



City of Conway Council Agenda

Council Meeting Date: Tuesday, August 26th, 2014

5:30pm – Committee Meeting: No Committee Meeting

6:30pm - Council Meeting

Call to Order: Mayor Tab Townsell

Roll Call: City Clerk/Treasurer Michael O. Garrett

Minutes Approval: August 12th, 2014

Employee Service Awards

Mayor Tab Townsell

City Clerk Michael O. Garrett

City Attorney Michael Murphy

City Council Members

Ward 1 Position 1 – Andy Hawkins

Ward 1 Position 2 – David Grimes

Ward 2 Position 1 – Wesley Pruitt

Ward 2 Position 2 – Shelley Mehl

Ward 3 Position 1 – Mark Ledbetter

Ward 3 Position 2 – Mary Smith

Ward 4 Position 1 – Theodore Jones Jr.

Ward 4 Position 2 – Shelia Whitmore

1. Report of Standing Committees:

A. Economic Development Committee (Airport, Conway Corporation, Conway Development, Chamber of Commerce)

1. Ordinance to adopt the budget for the new Conway Municipal Airport for the FY2014.
2. Ordinance authorizing two full time positions for the City of Conway Airport Department.
3. Ordinance transferring airport activity out of the general fund and into an enterprise fund account.
4. Consideration to approve the bid for a new aircraft tug for Cantrell Field.
5. Consideration to approve the bid for a ground power unit for Cantrell Field.
6. Consideration to enter into an agreement with for a fuel system supplier and the truck fuel lease for Cantrell Field.

(Additional Information will be provided before meeting)

B. Community Development Committee (Planning, Zoning, Permits, Community Development, Historic District, Streets, & Conway Housing Authority)

1. Resolution requesting the Faulkner County Tax Collector place to place certified liens on property located at 24 Woodlawn Drive as a result of incurred expenses by the City.
2. Resolution setting a public hearing to discuss the closing of a 10 foot and a 13.5 foot easement located in Lot A, Block 1 Harkrider Addition.
3. Ordinance appropriating funds for engineering services for adaptive signal control for the Conway Street Department.

4. Resolution establishing the intent of the City of Conway to annex certain lands located on the east side of Mill Pond Road North of Mountain Park Estates with an R-1 zoning.
5. Consideration of a conditional use permit request from Sheena Ivory to allow in-home child care for property that is located at 604 South Davis Street.
6. Ordinance to rezone property known as Old Cantrell Field located at South of Sixth Street, west of I-40 and East of Harkrider Street from I-3 to PUD.
7. Ordinance to rezone property located at Northeast corner of Factory and Monroe Streets from R-2A to O-2.
8. Consideration of a conditional use permit for temporary bank building for property located at the northeast corner of Factory and Monroe.
9. Ordinance to rezone property located at 1755 Meadowlake Road from R-2 to O-3.
10. Ordinance to rezone property located at 2595 Nutters Chapel Road from R-1 to PUD.
11. Ordinance to rezone property located at 2215 Dave Ward Drive from O-1 to RU-1.
12. Consideration of a conditional use permit request for property located at 2215 Dave Ward Drive.

C. Public Services Committee (Sanitation, Parks & Recreation & Physical Plant)

1. Ordinance amending the 2013 budget and appropriating funds associated with Rogers Plaza for the Conway Parks & Recreation Department.

D. Finance

1. Consideration to approve the monthly financial report ending July 31, 2014.

Adjournment



**City of Conway, Arkansas
Ordinance No. O-14-_____**

**AN ORDINANCE ADOPTING A BUDGET FOR THE OPERATION OF THE NEW CONWAY AIRPORT; AND FOR
OTHER PURPOSES:**

Whereas, the 2014 Budget was adopted absent of funding for the new airport due to an Airport Manager not yet being on staff; and

Whereas, the City now has an Airport Manager and a budget is needed in anticipation of the September opening of the new airport.

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

Section 1. The City of Conway shall adopt a budget for the operation of the new Conway airport for the fiscal year 2014 as follows:

Revenues

Fuel Sales	286,000
T-Hangar Rent	32,560
Community Hangar Rent	6,000
Ground Leases	20,250
Miscellaneous	<u>1,000</u>
Total	\$345,810

Expenses

Salaries	52,085
Part Time	9,000
Overtime	10,000
Pension	3,123
Group Insurance	8,733
Soc Sec Contrib	3,392
Unempl Tax	180
Workers Comp Ins	2,400
Other Emp Ben	8
Aviation Fuel	230,400
Prof Dues	700
Small Equip/Tools	2,000
Building Maint	400
Equipment Maint	1,500
Equipment Rental	1,600
Utilities	12,000
Advertising	1,000
Fuel	2,000
Insurance	10,200
Other Prof Svcs	1,000
Uniforms	1,000
Resale items	1,450

Office Supplies	300
Computer Maint	300
Computer Supplies	700
Janitorial Supplies	1,000
Other Misc Expenses	2,000
Total	\$358,471

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

PASSED this 26th day of August, 2014.

Approved:

Mayor Tab Townsell

Attest:

Michael O. Garrett
City Clerk/Treasurer



City of Conway, Arkansas
Ordinance No. O-14- _____

AN ORDINANCE AUTHORIZING TWO FULL TIME POSITIONS FOR THE CITY OF CONWAY AIRPORT DEPARTMENT; AND FOR OTHER PURPOSES:

Whereas, the City of Conway Airport Department would like to request two authorized positions – one Airport Line Technician and one Airport Line Supervisor.

Whereas, the annual salary budget for these positions for the remainder of 2014 is included in the adopted budget for the Airport Department.

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

Section 1. The City of Conway add two authorized positions to the City of Conway Airport.

Section 2. No additional funding is needed for this change in 2014.

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

Section 4. This ordinance is necessary for the protection of the public peace, health and safety; an emergency is hereby declared to exist, and this ordinance shall be in full force and effect from and after its passage and approval.

PASSED this 26th day of August, 2014.

Approved:

Mayor Tab Townsell

Attest:

Michael O. Garrett
City Clerk/Treasurer



City of Conway, Arkansas
Ordinance No. O-14-_____

AN ORDINANCE TRANSFERRING AIRPORT ACTIVITY OUT OF THE GENERAL FUND AND INTO AN ENTERPRISE FUND; AND FOR OTHER PURPOSES:

Whereas, Government accounting rules provide for the use of several different types of funds for tracking financial activity; and

Whereas, one such fund is an Enterprise Fund, which is designed to track business-type activities (funded by sales/fees for services rather than tax levies); and

Whereas, prior to the relocation of the Conway Airport its financial activity has been recorded in the City's general fund; and

Whereas, the new Conway Airport will no longer be managed by a third party but instead by the City itself, and it will be funded by aviation fuel sales, ground leases, and hangar rentals; and

Whereas, the City Council deems it most appropriate and beneficial to utilize an Enterprise Fund for reporting on the new Conway Airport's operations.

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

Section 1. The City of Conway shall establish a new Enterprise Fund in its accounting records to report the financial activity of the newly relocated Conway Airport, and shall no longer record airport activities in the General Fund.

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

PASSED this 26th day of August, 2014.

Approved:

Mayor Tab Townsell

Attest:

Michael O. Garrett
City Clerk/Treasurer



MEMO

TO: Mayor Tab Townsell
CC: City Council Members
FROM: Josh Zylks, Airport Manager
DATE: August 4, 2014
SUBJECT: Aircraft Tug

Bids were open on August 12th, 2014 @ 10:00am at City Hall for a new Aircraft Tug for Cantrell Field. Four bids were submitted:

Priceless Aviation Products	\$30,060
Carolina GSE, Inc.	\$34,035
Lektro, Inc.	\$34,511
Bauer Aviation	\$36,164

I recommend accepting the bid from Priceless Aviation Products for \$30,060.00. Prices include all applicable taxes and shipping. While the bid called for an electric unit, the Priceless tug is a gasoline powered model. I am willing to accept it because I was not aware that anyone manufactured a gasoline powered towbarless tug. I have personally test driven the recommended unit, and feel certain it will meet all of our needs at the airport; and the unit is made in the U.S.A. The unit will be paid for out of Cantrell Field Sale Funds.

Please advise if you have any questions or need additional information.

Thank you for your consideration.



MEMO

TO: Mayor Tab Townsell
CC: City Council Members
FROM: Josh Zylks, Airport Manager
DATE: August 4, 2014
SUBJECT: Ground Power Unit Bid Approval

Bids were open on August 12th, 2014 @ 10:00am at City Hall for a new Ground Power Unit for the New Cantrell Field. Three bids were submitted:

- | | |
|------------------------------------|-------------|
| 1. Aviation Ground Equipment Corp. | \$39,975.00 |
| 2. AERO Specialties, Inc. | \$42,490.00 |
| 3. TUG Technologies Corp. | \$43,295.00 |

I recommend accepting the bid from Aviation Ground Equipment Corp for \$39,975. Prices include all applicable taxes and shipping. This bid meets all specifications, and the unit is made in the U.S.A. The unit will be paid for out of Cantrell Field Sale Funds.

Please advise if you have any questions or need any additional information.

Thank you for your consideration.



MEMO

TO: Mayor Tab Townsell

CC: City Council Members
Airport Advisory Committee

FROM: Josh Zylks, Airport Manager

DATE: August 22nd, 2014

SUBJECT: Cantrell Field Fuel Service & truck fuel Leases

Message:

Request for Proposals were solicited for parties interested in providing fuel and other aviation related services at the new Conway Municipal Airport. The RFP's were opened and evaluated on Monday, June 30th, 2014. City Council approved M.M. Satterfield Aviation Fuel on July 8th, 2014.

The City is in the process of negotiating a contract for the above services on Monday, August 25th, 2014 and details will be provided at the City Council meeting on Tuesday, August 26th, 2014. Cantrell Feld is expected to open on September 1st, 2014.

If you have any questions please email me at josh.zylks@cityofconway.org.

Thank you for your consideration



City of Conway, Arkansas

Resolution No. R-14-_____

A RESOLUTION REQUESTING THE FAULKNER COUNTY TAX COLLECTOR PLACE A CERTIFIED LIEN AGAINST REAL PROPERTY AS A RESULT OF INCURRED EXPENSES BY THE CITY OF CONWAY; AND FOR OTHER PURPOSES.

WHEREAS, in accordance with Ark. Code Ann. § 14-54-901, the City of Conway has corrected conditions existing on 24 Woodlawn Dr., within the City of Conway and is entitled to compensation pursuant to Ark. Code § 14-54-904: and

WHEREAS, State law also provides for a lien against the subject property, with the amount of lien to be determined by the City Council at a hearing held after the notice to the owner thereof by certified mail with said amount \$213.12 (\$166.48 + Penalty-\$16.64 + filing fee-\$30.00) to be thereafter certified to the Faulkner County Tax Collector; and

WHEREAS, a hearing for the purpose of determine such lien has been set for **August 26, 2014** in order to allow for service of the attached notice of same upon the listed property owners, by certified or publication as is necessary.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Conway, Arkansas that:

SECTION 1: That after said public hearing the amount listed above is hereby certified and is to be forwarded to the Faulkner County Tax Collector and Assessor by the City of Conway.

SECTION 2: That this Resolution shall be in full force and effect from and after its passage and approval.

ADOPTED this 26th day of August, 2014.

Approved:

Mayor Tab Townsell

Attest:

Michael O. Garrett
City Clerk/Treasurer

City of Conway
Code Enforcement
1201 Oak Street
Conway, Arkansas 72032



Missy Lovelady
Administrative Assistant
Phone: 501-450-6191
Fax: 501-450-6144

MEMO:

To: Mayor Tab Townsell
CC: City Council Members

From: Missy Schrag
Date: August 18, 2014

Re: 24 Woodlawn Dr.

- June 20, 2014– Warning Violation written regarding grass, rubbish & trash in the yard by Kim Beard.
- Property Owner is listed as Debra & Tracy Atkins.
- Property was rechecked on 6/28/2014 with no progress made.
- Certified and regular letters were mailed 7/1/2014 to address on file and a notice was left by post office.
- Property was rechecked on 7/14/2014 with no action taken.
- Final Cleanup completed on 7/18/2014.
- Certified and regular letters were sent including date, time & place of the City Council meeting.

If you have any questions please advise.

INVOICE

City of Conway
Code Enforcement

DATE: AUGUST 22, 2014

1201 Oak Street
Conway, AR 72032
Phone: 501-450-6191
Fax 501-450-6144
missy.schrag@cityofconway.org

TO Debra & Tracy Atkins
24 Woodlawn Dr
Conway AR 72034

Description: Mowing/Clean-up/Admin Fees
associated with the nuisance abatement at
24 Woodlawn Dr, Conway Arkansas

CODE ENFORCEMENT OFFICER	PARCEL NUMBER	PAYMENT TERMS	DUE DATE
Kim Beard	710-04938-000		August 26, 2014

HOURS	DESCRIPTION	UNIT PRICE	LINE TOTAL
2	1 Employee -Mowing/Cleanup	17.90	35.80
2	1 Employee -Mowing/Cleanup	16.22	32.44
	Landfill fee (#486038)	32.63	32.63
1	Administrative Fee (Missy Schrag)	18.03	18.03
1	Administrative fee (Kim Beard)	15.36	15.36
1	Administrative Fee (Glenn Berry)	21.00	21.00
2	Certified Letter	5.13	10.26
2	Regular letter	.48	.96

TOTAL BY 8/26/14 \$166.48

- Total amount due after August 26, 2014 includes collection penalty & filing fees

TOTAL AFTER 8/26/14 \$213.12

Make all checks payable to City of Conway Code Enforcement @ 1201 Oak Street Conway Arkansas 72032

City of Conway
Code Enforcement

1201 Oak Street
Conway, Arkansas 72032
www.cityofconway.org



Missy Schrag

Conway Permits & Code Enforcement
Phone 501-450-6191
Fax 501-450-6144

July 22, 2014

Parcel # 710-04938-000

Debra & Tracy Atkins
24 Woodlawn Dr
Conway AR 72034

RE: Nuisance Abatement at 24 Woodlawn Dr, Conway AR
Cost of Clean-Up, Amount Due: \$166.48

Dear Mr. & Mrs. Atkins,

Because you failed or refused to remove, abate or eliminate certain conditions on the aforementioned real property in the City of Conway, after having been given seven (7) days notice in writing to do so, the City of Conway was forced to undertake the cleanup of this property to bring it within compliance of the Conway Municipal Code.

The City of Conway is requesting payment for all costs expended in correcting said condition. If after thirty (30) days from the receipt of this letter notifying you of the cost to correct said condition, such payment has not been remitted to the City, the City has the authority to file a lien against real estate property for the cost expended after City Council approval.

At its **August 26, 2014 Meeting**, 6:30 p.m. located at 810 Parkway Street, the City Council will conduct a public hearing on three items:

1. Consideration of the cost of the clean-up of your real property.
2. Consideration of placing a lien on your real property for this amount.
3. Consideration of certifying this amount determined at the hearing, plus a ten percent (10%) penalty for collection & filing fees, to the Tax Collector of Faulkner County to be placed on the tax books as delinquent taxes and collected accordingly.

None of these actions will be necessary if full payment is received before the meeting date. Please make check payable to the **City of Conway** and mail to **1201 Oak Street Conway Arkansas 72032** with the **attention** to **Missy Schrag**. If you have any questions, please feel free to call me at 501-450-6191.

Sincerely,

Missy Schrag

**Conway Code Enforcement
Incident Report**

Date of Violation: 06/20/2014

Violator Name: Debra & Tracy Atkins

Address of Violation: 24 Woodlawn Dr

Violation Type: Grass overgrown, rubbish & trash in yard

Warning #: CE8478

Description of Violation and Actions Taken: On 06/20/14, Code Enforcement Officer Kim Beard wrote a warning to correct violation at 24 Woodlawn for overgrown grass, rubbish and trash in yard. Property was rechecked on 06/28/14 with no progress made. Certified and regular letters were mailed 7/1/14 to address on file and a notice was left by post office. Final recheck was conducted on 07/14/14 with no action taken. Cleanup was scheduled. Cleanup was completed on 07/18/14.

Code Enforcement Officer: Kim Beard

Officer Signature: _____

Date:

Time:



City of Conway, Arkansas
Resolution No. R-14-_____

A RESOLUTION REQUESTING THE FAULKNER COUNTY TAX COLLECTOR PLACE A CERTIFIED LIEN AGAINST REAL PROPERTY AS A RESULT OF INCURRED EXPENSES BY THE CITY OF CONWAY; AND FOR OTHER PURPOSES.

Whereas, in accordance with Ark. Code Ann. § 14-54-901, the City of Conway has corrected conditions existing on 1724/1726 Robins within the City of Conway and is entitled to compensation pursuant to Ark. Code § 14-54-904: and

Whereas, State law also provides for a lien against the subject property, with the amount of lien to be determined by the City Council at a hearing held after the notice to the owner thereof by certified mail with said amount \$351.69 (\$292.45 + Penalty-\$29.24 + filing fee-\$30.00) to be thereafter certified to the Faulkner County Tax Collector; and

Whereas, a hearing for the purpose of determine such lien has been set for **August 26th, 2014** in order to allow for service of the attached notice of same upon the listed property owners, by certified or publication as is necessary.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Conway, Arkansas that:

Section 1: That after said public hearing the amount listed above is hereby certified and is to be forwarded to the Faulkner County Tax Collector and Assessor by the City of Conway.

