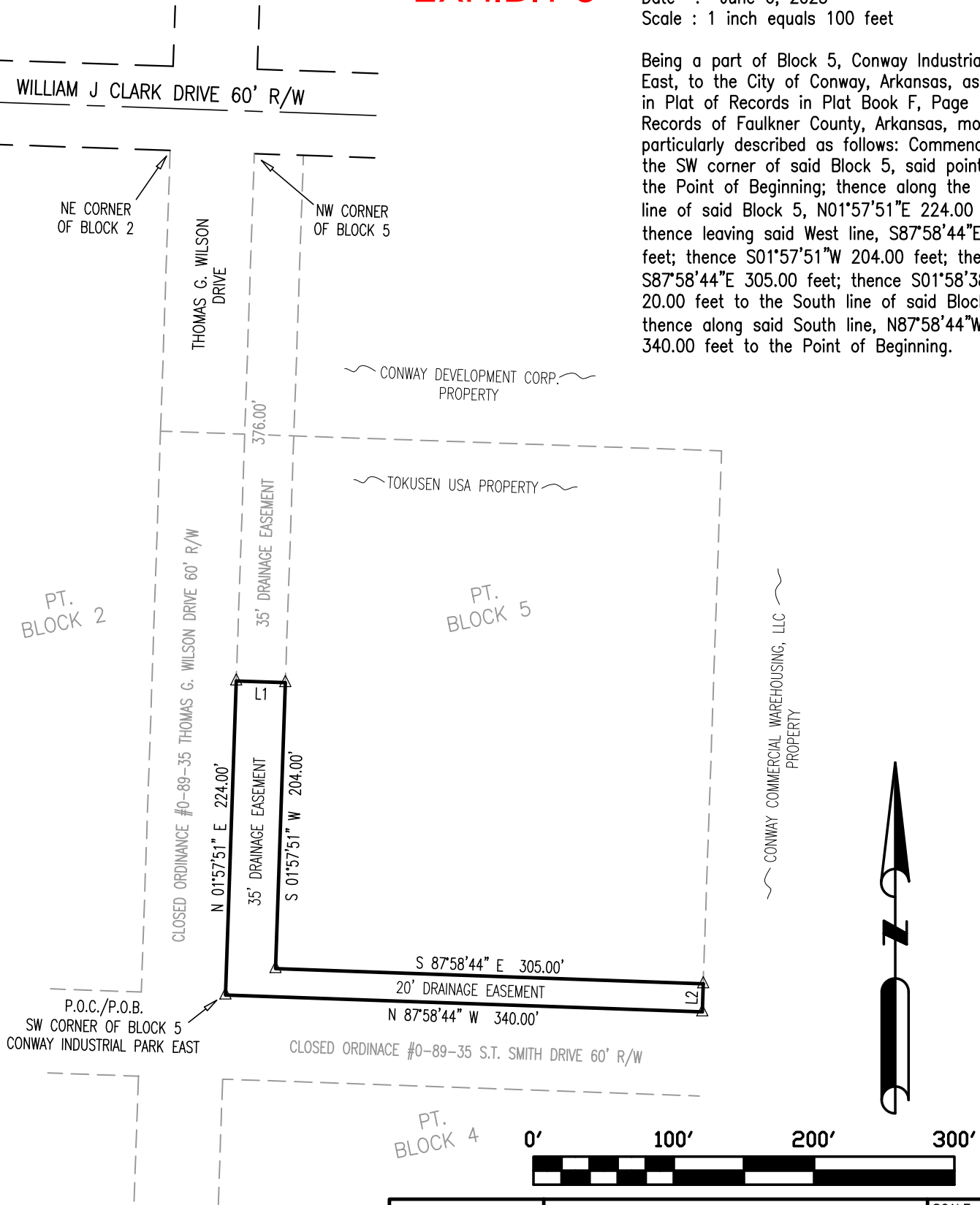
EXHIBIT 3

Prepared for : Tokusen USA C/O: Jim McNeal

Date : June 6, 2025

Scale : 1 inch equals 100 feet

Being a part of Block 5, Conway Industrial Park East, to the City of Conway, Arkansas, as shown in Plat of Records in Plat Book F, Page 1, Records of Faulkner County, Arkansas, more particularly described as follows: Commencing at the SW corner of said Block 5, said point being the Point of Beginning; thence along the West line of said Block 5, N01°57'51"E 224.00 feet; thence leaving said West line, S87°58'44"E 35.00 feet; thence S01°57'51"W 204.00 feet; thence S87°58'44"E 305.00 feet; thence S01°58'38"W 20.00 feet to the South line of said Block 5; thence along said South line, N87°58'44"W 340.00 feet to the Point of Beginning.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 87°58'44" E	35.00'
L2	S 01°58'38" W	20.00'

DATE: 6-9-2025

FIELD WORK BY: N/A

DRAWN BY: GW

CHECKED BY: RPG

Tyler Group
surveying.mapping.engineering

240 SKYLINE DR. STE 3000/CONWAY, AR. 72032

phone: 501.329.1400 | www.tylergroup.net
fax: 501.327.3972 | email: info@tylergroup.net

SCALE: 1" = 100'

JOB NO: 1250251

JOB NAME: DRAINAGE CLOSURE

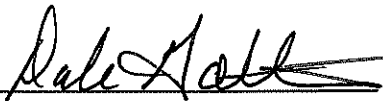
SHEET NO: 1 OF 1

EXHIBIT 4a

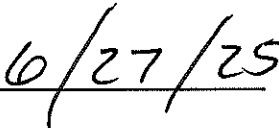
To: Conway City Council

Re: Petition of written consent for the vacating an easement
Conway Industrial Park – East
Blocks 2,3,4,5

1. I am an interested party in a matter involving the drainage easements in the land noted above.
2. I understand there are 2 active drainage easements on property owned by TOKUSEN U.S.A, Inc.
3. There are Tokusen owned structures and buildings that overlay the drainage easements.
4. A portion of these easements should be vacated as detailed in the Tyler Group job # 1250251 dated June 9, 2025.
5. I concur that this matter should be resolved as described as soon as possible.



