

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, April 28th, 2026 City Council Agenda

Conway Municipal Building, City Council Chambers
1111 Main Street, Conway, AR 72032
www.conwayarkansas.gov

<u>5:30 pm Committee Meeting:</u>	Department Updates (Police & Fire)
<u>6:00 pm Council Meeting:</u>	City Council Meeting
<u>Call to Order:</u>	Mayor Bart Castleberry
<u>Roll Call:</u>	Denise Hurd, Clerk/Treasurer
<u>Minutes Approval:</u>	April 14 th , 2026
<u>Mayor's Special Recognition:</u>	Conway High School Girls Varsity Bowling Conway High School Unified Basketball Team
<u>Monthly Financial Report</u>	March 31 st , 2026

A. Public Hearing:

1. Public hearing to discuss the vacating of the right of way for the unimproved street west of Sherwood Lane.

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 April 28th, 2026, City Council agenda.
2. Resolution to approve professional certified public accountant services for the Advertising and Promotion Commission.
3. Ordinance appropriating funds for repayment of the loan for the construction of a T-hangar for the Conway Regional Airport.
4. Resolution to approve the architect and the use of Community Block Grant funding for the Airport Park Improvement Project.
5. Ordinance to vacate the right-of-way for the unimproved street to the west of Sherwood Lane.
6. Ordinance to rezone property located at 1355 Sherwood Lane from A-1 to R-2.
7. Ordinance accepting the annexation of certain lands comprised of +/- 5.34 acres located at 226 Sturgis Road.
8. Ordinance to rezone property located at 2270 Rosemary Drive from R-1 to R-2.

9. Ordinance to rezone property located at 2800 College Avenue from R-1 to MF-3.
10. Consideration to approve a conditional use permit to allow religious activities in the A-1 zone for property located at 2275 Victory Lane.
11. Consideration to approve a conditional use permit to allow single family residential use in the O-2 zone for property located at 1511 Caldwell Street.

C. New Business

1. Resolution to establish a list of qualified vendors for outside legal representation for the City of Conway.

Adjournment

MINUTES OF THE CITY COUNCIL, CITY OF CONWAY, ARKANSAS

Conway, Arkansas
Tuesday, 6:00 pm
April 14, 2026

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 Hawks, Councilman Jones, and Councilwoman Isby. Also, present and acting: Mayor Bart Castleberry, City Clerk Denise Hurd, and City Attorney Charles Finkenbinder. Councilman Ledbetter was not present.

Call to Order: Mayor Bart Castleberry

Roll Call: Denise Hurd, City Clerk

Minutes: March 24th, 2026

Councilwoman Isby made a motion to approve the minutes of the City Council meeting on March 24th as submitted. Councilwoman Mehl seconded the motion. The motion carried 7-0.

A. Public Hearing

1. Public hearing on the 2026-2030 Consolidated Plan & 2026 Action Plan for the Community Development Department.

Mayor Castleberry opened the Public Hearing. There was no one present to speak for or against the matter. Mayor Castleberry declared the public hearing closed.

Report of Standing Committees:

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

1. Resolution authorizing the execution of agreements in conjunction with the replacement of Independence Steam Electric for Conway Corporation.

R-26-11

Mayor Castleberry presented Item B1 to the Council. Jason Carter, Attorney with the Municipal League, reminded the Council of the meetings and discussions regarding this matter last year, and said that there is now an opportunity to expand our interest from 4% to 4.095%, adding that the agreement is efficient and affordable. City Attorney Charles Finkenbinder clarified that in the agreement, Oceola remains responsible for the old plant. Mr. Carter confirmed that all rights and obligations with the existing coal plant remain with Oceola, which includes both the cost of demolition and environmental remediation. Councilman Hawkins made a motion to adopt the Resolution and Councilwoman Isby seconded it. A vote was called and the Resolution passed 7-0.

C. 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 April 14th, 2026 City Council agenda.

Councilwoman Isby made a motion to approve, and Councilwoman Mehl seconded it. A vote was called and the motion carried 7-0.

2. Consideration to approve the nominations to the Conway Civil Service Commission.

Councilman Hawkins presented the nominations of Mark Vaught and Susan Wilson to serve a six-year term on the Conway Civil Service Commission and made a motion to approve the nominations. Councilman Spurgers seconded the motion to approve. A vote was called and the motion carried 7-0.

3. Resolution setting a public hearing to discuss the vacating of the right-of-way for the unimproved street to the west of Sherwood Lane.

R-26-12

Councilman Hawkins presented Item C3 to the Council. Anne Tucker showed the Council a plan of the lots that Mr. Hal Crafton has purchased that included an unimproved street that he would like to have closed in order to create access to the property elsewhere. Councilman Hawkins stated that the public hearing would take place on April 28th, at 6:00 pm. Councilwoman Isby made a motion to adopt the Resolution and Councilwoman Mehl seconded it. A vote was called and the Resolution was adopted 7-0.

4. Resolution to approve the submittal of the 2026-2030 Consolidated Plan & Action Plan for the Community Development Department.

R-26-13

Councilman Hawkins presented Item C4 to the Council. Shawanna Rodgers said that the plans would be submitted to HUD after the 30 comment period. Councilwoman Isby made a motion to adopt the Resolution and Councilwoman Mehl seconded it. A vote was called and the Resolution was adopted 7-0.

5. Resolution approving the Conway Housing Rehabilitation and Small Business Grants programs for the Community Development Department.

R-26-14

Councilman Hawkins presented Item C5 to the Council. Shawanna Rodgers told the Council this Resolution would approve and allow those programs to begin on July 1, 2026. Councilman Jones made a motion to adopt the Resolution and Councilwoman Isby seconded it. A vote was called and the Resolution was adopted 7-0.

6. Ordinance approving the private club permit location for RallyX Hospitality, LLC, dba: Crush Yard at 565 Front Street.

O-26-22

Councilman Hawkins presented Item C6 to the Council. The applicant Zach Saxion was present to represent Crush Yard. Councilwoman Isby made a motion to adopt the Ordinance and Councilman Hawks seconded the motion. The Clerk called the roll with the following voting "Aye": Councilman Spurgers, Councilman Hawkins, Councilwoman Mehl, Councilman Jones, Councilman Hawks, Councilwoman Isby, and Councilman Grimes. The Ordinance passed 7-0.

7. Ordinance approving the private club permit location for RCC Conway, LLC, dba: Rotolo's Craft & Crust at 2555 Prince Street.

O-26-23

Councilman Hawkins presented Item C7 to the Council. Matthew Brown was present to represent the applicant. Councilwoman Isby made a motion to adopt the Ordinance and Councilman Spurgers seconded it. The Clerk called the roll with the following voting "Aye": Councilman Grimes, Councilman Jones, Councilwoman Mehl, Councilman Spurgers, Councilman Hawks, Councilwoman Isby, and Councilman Hawkins. The Ordinance passed 7-0.

8. Resolution to approve the low bid and enter into an agreement for the Court Street Alleyway Project.

R-26-15

Councilman Hawkins presented Item C8 to the Council. Kurt Jones told the Council that this is the alleyway that runs between Main and Oak Streets, and between Court and Chestnut Streets. He said that the plan is to create park-like amenities in the area with vehicle as well as pedestrian access. He added that one of the improvements is a plan to consolidate trash services in the alleyway with a trash compactor for use by the businesses that share the space. He told the Council that the low bidder on the project was Fureigh Heavy Construction at \$1,690,042.27. Councilwoman Isby made a motion to adopt the Resolution approving the low bid from Fureigh Heavy Construction and Councilwoman Mehl seconded it. A vote was called, and the Resolution passed 7-0.

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

1. Consideration to remove and dispose of inventory (boat and vehicle) for Conway Parks & Recreation.

Councilman Hawkins presented Item D1 to the Council. Andrew Thames told the Council that the items were no longer in use and asked that they be removed from inventory. Councilwoman Isby made a motion to approve the removal of the items and Councilman Hawks seconded it. A vote was called and the motion carried 7-0.

2. Resolution to approve the submission of the TAP/RTP grant for Conway Parks & Recreation.

R-26-16

Councilman Hawkins presented Item D2 to the Council. Andrew Thames told the Council that the grant is for Laurel Park to improve the trail around the park that is crushed gravel and replace it with a 10' paved path around the park. He added that this is an 80/20% match with an investment of \$25,000 by the City, which would come from A&P revenue. Councilman Hawkins made a motion to adopt the Resolution and Councilwoman Isby seconded it. A vote was called and the Resolution passed 7-0.

3. Resolution to approve the City to enter into an agreement for the Don Owens Sports Complex Renovation Project for Conway Parks & Recreation.

R-26-17

Councilman Hawkins presented Item D3 to the Council. Andrew Thames told the Council that there was an RFP sent out which drew a lot of interest in the project. He added that H&N Architects had been selected and asked for approval for the agreement with them, to produce drawings and plans for the concession stands, restrooms, storage areas, dugouts and all of the main complex, excluding the fields. He said that they expected the design phase to move quickly and construction to begin in the fall. Councilwoman Isby made a motion to adopt the Resolution approving entering into an agreement with H&N Architects and Councilwoman Mehl seconded it. A vote was called, and the Resolution passed 7-0.

E. Public Safety Committee (Police, Fire, CEOC, District Court, & Information Technology)

1. Ordinance to appropriate funding for office furniture for District Court.

O-26-24

Mayor Castleberry presented Item E1 to the Council. He told the Council that the City Attorney's Office had relocated to the new Transportation Department building, and the space was offered to the District Court Judges. Judge David Hogue addressed the Council asking for \$25,000 to be

MINUTES OF THE CITY COUNCIL, CITY OF CONWAY, ARKANSAS

approved for furnishings for the offices. 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 Hawks, Councilman Jones, Councilwoman Mehl, Councilman Hawkins, Councilman Grimes, Councilman Spurgers, and Councilwoman Isby. The Ordinance passed 7-0.

2. Consideration to remove from inventory (computers) for the Conway Police Department

Mayor Castleberry presented Item E2 to the Council. Chief Harris told the Council that the computers were obsolete or broken. Councilman Hawkins made a motion to approve the consideration for removal and Councilwoman Isby seconded it. A vote was called and the motion carried 7-0.

3. Consideration to remove inventory (K9 Chase) for the Conway Police Department.

Mayor Castleberry presented Item E3 to the Council. Chief Harris told the Council that K9 Chase was nine years old and has had some health issues and recommended that he be removed to live out his years with his handler. Councilman Hawkins made a motion to approve the consideration to retire K9 Officer Chase and Councilman Hawks seconded the motion. A vote was called and the motion carried 7-0.

4. Ordinance authorizing personnel changes within the Conway Fire Department.

O-26-25

Mayor Castleberry presented Item E4 to the Council. Chief Weidower addressed the Council saying that there was a need to reclassify the Captain's position to a Battalion Chief to add another level of promotion. He added that there would be no impact to this year's budget. 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, Councilwoman Mehl, Councilman Hawks, Councilman Spurgers, Councilman Jones, Councilwoman Isby, and Councilman Grimes. The Ordinance passed 7-0.