Section 2: That this Resolution shall be in full force and effect from and after its passage and approval.

ADOPTED this 26th day of August, 2014.

Approved:

Mayor Tab Townsell

Attest:

Michael O. Garrett
City Clerk/Treasurer

City of Conway
Code Enforcement
1201 Oak Street
Conway, Arkansas 72032



Missy Lovelady
Administrative Assistant
Phone: 501-450-6191
Fax: 501-450-6144

MEMO:

To: Mayor Tab Townsell
CC: City Council Members

From: Missy Schrag
Date: August 19, 2014

Re: 1724-26 Robins

- June 17, 2014– Warning Violation written regarding appliance; furniture, rubbish & trash; inoperable vehicle in the drive and yard by Kim Beard.
- Property Owner is listed as RKVC, LLC (Vamsi Paruchuri).
- Property was rechecked on 6/26/2014 with no progress made.
- Certified and regular letters were mailed 7/1/2014 to address on file and a notice was left by post office.
- On 7/7/2014 Mr. Vamsi called the office and stated he had asked tenant to remove and make corrections noted in violation and tenant refused, Mr. Vamsi said if it wasn't cleaned up by recheck to schedule a city cleanup and send him the bill.
- Property was rechecked on 7/14/2014 with no action taken.
- Final Cleanup completed on 7/17/2014.
- Certified and regular letters were sent including date, time & place of the City Council meeting.

If you have any questions please advise.

INVOICE

City of Conway Code Enforcement

DATE: AUGUST 22, 2014

1201 Oak Street
Conway, AR 72032
Phone: 501-450-6191
Fax 501-450-6144
missy.schrag@cityofconway.org

TO RKVC, LLC
1855 Poteete
Conway, AR 72034

Description: Mowing/Clean-up/Admin Fees
associated with the nuisance abatement at
1724/26 Robins, Conway Arkansas

CODE ENFORCEMENT OFFICER	PARCEL NUMBER	PAYMENT TERMS	DUE DATE
Kim Beard	710-01157-000		August 26, 2014

HOURS	DESCRIPTION	UNIT PRICE	LINE TOTAL
2	1 Employee -Mowing/Cleanup	17.90	35.80
2	1 Employee -Mowing/Cleanup	16.22	32.44
2	1 Employee- Mowing/Cleanup	15.23	30.46
6	3 Employee- Mowing/Cleanup	10.48	62.88
	Landfill fee (#485964;485960)	32.63	65.26
1	Administrative Fee (Missy Schrag)	18.03	18.03
1	Administrative fee (Kim Beard)	15.36	15.36
1	Administrative Fee (Glenn Berry)	21.00	21.00
2	Certified Letter	5.13	10.26
2	Regular letter	.48	.96

TOTAL BY 8/26/14 \$292.45

- Total amount due after August 26, 2014 includes collection penalty & filing fees

TOTAL AFTER
8/26/14 \$351.69

Make all checks payable to City of Conway Code Enforcement @ 1201 Oak Street Conway Arkansas 72032

City of Conway
Code Enforcement

1201 Oak Street
Conway, Arkansas 72032
www.cityofconway.org



Missy Schrag

Conway Permits & Code Enforcement
Phone 501-450-6191
Fax 501-450-6144

July 22, 2014

Parcel # 710-01157-000

RKVC, LLC
1855 Poteete Dr
Conway AR 72034

RE: Nuisance Abatement at 1724/26 Robins, Conway AR
Cost of Clean-Up, Amount Due: \$292.45

Dear Mr. Vamsi,

Because you failed or refused to remove, abate or eliminate certain conditions on the aforementioned real property in the City of Conway, after having been given seven (7) days notice in writing to do so, the City of Conway was forced to undertake the cleanup of this property to bring it within compliance of the Conway Municipal Code.

The City of Conway is requesting payment for all costs expended in correcting said condition. If after thirty (30) days from the receipt of this letter notifying you of the cost to correct said condition, such payment has not been remitted to the City, the City has the authority to file a lien against real estate property for the cost expended after City Council approval.

At its **August 26, 2014 Meeting**, 6:30 p.m. located at 810 Parkway Street, the City Council will conduct a public hearing on three items:

1. Consideration of the cost of the clean-up of your real property.
2. Consideration of placing a lien on your real property for this amount.
3. Consideration of certifying this amount determined at the hearing, plus a ten percent (10%) penalty for collection & filing fees, to the Tax Collector of Faulkner County to be placed on the tax books as delinquent taxes and collected accordingly.

None of these actions will be necessary if full payment is received before the meeting date. Please make check payable to the **City of Conway** and mail to **1201 Oak Street Conway Arkansas 72032** with the **attention** to **Missy Schrag**. If you have any questions, please feel free to call me at 501-450-6191.

Sincerely,

Missy Schrag

**Conway Code Enforcement
Incident Report**

Date of Violation: 06/17/2014

Violator Name: RKVC, LLC (Vamsi Paruchuri)

Address of Violation: 1724-26 Robins

Violation Type: Appliance, furniture, rubbish, trash & inoperable vehicle in driveway and yard

Warning #: CE8468

Description of Violation and Actions Taken: On 06/17/14, Code Enforcement Officer Kim Beard wrote a warning to correct violation at 1724-26 Robins for appliance, furniture, rubbish, trash & inoperable vehicle in driveway and yard. Property was rechecked on 06/26/14 with no progress made. Certified and regular letters were mailed 7/1/14 to address on file and a notice was left by post office. Final recheck was conducted on 07/14/14 with no action taken. Cleanup was scheduled. Cleanup was completed on 07/17/14.

Code Enforcement Officer: Kim Beard

Officer Signature: _____

Date:

Time:



**City of Conway, Arkansas
Resolution No. R-14- _____**

A RESOLUTION SETTING A PUBLIC HEARING TO DISCUSS THE CLOSING OF A 10 FOOT AND A 13.5 FOOT EASEMENT LOCATED IN LOT A, BLOCK 1, HARKRIDER ADDITION:

Whereas, a petition has been filed with the City Council of the City of Conway, Arkansas by Robert M. Brown and Arvest Bank to abandon a utility easement located in the Harkrider Addition within the corporate limits of the City of Conway, Arkansas; and

Whereas, upon the filing of the petition with the City, the City shall set a date and time for a hearing before the City Council for consideration of the petition.

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

1. That the City Council shall hear said petition at its regular meeting to be held at the Russell L. "Jack" Roberts District Court Building, 810 Parkway Street, Conway, Arkansas, on the September 9th, 2014 at 6:30 p.m.
2. That the City Clerk is hereby directed to publish notice of the filing of said petition and of said hearing for the time and in the manner prescribed by law.

PASSED this 26th day of August, 2014.

Approved:

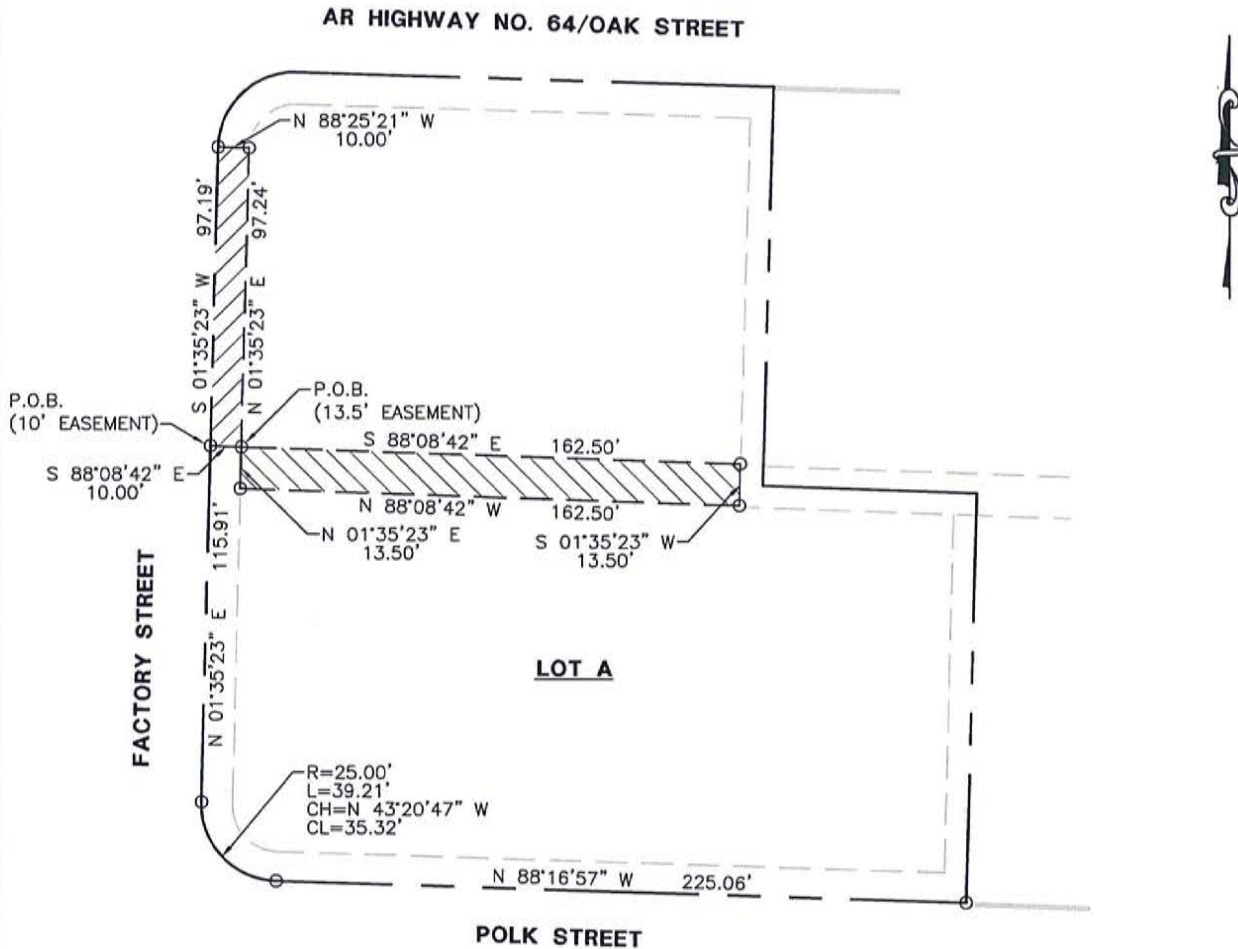
Attest:

Mayor Tab Townsell

**Michael O. Garrett
City Clerk/Treasurer**

EXHIBIT A

8/07/14



10' Easement Abandonment Description

Part of Lot A, Block 1, Harkrider Addition to the City of Conway, Faulkner County, Arkansas as filed for record in Plat Book J, Page 144, being more particularly described as follows:

Commencing at the SE corner of said Lot A, being on the north right-of-way line of Polk Street; thence N 88°16'57" W along said north right-of-way line, a distance of 225.06 feet; thence along a curve to the right having a Radius of 25.00 feet, an Arc Length of 39.21 feet and a Chord bearing and distance of N 43°20'47" W, 35.32 feet to the east right-of-way line of Factory Street; thence N 01°35'23" E along said east right-of-way line, a distance of 115.91 feet to the POINT OF BEGINNING; thence S 88°08'42" E, a distance of 10.00 feet; thence N 01°35'23" E, a distance of 97.24 feet; thence N 88°25'21" W, a distance of 10.00 feet to said east right-of-way line; thence S 01°35'23" W along said east right-of-way line, a distance of 97.19 feet to the POINT OF BEGINNING, containing 0.02 Acres (972 sq. ft.) more or less.

13.5' Easement Abandonment Description

Part of Lot A, Block 1, Harkrider Addition to the City of Conway, Faulkner County, Arkansas as filed for record in Plat Book J, Page 144, being more particularly described as follows:

Commencing at the SE corner of said Lot A, being on the north right-of-way line of Polk Street; thence N 88°16'57" W along said north right-of-way line, a distance of 225.06 feet; thence along a curve to the right having a Radius of 25.00 feet, an Arc Length of 39.21 feet and a Chord bearing and distance of N 43°20'47" W, 35.32 feet to the east right-of-way line of Factory Street; thence N 01°35'23" E along said east right-of-way line, a distance of 115.91 feet; thence S 88°08'42" E, a distance of 10.00 feet to the POINT OF BEGINNING; thence continue S 88°08'42" E, a distance of 162.50 feet; thence S 01°35'23" W, a distance of 13.50 feet; thence N 88°08'42" W, a distance of 162.50 feet; thence N 01°35'23" E, a distance of 13.50 feet to the POINT OF BEGINNING, containing 0.05 Acres (2,194 sq. ft.) more or less.



City of Conway, Arkansas
Ordinance No. O-14-_____

AN ORDINANCE APPROPRIATING FUNDS FOR ENGINEERING SERVICES FOR ADAPTIVE SIGNAL CONTROL FOR THE CONWAY STREET DEPARTMENT; AND FOR OTHER PURPOSES:

WHEREAS, the Metroplan board has approved the City of Conway's application for funding for an adaptive signal control system for Dave Ward Drive; and

WHEREAS, the Metroplan board has hired an engineering firm to perform the engineering services for the adaptive signal system; and

WHEREAS, the City of Conway must provide the estimated 20% match for engineering services before a notice to proceed may be issued to the engineering consultant; and

WHEREAS, the City of Conway Street and Engineering Department requests additional funds be appropriated to the 2014 budget to cover cost of these engineering services.

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

Section 1. The City of Conway Street and Engineering Department budget shall be amended by appropriating \$27,000 from the Street Fund Balance Appropriation account 002-201-4900 into the Street Fund Traffic Signal Maintenance Account 002-201-5466.

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

PASSED this 26th day of August, 2014.

Approved:

Mayor Tab Townsell

Attest:

Michael O. Garrett
City Clerk/Treasurer



City of Conway, Arkansas
Resolution No. R-14-_____

A RESOLUTION ESTABLISHING THE INTENT OF THE CITY OF CONWAY TO ANNEX CERTAIN LANDS LOCATED ON THE EAST SIDE OF MILL POND ROAD NORTH OF MOUNTAIN PARK ESTATES.

Whereas, the City Council of the City of Conway, Arkansas, has been informed that Rush Hal Properties has petitioned the County Court of Faulkner County, Arkansas, for annexation into the City of Conway, Arkansas, the following described lands in Faulkner County, Arkansas:

A tract of land located in part of the E½ of the NW¼ and part of the NE¼ of Section 2 and in part of the NW¼ NW¼ of Section 1, all in Township 4 North, Range 14 West, Faulkner County, Arkansas, being further described as follows: Commencing at an Anchor Bolt for the Northwest Corner of the NE¼ of Section 2; thence along the North Line of said NE¼ S88°45'46"E, 59.21 feet to a Stone for the Southwest Corner of the SE¼ of Section 35, Township 5 North, Range 14 West, Faulkner County, Arkansas; thence continue along the North Line of said NE¼ of Section 2 S88°45'49"E, 235.69 feet to a ½" Rebar with Cap (PLS 1363) for the Point of Beginning; thence continue along said North Line S88°45'49"E, 1016.91 feet to a Stone for the Northeast Corner of the NW¼ NE¼ of said Section 2; thence continue along the North Line of the NE¼ of Section 2 S88°22'52"E, 1309.31 feet to a Stone for the Northeast Corner of Section 2; thence along the North Line of said NW¼ NW¼ of said Section 1, S89°30'55"E, 78.59 feet to a Stone for the Southeast Corner of said Section 35; thence continue along said North Line of the NW¼ NW¼ of Section 1 S88°37'16"E, 543.18 feet to a ½" Rebar with Cap (PLS 1363); thence leaving the North Line of said NW¼ NW¼ of Section 1 S15°39'09"W, 1186.50 feet to ½" Rebar with Cap (PLS 1363) on the South Line of the NW¼ NW¼ of Section 1; thence along said South Line N86°46'08"W, 343.20 feet to a Stone for the Southeast Corner of the NE¼ NE¼ of Section 2; thence along the East Line of the NE¼ of Section 2 S02°12'47"W, 967.00 feet to a ½" Rebar with Cap (PLS 1363); thence leaving said East Line N86°52'41"W, 1302.80 feet to an Axle on the East Line of the SW¼ NE¼ of Section 2; thence along said East Line S01°57'45"W, 352.54 feet to a 1" Pipe for the Southeast Corner of the SW¼ NE¼; thence along the South Line of said SW¼ NE¼ N88°22'39"W, 1316.90 feet to a ½" Rebar for the Southwest Corner of said SW¼ NE¼; thence continue along the South Line of the SE¼ NW¼ of Section 2 N88°22'39"W, 51.07 feet to a ½" Rebar with Cap (PLS 1363); thence leaving said South Line N00°56'19"E, 1520.17 feet to a ½" Rebar with Cap (PLS 1363); thence S88°24'50"E, 291.87 feet to a 1" Pipe; thence N02°04'11"E, 420.00 feet to a ½" Rebar with Cap (PLS 1363); thence N88°26'17"W, 210.00 feet to a 1" Pipe on the West Line of the NW¼ NE¼ of said Section 2; thence along said West Line N02°07'14"E, 190.84 feet to a ½" Rebar with Cap (PLS 1363); thence leaving said West Line S88°12'04"E, 293.90 feet to a

½" Rebar with Cap (PLS 1363); thence N02°07'07"E, 295 feet to the Point of Beginning, containing 146.73 acres more or less.