Conway Corporation
Dale Gottsponer
Manager Engineering & Planning



Date



CITY OF CONWAY

TRANSPORTATION DEPARTMENT

June 30, 2025

Jim McNeal
Tokusen USA, Inc.
1500 S. Amity Rd
Conway, AR 72032

Mr. Carlile,

The City of Conway Transportation Department concurs with your request to vacate the portion of drainage easement on the Tokusen USA property shown and described on the attached survey drawing. This determination was made upon a finding that no public purpose is served by the easement being maintained and open to the public.

If there are any questions, you may contact me via email at kurt.jones@conwayarkansas.gov or by phone at 501-450-6165.

Sincerely,

Kurt Jones, P.E.
City Engineer
City of Conway

encls

To: Conway City Council

Re: Petition of written consent for the vacating an easement
Conway Industrial Park – East
Blocks 2,3,4,5

1. I am an interested party in a matter involving the drainage easements in the land noted above.
2. I understand there are 2 active drainage easements on property owned by TOKUSEN U.S.A, Inc.
3. There are Tokusen owned structures and buildings that overlay the drainage easements.
4. A portion of these easements should be vacated as detailed in the Tyler Group job # 1250251 dated June 9, 2025.
5. I concur that this matter should be resolved as described as soon as possible.

Casey Rickey

6-30-2025

AT&T

Date

Casey Rickey

SR Specialist OSP Design Engineer

870-897-7233 cr886s@att.com

AT&T Arkansas

Right-of-Way

PO Box 6505

Hot Springs, AR 71902



Summit Utilities
1400 Centerview Dr, Ste. 100
Little Rock, AR 72211
summitutilitiesinc.com

UTILITY RELEASE FORM

General Utility Easement, Public Access Easement, Alley, Street, R.O.W.

Utility Company: Summit Utilities Date: 07/11/2025

Requested Abandonment: Tokusen Drainage Easement

Legal Description:

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UTILITY COMPANY COMMENTS:

☒ No objections to the abandonment(s) described above.

☐ No objections to the abandonment (s) described above, provided the following easements are retained (Exhibit A).

☐ Objects to the abandonment(s) described above, reason described below.

Described
reasons for
objection or
easements to be
retained.

Austin Rankin

Signature of Utility Company Representative

Engineer

Title

TOKUSEN U.S.A., Inc.
1500 S. Amity Road
Conway, Arkansas 72032



EXHIBIT 4e

Phone: (501) 327-6800
Fax: (501) 327-0231

June 26, 2025

Conway Commercial Warehousing, LLC.
Mr. Joe Thielke

Re: Conway Industrial Park East - Block 5
Petition to vacate a public drainage easement

Dear Joe,

I am writing to give more detail about our previous discussions concerning a drainage easement on Tokusen property. Prior to 1989, there was a 35ft drainage easement that ran south along Thomas G. Wilson Drive. It continued south past William J. Clark approximately 600ft. At this point, the drainage easement turned East and was 20ft wide. It continued to flow east about 300ft until it exited our property and/or joined the ditch that generally separates Tokusen property and the Conway Commercial Warehousing land.

In 1991, Crist Engineers, Inc. (Little Rock, AR) designed a drainage catchment for Thomas G. Wilson Drive. This project was completed in 1992 and the water was re-directed around the NE Corner of the Tokusen site. The Tokusen site was re-graded by adding some 14ft of fill material on the east side. The drainage system for this area has proven to be sufficient.

The original drainage easements are still active and this appears to be an administrative oversight. As an abutting property owner, I am requesting your cooperation to resolve the issue. On behalf of Tokusen, I am petitioning the Conway City Council (Planning & Development) to abandon a portion of the easements on Tokusen property.

Please see the attached file(s) with a description of the easement to be vacated and a copy of our recent survey that highlights conflicts. I am requesting to close the portions that contain existing Tokusen building structures; whereby a drainage system is not practical.

I will be happy to address any questions you may have in this matter. And finally, I ask that you sign the Petition for Written Consent to Vacate these easements and the letter of concurrence. July 14 is my deadline to submit the application for consideration at the July 22 Council Meeting.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read "Jim McNeal", written over a light blue horizontal line.

Jim McNeal, PE
Corporate Advisor

EXHIBIT 4e

To: Conway City Council

Re: Petition of written consent for the vacating an easement
Conway Industrial Park – East
Blocks 2,3,4,5