Adjournment-----

PASSED this 14th day of April, 2026

APPROVED:

Mayor, Bart Castleberry

City Clerk, Denise Hurd



City of Conway, Arkansas
Monthly Financial Reports
March 31, 2026

City of Conway
 Monthly Financial Report - General Fund
 For the month ended March 31, 2026



Revenues	Budget	Month Activity	Year to Date	Encumbered	(Over)/Under Budget	% Expend/Collect
Property Tax	5,300,000	102,120	530,256		4,769,744	10%
Payments in Lieu of Tax	30,000	-	-		30,000	0%
State Tax Turnback	2,900,000	65,626	260,760		2,639,240	9%
Sales Tax	31,500,000	2,269,742	7,901,704		23,598,296	25%
Beverage Tax	650,000	-	51,022		598,978	8%
Franchise Fees	4,399,720	464,479	1,262,480		3,137,240	29%
Licenses and Permits	654,000	41,292	88,626		565,374	14%
Public Safety	4,205,900	76,439	572,756		3,633,144	14%
Community Center	2,428,427	87,321	145,713		2,282,714	6%
Parks & Recreation	1,087,400	118,116	352,661		734,739	32%
Interest Income	900,000	51,456	165,150		734,850	18%
Contributions and Donations	-	500	1,350		(1,350)	-
Grant Revenue	-	-	196,739		(196,739)	-
Lease Revenue	70,000	-	12,008		57,992	17%
Proceeds from Sale of Assets	-	259	2,940		(2,940)	-
Transfers In	770,000	-	-		770,000	0%
Insurance Proceeds	-	16,597	33,870		(33,870)	-
Miscellaneous Revenues	25,000	3,701	13,082		11,918	52%
Total Revenues	54,920,447	3,297,649	11,591,119		43,329,328	21%
Expenditures						
Admin (Mayor, HR)	1,257,189	96,602	262,247	3,560	991,382	21%
Finance	548,677	27,956	78,556	-	470,121	14%
City Clerk/Treasurer	182,358	13,529	40,147	-	142,211	22%
City Council	102,734	7,734	14,284	-	88,450	14%
Planning	723,418	83,502	193,913	11,538	517,968	27%
Physical Plant	1,016,273	103,460	226,819	10,514	778,939	22%
Information Technology	1,801,439	81,381	278,330	4,014	1,519,095	15%
Permits and Inspections	661,171	48,138	135,644	295	525,232	21%
Community Center	4,772,231	240,249	512,898	10,451	4,248,881	11%
Nondepartmental	1,590,388	337,627	666,472	17,710	906,206	42%
Police	18,582,470	1,298,368	4,348,064	169,788	14,064,617	23%
CEOC	4,229,426	519,771	960,517	299,936	2,968,973	23%
Animal Welfare	618,055	47,937	128,512	5,519	484,024	21%
Municipal District Court	991,418	80,082	214,755	2,670	773,993	22%
City Attorney	679,385	51,276	150,524	4,015	524,845	22%
Fire	15,553,046	1,086,714	3,388,772	272,182	11,892,092	22%
Parks	4,725,929	401,522	990,021	48,382	3,687,526	21%
Total Expenditures	58,035,607	4,525,847	12,590,478	860,574	44,584,555	22%
Net Revenue/(Expense)	(3,115,160)		(999,359)			

*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
2026

Fund Balance Appropriations

<u>Ordinance</u>	<u>Date</u>	<u>Description</u>	<u>Amount</u>
O-25-112	12/9/25	Potential operating deficit for Community Center	600,000
O-26-20	3/24/26	Ballistic plates for police bulletproof vests	88,372
O-26-21	3/24/26	New vehicle leasing program	40,000
			<u>\$ 728,372</u>

City of Conway
 Balance Sheet - General Fund
 As of March 31, 2026



Cash - Operating	10,211,758
Cash - Reserve	2,012,495
Petty Cash	715
Taxes Receivable	5,379,139
Accounts Receivable	5,558,247
Lease Receivable	444,839
Due from Other Funds	256,707
Due from Street	45,409
Fuel Inventory	(2,157)
General Inventory	585
<i>Assets</i>	<u>23,907,739</u>
Insurance and Benefits Payable	22,447
Event Deposits	9,450
Held for Others - Crimestopper Reward	5,000
Held for Others - Performance Bonds	5,195
Due to Other Funds	524,644
Deferred Revenue	5,370,468
Unearned Revenue	1,383,593
<i>Liabilities</i>	<u>7,320,798</u>
<i>Fund Balance</i>	<u>16,586,941</u>
<i>Total Liabilities & Fund Balance</i>	<u>23,907,739</u>

*All figures are unaudited

City of Conway
 Monthly Financial Report - Street Fund
 For the month ended March 31, 2026



	<u>Budget</u>	<u>Month</u> <u>Activity</u>	<u>Year to</u> <u>Date</u>	<u>Encumbered</u>	<u>(Over)/Under</u> <u>Budget</u>	<u>%</u> <u>Expend/Collect</u>
Revenues						
Ad Valorem Tax	1,800,000	37,503	195,252		1,604,748	11%
Payments in Lieu of Tax	10,000	-	-		10,000	0%
State Tax Turnback	5,000,000	335,484	1,099,614		3,900,386	22%
Severance Tax	100,000	13,607	29,580		70,420	30%
State Tax Turnback - Wholesale	420,000	27,779	87,630		332,370	21%
Sales Tax	420,000	31,219	110,132		309,868	26%
Engineering Fees	10,000	550	1,050		8,950	11%
Fees for Street Cuts	225,000	15,605	27,257		197,743	12%
Insurance Proceeds	-	120	120		(120)	-
Interest Income	200,000	18,954	57,314		142,686	29%
Total Revenues	8,185,000	480,821	1,607,950	-	6,577,050	20%
Expenditures						
Personnel Costs	3,458,178	221,983	713,081	-	2,745,097	21%
Other Operating Costs	4,813,617	728,599	1,488,240	139,528	3,185,849	31%
Total Operating Costs	8,271,795	950,581	2,201,321	139,528	5,930,946	27%
Capital Outlay	868,309	16,918	294,494	102,503	471,313	34%
Total Expenditures	9,140,105	967,499	2,495,815	242,031	6,402,259	27%
Net Revenue/(Expense)	(955,105)		(887,865)			

*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

2026

Fund Balance Appropriations

<u>Ordinance</u>	<u>Date</u>	<u>Description</u>	<u>Amount</u>
O-26-03	1/13/26	Settlement of lawsuit with Tom Watson Construction	71,000
O-26-21	3/24/26	New vehicle leasing program	20,000
			<u>\$ 91,000</u>

City of Conway
Balance Sheet - Street Fund
As of March 31, 2026



Cash - Operating	4,871,360
Taxes Receivable	75,371
Accounts Receivable	2,012,347
Due from Other Funds	483,738
<i>Assets</i>	<u>7,442,817</u>
Insurance and Benefits Payable	2,139
Due to General Fund	45,409
Deferred Revenue	1,968,990
<i>Liabilities</i>	<u>2,016,538</u>
<i>Fund Balance</i>	5,426,278
<i>Total Liabilities & Fund Balance</i>	<u>7,442,817</u>

*All figures are unaudited

City of Conway
 Monthly Financial Report - Sanitation
 For the month ended March 31, 2026



Revenues	<u>Budget</u>	<u>Month</u> <u>Activity</u>	<u>Year to</u> <u>Date</u>	<u>Encumbered</u>	<u>(Over)/Under</u> <u>Budget</u>	<u>%</u> <u>Expend/Collect</u>
Sanitation Fee Rev-Residential	10,350,000	829,079	2,752,530		7,597,470	27%
Proceeds - Recycled Materials	450,000	6,050	60,796		389,204	14%
Landfill Fees - General	400,000	14,006	86,502		313,498	22%
Interest Income	950,000	72,265	209,236		740,764	22%
Miscellaneous Revenues	-	100	622		(622)	-
Total Revenues	12,150,000	921,499	3,109,686	-	9,040,314	26%
Expenditures						
Personnel Costs	6,359,725	454,863	1,575,647	-	4,784,078	25%
Other Operating Costs	<u>3,633,000</u>	<u>273,166</u>	<u>380,601</u>	<u>151,872</u>	<u>3,100,527</u>	<u>10%</u>
Total Operating Costs	9,992,725	728,028	1,956,248	151,872	7,884,605	20%
Capital Outlay	<u>2,025,000</u>	<u>-</u>	<u>-</u>	<u>2,085,687</u>	<u>(60,687)</u>	<u>0%</u>
Total Expenditures	12,017,725	728,028	1,956,248	2,237,559	7,823,918	16%
Net Revenue/(Expense)	132,275		<u>1,153,438</u>			

*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
2026

Fund Balance Appropriations

<u>Ordinance</u>	<u>Date</u>	<u>Description</u>	<u>Amount</u>
O-26-18	3/24/26	Purchase two refuse trucks	498,585

City of Conway
 Balance Sheet - Sanitation
 As of March 31, 2026



Cash - Operating	15,017,992
Petty Cash	200
Post Closure Cash Account	7,410,342
Accounts Receivable	32,500
Due from Other Funds	40,761
General Inventory	2,122
Land & Buildings	2,080,291
Infrastructure	921,553
Machinery, Equipment & Vehicles	4,043,664
Construction in Progress	134,555
Deferred Outflows of Resources	18,969
Deferred Outflows of Resources-OPEB	210,886
Assets	<u>29,913,836</u>
Accounts Payable	1,342
Insurance and Benefits Payable	3,794
Compensated Absences	356,761
Net Pension Obligation	8,723,931
Deferred Inflows of Resources	3,642,292
Deferred Inflows of Resources-OPEB	241,122
Net OPEB Liability	961,549
Due to Other Funds	5,215
Landfill Close/Post Close	9,309,171
Liabilities	<u>23,245,177</u>
Net Position	6,668,659
Total Liabilities and Net Position	<u>29,913,836</u>

*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 March 31, 2026



	<u>Budget</u>	<u>Month</u> <u>Activity</u>	<u>Year to</u> <u>Date</u>	<u>Encumbered</u>	<u>(Over)/Under</u> <u>Budget</u>	<u>%</u> <u>Expend/Collect</u>
Revenues						
Sales Tax	40,000	2,210	9,591		30,409	24%
Airport Fuel Sales	1,720,000	227,053	439,392		1,280,608	26%
T-Hangar Rent	270,000	7,910	106,124		163,876	39%
Community Hangar Rent	72,000	4,000	11,265		60,735	16%
Ground Leases	20,665	-	-		20,665	0%
Misc Revenue - Non air	10,000	-	7,782		2,218	78%
Miscellaneous Revenues	22,000	2,650	6,396		15,604	29%
Total Revenues	2,154,665	243,824	580,550	-	1,574,115	27%
Expenditures						
Personnel Costs	459,430	56,750	136,931	-	322,499	30%
Fuel for Resale	1,450,000	164,741	333,394	-	1,116,606	23%
Other Operating Costs	191,250	14,466	17,622	4,619	169,009	9%
Total Operating Costs	2,100,680	235,957	487,947	4,619	1,608,114	23%
Total Expenditures	2,100,680	235,957	487,947	4,619	1,608,114	23%
Net Revenue/(Expense)	53,985		92,603			