Whereas, it is desired to indicate unto the County Court of Faulkner County, Arkansas, the attitude of the City of Conway, Arkansas toward such annexation.

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

Section 1: That said City Council does hereby declare its willingness to accept said lands as a part of the City of Conway, Arkansas, to be zoned as **R-1**.

Section 2: That such lands shall not be annexed until such time as those streets within and abutting this property that are to be accepted for city maintenance and those streets that are to be accepted as public roads solely for the purpose of issuing building permits shall have been established and noted on the annexing ordinance and right-of-way dedicated.

Section 3: That such lands shall not be annexed until such time as it has been determined which parcels of property within the annexation have been created in accordance with the Subdivision Ordinance requirements and are therefore eligible for issuance of building permits.

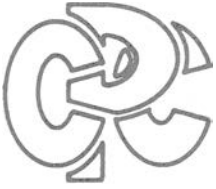
Passed this 26th day of August, 2014.

Approved:

Attest:

Mayor Tab Townsell

Michael O. Garrett
City Clerk/Treasurer



CONWAY PLANNING COMMISSION

1201 OAK STREET CONWAY, AR 72032 (501) 450-6105

August 19, 2014

Council Members
Conway, AR 72032

Dear Council Members:

Rush Hal Properties request for annexation with R-1 zoning of those lands located on the east side of Mill Pond Road north of Mountain Park Estates with the legal description:

A tract of land located in part of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ and part of the NE $\frac{1}{4}$ of Section 2 and in part of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 1, all in Township 4 North, Range 14 West, Faulkner County, Arkansas, being further described as follows: Commencing at an Anchor Bolt for the Northwest Corner of the NE $\frac{1}{4}$ of Section 2; thence along the North Line of said NE $\frac{1}{4}$ S88°45'46"E, 59.21 feet to a Stone for the Southwest Corner of the SE $\frac{1}{4}$ of Section 35, Township 5 North, Range 14 West, Faulkner County, Arkansas; thence continue along the North Line of said NE $\frac{1}{4}$ of Section 2 S88°45'49"E, 235.69 feet to a $\frac{1}{2}$ " Rebar with Cap (PLS 1363) for the Point of Beginning; thence continue along said North Line S88°45'49"E, 1016.91 feet to a Stone for the Northeast Corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 2; thence continue along the North Line of the NE $\frac{1}{4}$ of Section 2 S88°22'52"E, 1309.31 feet to a Stone for the Northeast Corner of Section 2; thence along the North Line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 1, S89°30'55"E, 78.59 feet to a Stone for the Southeast Corner of said Section 35; thence continue along said North Line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 1 S88°37'16"E, 543.18 feet to a $\frac{1}{2}$ " Rebar with Cap (PLS 1363); thence leaving the North Line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 1 S15°39'09"W, 1186.50 feet to $\frac{1}{2}$ " Rebar with Cap (PLS 1363) on the South Line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 1; thence along said South Line N86°46'08"W, 343.20 feet to a Stone for the Southeast Corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 2; thence along the East Line of the NE $\frac{1}{4}$ of Section 2 S02°12'47"W, 967.00 feet to a $\frac{1}{2}$ " Rebar with Cap (PLS 1363); thence leaving said East Line N86°52'41"W, 1302.80 feet to an Axle on the East Line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 2; thence along said East Line S01°57'45"W, 352.54 feet to a 1" Pipe for the Southeast Corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$; thence along the South Line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ N88°22'39"W, 1316.90 feet to a $\frac{1}{2}$ " Rebar for the Southwest Corner of said SW $\frac{1}{4}$ NE $\frac{1}{4}$; thence continue along the South Line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 2 N88°22'39"W, 51.07 feet to a $\frac{1}{2}$ " Rebar with Cap (PLS 1363); thence leaving said South Line N00°56'19"E, 1520.17 feet to a $\frac{1}{2}$ " Rebar with Cap (PLS 1363); thence S88°24'50"E, 291.87 feet to a 1" Pipe; thence N02°04'11"E, 420.00 feet to a $\frac{1}{2}$ " Rebar with Cap (PLS 1363); thence N88°26'17"W, 210.00 feet to a 1" Pipe on the West Line of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 2; thence along said West Line N02°07'14"E, 190.84 feet to a $\frac{1}{2}$ " Rebar with Cap (PLS 1363); thence leaving said West Line S88°12'04"E, 293.90 feet to a $\frac{1}{2}$ " Rebar with Cap (PLS 1363); thence N02°07'07"E, 295 feet to the Point of Beginning, containing 146.73 acres more or less.

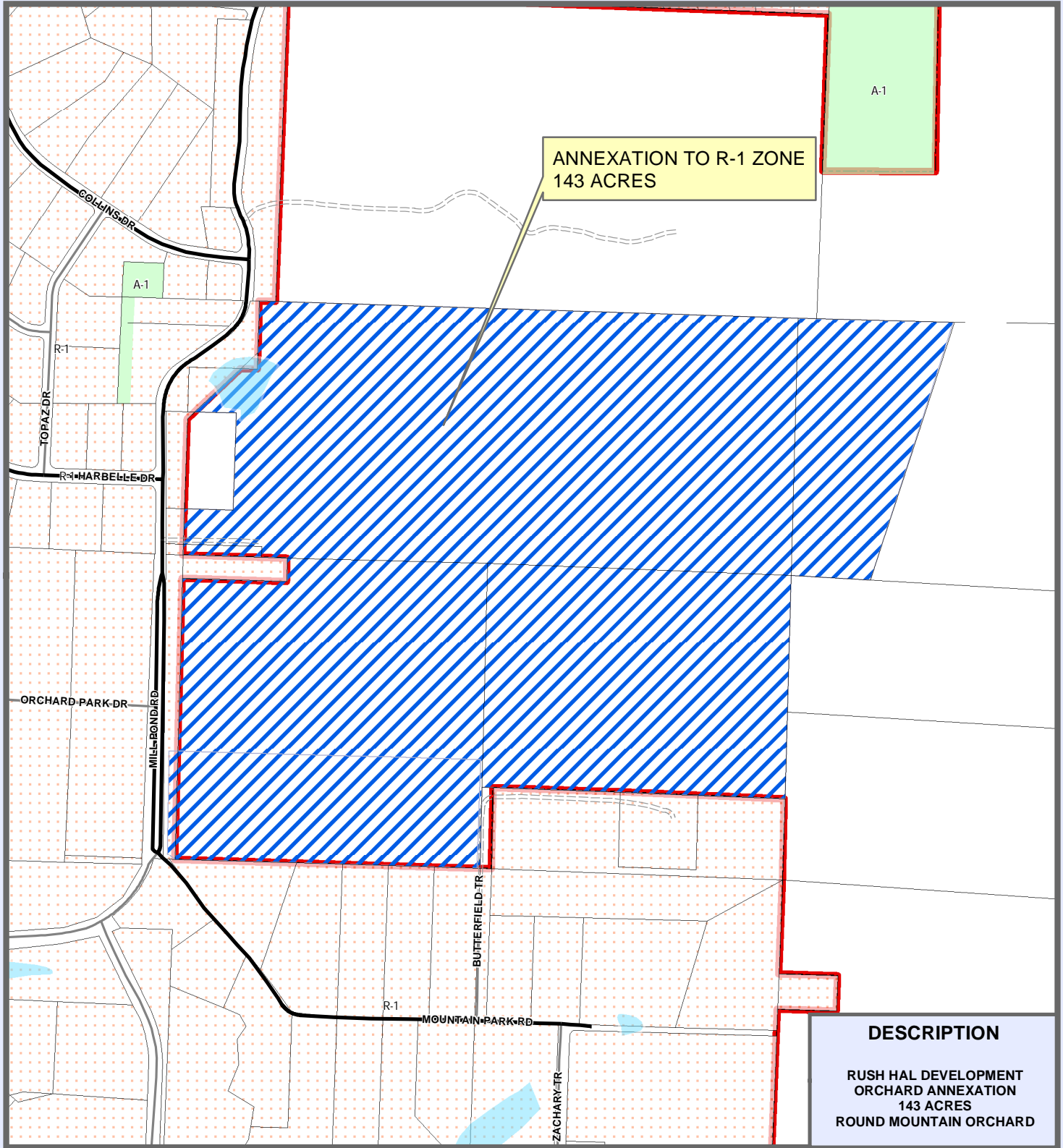
was reviewed by the Planning Commission at its regular meeting on August 18, 2014. The Planning Commission voted 6 – 2 – 1 to approve this annexation request. Planning Commissioners Jon Arms and Jeff Allender voted against the motion and Jerry Rye abstained from voting.

Submitted by,

Jeff Allender, Chair
Planning Commission


CITY OF CONWAY

RUSH HAL DEVELOPMENT-- ANNEXATION ZONE R-1



DESCRIPTION

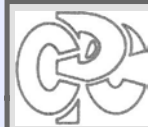
**RUSH HAL DEVELOPMENT
ORCHARD ANNEXATION
143 ACRES
ROUND MOUNTAIN ORCHARD**



Tab Townsend - Mayor
Andy Hawkins & David Green - Aldermen Ward 1
Wayne Pruitt & Shelby Meek - Aldermen Ward 2
Mark Ledbetter & Mary Smith - Aldermen Ward 3
Theodore Jones, Jr. & Sheila Wilmore - Aldermen Ward 4
Michael Murphy - City Attorney
Michael Garrett - City Clerk



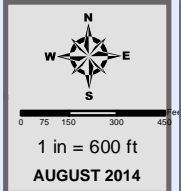
Bryan Patrick - Director
Wes Cristler - Deputy Director
Christy Sutherland - Planner
Linda Rice - Planning Tech
Jason Lyon - GIS Coordinator



CONWAY PLANNING COMMISSION
Jeff Allender - Chair
Lee Washington - Vice-Chair

INTERSTATE	LOT LINE
MAJOR ARTERIAL	STREAMS
MINOR ARTERIAL	LAKES & PONDS
COLLECTOR	CITY LIMITS
RESIDENTIAL	
PRIVATE ROAD	
INTERSTATE RAMP	
RAILROADS	

Residential		Industrial	
R-1	MF-1	I-1	
R-2A	MF-2	RU-1	
R-2	MF-3	I-3	
HR	RMH		
SR			
Commercial Office		Special	
C-1	O-1	SP	
C-2	O-2	S-1	
C-3	O-3	A-1	
C-4		PUD	
		TJ	



THIS MAP WAS PREPARED BY THE CITY OF CONWAY PLANNING AND DEVELOPMENT DEPARTMENT FOR ITS USE, AND MAY BE REVISED AT ANY TIME WITHOUT NOTIFICATION TO ANY USER. THE CITY OF CONWAY PLANNING AND DEVELOPMENT DEPARTMENT DOES NOT GUARANTEE THE CORRECTNESS OR ACCURACY OF ANY FEATURES ON THIS MAP. CITY OF CONWAY ASSUMES NO RESPONSIBILITY IN CONNECTION THEREWITH.

CONTACT INFORMATION
WWW.CONWAY-PLANNING.ORG/GIS
E.MAIL: Jason.Lyon@CityOfConway.org



CONWAY PLANNING COMMISSION

1201 OAK STREET CONWAY, AR 72032 (501) 450-6105

July 22, 2014

Council Members
Conway, AR 72032

Dear Council Members:

Sheena Ivory request for a Conditional Use Permit to allow in-home child care for property that is located at 604 South Davis Street with the legal description

Lot 26, Colonial Acres Subdivision

was reviewed by the Planning Commission at their regular meeting on July 21, 2014. The Planning Commission voted unanimously to forward this request to the City Council with a recommendation for approval with the following conditions attached.

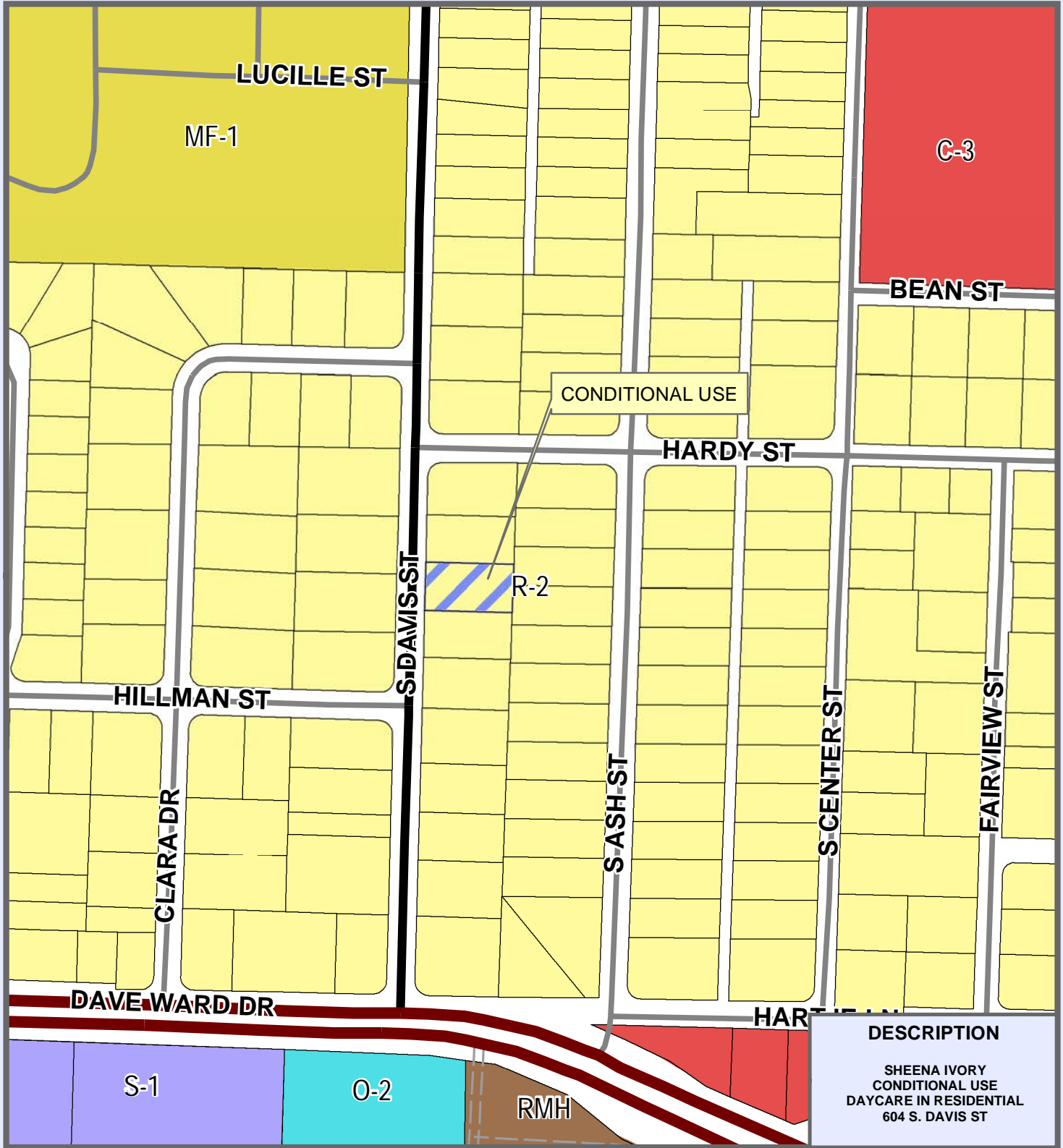
1. The conditional use permit is applicable to Sheena Ivory only. The permit may not be transferred to another day care operation at this location.
2. Hours of operation are 6:00 a.m. to 7:00 p.m., Monday through Friday.
3. Signage is limited to a 2 foot by 2 foot non-illuminated wall sign.
4. No outdoor sound system allowed.