1. I am an interested party in a matter involving the drainage in the land noted above.
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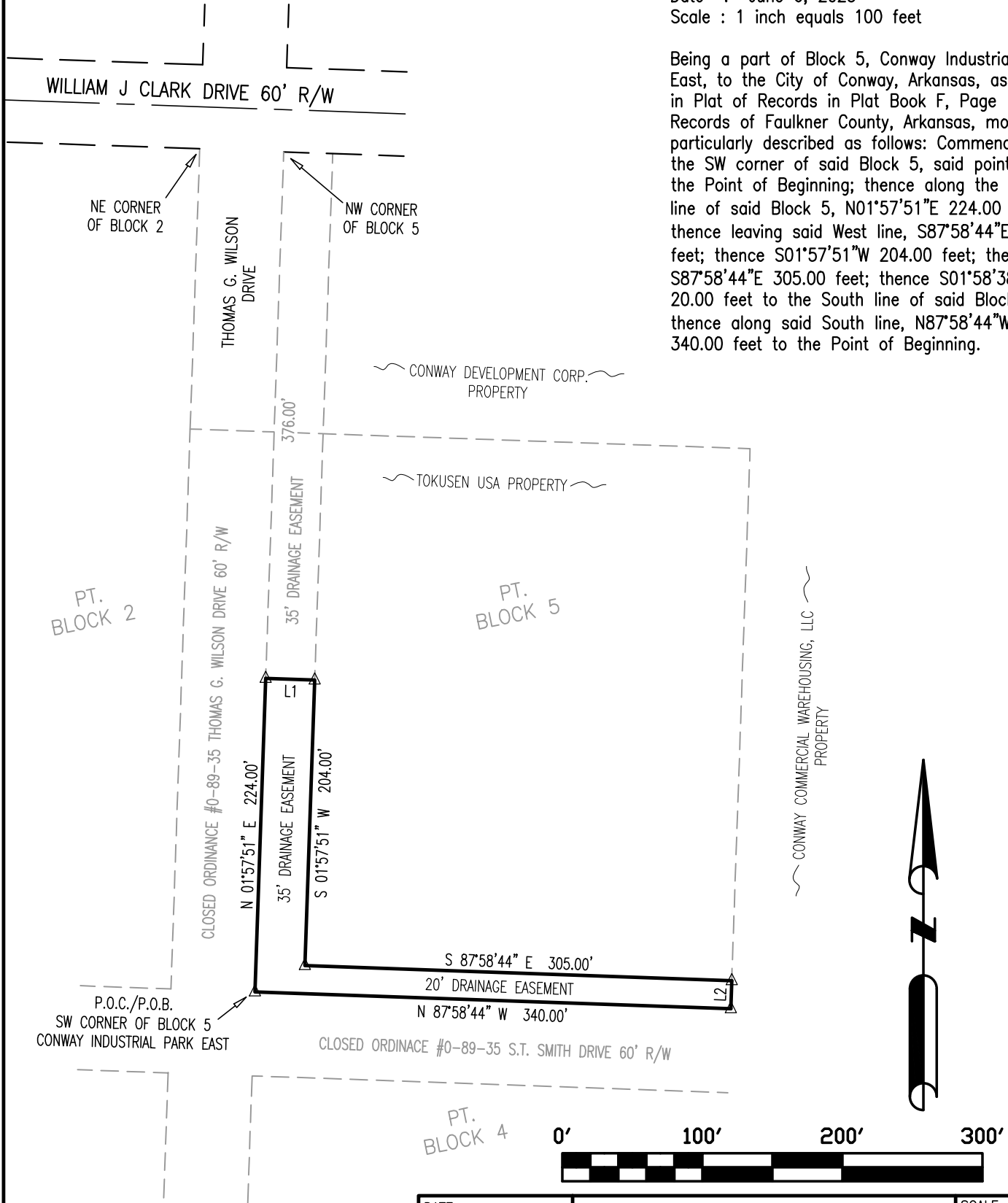


Conway Commercial Warehousing
Joe Thielke

7-1-2025
Date

Prepared for : Tokusen USA C/O: Jim McNeal
 Date : June 6, 2025
 Scale : 1 inch equals 100 feet

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 phone: 501.329.1400 | www.tylergroup.net
 fax: 501.327.3972 | email: info@tylergroup.net

SCALE: 1" = 100'

JOB NO: 1250251

JOB NAME: DRAINAGE CLOSURE

SHEET NO: 1 OF 1



City of Conway, Arkansas
Resolution No. R-25-_____

**A RESOLUTION OF INTENT REGARDING THE REIMBURSEMENT OF
CERTAIN COSTS AND EXPENSES INCURRED IN CONNECTION WITH
THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF ELECTRIC
GENERATION FACILITIES IN INDEPENDENCE COUNTY, ARKANSAS**

WHEREAS, the City of Conway, Arkansas (the “City”) owns an electric generation and distribution system (the “System”) serving the residents of the City, which System is operated and maintained by the Conway Corporation, a nonprofit corporation organized and existing under the laws of the State of Arkansas (the “Corporation”), pursuant to a lease from the City and an exclusive franchise to operate the System granted to the Corporation by the City; and

WHEREAS, the Corporation has determined that as a result of the planned closure in 2030 of the coal-fired Independence Steam Electric Station (the “ISES Facility”), of which the City is a partial owner, there is a need for additional owned electric generation capacity in order to economically provide reliable energy through the System to the residents of the City; and

WHEREAS, planning is underway for the construction of a large natural-gas fired electric generation facility (the “Replacement Facility”) to be constructed adjacent to the existing ISES Facility for the purpose of replacing generating capacity that will be lost as a result of the decommissioning of the ISES Facility, and the City and the Corporation are evaluating participation in the Replacement Facility through the purchase of an ownership interest therein; and

WHEREAS, if participation in the ownership of the Replacement Facility is finalized, the City will be responsible for funding its relative share of the costs of acquiring, constructing and equipping the Replacement Facility (the “Project”); and

WHEREAS, the Corporation has estimated that the City’s share of the costs of acquiring, constructing and equipping the Replacement Facility may approach \$100,000,000; and

WHEREAS, if the City and the Corporation approve participation in the ownership of the Replacement Facility, the Corporation intends to temporarily obtain the necessary funds to pay initial costs of the Project from reserves or from an unsecured bank loan until such time as the City approves an issue or issues of tax-exempt electric revenue bonds for such purpose; and

WHEREAS, the purpose of this Resolution is for the City to declare its “official intent” to reimburse itself or the Corporation for certain costs (incurred by or on behalf of the City and related to the Project) pursuant to Section 1.150-2 of the Regulations of the U.S. Department of Treasury promulgated pursuant to the provisions of the Internal Revenue Code of 1986, as amended;

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

Section 1. That the adoption of this Resolution is intended as the City's "official intent" to reimburse itself or the Corporation from the proceeds of tax-exempt bonds for costs of the Project and related expenses advanced by the City or the Corporation.

Section 2. That a copy of this resolution shall be furnished by the Mayor to any entity requesting such a copy in connection with the financing of the Project.

PASSED AND APPROVED this 12th day of August, 2025.