*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
2026

Fund Balance Appropriations

<u>Ordinance</u>	<u>Date</u>	<u>Description</u>	<u>Amount</u>
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City of Conway
 Balance Sheet - Airport
 As of March 31, 2026



Cash - Operating	566,881
Taxes Receivable	5,550
Accounts Receivable - Fuel Vendor	21,352
Fuel Inventory	115,867
Land	1,254,473
Buildings	4,196,937
Machinery & Equipment	47,751
Infrastructure	19,150,222
Improvements	395,675
Construction in Progress	573,432
Deferred Outflows of Resources-OPEB	8,446
<i>Assets</i>	<u>26,336,584</u>
Compensated Absences	12,153
Deferred Inflows of Resources	38,509
Deferred Inflows of Resources-OPEB	9,657
Due to General Fund	1,493
Unearned Revenue	225,744
Note Payable	600,000
<i>Liabilities</i>	<u>887,556</u>
<i>Net Position</i>	<u>25,449,028</u>
<i>Total Liabilities & Net Position</i>	<u>26,336,584</u>

*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 March 31, 2026

Parks and Rec A&P Tax

Balance, 2/28/26	898,202
Receipts	408,719
Payments	(337,094)
Balance, 3/31/26	\$ 969,827

Pay as you go Sales Tax

Balance, 2/28/26	13,691,719
Receipts	413,824
Payments	(224,178)
Balance, 3/31/26	\$ 13,881,365

Street Impact Fees

Balance, 2/28/26	1,767,147
Receipts	37,963
Payments	-
Balance, 3/31/26	\$ 1,805,111

Parks Impact Fees

Balance, 2/28/26	490,006
Receipts	12,225
Payments	-
Balance, 3/31/26	\$ 502,231

Street Sales Tax

Balance, 2/28/26	19,458,120
Receipts	63,774
Payments	(130,531)
Balance, 3/31/26	\$ 19,391,363



City of Conway, Arkansas
Ordinance No. O-26-__

AN ORDINANCE VACATING THE RIGHT OF WAY FOR THE UNIMPROVED STREET TO THE WEST OF SHERWOOD LANE, IN THE CITY OF CONWAY, ARKANSAS:

A PLATTED ROAD RIGHT OF WAY LOCATED BETWEEN LOT 67 AND LOT 68 OF SHERWOOD ESTATES AS SHOWN IN PLAT BOOK C, PAGE 85, RECORDS OF FAULKNER COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1" PIPE FOR THE SE CORNER OF SAID LOT 67, SAID POINT BEING ON THE WEST RIGHT OF WAY OF SHERWOOD LANE; THENCE ALONG SAID RIGHT OF WAY S02°08'43"W A DISTANCE OF 49.90' TO A FOUND CHAIR LEG FOR THE NE CORNER OF SAID LOT 68, SAID POINT BEING ON THE SOUTH RIGHT OF SAID PLATTED RIGHT OF WAY; THENCE ALONG SAID PLATTED RIGHT OF WAY THE FOLLOWING CALLS: N87°52'31"W A DISTANCE OF 505.55'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 261.92', WITH A RADIUS OF 50.00', WITH A CHORD BEARING OF N02°07'29"E, WITH A CHORD LENGTH OF 49.90' TO THE NORTH LINE OF SAID PLATTED RIGHT OF WAY; THENCE ALONG SAID NORTH LINE S87°52'31"E A DISTANCE OF 505.57' TO THE POINT OF BEGINNING, CONTAINING 0.75 ACRES MORE OR LESS.

Whereas, a petition was duly filed with the City of Conway, Arkansas on the 19th of March 2026 by Central Arkansas Professional Surveying, asking the City Council to vacate the aforementioned right of way.

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 street or the portion thereof, hereinbefore described, has heretofore been dedicated to the public use as a right-of-way herein described; that all the owners of the property abutting upon the portion of the right-of-way 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 right-of-way.

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

Section 1. That the City of Conway, Arkansas releases, vacates, and abandons its rights, together with the rights of the public generally, in and to the right-of-way of unimproved street to the west of Sherwood Lane.

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 deeds records of the county.

PASSED this 28th day of April, 2026.

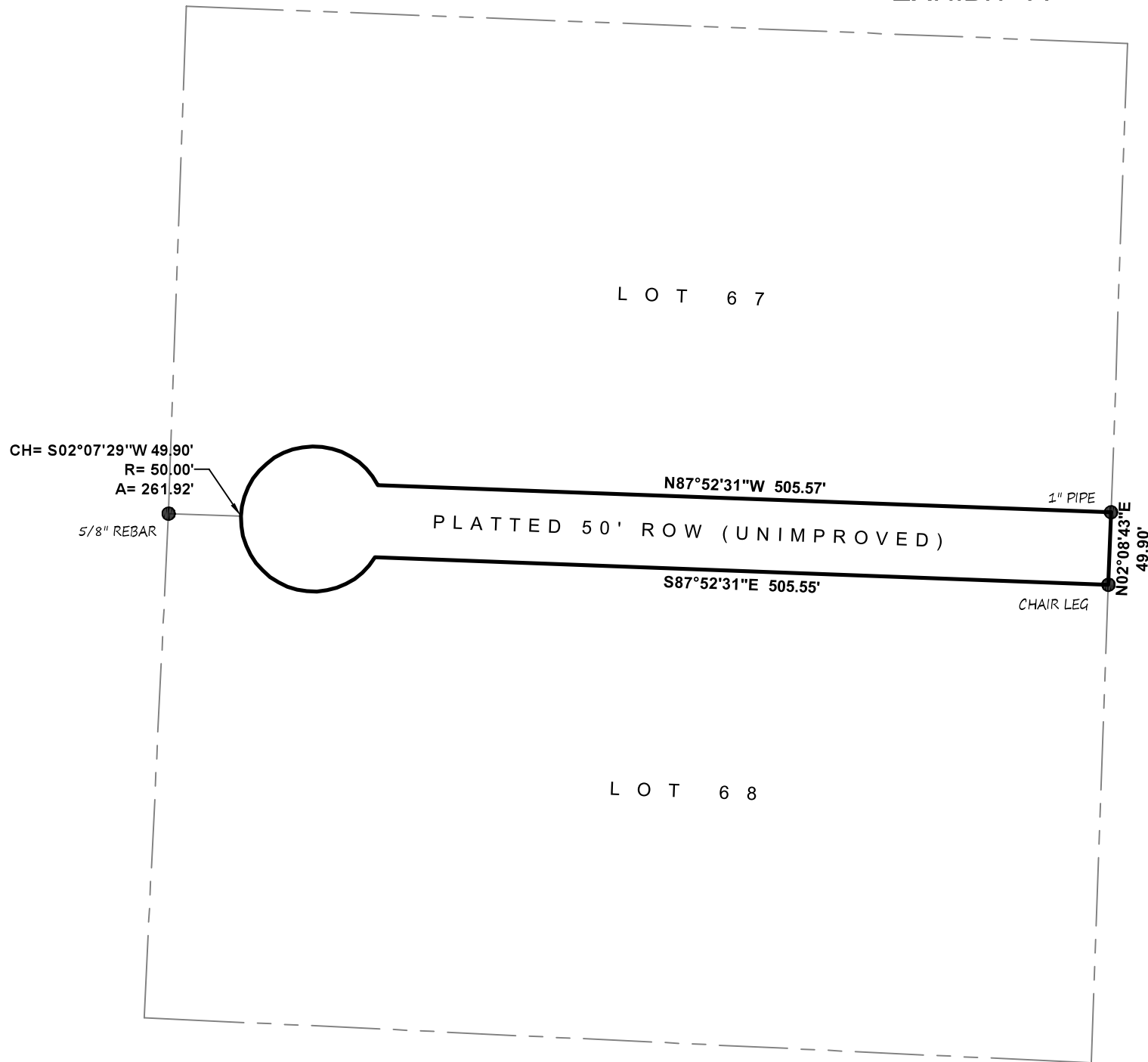
Approved:

Mayor Bart Castleberry

Attest:

Denise Hurd
City Clerk/Treasurer

EXHIBIT "A"



LEGAL DESCRIPTION:

A PLATTED ROAD RIGHT OF WAY LOCATED BETWEEN LOT 67 AND LOT 68 OF SHERWOOD ESTATES AS SHOWN IN PLAT BOOK C, PAGE 85, RECORDS OF FAULKNER COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1" PIPE FOR THE SE CORNER OF SAID LOT 67, SAID POINT BEING ON THE WEST RIGHT OF WAY OF SHERWOOD LANE; THENCE ALONG SAID RIGHT OF WAY S02°08'43"W A DISTANCE OF 49.90' TO A FOUND CHAIR LEG FOR THE NE CORNER OF SAID LOT 68, SAID POINT BEING ON THE SOUTH RIGHT OF SAID PLATTED RIGHT OF WAY; THENCE ALONG SAID PLATTED RIGHT OF WAY THE FOLLOWING CALLS: N87°52'31"W A DISTANCE OF 505.55'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 261.92', WITH A RADIUS OF 50.00', WITH A CHORD BEARING OF N02°07'29"E, WITH A CHORD LENGTH OF 49.90' TO THE NORTH LINE OF SAID PLATTED RIGHT OF WAY; THENCE ALONG SAID NORTH LINE S87°52'31"E A DISTANCE OF 505.57' TO THE POINT OF BEGINNING, CONTAINING 0.75 ACRES MORE OR LESS.



BEARINGS ESTABLISHED BY
STATE PLANE COORDINATES
HARN 97(NAD 83)
ARKANSAS NORTH ZONE



P:\SUBDIVISIONS\SHERWOOD ESTATES\LOTS 66 & 67.dwg

C ENTRAL A RKANSAS P ROFESSIONAL S URVEYING OFFICE (501) 513-4800 MOBILE (501) 472-2862 P.O. BOX 298 ROBERT D. FRENCH CONWAY, AR 72033 P.L.S. 1363		EXHIBIT "A"
		OFFICE: JF
		DATE: 02/11/2026
STATE CODE:	SCALE: 1"=100'	

City of Conway, Arkansas

Office of the Mayor

www.conwayarkansas.gov

Memo:

To: Mayor Bart Castleberry
CC: City Council Members
From: Felicia Rogers
Date: April 21st, 2026
Re: April 28th, 2026 City Council Agenda

The following ordinances are included on the April 28th, 2026, City Council Agenda for consideration of waiving the three readings of each ordinance:

1. B-3 Ordinance appropriating funds for repayment of the loan for the construction of a T-hangar for the Conway Regional Airport.
2. B-5 Ordinance to vacate the right-of-way for the unimproved street to the west of Sherwood Lane.
3. B-6 Ordinance to rezone property located at 1355 Sherwood Lane from A-1 to R-2.
4. B-7 Ordinance accepting the annexation of certain lands comprised of +/- 5.34 acres located at 226 Sturgis Road.
5. B-8 Ordinance to rezone property located at 2270 Rosemary Drive from R-1 to R-2.
6. B-9 Ordinance to rezone property located at 2800 College Avenue from R-1 to MF-3.