Sincerely,

Jeff Allender, Chair
Planning Commission

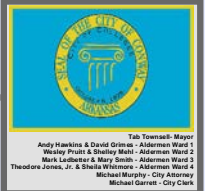
CITY OF CONWAY

SHEENA IVORY -- CONDITIONAL USE



DESCRIPTION

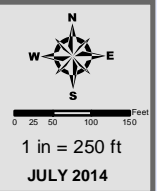
SHEENA IVORY
CONDITIONAL USE
DAYCARE IN RESIDENTIAL
604 S. DAVIS ST



<ul style="list-style-type: none"> INTERSTATE MAJOR ARTERIAL MINOR ARTERIAL COLLECTOR RESIDENTIAL PRIVATE ROAD INTERSTATE RAMP RAILROADS 	<ul style="list-style-type: none"> LOT LINE STREAMS LAKES & PONDS CITY LIMITS
--	---

Residential	Industrial
R-1	I-1
R-2A	MF-1
R-2	MF-2
HR	MF-3
SR	RMH

Commercial	Office	Special
C-1	O-1	SP
C-2	O-2	S-1
C-3	O-3	A-1
C-4		PUD
		TJ



THIS MAP WAS PREPARED BY THE CITY OF CONWAY PLANNING AND DEVELOPMENT DEPARTMENT FOR ITS USE AND MAY BE REVISED AT ANY TIME WITHOUT NOTIFICATION TO ANY USER. THE CITY OF CONWAY PLANNING AND DEVELOPMENT DEPARTMENT DOES NOT GUARANTEE THE CORRECTNESS OR ACCURACY OF ANY FEATURES ON THIS MAP. CITY OF CONWAY ASSUMES NO RESPONSIBILITY IN CONNECTION THEREWITH.

CONTACT INFORMATION
WWW.CONWAY-PLANNING.ORG/GIS
E.M.A.L.: Jason.Lyon@CityOfConway.org



City of Conway, Arkansas
Ordinance No. O-14- _____

AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING ORDINANCE TO REZONE PROPERTY KNOWN AS OLD CANTRELL FIELD LOCATED AT SOUTH OF SIXTH STREET, WEST OF I-40, AND EAST OF HARKRIDER STREET FROM I-3 TO PUD:

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 **I-3** symbols and indications as shown on the Zoning District Boundary Map in an area described as follows and shown on Exhibit "A":

(See Attached Exhibit A.)

to those of **PUD**, and a corresponding use district is hereby established in the area described in Exhibit "A" and said property is hereby rezoned subject to the following modifications:

- A. The requirements for impervious surface contained in the ordinance, including Section 1101.7 may be met in part by inclusion of sidewalks and impervious areas within the City rights of way provided that such landscaped areas are to be maintained by applicant, its successors and assigns or a landowners association.
- B. Bike lanes and/or paths shall only be required where indicated on Exhibit "G".
- C. Signage will be addressed as a regional scale development and Petitioner will work with Planning and Development Department on applicable signage regulations.
- D. The streets shown on the attached exhibits are still conceptual. Petitioner will work with the City to finalize the location of all streets.
- E. Building setbacks will be 20 feet from front lot lines and 10 feet from side and rear lot lines. Any variances shall be addressed at platting of the various parcels.
- F. The use of the term "retail" shall be deemed to include but not be limited to all establishments conducting sales or providing services to the public provided those uses listed on Exhibit "J" shall not be permitted.
- G. Until such time as the airport is decommissioned and closed, the airport shall be entitled to continue to operate under this zoning.
- H. This zoning shall revert to I-3, Intensive Industrial District in the event that applicant or its successors and assigns do not close the purchase of the Property described in Exhibit A but only as to any parcel not so purchased.
- I. Exhibits "B"- "J" consist of pages showing the following:
 - B Development Phasing Plan
 - C Overall Master Plan
 - D Overall P.U.D. Master Plan-uses of each parcel are noted thereon
 - E Overall P.U.D. Master Plan-uses and proposed allowable unit counts and square footages are noted thereon
 - F Retail Site Plan

- G Connectivity Master Plan
- H City Area Zoning Map
- I Aerial View
- J Prohibited Uses

SECTION 2: All ordinances in conflict herewith are repealed to the extent of the conflict and this ordinance shall take effect upon its passage, approval and publication.

PASSED this 26th day of August, 2014.

Approved:

Mayor Tab Townsell

Attest:

Michael O. Garrett
City Clerk/Treasurer

EXHIBIT A

TRACT 1:

A TRACT OF LAND SITUATED IN THE SE 1/4 OF SECTION 7; THE NE 1/4 OF THE SW 1/4 OF SECTION 7; THE NW 1/4 OF THE SW 1/4 OF SECTION 7; THE NW 1/4 OF THE SW 1/4 OF SECTION 8; THE SW 1/4 OF THE NW 1/4 OF SECTION 8; THE NW 1/4 OF THE NE 1/4 OF SECTION 18 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 13 WEST, CITY OF CONWAY, FAULKNER COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 7, BEING A FOUND 2" PIPE; THENCE ALONG THE SOUTH LINE OF SAID SE 1/4 OF SECTION 7, N88°46'39"W A DISTANCE OF 1390.96 FEET TO A FOUND 1" PIPE AND THE POINT OF BEGINNING; THENCE S03°29'24"W A DISTANCE OF 1420.53 FEET TO A FOUND 3/8" REBAR; THENCE N86°28'19"W A DISTANCE OF 499.44 FEET TO A SET 5/8" REBAR; THENCE N03°00'44"E A DISTANCE OF 102.80 FEET TO A FOUND 3/4" PIPE; THENCE N03°00'44"E A DISTANCE OF 1299.52 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 7; THENCE CONTINUING N03°00'44"E A DISTANCE OF 585.41 FEET TO A SET 5/8" REBAR, PASSING THROUGH A FOUND 1/2" REBAR AT 557.42 FEET; THENCE N41°19'49"W A DISTANCE OF 708.48 FEET TO A SET 5/8" REBAR; THENCE N01°20'02"E A DISTANCE OF 113.12 FEET TO A FOUND 1/2" REBAR; THENCE N57°27'51"W A DISTANCE OF 184.26 FEET TO A SET 5/8" REBAR; THENCE N01°07'25"E A DISTANCE OF 60.00 FEET TO A SET 5/8" REBAR AND THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF BRUCE STREET; THENCE ALONG SAID NORTH RIGHT OF WAY LINE N88°51'21"W A DISTANCE OF 1449.69 FEET TO A SET 5/8" REBAR ON THE EAST RIGHT OF WAY LINE OF INGRAM STREET; THENCE ALONG SAID EAST RIGHT OF WAY LINE N02°24'10"E A DISTANCE OF 1254.45 FEET TO A SET 5/8" REBAR ON THE SOUTH RIGHT OF WAY LINE OF 6TH STREET; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE S88°26'38"E A DISTANCE OF 896.63 FEET TO A SET 5/8" REBAR; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE S88°51'16"E A DISTANCE OF 2989.98 FEET TO A SET 5/8" REBAR; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE S88°09'49"E A DISTANCE OF 98.86 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 7; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE S88°09'49"E A DISTANCE OF 316.07 FEET TO A SET 5/8" REBAR; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE S88°29'32"E A DISTANCE OF 135.59 FEET TO A SET 5/8" REBAR; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE N72°10'35"E A DISTANCE OF 346.78 FEET TO A SET 5/8" REBAR; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE S89°48'50"E A DISTANCE OF 69.48 FEET TO A SET 5/8" REBAR; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE S57°29'01"E A DISTANCE OF 23.70 FEET TO A SET 5/8" REBAR; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE S39°30'03"E A DISTANCE OF 388.73 FEET TO A SET 5/8" REBAR; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE S25°31'03"E A DISTANCE OF 131.17 FEET TO A SET 5/8" REBAR; THENCE LEAVING SAID RIGHT OF WAY LINE N88°21'10"W A DISTANCE OF 1186.60 FEET TO A SET 5/8" REBAR ON THE EAST LINE OF SAID SECTION 7; THENCE ALONG SAID SECTION LINE S02°07'02"W A DISTANCE OF 938.65 FEET TO A SET MAG NAIL; THENCE LEAVING SAID SECTION LINE N87°53'35"W A DISTANCE OF 1357.09 FEET TO A SET 5/8" REBAR; THENCE S03°29'24"W A DISTANCE OF 1406.77 FEET

TO THE POINT OF BEGINNING, CONTAINING 151.49 ACRES, MORE OR LESS. LESS AND EXCEPT ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.

TRACT 2:

A TRACT OF LAND SITUATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 13 WEST, CITY OF CONWAY, FAULKNER COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND PK NAIL BEING THE SOUTH 1/4 CORNER OF SAID SECTION 7, THENCE ALONG SOUTH LINE OF SAID SECTION S88°31'06"E A DISTANCE OF 248.27 FEET TO A SET MAG NAIL AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SECTION LINE S88°31'06"E A DISTANCE OF 462.99 FEET TO A SET 5/8" REBAR; THENCE LEAVING SAID SECTION LINE N03°00'44"E A DISTANCE OF 585.41 FEET TO A SET 5/8" REBAR; THENCE N41°19'49"W A DISTANCE OF 708.48 FEET TO A SET 5/8" REBAR; THENCE S01°20'02"W A DISTANCE OF 1104.94 FEET TO THE POINT OF BEGINNING, CONTAINING 9.20 ACRES MORE OR LESS. LESS AND EXCEPT ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.

TRACT 3:

A TRACT OF LAND SITUATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 13 WEST, CITY OF CONWAY, FAULKNER COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 2" IRON PIPE BEING THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE ALONG THE EAST LINE OF SAID SECTION 7 N02°07'02"E A DISTANCE OF 1384.88 FEET TO A SET 5/8" REBAR; THENCE CONTINUING ALONG SAID SECTION LINE N02°07'02"E A DISTANCE OF 319.83 FEET TO A SET 5/8" REBAR; THENCE LEAVING SAID SECTION LINE N87°53'35"W A DISTANCE OF 1349.42 FEET TO A SET 5/8" REBAR; THENCE S03°29'24"W A DISTANCE OF 319.92 FEET TO A SET 5/8" REBAR; THENCE S87°53'35"E A DISTANCE OF 1357.09 FEET TO THE POINT OF BEGINNING, CONTAINING 9.94 ACRES MORE OR LESS. LESS AND EXCEPT ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.

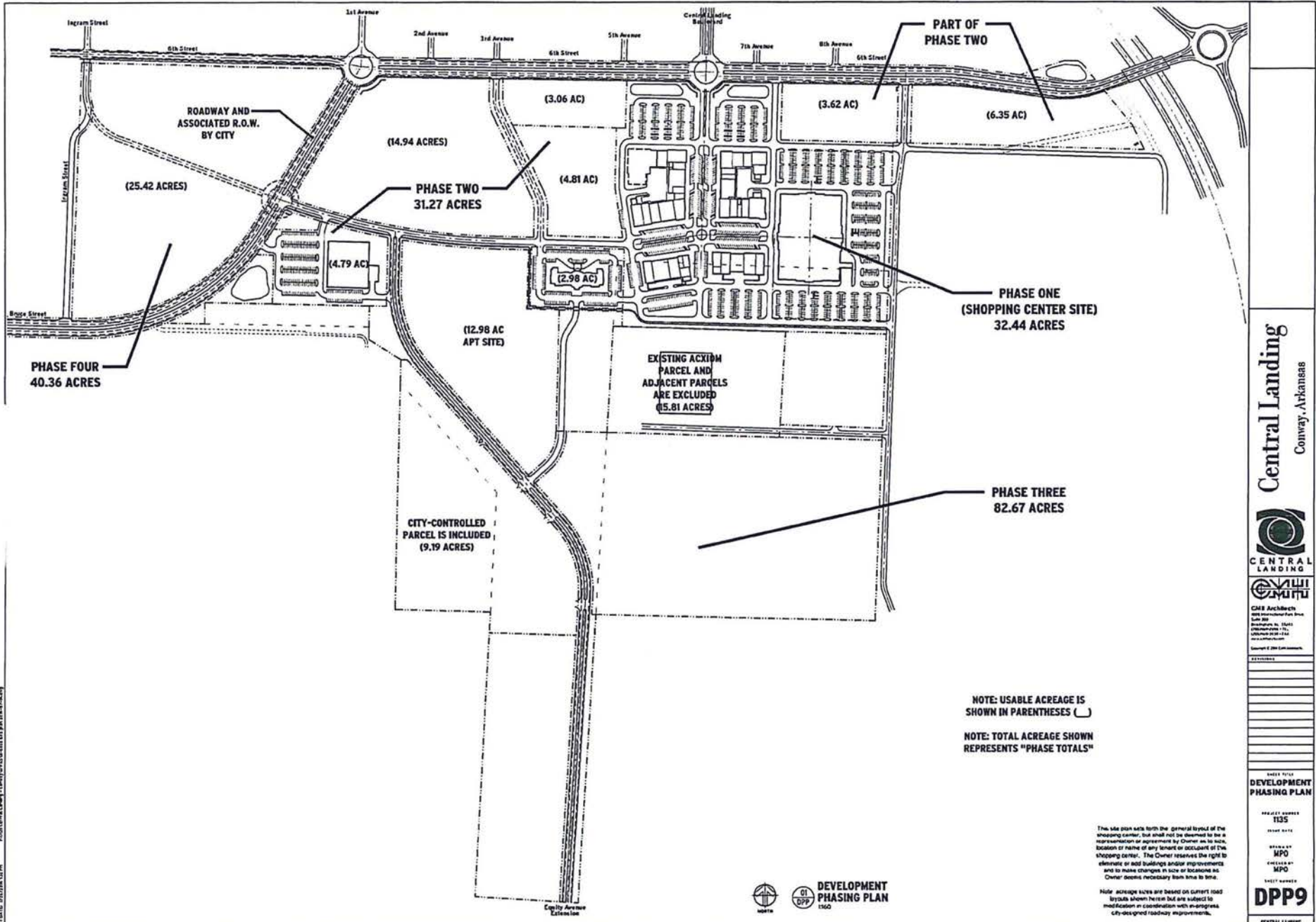
TRACT 4:

A TRACT OF LAND SITUATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 13 WEST, CITY OF CONWAY, FAULKNER COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 2" IRON PIPE BEING THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE ALONG THE SOUTH LINE OF SAID SECTION 7 N88°46'39"W A DISTANCE OF 1390.96 FEET TO A FOUND 1" IRON PIPE; THENCE LEAVING SAID SECTION LINE N03°29'24"E A DISTANCE OF 899.24 FEET TO A SET 5/8"

REBAR; THENCE S88°01'35"E A DISTANCE OF 1369.25 FEET TO THE EAST LINE OF SAID SECTION 7 AND A SET 5/8" REBAR; THENCE ALONG SAID SECTION LINE S02°07'02"W A DISTANCE OF 880.69 FEET TO THE POINT OF BEGINNING, CONTAINING 28.19 ACRES MORE OR LESS. LESS AND EXCEPT ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.

EXHIBIT B



Central Landing
Conway, Arkansas



CAMB ARCHITECTS
3000 UNIVERSITY DRIVE
SUITE 200
CONWAY, AR 72032
(501) 326-1111
www.cambs.com

REVISION	DATE	DESCRIPTION

PHASE FOUR DEVELOPMENT PHASING PLAN

PROJECT NUMBER: 1135

DATE: 01/15/2014

DESIGNED BY: MPO

CHECKED BY: MPO

DRAWN BY: MPO

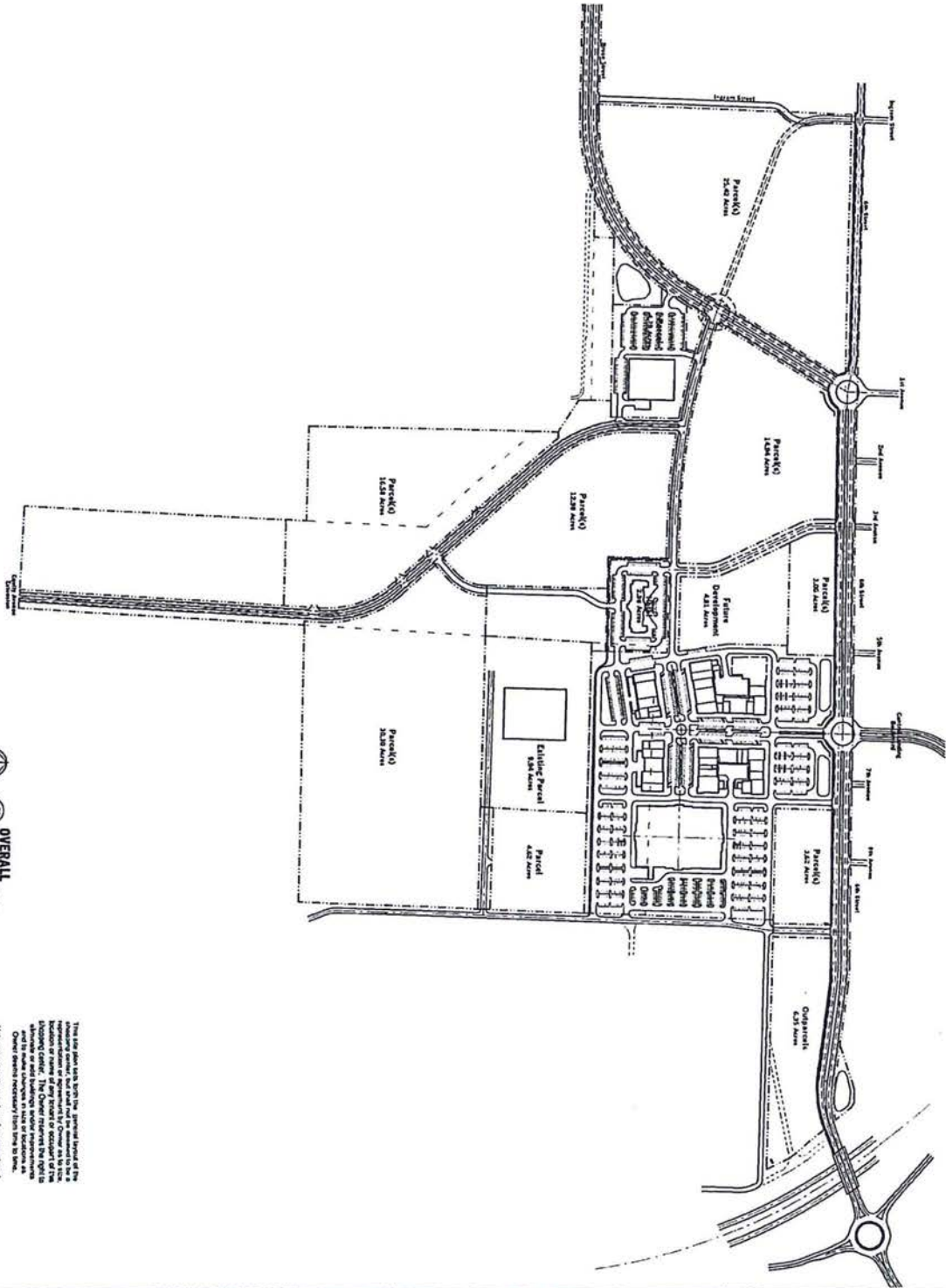
SCALE: AS SHOWN

DPP9

CENTRAL LANDING

EXHIBIT C

PLOT DATE: 3/21/2014 1:07 PM P:\05 Central Landing - Conroy\CVS\U-4 site plan 11L-05-04.dwg