APPROVED:

By: _____
Bart Castleberry, Mayor

ATTEST:

By: _____
Denise Hurd, City Clerk/Treasurer

[S E A L]



City of Conway, Arkansas
Resolution No. R-25-_____

A RESOLUTION TO APPROVE PROFESSIONAL SERVICES TO PROVIDE FORESTRY PLANNING SERVICES FOR THE IMPLEMENTATION OF AN URBAN AND COMMUNITY FORESTRY PLAN; AND FOR OTHER PURPOSES

Whereas, the City of Conway was awarded \$250,000 to develop an Urban and Community Forestry Plan in Conway's Disadvantaged Tracts through the Urban and Community Forestry Inflation Reduction Act Grant; and

Whereas, the City of Conway has solicited professional services for qualified firms to submit qualifications to provide forestry planning services to complete the Urban and Community Forestry Plan; and

Whereas, the City received submittals from 3 firms: Davey Resource Group Inc., PlanIT Geo Inc., and Arbor Pro Inc. All submittals were evaluated and scored, resulting in a request to the Council to accept the highest ranked firm – Davey Resource Group.

Whereas, Davey Resource Group has provided a quote dated July 13, 2025, in the amount of \$248,788.00 for tree inventorying, software, tree canopy assessment, and urban forestry planning.

NOW, THEREFORE, BE IT RESOLVED BY THE CONWAY CITY COUNCIL THAT:

Section 1: The City of Conway will enter into an agreement with Davey Resource Group to provide professional services for forestry planning services to complete the Urban and Community Forestry Plan.

Section 2. Mayor Bart Castleberry is hereby authorized and directed to execute all appropriate agreements and contracts necessary to expedite the above stated project.

Section 3. That this Resolution shall be in full force and effect from and after its passage and approval.

THIS RESOLUTION was adopted this 12th day of August 2025.

Approved:

Bart Castleberry

Mayor

Attest:

Denise Hurd
City Clerk/Treasurer



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

**A RESOLUTION EXPRESSING THE APPROVAL AND ADOPTION OF THE FINAL REPORT FOR THE
DOWNTOWN DRAINAGE STUDY PROJECT**

Whereas, the city of Conway was awarded a grant through the Hazard Mitigation Grant Program (HMGP) to perform a flood drainage study and develop a mitigation strategy to reduce flooding; and

Whereas, Garver was selected to conduct the drainage study and produce a hydrologic and hydraulic report detailing the findings and cost estimates for remediation; and

Whereas, the Hazard Mitigation Grant Program requires grantees to adopt the final report from the drainage study and accept the results for grant close-out purposes; and

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

Section 1. The City of Conway does hereby express its adoption of the Downtown Drainage Study results and report.

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

PASSED this 12th day of August 2025.

Approved:

Mayor Bart Castleberry

Attest:

**Denise Hurd
City Clerk/Treasurer**



Downtown Drainage Study Report

One-Page Summary Report

(The full report can be provided upon request. The Final Report is a 97-page document and 27 MB.)

The City of Conway, Arkansas, contracted with Garver to conduct a drainage study of downtown Conway and to develop drainage improvement alternatives for the area. The project area was bounded by Mill Street to the North, Bruce Street to the South, Faulkner Street to the West, and Ingram Street to the East.

Garver's Tasks

- Review and update the existing hydraulic model of the downtown area developed by a previous consultant
- Develop alternatives for flood improvements
- Collect data, develop models, and integrate existing conditions
- Review of drainage concern areas that included:
 - Oak St. between Court Street and Chestnut Street, and Court Street between Main Street and Van Ronkle Street
 - Parkway Street between Oak Street and North Street
 - Oak Street between Front Street and Locust Street
 - Prairie Street between Front Street and Locust Street
 - Main Street between Front Street and Court Street, and Chestnut Street between Oak Street and Prairie Street
 - Front Street between Deer Street and College Avenue
 - Med Express Site near the intersection of Oak and Factory
 - Intersection of Oak and Harkrider
- Recommend proposed improvements with cost estimates

Recommended Sequencing	Project Name	Total Estimated Construction Cost	Total Estimated Project Cost
1	Med Express	\$ 2,171,936.00	\$ 2,664,674.00
2	Downstream Outlet Improvements	\$ 754,148.00	\$ 980,393.00
3A	Prairie St. and Locust Ave.	\$ 2,324,221.00	\$ 3,021,487.00
4A	Parkway St. and North St.	\$ 494,459.00	\$ 642,797.00
3B	Main St. and Chestnut St.	\$ 2,140,691.00	\$ 2,782,898.00
4B	Oak St. and Court St.	\$ 1,431,767.00	\$ 1,861,297.00
5	Front St. and College Ave.	\$ 582,647.00	\$ 757,441.00

Table 5 in the Summary Report detailing the cost estimates for sites (a more detailed cost estimate breakdown can be found in the Summary Report)

Conclusion

Based on the existing conditions hydraulic analysis conducted for the downtown area, several locations were identified for potential improvements. The proposed recommendations for each location are prioritized based on the severity of the issue and the feasibility of the proposed solutions.

Because the purpose of the study was to ensure that runoff is captured and conveyed before it can cause flooding, additional analysis may be required to determine if increasing flows need to be mitigated south of the downtown area. The proposed improvements outlined within the report are conceptual, and detailed design will be necessary for implementation.



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

A RESOLUTION EXPRESSING THE APPROVAL AND ADOPTION OF THE FINAL REPORT FOR THE CENTENNIAL CREEK DRAINAGE STUDY PROJECT

Whereas, the city of Conway was awarded a grant through the Building Resilient Infrastructure and Communities (BRIC) Grant Program to perform a flood drainage study and develop a mitigation strategy to reduce flooding; and

Whereas, Olsson (formerly FTN Associates) was selected to conduct the drainage study and produce a hydrologic and hydraulic report detailing the findings and cost estimates for remediation; and

Whereas, the Building Resilient Infrastructure and Communities (BRIC) Grant Program requires grantees to adopt the final report from the drainage study and accept the results for grant close out purposes; and

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

Section 1. The City of Conway does hereby express its adoption of the Centennial Creek Drainage Study results and report.

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

PASSED this 12th day of August 2025.