**City of Conway, Arkansas
Resolution No. R-26-___**

A RESOLUTION TO ALLOW THE CITY OF CONWAY ADVERTISING & PROMOTION COMMISSION TO ENTER INTO AN AGREEMENT FOR THE PROFESSIONAL CERTIFIED PUBLIC ACCOUNTANT SERVICES; AND OTHER PURPOSES

Whereas, the City of Conway solicited professional services for the Conway Advertising & Promotion Commission for qualified certified public accountant firms to submit proposals to manage its monthly financial operations, reporting, tax collection administration, audit coordination, and related services; and

Whereas, the City of Conway received one (1) response, HCJ CPAs & Advisors, PLLC in the amount of \$12,475. The proposal was evaluated and scored by the Conway Advertising & Promotion Commission selection committee; and

Whereas, the City of Conway requests the Council approve the proposal from HCJ CPAs & Advisors, PLLC and allows the Conway Advertising & Promotion Commission to enter into contract for the amount stated above; and

Whereas, the cost for these professional services will be paid by the Advertising and Promotion Commission.

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

Section 1. The City of Conway shall accept the proposal and enters into agreement with HCJ CPAs & Advisors, PLLC to manage its monthly financial operations, reporting, tax collection administration, audit coordination, and related services.

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

PASSED this 28th day of April 2026.

Approved:

Mayor Bart Castleberry

Attest:

**Denise Hurd
City Clerk/Treasurer**



City of Conway, Arkansas
Ordinance No. O-26-__

AN ORDINANCE APPROPRIATING FUNDS FOR AIRPORT LOAN PAYMENT; AND FOR OTHER PURPOSES:

Whereas, ordinance O-21-59 authorized a promissory note in the principal amount of \$600,000 for the construction of a new T-hangar at the Conway Regional Airport; and

Whereas, the note was structured such that the entire principal repayment was not due until the maturity date of June 10, 2026; and

Whereas, the City requests appropriation of \$600,000 into the General Fund budget to repay the principal on this promissory note.

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

Section 1. The City of Conway shall appropriate \$600,000 from the General Fund Balance Appropriation account (001-119-4900) into the Principal Payment account (001-101-5810).

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

PASSED this 28th day of April, 2026.

Approved:

Mayor Bart Castleberry

Attest:

Denise Hurd
City Clerk/Treasurer



**City of Conway, Arkansas
Resolution No. R-26-_____**

A RESOLUTION TO ALLOW THE CITY OF CONWAY TO ENTER INTO AN AGREEMENT FOR THE AIRPORT PARK IMPROVEMENT PROJECT AND USE COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING FROM THE COMMUNITY DEVELOPMENT DEPARTMENT; AND OTHER PURPOSES

Whereas, the City of Conway has solicited professional services for qualified architectural firms to submit qualifications to develop conceptual and detailed design plans to rehabilitate the Airport Park in Conway, AR; and

Whereas, the City of Conway received submittals from four (4) different firms. Ecological Design Group, HTW Architects, Engineers & Planners, Development Consultants Inc, and WER Architects. All submittals were evaluated, scored, and ranked by the selection committee; and

Whereas, the selection committee would like to recommend WER Architects to provide professional services for this project; and

Whereas, the City of Conway desires to enter into an agreement with WER Architects for architectural services; and

Whereas, Community Development Block Grant funding will be used to fund these improvements.

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

Section I: The City of Conway will enter into an agreement with WER Architects for architectural services related to the Airport Park Improvement project.

Section II: The City of Conway hereby authorizes the Mayor to execute all contracts, agreements, and related documents necessary to the agreement on behalf of the City of Conway.

Section III: The City of Conway hereby authorizes the use of Community Development Block grant funding for the Airport Park Improvement Project.

Section IV: All resolutions in conflict herewith are repealed to that extent of the conflict.

PASSED this 28th day of April 2026.

Approved:

Mayor Bart Castleberry

Attest:

**Denise Hurd
City Clerk/Treasurer**



**City of Conway, Arkansas
Ordinance No. O-26-__**

AN ORDINANCE VACATING THE RIGHT OF WAY FOR THE UNIMPROVED STREET TO THE WEST OF SHERWOOD LANE, IN THE CITY OF CONWAY, ARKANSAS:

A PLATTED ROAD RIGHT OF WAY LOCATED BETWEEN LOT 67 AND LOT 68 OF SHERWOOD ESTATES AS SHOWN IN PLAT BOOK C, PAGE 85, RECORDS OF FAULKNER COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1" PIPE FOR THE SE CORNER OF SAID LOT 67, SAID POINT BEING ON THE WEST RIGHT OF WAY OF SHERWOOD LANE; THENCE ALONG SAID RIGHT OF WAY S02°08'43"W A DISTANCE OF 49.90' TO A FOUND CHAIR LEG FOR THE NE CORNER OF SAID LOT 68, SAID POINT BEING ON THE SOUTH RIGHT OF SAID PLATTED RIGHT OF WAY; THENCE ALONG SAID PLATTED RIGHT OF WAY THE FOLLOWING CALLS: N87°52'31"W A DISTANCE OF 505.55'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 261.92', WITH A RADIUS OF 50.00', WITH A CHORD BEARING OF N02°07'29"E, WITH A CHORD LENGTH OF 49.90' TO THE NORTH LINE OF SAID PLATTED RIGHT OF WAY; THENCE ALONG SAID NORTH LINE S87°52'31"E A DISTANCE OF 505.57' TO THE POINT OF BEGINNING, CONTAINING 0.75 ACRES MORE OR LESS.

Whereas, a petition was duly filed with the City of Conway, Arkansas on the 19th of March 2026 by Central Arkansas Professional Surveying, asking the City Council to vacate the aforementioned right of way.

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 street or the portion thereof, hereinbefore described, has heretofore been dedicated to the public use as a right-of-way herein described; that all the owners of the property abutting upon the portion of the right-of-way 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 right-of-way.

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

Section 1. That the City of Conway, Arkansas releases, vacates, and abandons its rights, together with the rights of the public generally, in and to the right-of-way of unimproved street to the west of Sherwood Lane.

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 deeds records of the county.

PASSED this 28th day of April, 2026.

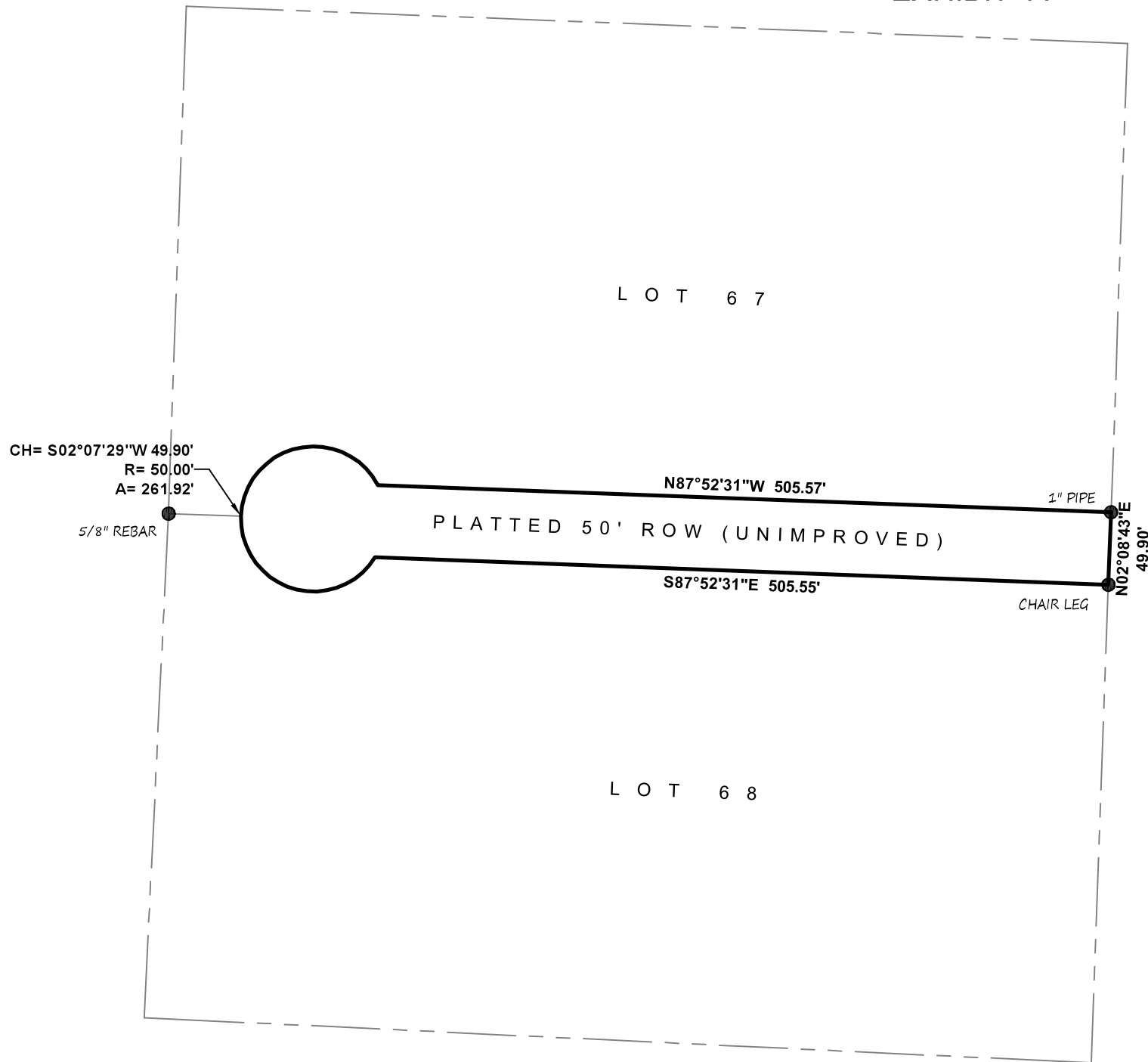
Approved:

Mayor Bart Castleberry

Attest:

**Denise Hurd
City Clerk/Treasurer**

EXHIBIT "A"



LEGAL DESCRIPTION:

A PLATTED ROAD RIGHT OF WAY LOCATED BETWEEN LOT 67 AND LOT 68 OF SHERWOOD ESTATES AS SHOWN IN PLAT BOOK C, PAGE 85, RECORDS OF FAULKNER COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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BEARINGS ESTABLISHED BY
STATE PLANE COORDINATES
HARN 97(NAD 83)
ARKANSAS NORTH ZONE



C ENTRAL A RKANSAS P ROFESSIONAL S URVEYING OFFICE (501) 513-4800 MOBILE (501) 472-2862 P.O. BOX 298 ROBERT D. FRENCH CONWAY, AR 72033 P.L.S. 1363		EXHIBIT "A"
		OFFICE: JF
		DATE: 02/11/2026
STATE CODE:	SCALE: 1"=100'	



**City of Conway, Arkansas
Ordinance No. O-26- _____**

AN ORDINANCE AMENDING THE CONWAY ZONING DISTRICT BOUNDARY MAP REFERENCED IN SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING CODE TO REZONE 1355 SHERWOOD LANE FROM A-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 **April 20, 2026**, 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 **A-1** symbols and indications as shown on the Zoning District Boundary Map in an area described as follows:

LOT 66 SHERWOOD ESTATES, AS SHOWN ON PLAT OF RECORD IN BOOK "C", PAGE "87",
PLAT RECORDS OF FAULKNER COUNTY, ARKANSAS.