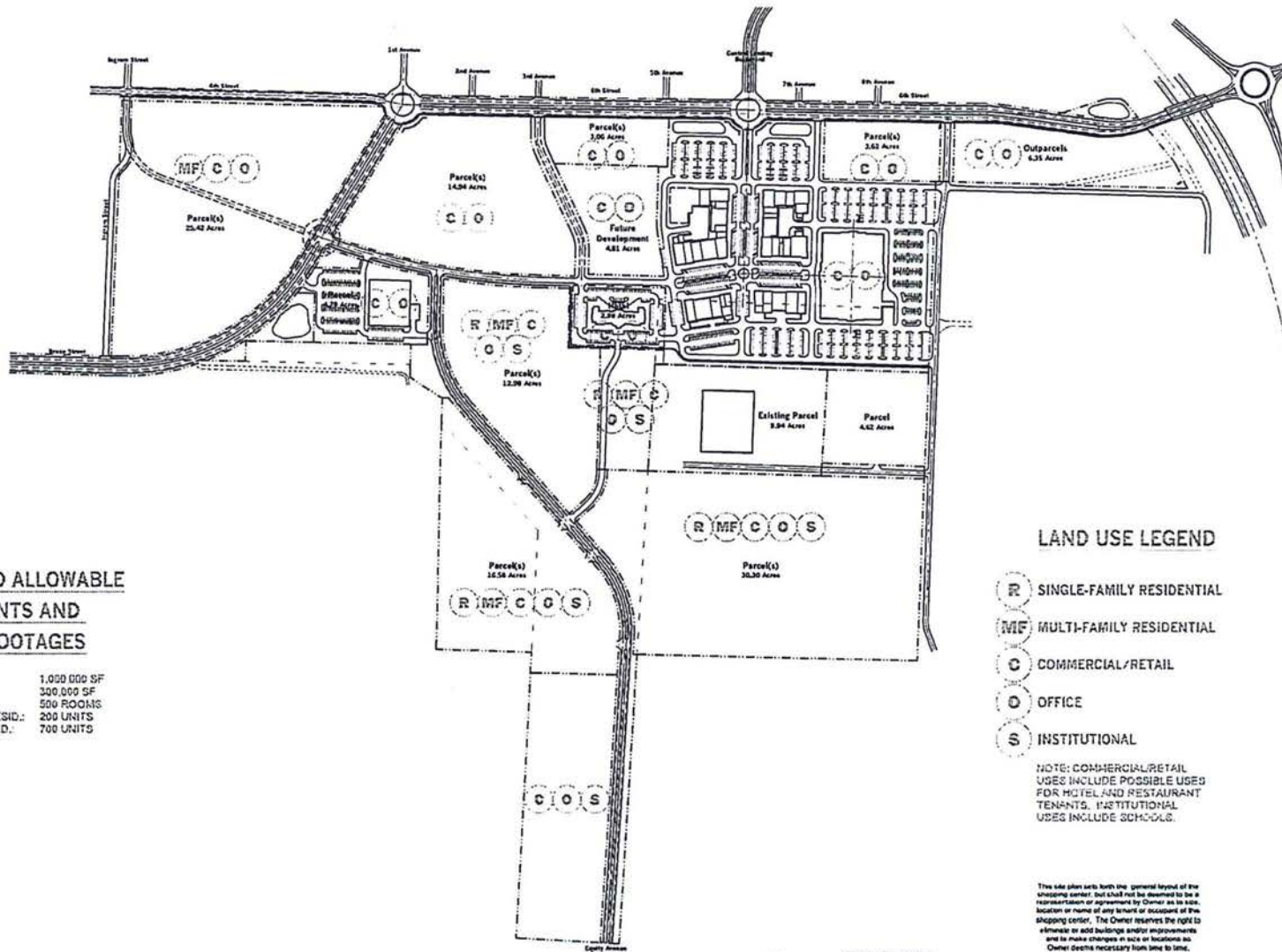


OVERALL

MASTERPLAN

This plan shows the site plan for the proposed development. The site plan is based on the information provided by the applicant and is subject to change. The site plan is not a guarantee of any kind and is not intended to be used as a basis for any investment decision. The site plan is provided for informational purposes only and is not intended to be used as a basis for any investment decision. The site plan is provided for informational purposes only and is not intended to be used as a basis for any investment decision.

 Central Landing Conway, Arkansas	 OVERALL MASTERPLAN	 MP9	 135	 1100	 1100	 1100	 1100
---	--	---	--	--	--	--	--



**PROPOSED ALLOWABLE
UNIT COUNTS AND
SQUARE FOOTAGES**

COMMERCIAL:	1,000,000 SF
OFFICE:	300,000 SF
HOTEL:	500 ROOMS
SINGLE-FAMILY RESID.	200 UNITS
MULTI-FAMILY RESID.	700 UNITS

LAND USE LEGEND

- R** SINGLE-FAMILY RESIDENTIAL
- MF** MULTI-FAMILY RESIDENTIAL
- C** COMMERCIAL/RETAIL
- O** OFFICE
- S** INSTITUTIONAL

NOTE: COMMERCIAL/RETAIL USES INCLUDE POSSIBLE USES FOR HOTEL AND RESTAURANT TENANTS. INSTITUTIONAL USES INCLUDE SCHOOLS.

The site plan sets both the general layout of the shopping center, but shall not be deemed to be a representation or agreement by Owner as to size, location or name of any tenant or occupant of the shopping center. The Owner reserves the right to eliminate or add buildings and/or improvements and to make changes in size or locations as Owner deems necessary from time to time.

Note: Acreage rates are based on current road layouts shown herein but are subject to modification in coordination with engineering city-designed roadway improvements.

OVERALL P.U.D.
MASTERPLAN
1200

Central Landing
Conway, Arkansas



CMR Architects
2000 International Park Drive
Suite 200
Conway, Arkansas 72034
Phone: (501) 326-1111
Fax: (501) 326-1112
www.cmrarchitect.com

PROJECT NUMBER
1135
PLAN DATE

DESIGNED BY
MPO
CHECKED BY
MPO

SCALE NUMBER
MP9

OVERALL P.U.D.
MASTERPLAN

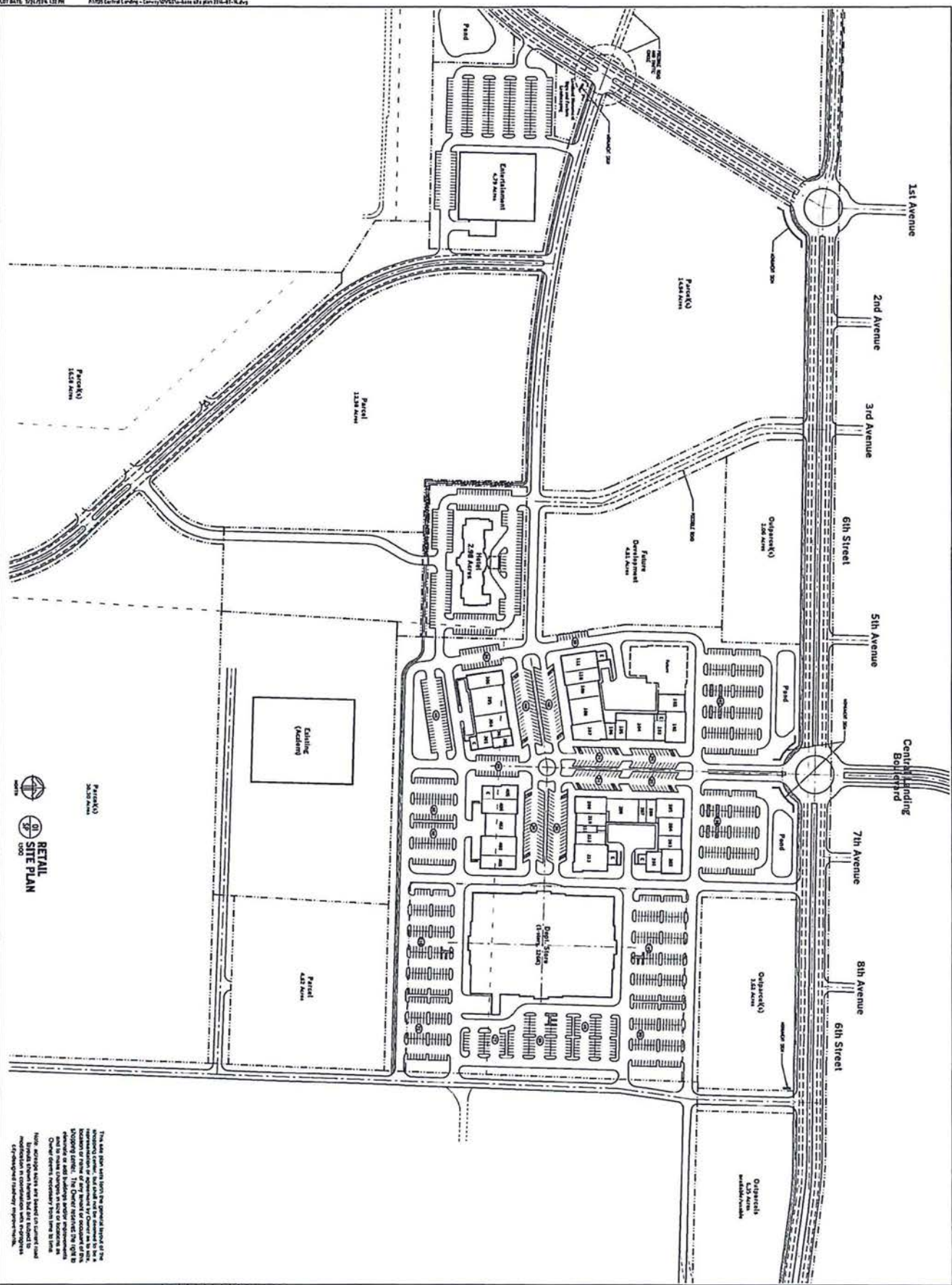
PROJECT NUMBER
1135
PLAN DATE

DESIGNED BY
MPO
CHECKED BY
MPO
SCALE NUMBER
MP9

CENTRAL LANDING

EXHIBIT F

PLT DATE: 12/11/14 1:12 PM PROJECT: Central Landing - Conway, AR Site plan 1116-41-14.dwg



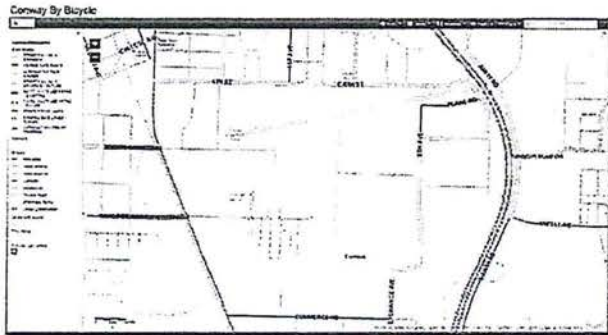
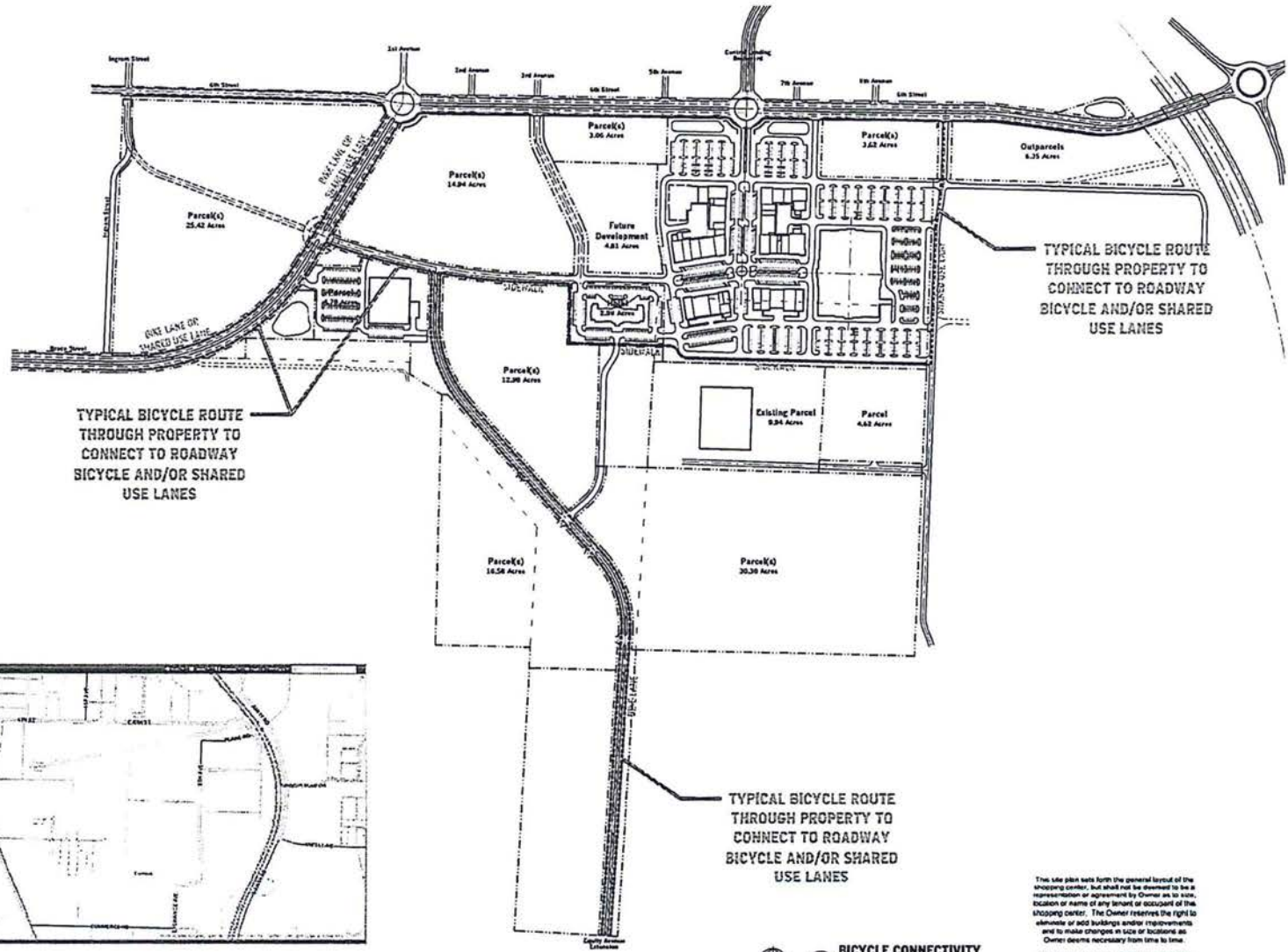
This plan shows the site plan for the proposed development. The site plan is based on the information provided by the owner and is not intended to be a final plan. The owner is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The plan is subject to change without notice.

DATE	12/11/14
BY	SP9
PROJECT	CENTRAL LANDING
LOCATION	CONWAY, ARKANSAS
SCALE	AS SHOWN

Central Landing
Conway, Arkansas



SP9
Site Plan
1116-41-14.dwg



The site plan sets forth the general layout of the shopping center, but shall not be deemed to be a representation or agreement by Owner as to size, location or name of any lot or occupied of the shopping center. The Owner reserves the right to eliminate or add buildings and/or improvements and to make changes in size or location as Owner deems necessary from time to time.

Note: acreage sizes are based on current road layouts shown herein but are subject to modification in coordination with engineering city-designed roadway improvements.