Approved:

Mayor Bart Castleberry

Attest:

**Denise Hurd
City Clerk/Treasurer**



Centennial Creek Drainage Study Report

One-Page Summary Report

(The full report can be provided upon request. The Final Report is a 49-page document and 16 MB.)

The City of Conway, Arkansas contracted with Olsson (formerly FTN Associates) to conduct a drainage/engineering study of the Centennial Creek drainage area to determine feasible alternatives to mitigate flash flooding. Hydrologic and hydraulic analysis were performed and mitigation alternatives were presented with benefit-cost analysis. The project area contains streets and homes along the reach of Centennial Creek and its tributaries from Tyler Street to College Avenue (including Victoria Park Phase V and Nottingham Phase II).

Olsson's Tasks

- Review existing development and survey information from the Project area
- Gather available topographic data (i.e., LiDAR data) and measure stormwater features needed for use in hydrologic and hydraulic modeling
- Develop combined hydrologic and hydraulic model to represent rainfall runoff in the surface and subsurface drainage systems
- Calculate runoff from the 100-, 50-, 20-, 10-, 4-, 2-, 1-percent-annual-chance (1-, 2-, 5-, 10-, 25-, 50-, and 100-year) events
- Calculate water surface elevations and flooding depths for existing conditions by modeling the overland and subsurface stormwater conveyance systems in the Project area
- Review existing conditions model results for accuracy to develop proposed system improvement alternatives

Proposed Alternatives:

1. Increased Existing Stormwater Infrastructure
2. Right-Side Improvements
3. Vegetated Swales
4. Vegetated Swales with Pond
5. Vegetated Swales with Pond and Right-Side Improvements
6. Combination of Alternative 2 through 5

Conclusion

After completing the six Proposed Alternatives, modeling results indicated that no single proposed improvement alternative could completely resolve the flooding issues. The flooding is largely due to the significant amount of overland flow from both Centennial Creek and its tributaries converging simultaneously at the identified problem area within the Project area. Alternatives 5 and 6 displayed the largest reduction of 2.3 feet. Alternatives 4, 5, and 6 showed large improvements for all events compared to Alternatives 1 and 2. Alternative 3 was only impactful on smaller flood events.

Table 6. Summary of Benefit Cost Ratios for Proposed Alternatives.

Alternative	Total Project Benefit (\$)	Total Project Cost (\$)	BCR
1	\$68,364.00	\$1,638,050.00	0.04
2	\$62,107.00	\$54,300.00	1.14
3	\$303,626.00	\$255,210.00	1.19
4	\$4,726,071.00	\$3,620,000.00	1.31
5	\$5,057,786.00	\$9,623,630.00	0.52
6	\$9,020,220.00	\$11,046,430.00	0.82



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 1020 GUM STREET AND 1102 GUM STREET FROM C-3 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 **July 21, 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 **C-3** symbols and indications as shown on the Zoning District Boundary Map in an area described as follows:

LOTS 6 AND 7 BLK 3 ERBACHER ADDN

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 12th date of August, 2025.

Approved:

Mayor Bart Castleberry

Attest:

Denise Hurd
City Clerk/Treasurer



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

MEMO

To: Mayor Bart Castleberry
cc: City Council Members

From: Lori Quinn, 2025 Planning Commission Chairwoman
Date: August 12, 2025

Re: Request to rezone the property located at 1020 Gum St and 1102 Gum St from C-3 to R-2

Shane Causey, of SCAS Ventures, LLC, has requested to rezone property located at 1020 and 1102 Gum St from C-3 to R-2, with the following legal description:

LOTS 6 AND 7 BLK 3 ERBACHER ADDN

There is a mix of zoning in this area. Properties located directly north of these two lots are zoned R-2. A rezoning to R-2 is not out of character given the surrounding zonings. The Comprehensive Plan designates this area as Commercial; however, residential uses are present to the north and west. This rezone is appropriate for the area and will not likely harm adjacent property. Traffic impact for this development will likely be minimal.

The Planning Commission reviewed the request at its regular meeting on July 21, 2025, and voted 7-0 that the request be forwarded to the City Council with a recommendation for approval.

Please advise if you have any questions.

T4

Merriman St

Gum St

R-2

C-3

C-3

Zoning



City Limits

Zoning Codes



C-3



R-2



T4



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

MEMO

To: Mayor Bart Castleberry
cc: City Council Members

From: Lori Quinn, 2025 Planning Commission Chairman
Date: August 12, 2025

Re: Conditional Use request to allow Barber or Beauty Shop use in the O-3 zone for property located at 306 Salem Road

John Pennington, of Boardwalk, LLC, has requested to allow the barber/beauty shop use in the O-3 zone for property located at 306 Salem Rd, with the following legal description:

BEING A PART OF THE NW1/4 SW1/4 OF SECTION 11, T-5-N, R-14-W, FAULKNER COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF SAID NW1/4 SW1/4; THENCE ALONG THE WEST LINE OF SAID NW1/4 SW1/4, N00°03'30"E 427.14 FEET; THENCE LEAVING SAID WEST LINE, EAST 40.00 FEET TO THE POINT OF BEGINNING; THENCE EAST 255.15 FEET; THENCE S00°03'30"W 145.14 FEET; THENCE S58°26'26"W 175.00 FEET; THENCE N31°17'22"W 80.00 FEET; THENCE S58°15'59"W 61.72 FEET TO A POINT ON THE WEST RIGHT OF WAY OF SALEM ROAD; THENCE ALONG SAID RIGHT OF WAY, N07°59'04"W 86.11 FEET; THENCE N00°03'30"E 115.54 FEET TO THE POINT OF BEGINNING, CONTAINING 1.11 ACRES, MORE OR LESS.

The existing site is a multi-tenant office building that is currently being used for office services such as an attorney's office, leasing agency, speech therapist, and insurance office. A Barber or Beauty Shop is not allowed by right in the O-3 zone but is allowed via an approved conditional use permit. The Comprehensive Plan indicates this property as Single-Family. This corridor, east of Salem Rd and north of Tucker Creek Trail, has not been developed as such, nor would it be appropriate for single-family land use.