LOT 67 SHERWOOD ESTATES, AS SHOWN ON PLAT OF RECORD IN BOOK "C", PAGE "87",
PLAT RECORDS OF FAULKNER COUNTY, ARKANSAS.

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 28th date of April, 2026.

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: Ethan Reed, 2026 Planning Commission Chairman
Date: April 28, 2026

Re: Request to rezone the property located at 1355 Sherwood Lane from A-1 to R-2

Bobby French, of Central Arkansas Professional Survey, has requested to rezone property located at 1355 Sherwood Lane from A-1 to R-2, with the following legal description:

LOT 66 SHERWOOD ESTATES, AS SHOWN ON PLAT OF RECORD IN BOOK "C", PAGE "87",
PLAT RECORDS OF FAULKNER COUNTY, ARKANSAS.

LOT 67 SHERWOOD ESTATES, AS SHOWN ON PLAT OF RECORD IN BOOK "C", PAGE "87",
PLAT RECORDS OF FAULKNER COUNTY, ARKANSAS.

It is the applicant's intent to rezone this parcel of land from A-1 to R-2 for residential development. The applicant has also concurrently submitted a street vacation application for the unbuilt road ROW south of Lot 67 with the cul-de-sac terminus. City Council reviewed the street vacation application on April 14, 2026, and the public hearing for the closure will be heard at the April 28, 2026, meeting. Abutting land uses are single family to the north, vacant land associated with the Tucker Creek wastewater treatment facility to the west, Summit Church to the east across Sherwood Ln, and Summit Church missionary housing proposed south of the ROW proposing to be closed. The Comprehensive Plan indicates the property and entire area in the vicinity as Agricultural.

The Planning Commission reviewed the request at its regular meeting on April 20th, 2026, 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.

Zoning Map:
REZ-0326-0036

MF-2


A-1

Sherwood Ln

A-1

City Limits

Zoning

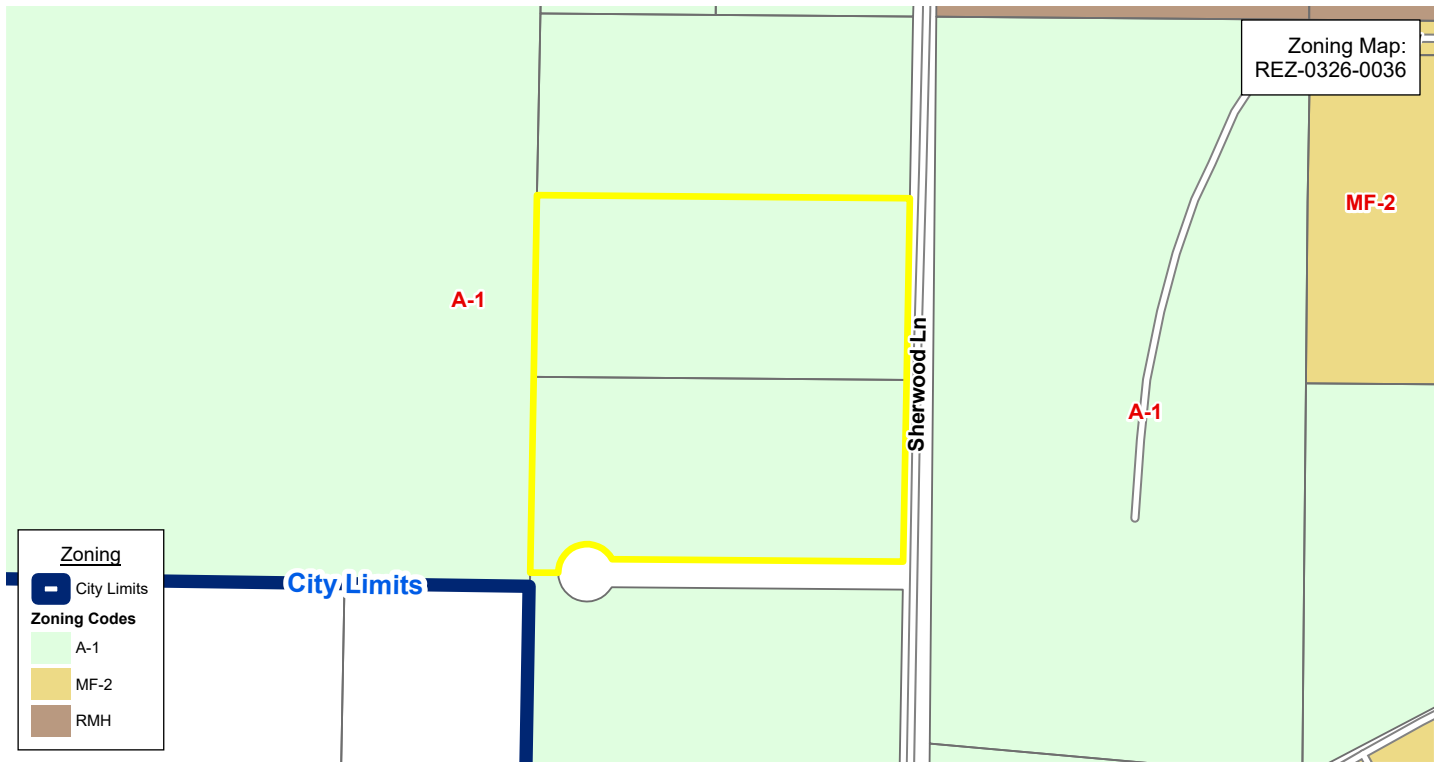
 City Limits

Zoning Codes

 A-1

 MF-2

 RMH





**City of Conway, Arkansas
Ordinance No. O-26-__**

AN ORDINANCE ACCEPTING THE ANNEXATION OF CERTAIN LANDS COMPRISED OF ±5.34 ACRES LOCATED AT 226 STURGIS ROAD, 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 **March 30th 2026**, 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:

PART OF THE SE 1/4 SE 1/4 OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 13 WEST, FAULKNER COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF SAID SE 1/4 SE 1/4 AT A FOUND 1/2" REBAR (APLS #1363); THENCE ALONG THE WEST LINE OF SAID SE 1/4 SE 1/4, NORTH 00 DEGREES 37 MINUTES 37 SECONDS EAST 320.72 FEET (DEEDED 309.48 FEET) TO A FOUND 1/2" PIPE; THENCE LEAVING SAID WEST LINE, SOUTH 88 DEGREES 56 MINUTES 08 SECONDS EAST 738.90 FEET TO THE CENTERLINE OF STURGIS ROAD; THENCE ALONG SAID CENTERLINE, SOUTH 06 DEGREES 54 MINUTES 52 SECONDS WEST 130.14 FEET; THENCE SOUTH 10 DEGREES 02 MINUTES 01 SECOND WEST 200.23 FEET (DEEDED 196.59 FEET) TO THE SOUTH LINE OF SAID SE 1/4 SE 1/4; THENCE LEAVING SAID CENTERLINE, ALONG SAID SOUTH LINE, NORTH 88 DEGREES 23 MINUTES 40 SECONDS WEST 692.00 FEET (DEEDED 689.80 FEET) TO THE POINT OF BEGINNING, CONTAINING 5.34 ACRES, MORE OR LESS. RESERVING THE EAST 40 FEET FOR PUBLIC ROAD EASEMENT PURPOSES.

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 4** 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 28th day of April, 2026.

Approved:

Mayor Bart Castleberry

Attest:

**Denise Hurd
City Clerk/Treasurer**

FILED
TIME: 4:09 pm

MAR 31 2026

MARGARET DARTER
FAULKNER COUNTY CLERK
BY C. Walters DC

IN THE COUNTY COURT OF FAULKNER COUNTY, ARKANSAS

XS Holdings, LLC

Petitioner

CC-26-02

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 March 16, 2026. A supplement was filed March 24, 2026.
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.