Central Landing
Conway, Arkansas

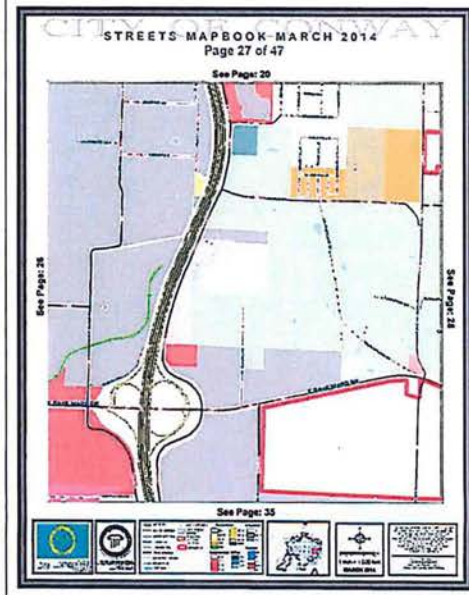
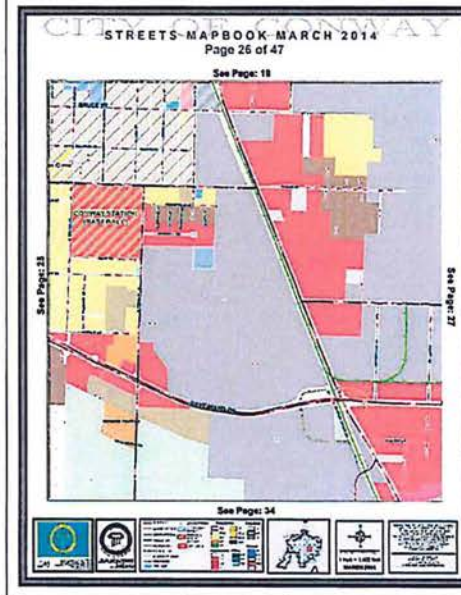
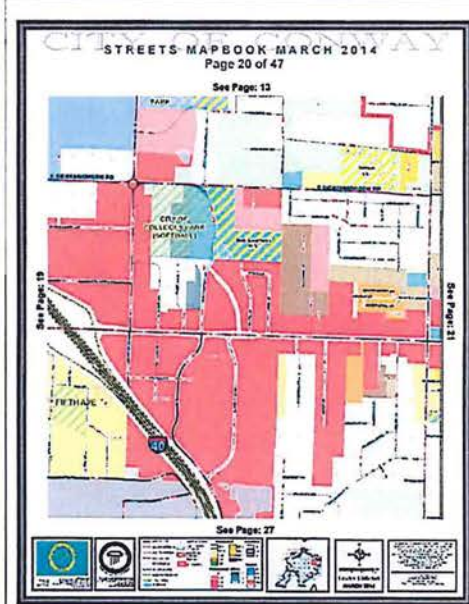
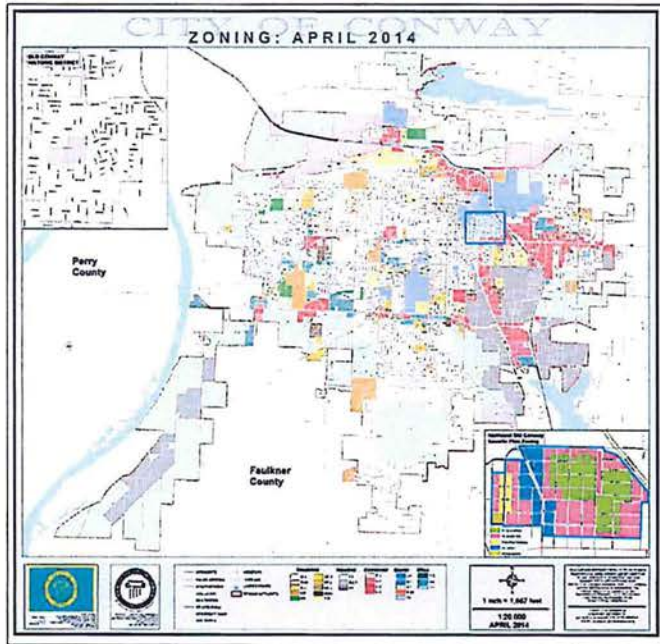


CMR Architects
Architectural Firm
1001 North College
Conway, Arkansas 72034
www.cmr-architect.com

PROJECT NUMBER
1135
ISSUED BY
MPO
APPROVED BY
MPO

CMP9
CENTRAL LANDING

**NOTE: REFER TO CITY OF CONWAY
G.I.S. DEPARTMENT FOR INFORMATION
REGARDING ZONING MAPS**



Central Landing
Conway, Arkansas



CMI Architects
1135
1135

ZONING MAPS

1135

MPO

ZON.

CENTRAL LANDING

EXHIBIT I

DATE: 10/20/2016 10:47 AM PROJECT: Central Landing - Conway, AR 2016-010-0001 - masterplan and site plan drawings



**OVERALL
MASTERPLAN
AERIAL
1:300**

<p>CENTRAL LANDING</p>	<p>DATE: 10/20/2016 PROJECT: CENTRAL LANDING DRAWN BY: MFD CHECKED BY: [blank] SCALE: 1:300</p>	<p>OVERALL MASTERPLAN AERIAL 1:300</p>	<p>CENTRAL LANDING</p>	<p>Central Landing Conway, Arkansas</p>	
-------------------------------	---	---	-------------------------------	--	--

EXHIBIT J

Prohibited Uses

As used herein, the term “*Prohibited Uses*” shall mean any of the following uses:

(1) Any mobile home park, trailer court, labor camp, junkyard, or stockyard (except that this provision shall not prohibit the temporary use of construction trailers during periods of construction, reconstruction, or maintenance);

(2) Any central laundry, dry cleaning plant, or laundromat (except that a drop-off dry cleaner that performs all dry cleaning off site shall be permitted,;);

(3) Any body and fender repair operation for automobiles, trucks, trailers, boats, or other vehicles; provided this shall not prohibit an automotive repair shop, or any business servicing motor vehicles in any respect, including, without limitation, any quick lube oil change service, tire center or gasoline or service station;

(4) Any mortuary or funeral home;

(5) Any “Pornographic Use”, which shall include, without limitation: (x) a store displaying for sale or exhibition books, magazines or other publications containing any combination of photographs, drawings or sketches of a sexual nature, which are not primarily scientific or educational [provided, however, that the sale of books, magazines and other publications by a national or regional bookstore of the type normally located in first-class retail shopping centers shall not be deemed a “pornographic use” hereunder]; or (y) a store offering for exhibition, sale or rental video cassettes or other medium capable of projecting, transmitting or reproducing, independently or in conjunction with another device, machine or equipment, an image or series of images, the content of which has been rated or advertised generally as NC-17 or “X” or unrated by the Motion Picture Rating Association, or any successor thereto [provided, however, that the sale or rental of such videos by a national or regional video store of the type normally located in first-class retail shopping centers shall not be deemed a “pornographic use” hereunder]; or massage parlor [except for therapeutic massages given in connection with the operation of a day spa or health club or other similar facilities normally located in first class shopping center];

(6) Any so-called “head shop”, or other establishment primarily selling or exhibiting drug-related paraphernalia or merchandise commonly used or intended for use with or in the consumption of any dangerous drug or other controlled substance, provided this shall not prohibit the operation of a pharmacy, drugstore or medical office;

(7) Any flea market;

(8) Any discotheque, dance hall or topless bar;

(9) Any gambling facility or operation, including but not limited to: off-track or sports betting parlor; table games such as black-jack or poker; slot machines; video poker/black-jack/keno machines or similar devices; or bingo hall. Notwithstanding the foregoing, this

prohibition shall not apply to governmental sponsored gambling activities, or charitable gambling activities, so long as such governmental and/or charitable activities are incidental to the business operation being conducted by the occupant;

- (10) Any tattoo parlor or skin/body piercing facilities;
- (11) Any carnival, amusement park or circus;
- (12) any warehouse operation (except incidental to the sale of goods in a retail facility).



CONWAY PLANNING COMMISSION

1201 OAK STREET CONWAY, AR 72032 (501) 450-6105

August 19, 2014

Council Members
Conway, AR 72032

Dear Council Members:

A request for a rezoning from I-3 to PUD for property that is known as Old Cantrell Field, south of Sixth Street, west of I-40, and east of Harkrider Street with the legal description:

TRACT 1:

A TRACT OF LAND SITUATED IN THE SE 1/4 OF SECTION 7; THE NE 1/4 OF THE SW 1/4 OF SECTION 7; THE NW 1/4 OF THE SW 1/4 OF SECTION 7; THE NW 1/4 OF THE SW 1/4 OF SECTION 8; THE SW 1/4 OF THE NW 1/4 OF SECTION 8; THE NW 1/4 OF THE NE 1/4 OF SECTION 18 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 13 WEST, CITY OF CONWAY, FAULKNER COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 7, BEING A FOUND 2" PIPE; THENCE ALONG THE SOUTH LINE OF SAID SE 1/4 OF SECTION 7, N88°46'39"W A DISTANCE OF 1390.96 FEET TO A FOUND 1" PIPE AND THE POINT OF BEGINNING; THENCE S03°29'24"W A DISTANCE OF 1420.53 FEET TO A FOUND 3/8" REBAR; THENCE N86°28'19"W A DISTANCE OF 499.44 FEET TO A SET 5/8" REBAR; THENCE N03°00'44"E A DISTANCE OF 102.80 FEET TO A FOUND 3/4" PIPE; THENCE N03°00'44"E A DISTANCE OF 1299.52 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 7; THENCE CONTINUING N03°00'44"E A DISTANCE OF 585.41 FEET TO A SET 5/8" REBAR, PASSING THROUGH A FOUND 1/2" REBAR AT 557.42 FEET; THENCE N41°19'49"W A DISTANCE OF 708.48 FEET TO A SET 5/8" REBAR; THENCE N01°20'02"E A DISTANCE OF 113.12 FEET TO A FOUND 1/2" REBAR; THENCE N57°27'51"W A DISTANCE OF 184.26 FEET TO A SET 5/8" REBAR; THENCE N01°07'25"E A DISTANCE OF 60.00 FEET TO A SET 5/8" REBAR AND THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF BRUCE STREET; THENCE ALONG SAID NORTH RIGHT OF WAY LINE N88°51'21"W A DISTANCE OF 1449.69 FEET TO A SET 5/8" REBAR ON THE EAST RIGHT OF WAY LINE OF INGRAM STREET; THENCE ALONG SAID EAST RIGHT OF WAY LINE N02°24'10"E A DISTANCE OF 1254.45 FEET TO A SET 5/8" REBAR ON THE SOUTH RIGHT OF WAY LINE OF 6TH STREET; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE S88°26'38"E A DISTANCE OF 896.63 FEET TO A SET 5/8" REBAR; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE S88°51'16"E A DISTANCE OF 2989.98 FEET TO A SET 5/8" REBAR; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE S88°09'49"E A DISTANCE OF 98.86 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 7; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE S88°09'49"E A DISTANCE OF 316.07 FEET TO A SET 5/8" REBAR; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE S88°29'32"E A DISTANCE OF 135.59 FEET TO A SET 5/8" REBAR; THENCE CONTINUING ALONG SAID RIGHT OF WAY

LINE N72°10'35"E A DISTANCE OF 346.78 FEET TO A SET 5/8" REBAR; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE S89°48'50"E A DISTANCE OF 69.48 FEET TO A SET 5/8" REBAR; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE S57°29'01"E A DISTANCE OF 23.70 FEET TO A SET 5/8" REBAR; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE S39°30'03"E A DISTANCE OF 388.73 FEET TO A SET 5/8" REBAR; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE S25°31'03"E A DISTANCE OF 131.17 FEET TO A SET 5/8" REBAR; THENCE LEAVING SAID RIGHT OF WAY LINE N88°21'10"W A DISTANCE OF 1186.60 FEET TO A SET 5/8" REBAR ON THE EAST LINE OF SAID SECTION 7; THENCE ALONG SAID SECTION LINE S02°07'02"W A DISTANCE OF 938.65 FEET TO A SET MAG NAIL; THENCE LEAVING SAID SECTION LINE N87°53'35"W A DISTANCE OF 1357.09 FEET TO A SET 5/8" REBAR; THENCE S03°29'24"W A DISTANCE OF 1406.77 FEET TO THE POINT OF BEGINNING, CONTAINING 151.49 ACRES, MORE OR LESS. LESS AND EXCEPT ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.

TRACT 2:

A TRACT OF LAND SITUATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 13 WEST, CITY OF CONWAY, FAULKNER COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND PK NAIL BEING THE SOUTH 1/4 CORNER OF SAID SECTION 7, THENCE ALONG SOUTH LINE OF SAID SECTION S88°31'06"E A DISTANCE OF 248.27 FEET TO A SET MAG NAIL AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SECTION LINE S88°31'06"E A DISTANCE OF 462.99 FEET TO A SET 5/8" REBAR; THENCE LEAVING SAID SECTION LINE N03°00'44"E A DISTANCE OF 585.41 FEET TO A SET 5/8" REBAR; THENCE N41°19'49"W A DISTANCE OF 708.48 FEET TO A SET 5/8" REBAR; THENCE S01°20'02"W A DISTANCE OF 1104.94 FEET TO THE POINT OF BEGINNING, CONTAINING 9.20 ACRES MORE OR LESS. LESS AND EXCEPT ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.

TRACT 3:

A TRACT OF LAND SITUATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 13 WEST, CITY OF CONWAY, FAULKNER COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 2" IRON PIPE BEING THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE ALONG THE EAST LINE OF SAID SECTION 7 N02°07'02"E A DISTANCE OF 1384.88 FEET TO A SET 5/8" REBAR; THENCE CONTINUING ALONG SAID SECTION LINE N02°07'02"E A DISTANCE OF 319.83 FEET TO A SET 5/8" REBAR; THENCE LEAVING SAID SECTION LINE N87°53'35"W A DISTANCE OF 1349.42 FEET TO A SET 5/8" REBAR; THENCE S03°29'24"W A DISTANCE OF 319.92 FEET TO A SET 5/8" REBAR; THENCE S87°53'35"E A DISTANCE OF 1357.09 FEET TO THE POINT OF BEGINNING, CONTAINING 9.94 ACRES MORE OR LESS. LESS AND EXCEPT ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.

TRACT 4:

A TRACT OF LAND SITUATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 13 WEST, CITY OF CONWAY, FAULKNER COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 2" IRON PIPE BEING THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE ALONG THE SOUTH LINE OF SAID SECTION 7 N88°46'39"W A DISTANCE OF 1390.96 FEET TO A FOUND 1" IRON PIPE; THENCE LEAVING SAID SECTION LINE N03°29'24"E A DISTANCE OF 899.24 FEET TO A SET 5/8" REBAR; THENCE S88°01'35"E A DISTANCE OF 1369.25 FEET TO THE EAST LINE OF SAID SECTION 7 AND A SET 5/8" REBAR; THENCE ALONG SAID SECTION LINE S02°07'02"W A DISTANCE OF 880.69 FEET TO THE POINT OF BEGINNING, CONTAINING 28.19 ACRES MORE OR LESS. LESS AND EXCEPT ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.

was reviewed by the Planning Commission at its regular meeting on August 18, 2014. The Planning Commission voted 9 – 0 that the request be sent to the City Council with a recommendation for approval subject to the requirements specific to PUD zoning and as noted in applicant's application letter that reflects deletion of the word "adequate" in the last paragraph on page 2 per the Planning Commission's motion.

Submitted by,

Jeff Allender, Chair
Planning Commission

Attachment: Applicant Letter



City of Conway, Arkansas
Ordinance No. O-14- _____

AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING ORDINANCE TO REZONE PROPERTY LOCATED AT THE NORTHEAST CORNER OF FACTORY AND MONROE STREETS FROM R-2A TO O-2:

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-2A** symbols and indications as shown on the Zoning District Boundary Map in an area described as follows:

Lots 14, 15, 16 and the West 1/2 of Lot 17, Block 4, of the Harkrider Addition to the City of Conway, Arkansas

to those of **O-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.

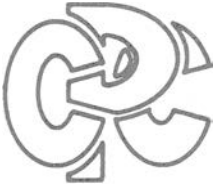
PASSED this 26th day of August, 2014.