There is an existing Conditional Use Permit (No. 1236, USE2006JAN02) at the site granting Religious Activities with 6 conditions that was approved by City Council on 1/24/2006; this conditional use permit will be voided in replacement of this new permit, as the applicant has indicated that use is no longer required. Due to the size of suite space and already established parking and building design, Beauty Shop land use should have minimal, if any, impact on the existing site as is.

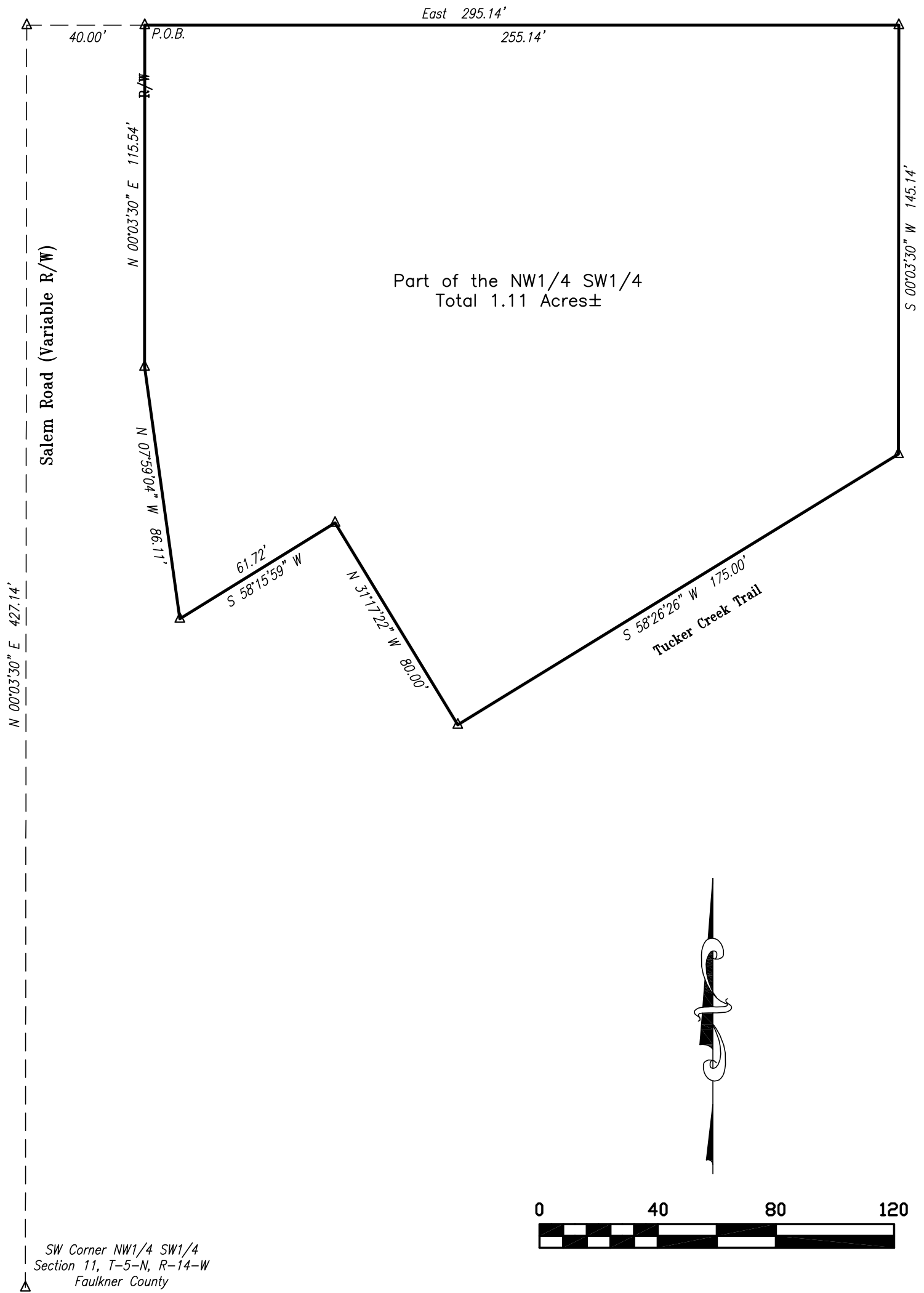
Staff proposes the following conditions:

1. Treatments are limited to that of a Beauty Shop.
2. Existing hours of operation established for office uses by Conditional Use Permit No. 1236 (8:00am—6:00pm, Monday through Saturday) shall remain in effect for the entire development.
3. All signage shall conform to the Conway Sign Code.

4. No zoning variance, which could result from the commencement of the conditional use, may be considered.
5. Any changes to or expansion of the approved use shall require an amended or new conditional use permit.
6. 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.
7. 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 July 21, 2025, and voted 7-0 that the request be forwarded to the City Council with a recommendation for approval.

Please advise if you have any questions.




Prepared for: Boardwalk LLC (C/O: John Pennington)
Date: July 15th, 2025
Scale: 1 inch equals 40 feet

Being a part of the NW1/4 SW1/4 of Section 11, T-5-N, R-14-W, Faulkner County, Arkansas
more particularly described as follows:

Commencing at the SW corner of said NW1/4 SW1/4; thence along the West line of said NW1/4 SW1/4, N00°03'30"E 427.14 feet; thence leaving said West line, East 40.00 feet to the point of beginning; thence East 255.15 feet; thence S00°03'30"W 145.14 feet; thence S58°26'26"W 175.00 feet; thence N31°17'22"W 80.00 feet; thence S58°15'59"W 61.72 feet to a point on the West Right of Way of Salem Road; thence along said Right of Way, N07°59'04"W 86.11 feet; thence N00°03'30"E 115.54 feet to the point of beginning, containing 1.11 acres, more or less.