Allen Dodson
HON. Allen Dodson
Faulkner County Judge

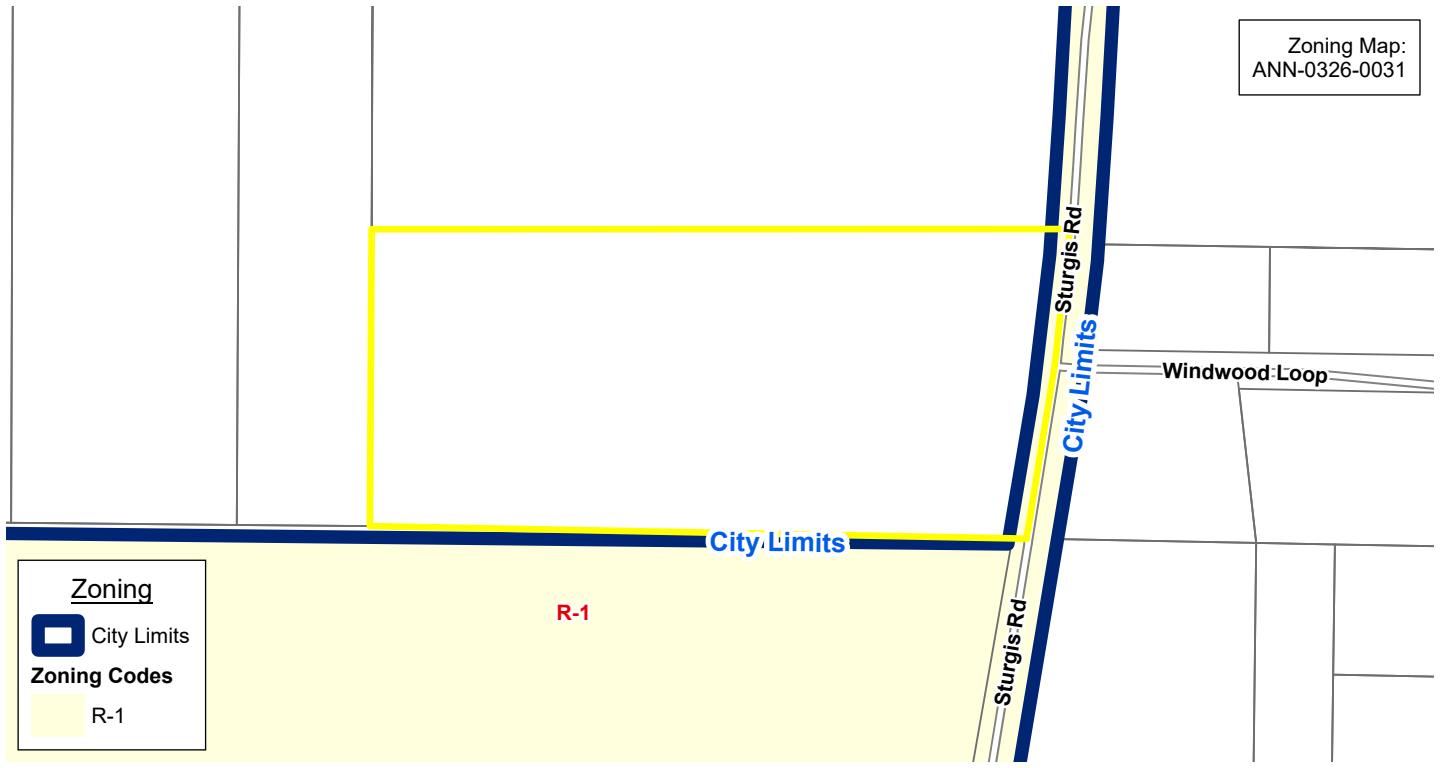
Dated 3-31-26

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


Margaret Darter Krissy Lewis
Margaret Darter, Clerk Krissy Lewis, Assessor

A part of the SE1/4 SE1/4 of Section 30, T-5-N, R-13-W, Faulkner County, Arkansas more particularly described as follows: Commencing at the SW corner of said SE1/4 SE1/4, at a found 1/2" rebar (APLS #1363); Thence along the West line of said SE1/4 SE1/4, N00°37'37"E 320.72 feet (deeded 309.48 feet) to a found 1/2" pipe; Thence leaving said West line, S88°56'08"E 738.90 feet to the centerline of Sturgis Road; Thence along said centerline, S06°54'52"W 130.14 feet; Thence S10°02'01"W 200.23 feet (deeded 196.59 feet) to the South line of said SE1/4 SE1/4; Thence leaving said centerline, along said south line, N88°23'40"W 692.00 feet (deeded 689.80 feet) to the Point of Beginning, containing 5.34 acres, more or less. This includes all adjoining rights-of-way of Sturgis Road.






Zoning

 City Limits

Zoning Codes

 R-1

City Limits

Sturgis Rd
City Limits

Sturgis Rd

Windwood Loop

R-1



City of Conway, Arkansas
Ordinance No. O-26- _____

AN ORDINANCE AMENDING THE CONWAY ZONING DISTRICT BOUNDARY MAP REFERENCED IN SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING CODE TO REZONE 2270 ROSEMARY DRIVE FROM R-1 TO R-2:

Whereas, in accordance with 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 April 20, 2026, 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 LOT 17, FRANK'S SUBDIVISION, AS SHOWN IN PLAT BOOK K, PAGE 156, RECORDS OF FAULKNER COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A FOUND 1/2" REBAR FOR THE NW CORNER OF SAID LOT 17; THENCE ALONG THE NORTH LINE OF SAID LOT 17 S88°26'41"E A DISTANCE OF 69.64'; THENCE LEAVING SAID NORTH LINE S46°00'01"E A DISTANCE OF 172.30' TO THE RIGHT OF WAY OF ROSEMARY DRIVE; THENCE ALONG SAID RIGHT OF WAY WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 35.00', WITH A RADIUS OF 50.00', WITH A CHORD BEARING OF S20°00'43"W, WITH A CHORD LENGTH OF 34.29', TO A FOUND TYLER CAP FOR THE NE CORNER OF LOT 16 SAID SUBDIVISION; THENCE ALONG THE NORTH LINE OF SAID LOT 16 N88°11'32"W A DISTANCE OF 86.46' TO A FOUND TYLER CAP FOR THE NW CORNER OF SAID LOT 16; THENCE ALONG THE WEST LINE OF SAID LOT 16 S01°49'05"W A DISTANCE OF 183.82' TO THE SE CORNER OF SAID LOT 17; THENCE ALONG THE SOUTH LINE OF SAID LOT 17 N88°36'05"W A DISTANCE OF 100.07' TO A FOUND 1/2" REBAR FOR THE SW CORNER OF SAID LOT 17; THENCE ALONG THE WEST LINE OF SAID LOT 17 N01°48'16"E A DISTANCE OF 332.52' TO THE POINT OF BEGINNING, CONTAINING 0.92 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 28th date of April, 2026.

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: Ethan Reed, 2026 Planning Commission Chairman
Date: April 28, 2026

Re: Request to rezone the property located at 2270 Rosemary Drive from R-1 to R-2

Bobby French, of Central Arkansas Professional Survey, has requested to rezone property located at 2270 Rosemary Drive from R-1 to R-2, with the following legal description:

A PART OF LOT 17, FRANK'S SUBDIVISION, AS SHOWN IN PLAT BOOK K, PAGE 156, RECORDS OF FAULKNER COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A FOUND 1/2" REBAR FOR THE NW CORNER OF SAID LOT 17; THENCE ALONG THE NORTH LINE OF SAID LOT 17 S88°26'41"E A DISTANCE OF 69.64'; THENCE LEAVING SAID NORTH LINE S46°00'01"E A DISTANCE OF 172.30' TO THE RIGHT OF WAY OF ROSEMARY DRIVE; THENCE ALONG SAID RIGHT OF WAY WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 35.00', WITH A RADIUS OF 50.00', WITH A CHORD BEARING OF S20°00'43"W, WITH A CHORD LENGTH OF 34.29', TO A FOUND TYLER CAP FOR THE NE CORNER OF LOT 16 SAID SUBDIVISION; THENCE ALONG THE NORTH LINE OF SAID LOT 16 N88°11'32"W A DISTANCE OF 86.46' TO A FOUND TYLER CAP FOR THE NW CORNER OF SAID LOT 16; THENCE ALONG THE WEST LINE OF SAID LOT 16 S01°49'05"W A DISTANCE OF 183.82' TO THE SE CORNER OF SAID LOT 17; THENCE ALONG THE SOUTH LINE OF SAID LOT 17 N88°36'05"W A DISTANCE OF 100.07' TO A FOUND 1/2" REBAR FOR THE SW CORNER OF SAID LOT 17; THENCE ALONG THE WEST LINE OF SAID LOT 17 N01°48'16"E A DISTANCE OF 332.52' TO THE POINT OF BEGINNING, CONTAINING 0.92 ACRES MORE OR LESS.

The applicant's intent to rezone this portion of property from R-1 to R-2 is for residential duplex development. This will require a replat of Lots 16 & 17 into a new configuration with lot line adjustments to create another buildable R-2 lot. Abutting land uses are majority single and two-family subdivisions. This subdivision abuts Catherine's Place Phase III (R-1) to the west, Oak Meadows & Sugar Creek Subs (R-1) to the north, and an MF-2 development to the south. The Comprehensive Plan indicates the lots as Single-Family and the requested zoning conforms. Replatting will be required and shall align with the City of Conway Subdivision Regulations and Conway Zoning Code.

The Planning Commission reviewed the request at its regular meeting on April 20th, 2026, 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.

Zoning Map:
REZ-0326-0034

Sugar Creek Dr

R-1

Clarence Dr

R-1

Grummer Ln

Rosemary Dr

R-2

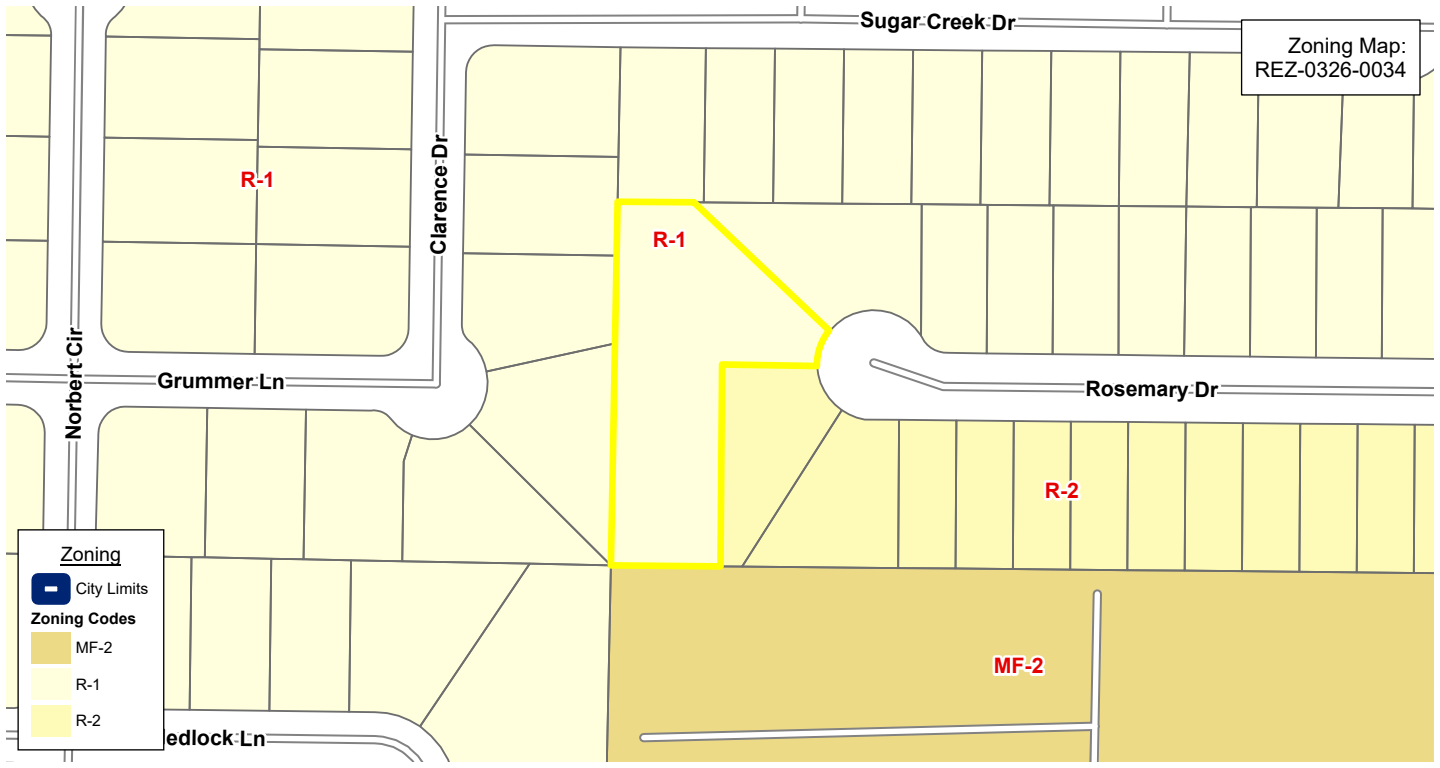
Norbert Cir

Zoning

- City Limits
- Zoning Codes**
- MF-2
- R-1
- R-2

MF-2

edlock Ln





City of Conway, Arkansas
Ordinance No. O-26- _____

AN ORDINANCE AMENDING THE CONWAY ZONING DISTRICT BOUNDARY MAP REFERENCED IN SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING CODE TO REZONE 2800 COLLEGE AVENUE FROM R-1 TO MF-3:

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 April 20, 2026, 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 shall 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:

LOT 2, SPRADLIN REPLAT #2, CITY OF CONWAY, ARKANSAS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK J, PAGE 27, RECORDS OF FAULKNER COUNTY , ARKANSAS, LESS AND EXCEPT THE W 2.5 FT OF S 155 FT OF LOT 2 OF SPRADLIN RE-PLAT # 2 WHICH IS A REPLAT OF PT BLK 7 WEST END ADDITION, FAULKNER COUNTY, ARKANSAS.

to those of **MF-3**, 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 28th date of April, 2026.

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: Ethan Reed, 2026 Planning Commission Chairman
Date: April 28, 2026

Re: Request to rezone the property located at 2800 College Avenue from R-1 to MF-3

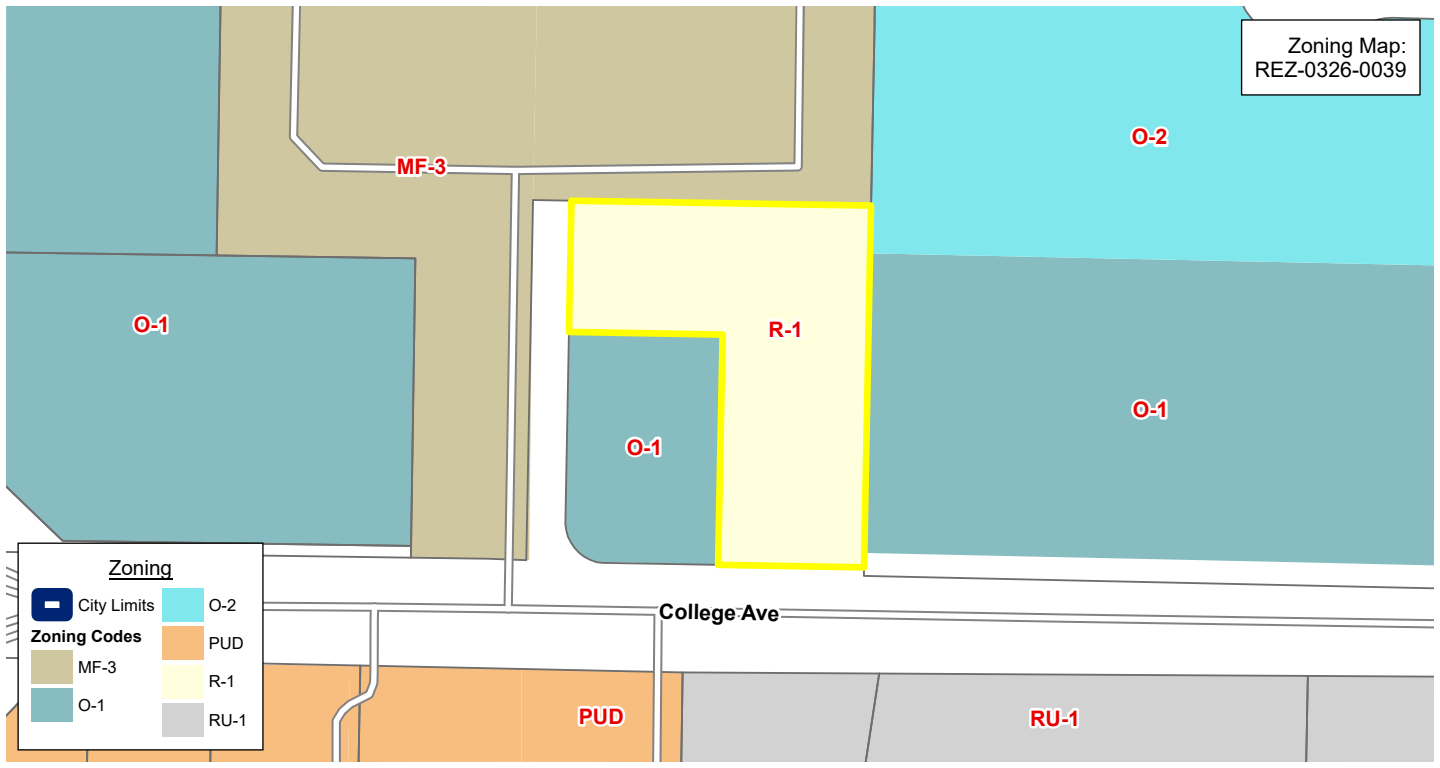
Bobby French, of Central Arkansas Professional Survey, has requested to rezone property located at 2800 College Avenue from R-1 to MF-3, with the following legal description:

LOT 2, SPRADLIN REPLAT #2, CITY OF CONWAY, ARKANSAS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK J, PAGE 27, RECORDS OF FAULKNER COUNTY, ARKANSAS, LESS AND EXCEPT THE W 2.5 FT OF S 155 FT OF LOT 2 OF SPRADLIN RE-PLAT # 2 WHICH IS A REPLAT OF PT BLK 7 WEST END ADDITION, FAULKNER COUNTY, ARKANSAS.

It is the applicant's intent to rezone this parcel of land from R-1 to MF-3 for multi-family residential development. There will be some development constraints due to most of the site being in a FEMA flood hazard zone and access from College Ave being mostly an easement for the Tucker Creek Trail. These two indicators make this site difficult to be independently developed. Additionally, floodplain location, various abutting higher density uses, and daily traffic around the site with the minor arterial street classification of College Ave, single-family use is not appropriate for this area anymore. The Comprehensive Plan indicates the property as Office and Parks. The requested zoning is more appropriate with established land uses in the vicinity. The existing Conditional Use Permit (No. 1001) granting Day Care Nursery at the site, will be null and void in the event this rezone passes.

The Planning Commission reviewed the request at its regular meeting on April 20th, 2026, 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.



Zoning

	City Limits		O-2
			PUD
	MF-3		R-1
	O-1		RU-1

College Ave

MF-3

O-1

O-2

R-1

O-1

O-1

PUD

RU-1



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

MEMO

To: Mayor Bart Castleberry
 cc: City Council Members

From: Ethan Reed, 2026 Planning Commission Chairman
 Date: April 28th 2026

Re: Conditional Use request to allow Religious Activities in the A-1 zone for property located at 2275 Victory Ln.

Evelin Solis, on behalf of Jay Nash, Nash Brothers Properties, LLC., has requested to allow Religious Activities in the A-1 zone for property located at 2275 Victory Ln, with the following legal description:

Part of the SW1/4, SE1/4, Section 32, Township 6 North, Range 13 West, described as beginning at a point which is 198 feet East and 458 feet North of the Southwest Corner of said SW 1/4 SE 1/4 and running thence North 539.1 feet; Thence East 404 feet; thence South 539.1 feet; Thence West 404 feet to the point of beginning; All lying in Faulkner County, Arkansas

- The applicant, acting as agent for the pastor of their church, is requesting a conditional use permit to utilize the site for religious activities which are not permitted by right in the A-1 zoning district. The congregation lost its building in the 2018 floods in Bigelow. There is an existing single-family dwelling on site that they would like to utilize as an office for the church. The conversion of the house from residential to non-residential use must meet all Fire and Building codes as part of site development review of the entire site. The regulations for the A-1 zoning district are designed to preserve and protect prime agricultural lands and to protect undeveloped areas from intensive uses until a use pattern is approved. The Comprehensive Plan indicates this property as Single-family. The Zoning Code defines Religious Activities as *“A place of worship and religious training and including accessory housing facilities such as a rectory. A place where persons regularly assemble for religious worship which is used only for such purpose and those accessory activities as are customarily associated therewith. Uses include, but are not limited to: House of worship, church, synagogue, or temple; Sunday school facilities; convent or monastery or novitiate; parish house, parsonage or rectory; religious retreat facility.”* Due to the few singular days/hours of assembly on site, the location and acreage of the lot, as well as the existing land use pattern, Religious Activities should have a minimal impact on the existing site.