Approved:

Mayor Tab Townsell

Attest:

Michael O. Garrett
City Clerk/Treasurer



CONWAY PLANNING COMMISSION

1201 OAK STREET CONWAY, AR 72032 (501) 450-6105

August 19, 2014

Council Members
Conway, AR 72032

Dear Council Members:

A request for a rezoning from R-2A to O-2 for property that is located at northeast corner of Factory and Monroe Streets with the legal description:

Lots 14, 15, 16 and the West 1/2 of Lot 17, Block 4, of the Harkrider Addition to the City of Conway, Arkansas

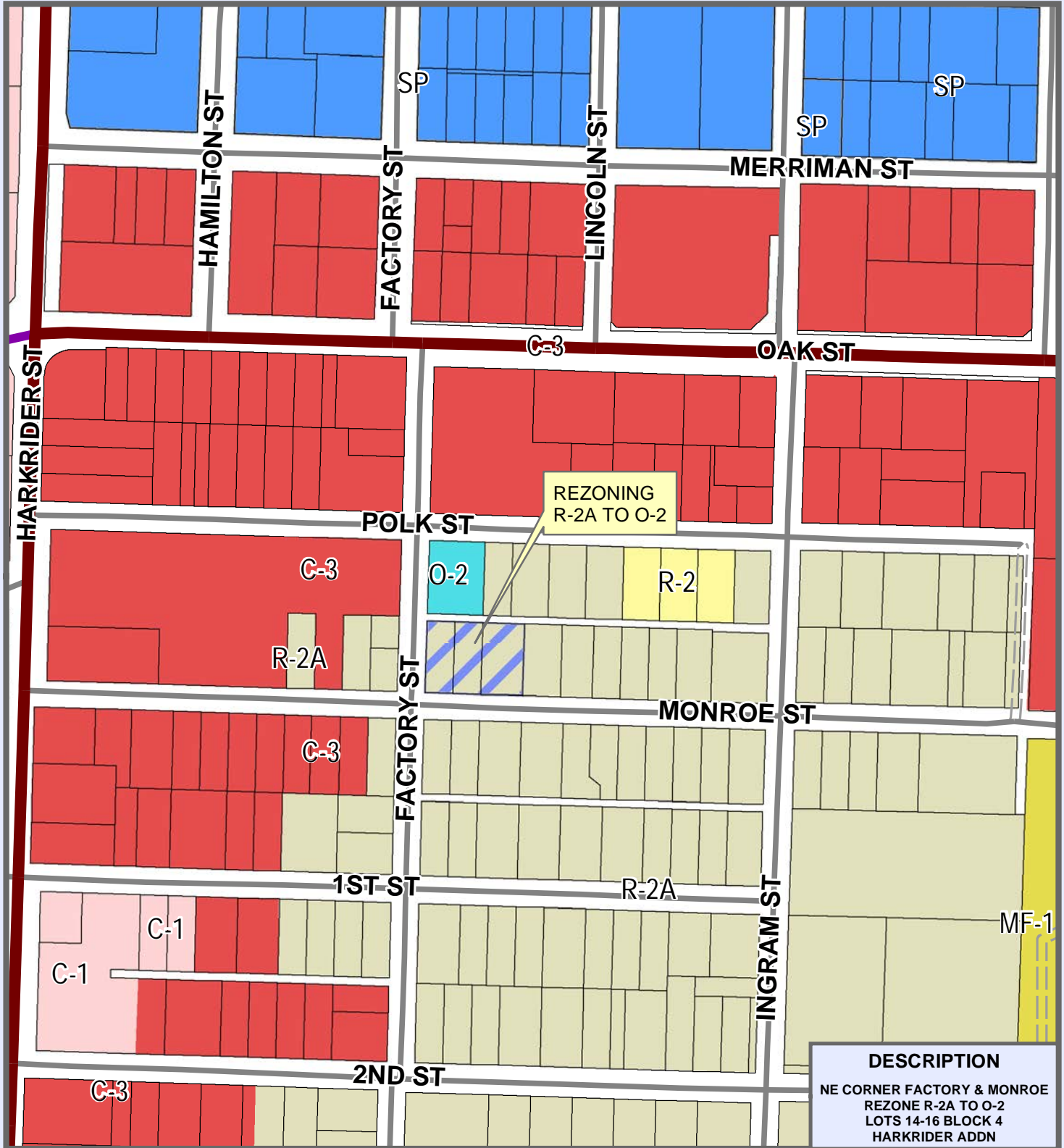
was reviewed by the Planning Commission at its regular meeting on August 18, 2014. The Planning Commission voted 9 – 0 that the request be sent to the City Council with a recommendation for approved.

Submitted by,

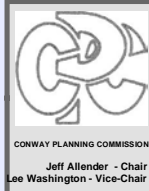
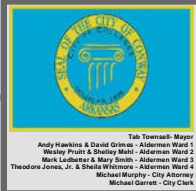
Jeff Allender, Chair
Planning Commission

CITY OF CONWAY

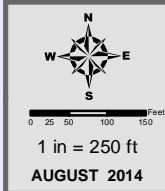
SCOTT HAYES REZONE R-2A TO O-2



DESCRIPTION
 NE CORNER FACTORY & MONROE
 REZONE R-2A TO O-2
 LOTS 14-16 BLOCK 4
 HARKRIDER ADDN



INTERSTATE	LOT LINE	Residential	Industrial
MAJOR ARTERIAL	STREAMS	R-1	MF-1
MINOR ARTERIAL	LAKES & PONDS	R-2A	MF-2
COLLECTOR	CITY LIMITS	R-2	MF-3
RESIDENTIAL		HR	RMH
PRIVATE ROAD		SR	
INTERSTATE RAMP			
RAILROADS		Commercial	Special
		C-1	SP
		C-2	S-1
		C-3	A-1
		C-4	PUD
		O-1	TJ
		O-2	
		O-3	



THIS MAP WAS PREPARED BY THE CITY OF CONWAY PLANNING AND DEVELOPMENT DEPARTMENT FOR ITS USE, AND MAY BE REVISED AT ANY TIME WITHOUT NOTIFICATION TO ANY USER. THE CITY OF CONWAY PLANNING AND DEVELOPMENT DEPARTMENT DOES NOT GUARANTEE THE CORRECTNESS OR ACCURACY OF ANY FEATURES ON THIS MAP. CITY OF CONWAY ASSUMES NO RESPONSIBILITY IN CONNECTION THEREWITH.

CONTACT INFORMATION:
 WWW.CONWAY-PLANNING.ORG/GIS
 E.MAL: Jason.Lyon@CityOfConway.org



CONWAY PLANNING COMMISSION

1201 OAK STREET CONWAY, AR 72032 (501) 450-6105

August 19, 2014

Council Members
Conway, AR 72032

Dear Council Members:

A request for a conditional use permit for temporary bank building for property that is located at the northeast corner of Factory and Monroe with the legal description:

Lots 14, 15, 16 and the West 1/2 of Lot 17, Block 4, of the Harkrider Addition to the City of Conway, Arkansas

was reviewed by the Planning Commission at its regular meeting on August 18, 2014. The Planning Commission voted 9 – 0 that the request be sent to the City Council with a recommendation for approval subject to the following conditions.

1. The conditional use permit is applicable to Scott Hayes and Arvest Bank only to allow a temporary bank building and will lapse sixty (60) days after opening of the new Arvest Bank structure to be built at Oak and Factory Streets, and all structures to include signage and temporary bank building shall be removed from the property during those sixty (60) days.
2. The temporary bank may operate from 8:00am to 7:00pm Monday through Friday, and from 8:00am to 2:00pm Saturday.
3. Conditional Use Permit 1337 shall be amended to only allow one triplex at the southeast corner of Monroe and Factory Streets.

Submitted by,

Jeff Allender, Chair
Planning Commission

Attachment: Amended CUP 1337

CONDITIONAL USE PERMIT

CITY OF CONWAY, ARKANSAS

PROPERTY DESCRIPTION / ADDRESS / LOCATION:

This conditional use is for property located at the southeast and northeast corners of Factory and Monroe Streets with the following description:

~~Lots 14, 15, 16 and west half of Lot 17, Block 4, Harkrider Addition; and~~ Lots 12 and 13,
Block 5, Harkrider Addition

ZONING: R-2A

CONDITIONAL USE PERMITTED TO SCOTT AND ROBIN HAYES FOR: MF-1 density in R-2A zoning district

DATE OF COUNCIL MEETING ALLOWING PERMITTED USE: January 28, 2014

CONDITIONS ATTACHED TO PERMIT:

1. A total of nine ~~(9)~~ **three (3)** dwelling units is allowed.
2. Type of structure must be triplex**es**.
3. The permit is only applicable to Scott and Robin Hayes. The permit is not transferable and does not "run with the land".

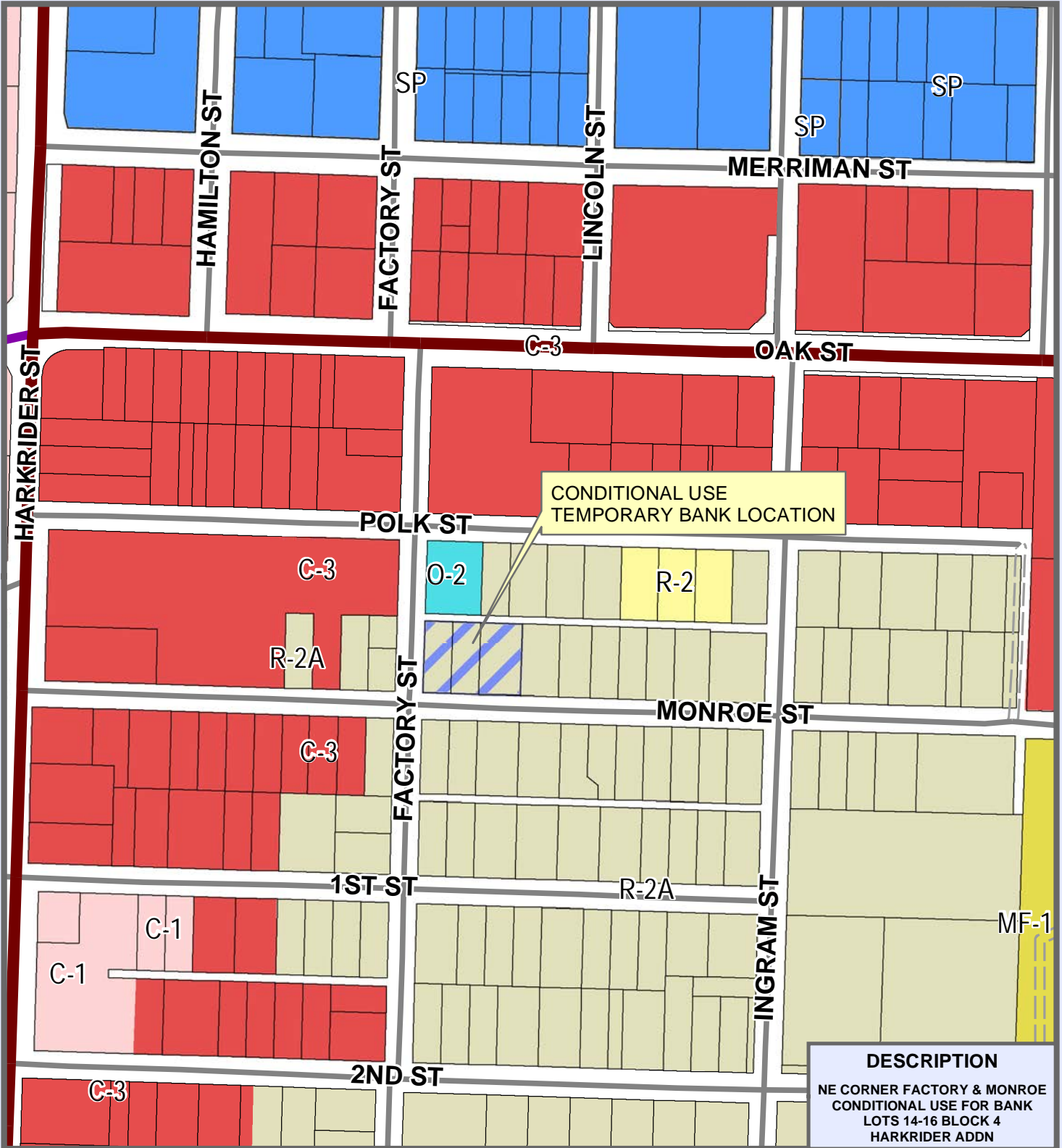
APPROVED:

Tab Townsell, Mayor

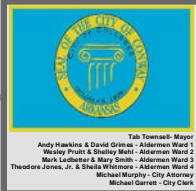
Date

CITY OF CONWAY

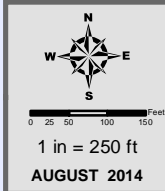
SCOTT HAYES CONDITIONAL USE



DESCRIPTION
 NE CORNER FACTORY & MONROE
 CONDITIONAL USE FOR BANK
 LOTS 14-16 BLOCK 4
 HARKRIDER ADDN



INTERSTATE	LOT LINE	Residential	Industrial
MAJOR ARTERIAL	STREAMS	R-1	MF-1
MINOR ARTERIAL	LAKES & PONDS	R-2A	MF-2
COLLECTOR	CITY LIMITS	R-2	MF-3
RESIDENTIAL		HR	RMH
PRIVATE ROAD		SR	
INTERSTATE RAMP		Commercial	Special
RAILROADS		C-1	SP
		C-2	S-1
		C-3	A-1
		C-4	PUD
		O-1	TJ
		O-2	
		O-3	



THIS MAP WAS PREPARED BY THE CITY OF CONWAY PLANNING AND DEVELOPMENT DEPARTMENT FOR ITS USE, AND MAY BE REVISED AT ANY TIME WITHOUT NOTIFICATION TO ANY USER. THE CITY OF CONWAY PLANNING AND DEVELOPMENT DEPARTMENT DOES NOT GUARANTEE THE CORRECTNESS OR ACCURACY OF ANY FEATURES ON THIS MAP. CITY OF CONWAY ASSUMES NO RESPONSIBILITY IN CONNECTION THEREWITH.

CONTACT INFORMATION
 WWW.CONWAY-PLANNING.ORG/GIS
 E.MAIL: Jason.Lyon@CityOfConway.org

Printing Date: 7/28/2014
 File: C:\GIS\Map\Planning Commission\2014\98\RA\SCOTT HAYES USE.mxd
 Prepared By: jlyon



City of Conway, Arkansas
Ordinance No. O-14- _____

AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING ORDINANCE TO REZONE PROPERTY LOCATED AT 1755 MEADOWLAKE ROAD FROM R-2 TO O-3:

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-2** symbols and indications as shown on the Zoning District Boundary Map in an area described as follows:

The North 122 feet of Lots 14, 15, 16, Block 2 Hutto Addition.

to those of **O-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.

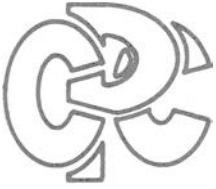
PASSED this 26th day of August, 2014.

Approved:

Mayor Tab Townsell

Attest:

Michael O. Garrett
City Clerk/Treasurer



CONWAY PLANNING COMMISSION

1201 OAK STREET CONWAY, AR 72032 (501) 450-6105

August 19, 2014

Council Members
Conway, AR 72032

Dear Council Members:

A request for a rezoning from R-2 to O-3 for property that is located at 1755 Meadowlake Road (southeast corner of Meadowlake and West Street) with the legal description:

The North 122 feet of Lots 14, 15, 16, Block 2 Hutto Addition.

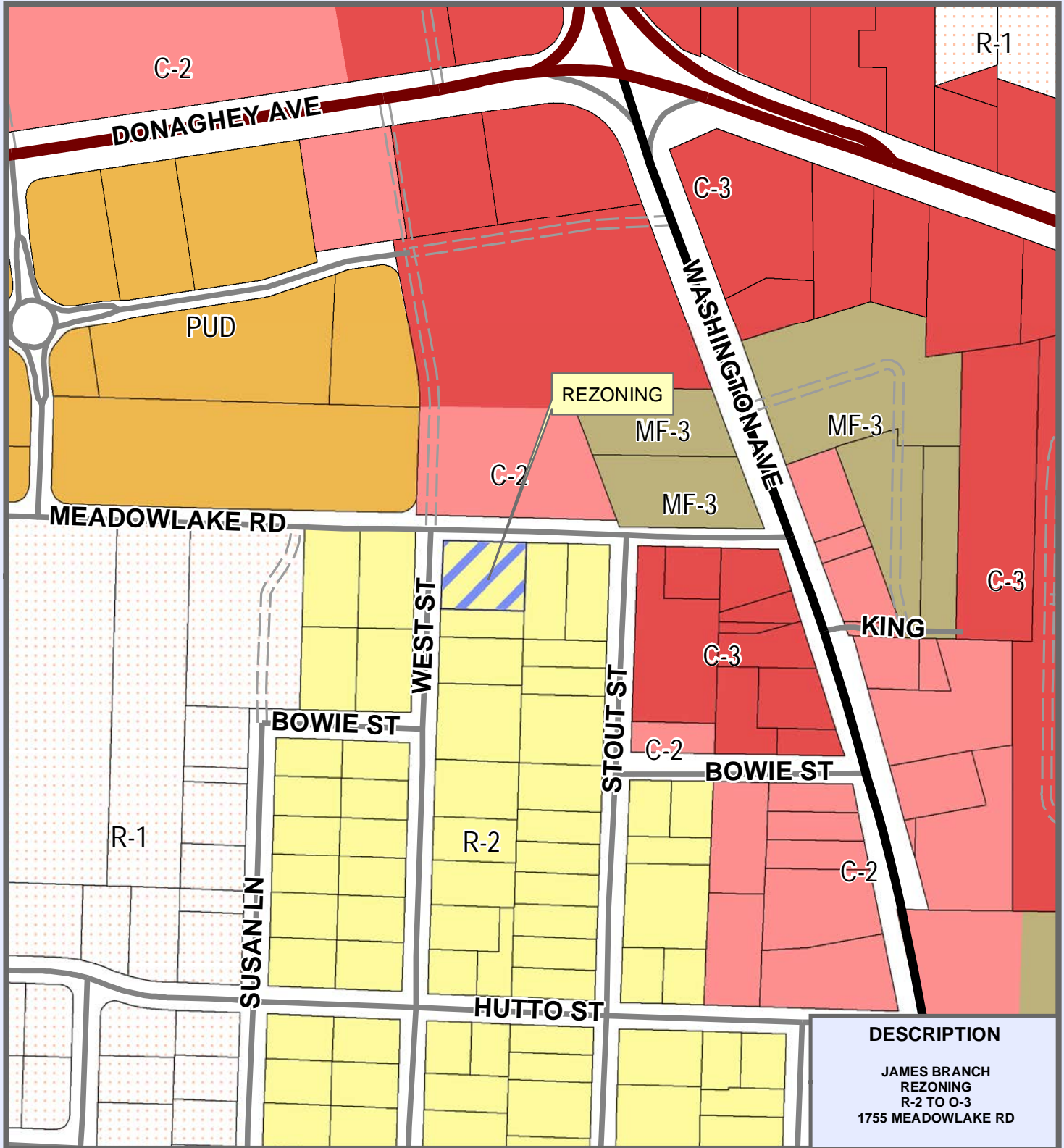
was reviewed by the Planning Commission at its regular meeting on August 18, 2014. The Planning Commission voted 9 – 0 that the request be sent to the City Council with a recommendation for approval.