Subject to all roadways, easements and reservations that are of record or physically in place.

DATE: 7/15/2025	<div><div>Tyler Group</div><div>surveying.mapping.engineering</div><div>240 SKYLINE DR. STE 3000/CONWAY, AR. 72032</div><div>phone: 501.329.1400 www.tylergroup.net</div><div>fax: 501.327.3972 email: info@tylergroup.net</div></div>	SCALE: 1"=40'
FIELD WORK BY: N/A		JOB NO: 125-0434
DRAWN BY: PBH		JOB NAME: Pennington Legal
CHECKED BY: RPG		SHEET NO: 1 OF 1

R-2

PUD

Wicket St

Salem Rd

R-2

O-3

R-2

Zoning



City Limits

Zoning Codes



O-3



PUD



R-1



R-2

R-1



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(501) 450-6105 • planningcommission@conwayarkansas.gov

MEMO

To: Mayor Bart Castleberry
cc: City Council Members

From: Lori Quinn, 2025 Planning Commission Chairman
Date: August 12, 2025

Re: Conditional Use request to allow Religious Facilities in the O-2 zone for property located at 4595 Prince Street

Jim Hays, on behalf of Grace Presbyterian Church, has requested to allow the Religious Facilities use in the O-2 zone for property located at 4595 Prince St, with the following legal description:

LOT-2BR OF 4555 PRINCE ST. LLC REPLAT OF LOT 2 REPLAT

The applicant is proposing a religious facility at 4595 Prince St. The zoning is O-2. This property is located near a large single-family residential area of the city. As conditioned, the Conditional Use Permit would likely not negatively impact adjacent properties and will allow for appropriate redevelopment of the property.

Staff proposed the following conditions:

1. The development is limited to religious activities.
2. Vinyl siding as a primary cladding material shall be prohibited; vinyl siding/shingles may only be used on gables and dormers or as accent materials.
3. The development shall be subject to site development review in accordance with Article 10 of the Zoning Code.
4. Enhanced landscaping shall be provided along all parking areas adjacent to residential dwellings with additional shrubs, installed in the form of a hedgerow, required to screen parking, mechanical equipment, and/or dumpster/trash enclosure.
5. All signage shall be permitted and installed in accordance with the Conway Sign Code.
6. No zoning variance, required as a result of the commencement of the conditional use, may be requested.
7. Any changes to or expansion of the approved use shall require an amended or new conditional use permit.
8. The conditional use approval shall become null and void if the use is not commenced within ~~18~~ 24 months from the date of approval of this permit.*
9. The conditional use permit shall expire if the use ceases for a consecutive period of greater than ~~18~~ 24 months.*

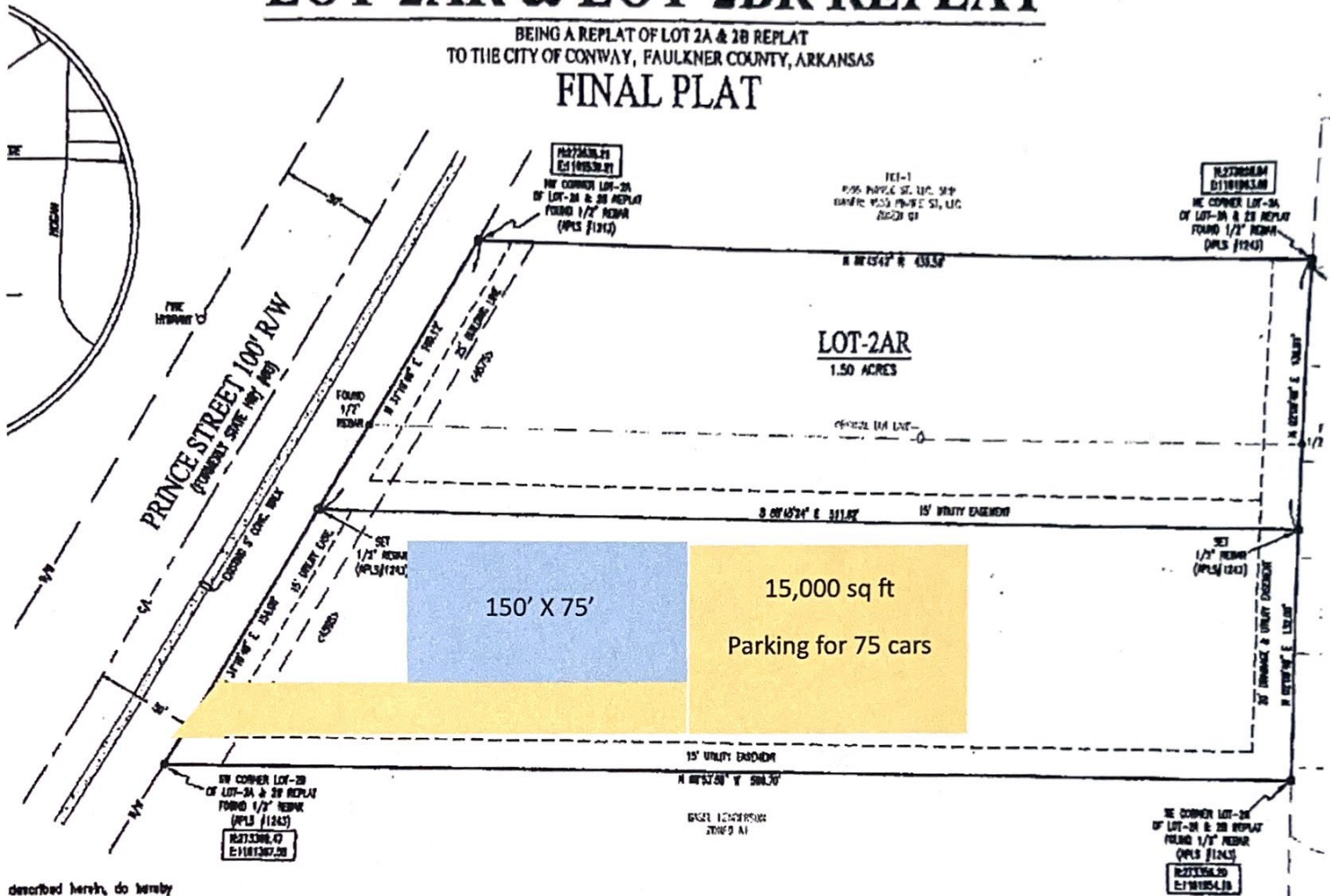
*Conditions amended by the Planning Commission at the referenced meeting.