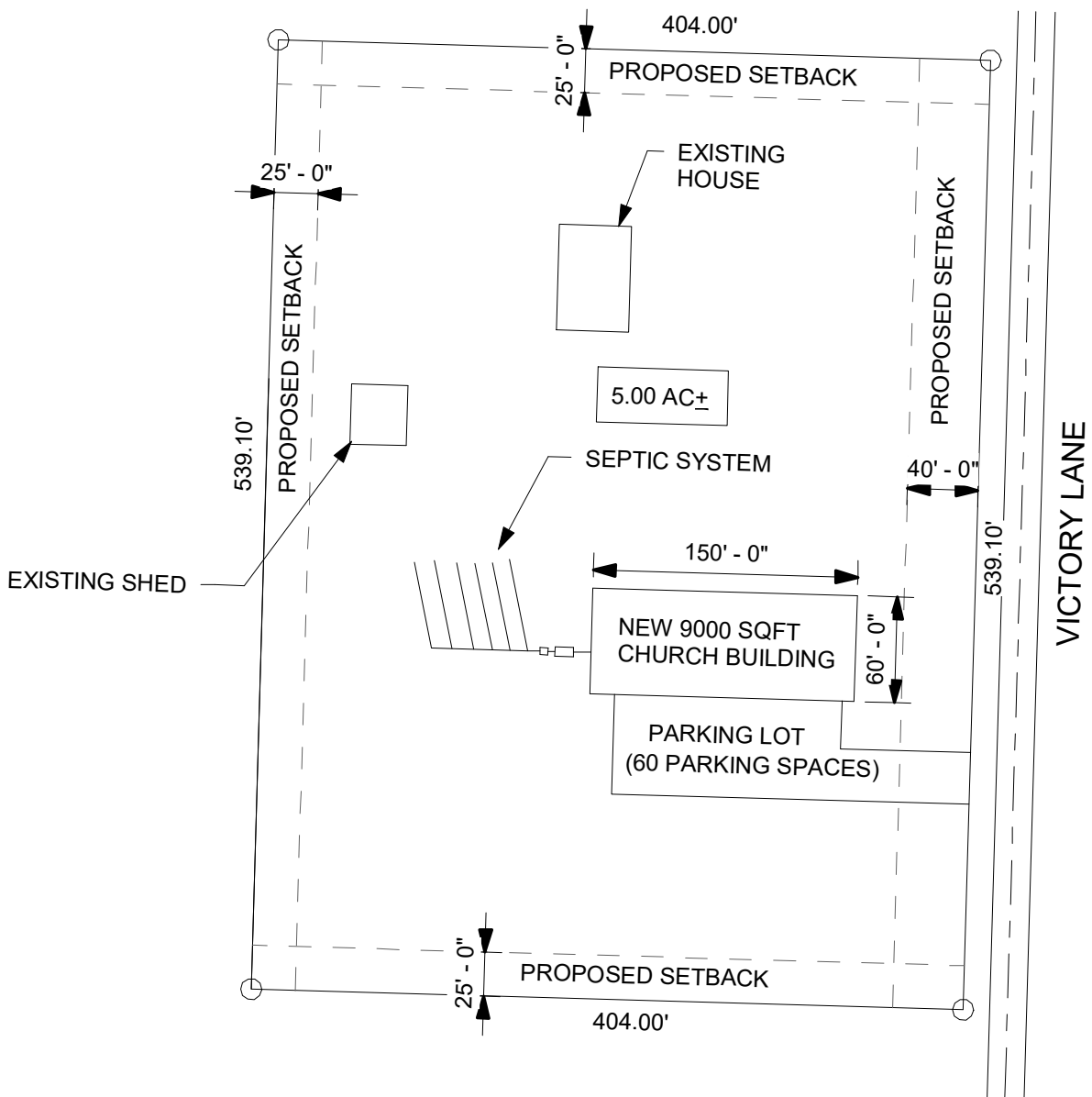
Staff proposes the following conditions:

1. Development standards not addressed through [CUP-0326-0023] review shall be governed by the City of Conway Zoning, Subdivision and Building Code regulations to the extent they are not in conflict with the intent or text of [CUP-0326-0023].
2. Development is limited to Religious Activities.
3. Any proposed fencing materials and placement shall be approved by the Director of Planning & Development prior to installation.

4. All signage shall conform to the Conway Sign Code.
5. The conditional use approval shall become null and void if construction for the use does not commence within 18 months from the date of approval of this permit.
6. Any changes to or expansion of the approved use shall require an amended or new conditional use 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 April 20, 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.



GENERAL NOTES:

1. SITE PLAN IS REPRESENTATIVE OF BUILDING GENERAL LOCATION ON LOT AND DOES NOT REPRESENT THE ACTUAL LOCATION OF THE BUILDING.
2. COORDINATE WITH ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CLEARING LOT.
3. COORDINATE WITH CIVIL SURVEY FOR FINAL BUILDING LOCATION.



① Site
1" = 100'-0"

HDZ STRUCTURES

VICTORY LANE CHURCH

SITE PLAN		
Project number	Project Number	A100
Date	Issue Date	
Drawn by	Author	Scale 1" = 100'-0"
Checked by	Checker	



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

MEMO

To: Mayor Bart Castleberry
 cc: City Council Members

From: Ethan Reed, 2026 Planning Commission Chairman
 Date: April 28th 2026

Re: Conditional Use request to allow Single-family residential use in the O-2 zone for property located at 1511 Caldwell Street

JT Dixon, on behalf of Matt Barnardt, Trustee of the Ashton NE14 Trust, has requested to allow Single-family residential use in the O-2 zone for property located at 1511 Caldwell Street, with the following legal description:

Lot 13, 14, & 15 BLK 26 ROBINSONS PLAN W 45 FT OF 13 & 14 W45' N 25' LOT 15

The property is in the Robinson Historic District and is noted as a 1923 Bungalow/folk Victorian style home in the 2020 APRHD survey. The 2020 APRHD survey documented the historic function as "Single-Family" and the Current Resource Type as "Office". The property is within an O-2 district which is interspersed with R-2A and C-1 zoning districts along the same block. The area is characterized as a transitional area between higher intensity downtown uses and low-density residential uses.

The purpose of the O-2 district *"...is to provide conversion of older structures no longer useful, serviceable or desirable in present use to office use. Such offices will be located in established city areas and in close proximity to apartments and other residential uses. Parking and heights will be designed for compatibility with the residential area adjacent to it. New construction designed to reinforce existing area characteristics and not detrimental to the use of the surrounding projects for residential use will also be allowed in the district."*

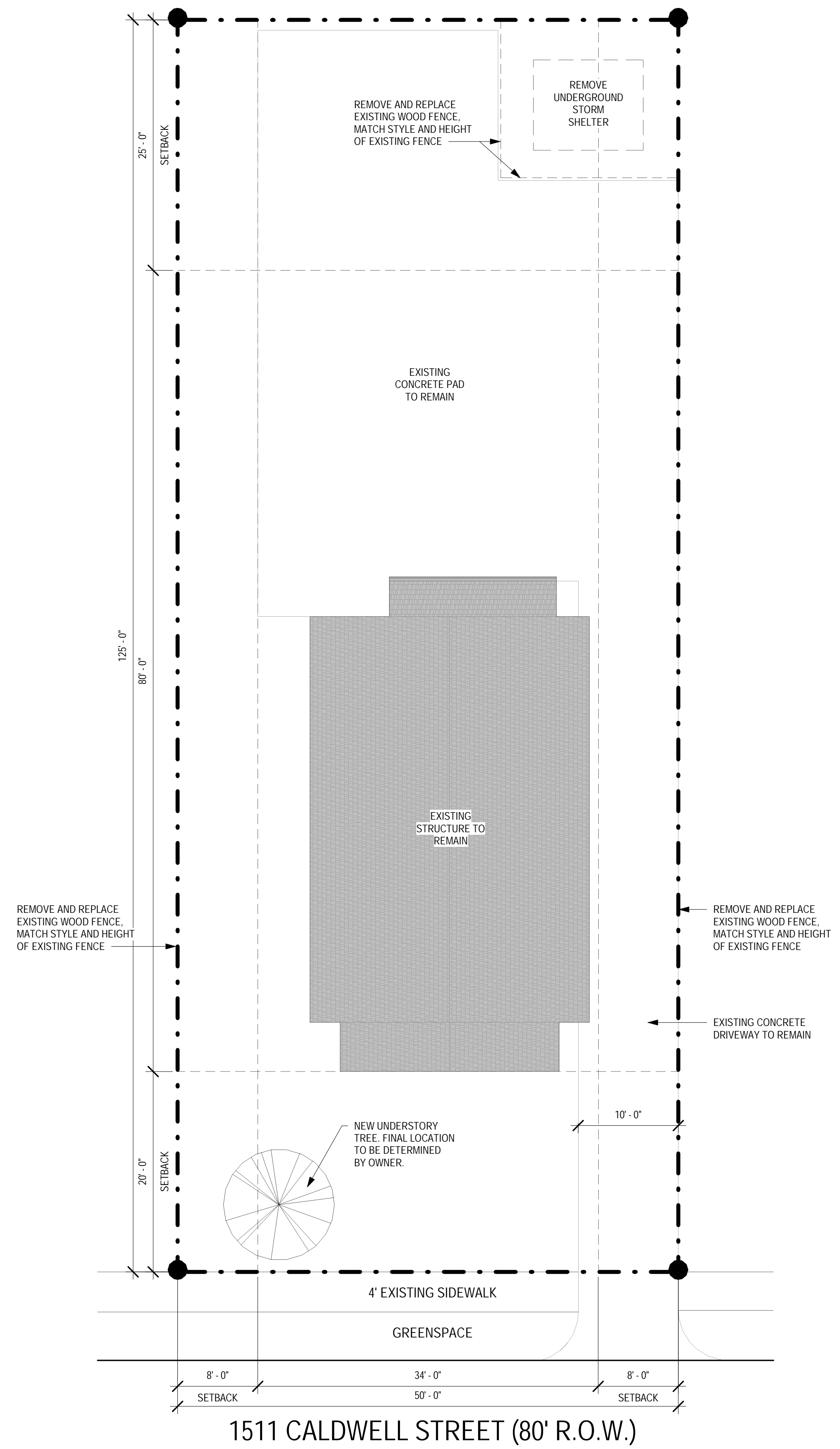
Single-family use is not permitted by right in the O-2 zoning district, but it is permitted via a Conditional Use Permit.

Staff proposes the following conditions:

1. This approval is for single-family use. Any other use on site requiring a conditional use permit in the O-2 district shall require a new or amended conditional use permit.
2. The conditional use approval shall become null and void if construction for the use does not commence within 18 months from the date of approval of this permit.
3. The conditional use permit shall expire if the use ceases for a consecutive period of greater than 18 months.
4. Should the use revert to those permitted by right in the O-2 district, this Conditional Use Permit will be considered withdrawn.

The Planning Commission reviewed the request at its regular meeting on April 20, 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.



① SITE PLAN
1/8" = 1'-0"

ADCOCK RESIDENCE REMODEL ARCHITECTURAL SITE PLAN

03.05.2026



**City of Conway, Arkansas
Resolution No. R-26-_____**

A RESOLUTION TO ALLOW THE CITY OF CONWAY TO ESTABLISH A LIST OF QUALIFIED VENDORS FOR OUTSIDE LEGAL COUNSEL FOR THE CITY OF CONWAY, ARKANSAS; AND OTHER PURPOSES

Whereas, the City of Conway has solicited professional services to establish pre-qualified firms with experience in municipal outside legal counsel to provide general counsel and special counsel to the City of Conway, AR; and

Whereas, the City of Conway received submittals from two (2) different firms. Bequette Billingsley & Kees PA and Jiles Brown & Vinson LLP; and

Whereas, the City would like to recommend Bequette Billingsley & Kees PA and Jiles Brown & Vinson LLP to provide professional services for engagement if and when needed; and

Whereas, the City of Conway desires to establish a list of qualified vendors for outside legal counsel services, and has determined that Bequette Billingsley & Kees PA and Jiles Brown & Vinson LLP meet the qualifications for inclusion on such list for engagement on an as needed basis; and

Whereas, funding for these services will be within the Administration budget.

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

Section I: The City of Conway hereby designates Bequette Billingsley & Kees PA and Jiles Brown & Vinson LLP as qualified vendors for outside legal counsel services.

Section II: The Mayor is hereby authorized to execute all contracts, agreements, and related documents in connection with the retention of such services on behalf of the City of Conway.

Section III: All resolutions in conflict herewith are repealed to that extent of the conflict.

PASSED this 28th day of April 2026.

Approved:

Mayor Bart Castleberry

Attest:

**Denise Hurd
City Clerk/Treasurer**