The Planning Commission reviewed the request at its regular meeting on July 21, 2025, and voted 7-0 that the request be forwarded to the City Council with a recommendation for approval.

Please advise if you have any questions.

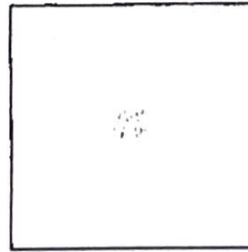
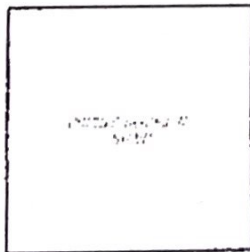
LOT-2AR & LOT-2BR REPLAT

BEING A REPLAT OF LOT 2A & 2B REPLAT
TO THE CITY OF CONWAY, FAULKNER COUNTY, ARKANSAS
FINAL PLAT



described herein, do hereby
to hereby by off, plat,
do hereby dedicate to the
to.) as shown on said plat.

* Certificate of Recordings:



presents a boundary survey
person actually exist and
minimum requirements of
been met.

Signed
Circuit Clerk, Nancy Eathman

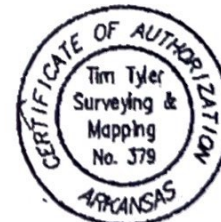
State of Arkansas

her conditions and approval
This Certificate is hereby
here.

Legal Description: (Lot-2AR & Lot-2BR Replat)

Being a Replat of Lot 2A and Lot 2B Replat to the City of Conway Arkansas,
Faulkner County as shown on Plat of Records in Document #P202300029,
Records of Faulkner County, Arkansas, containing 3.18 acres, more or less.

This plat was prepared by Tim P. Tyler, Arkansas Professional Land Surveyor
No. 1243 240 Hwy 80 North, Conway Arkansas 72032 Phone 501-329-1400



- Notes:
- The Zoning of this property is
 - Iron pipe are set at all lot cor
 - All easements shall be for per
 - All easements are as shown.
 - Building lines are as shown.
 - This Lot is subject to all road
 - subdivisions as shown on this plat
 - This property is not in the 10
 - Flood Insurance Rate Map #05
 - 13-06-2449P effective 4-30-
 - This property is serviced with
 - and Electric.
 - At the time of plat filing, lots
 - extension will be required prior
 - Date of Plat 4-23-2024
 - Error of closure is 1 to 1956
 - This property is referenced to
 - Every lot must slope to a str
 - Fire hydrants shall be placed
 - in a commercial/industrial sub
 - from the hydrant located on 1
 - CFD: All construction shall con
 - Prevention Code etc. Roads, a
 - Sidewalks are existing at the
 - during future development, the
 - standards or as required by a
 - with City of Conway Transport
 - Easements and building lines
 - per Doc. #P202300029 are re
 - rededicated as shown with the



BEARINGS BASED ON ARKANSAS GRID NORTH AND
AS DETERMINED BY GPS. RELATIVE POSITIONAL
ACCURACY MEETS ARKANSAS MINIMUM STANDARDS.

O-2

Ridgemere Cir

O-2

A-1

Prince St

PUD

Penn Ave

Wescon Ln

Harvard Ave

Zoning



City Limits

Zoning Codes



A-1



C-2



O-2



PUD

A-1

PUD

Alley



City of Conway, Arkansas
Resolution No. R-25-_____

A RESOLUTION ACCEPTING THE DONATION OF A CAT EXCAVATOR FROM THE CONWAY ADVERTISING AND PROMOTION COMMISSION TO THE CITY OF CONWAY PARKS & RECREATION DEPARTMENT; AND FOR OTHER PURPOSES.

Whereas, the Conway Parks & Recreation Department identified a need for additional equipment to assist with trail and park maintenance throughout the city's park system; and

Whereas, the Conway Advertising and Promotion Commission has purchased a used CAT Excavator to support these ongoing maintenance efforts; and

Whereas, the CAT Excavator (Model 301.8, Serial Number 0H8X02793) has been donated to the City of Conway Parks & Recreation Department with an estimated value of \$25,000.

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

Section 1. The City of Conway does hereby accept the donation of the CAT Excavator (Model 301.8, Serial Number 0H8X02793) from the Conway Advertising and Promotion Commission, with a declared value of \$25,000.

Section 2. The aforementioned equipment shall be added to the inventory of the Conway Parks & Recreation Department.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

PASSED this 12th day of August, 2025.

Approved:

Mayor Bart Castleberry

Attest:

Denise Hurd
City Clerk/Treasurer



City of Conway, Arkansas

Ordinance No. O-25-__

AN ORDINANCE ACCEPTING AND APPROPRIATING DONATION FUNDS FROM THE BEST FRIENDS ANIMAL SOCIETY FOR THE CONWAY ANIMAL SERVICES; AND FOR OTHER PURPOSES.

Whereas, a grant in the amount of \$1,000 was received from Best Friend's Animal Society through the Partner up Transfer Challenge; and

Whereas, the grant will be used to replenish funding in the Conway Animal Services Miscellaneous supplies account.

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

Section 1. The City of Conway shall accept funds in the amount of \$1,000 and appropriate said funds from the Other Grant Revenues Account (399.000.4752) to the Miscellaneous Supplies Account (399.127.5699).

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

PASSED this 12th day of August 2025.

Approved:

Mayor Bart Castleberry

Attest:

Denise Hurd
City Clerk/Treasurer