Submitted by,

Jeff Allender, Chair
Planning Commission

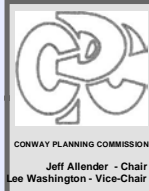
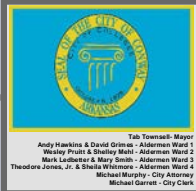
CITY OF CONWAY

JAMES BRANCH -- REZONING R-2 TO O-3



DESCRIPTION

**JAMES BRANCH
REZONING
R-2 TO O-3
1755 MEADOWLAKE RD**



INTERSTATE	LOT LINE
MAJOR ARTERIAL	STREAMS
MINOR ARTERIAL	LAKES & PONDS
COLLECTOR	CITY LIMITS
RESIDENTIAL	
PRIVATE ROAD	
INTERSTATE RAMP	
RAILROADS	

Residential		Industrial	
R-1	MF-1	I-1	RU-1
R-2A	MF-2	I-3	
R-2	MF-3		
HR	RMH		
SR			

Commercial Office		Special	
C-1	O-1	SP	S-1
C-2	O-2	A-1	PUD
C-3	O-3		
C-4		TJ	

THIS MAP WAS PREPARED BY THE CITY OF CONWAY PLANNING AND DEVELOPMENT DEPARTMENT FOR ITS USE, AND MAY BE REVISED AT ANY TIME WITHOUT NOTIFICATION TO ANY USER. THE CITY OF CONWAY PLANNING AND DEVELOPMENT DEPARTMENT DOES NOT GUARANTEE THE CORRECTNESS OR ACCURACY OF ANY FEATURES ON THIS MAP. CITY OF CONWAY ASSUMES NO RESPONSIBILITY IN CONNECTION THEREWITH.

CONTACT INFORMATION
 WWW.CONWAY-PLANNING.ORG/GIS
 E-MAIL: Jason.Lyon@CityOfConway.org



Printing Date: 7/22/2014
 File: C:\GIS\DEM\roads\2014\BRANCH REZ.mxd
 Prepared By: jlyon



City of Conway, Arkansas
Ordinance No. O-14- _____

AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING ORDINANCE TO REZONE PROPERTY LOCATED AT 2595 NUTTERS CHAPEL ROAD FROM R-1 TO PUD:

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

SECTION 1: The Zoning District Boundary Map of the Conway Land Development Code be amended by changing all the **R-1** symbols and indications as shown on the Zoning District Boundary Map in an area described as follows:

A PART OF the SE1/4 SW1/4 OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 14 WEST, FAULKNER COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SAID SW1/4 SE1/4 AND RUNNING THENCE S01°06'19"W, 306.55 FEET TO THE NORTHWEST CORNER OF LOT 91 CATHERINE PLACE PHASE II; THENCE RUN S01°56'12"W, 293.85 FEET TO THE NORTHEAST CORNER OF LOT 3 OF CATHERINE PLACE PHASE I; THENCE RUN N88°05'20"W, ALONG THE NORTH LINE OF SAID SUBDIVISION, 534.61 FEET; THENCE RUN N80°49'17"W ALONG THE NORTH LINE OF SAID SUBDIVISION, 206.06 FEET TO THE CENTERLINE OF NUTTERS CHAPEL ROAD; THENCE RUN ALONG SAID CENTERLINE N46°14'41"E, 117.38 FEET; THENCE RUN N35°49'01 "E, 421.33 FEET; THENCE N31°17'02"E, 40.70 FEET; THENCE LEAVING SAID CENTERLINE RUN S58°42'57"E, ALONG THE SOUTH LINE OF SAID CATHERINE PLACE SUBDIVISION 410.46 FEET; THENCE RUN S88°04'54"E, ALONG SAID SOUTH LINE, 44.43 FEET TO THE POINT OF BEGINNING CONTAINING 5.36 ACRES MORE OR LESS.

to those of **PUD**, 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.

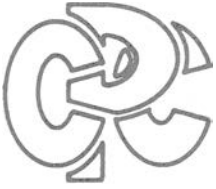
PASSED this 26th day of August, 2014.

Approved:

Mayor Tab Townsell

Attest:

Michael O. Garrett
City Clerk/Treasurer



CONWAY PLANNING COMMISSION

1201 OAK STREET CONWAY, AR 72032 (501) 450-6105

August 19, 2014

Council Members
Conway, AR 72032

Dear Council Members:

A request for a rezoning from R-1 to PUD for property that is located at 2595 Nutters Chapel Road with the legal description:

A part of the SW ¼ SE ¼ and a part of the SE ¼ SW ¼ of Section 14, Township 5 North, Range 14 West, Faulkner County, Arkansas, being more particularly described as commencing at the Northwest corner of said SW ¼ SE ¼ and running thence S01°06'19"W, 306.55 feet to the Northwest corner of Lot 91 Catherine Place Phase II; thence run S01°56'12"W, 293.85 feet to the Northeast corner of Lot 3 of Catherine Place Phase I; thence run N88°05'20"W, 534.61 feet; thence run N80°49'17"W, 206.06 feet to the Centerline of Nutters Chapel Road; thence run along said Centerline N46°14'41"E, 117.38 feet; thence run N35°49'01"E, 421.33 feet; thence 31°17'02"E, 40.70 feet; thence leaving said Centerline run S58°42'57"E, 410.46 feet; thence run S88°04'54"E, 44.43 feet to the Point of Beginning containing 5.36 acres more or less.

was reviewed by the Planning Commission at its regular meeting on August 18, 2014. The Planning Commission voted 9 – 0 that the request be sent to the City Council with a recommendation for approval with the following stipulations in addition to the requirements specific to the PUD zoning.

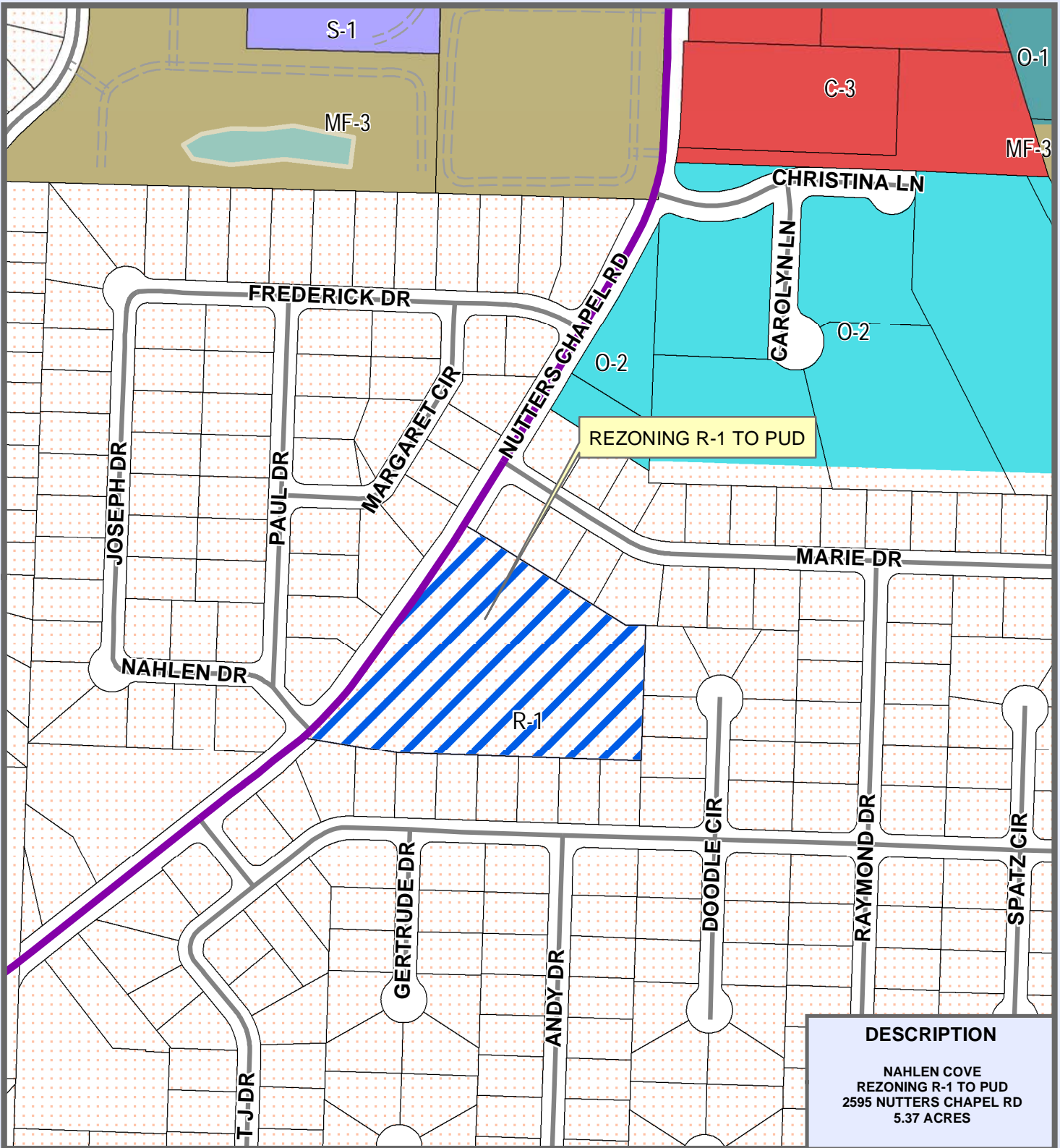
1. PUD shall be generally developed as shown on submitted site plan. Minor variations from the submitted site plan. Minor variations from the submitted plan shall be allowed for technical reasons.
2. Platting shall be required. Any additional right of way, sidewalks, etc., as required by the Subdivision Ordinance shall be dedicated and constructed.
3. Setbacks. Building setbacks must be established and shown on the plat. The front setback shall be allowed at 15 feet instead of the typical 25 feet.
4. Lot sizes. Lots 4-6, 8, 11-15, and 17 shall be allowed at 0.16± acre.
5. A brick wall shall be constructed along Nutters Chapel Road.
6. Residences shall be a minimum of 1800 square feet heated and cooled.

Submitted by,

Jeff Allender, Chair
Planning Commission

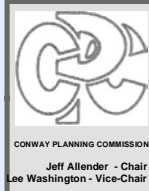
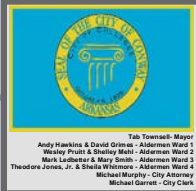
CITY OF CONWAY

NAHLEN COVE -- REZONING R-1 TO PUD



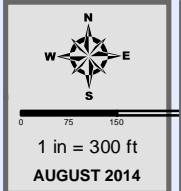
DESCRIPTION

NAHLEN COVE
REZONING R-1 TO PUD
2595 NUTTERS CHAPEL RD
5.37 ACRES



INTERSTATE	LOT LINE
MAJOR ARTERIAL	STREAMS
MINOR ARTERIAL	LAKES & PONDS
COLLECTOR	CITY LIMITS
RESIDENTIAL	
PRIVATE ROAD	
INTERSTATE RAMP	
RAILROADS	

Residential	Industrial
R-1	I-1
R-2A	RU-1
R-2	I-3
HR	RMH
SR	
Commercial	Special
C-1	SP
C-2	S-1
C-3	A-1
C-4	PUD
	TJ



THIS MAP WAS PREPARED BY THE CITY OF CONWAY PLANNING AND DEVELOPMENT DEPARTMENT FOR ITS USE AND MAY BE REVISED AT ANY TIME WITHOUT NOTIFICATION TO ANY USER. THE CITY OF CONWAY PLANNING AND DEVELOPMENT DEPARTMENT DOES NOT GUARANTEE THE CORRECTNESS OR ACCURACY OF ANY FEATURES ON THIS MAP. CITY OF CONWAY ASSUMES NO RESPONSIBILITY IN CONNECTION THEREWITH.

CONTACT INFORMATION
 WWW.CONWAY-PLANNING.ORG/GIS
 E.MAIL: Jason.Lyon@CityOfConway.org



City of Conway, Arkansas
Ordinance No. O-14- _____

AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING ORDINANCE TO REZONE PROPERTY LOCATED AT 2215 DAVE WARD DRIVE FROM O-1 TO RU-1:

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 **O-1** symbols and indications as shown on the Zoning District Boundary Map in an area described as follows:

A part of the NE 1/4 SE 1/4 of Section 14, Township 5 North, Range 14 West, more particularly described as follows: Beginning 669 feet West of the Northeast corner of the NE 1/4 SE 1/4 and run from thence South 522.7 feet; thence West 178 feet; thence North 522.7 feet; thence East 178 feet to the point of beginning, containing 2.14 acres, more or less, conveyed to Huel Thurman Heath and Mona Claire Heath, husband and wife by deed recorded in the official records of Faulkner County, Arkansas, in Deed Record Book 467, Page 226, being the property located at 2215 Dave Ward Drive, Conway, Arkansas 72034.

to those of **RU-1**, 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 26th day of AUGUST, 2014.

Approved:

Mayor Tab Townsell

Attest:

Michael O. Garrett
City Clerk/Treasurer



CONWAY PLANNING COMMISSION

1201 OAK STREET CONWAY, AR 72032 (501) 450-6105

August 19, 2014

Council Members
Conway, AR 72032

Dear Council Members:

A request for a rezoning from O-1 to RU-1 for property that is located at 2215 Dave Ward Drive with the legal description:

A part of the NE 1/4 SE 1/4 of Section 14, Township 5 North, Range 14 West, more particularly described as follows:

Beginning 669 feet West of the Northeast corner of the NE 1/4 SE 1/4 and run from thence South 522.7 feet; thence West 178 feet; thence North 522.7 feet; thence East 178 feet to the point of beginning, containing 2.14 acres, more or less, conveyed to Huel Thurman Heath and Mona Claire Heath, husband and wife by deed recorded in the official records of Faulkner County, Arkansas, in Deed Record Book 467, Page 226, being the property located at 2215 Dave Ward Drive, Conway, Arkansas 72034.

was reviewed by the Planning Commission at its regular meeting on August 18, 2014. The Planning Commission voted 5 – 4 that the request be approved. It failed to achieve the necessary 6 votes and is therefore forwarded to Council without recommendation for its consideration. If the City Council were to approve the change in zoning to RU-1, the Planning Commission voted 7 – 2 to recommend that the conditional use as presented be a part of that and the following conditions be considered.

1. Conditional Use Permit 1288 will be amended to remove this property from the legal description. A new conditional use permit will be issued with appropriate conditions.
2. This conditional use is applicable to DT Real Estate only.
3. Allowed land uses: Uses as allowed by right in RU-1 with the addition of mini storage and general retail that is incidental to the storage unit business only during normal office hours.
4. Additional landscaping including evergreen trees along sides and rear of property to screen storage units. A reduced 10 foot rear landscaping area is allowed; however, double the number of required trees shall be planted with a screening evergreen species. Existing trees may also be used. Planning Staff shall determine proper screening measures during site development review.
5. Parking spaces as shown on the submitted site plan along the east and west property lines shall be allowed with reduced landscaping areas.
6. Project will be developed generally as submitted on the site plan.

Submitted by,

Jeff Allender, Chair
Planning Commission

Attachments:
Amended CUP 1288
Site Plan

CONDITIONAL USE PERMIT CITY OF CONWAY, ARKANSAS

PROPERTY DESCRIPTION / ADDRESS / LOCATION:

This conditional use is for property located along the south side of Dave Ward Drive on both sides of Moix Boulevard, starting at Stone Dam Creek and extending east about 1,300 feet, with the legal description

TRACT 1:

A part of the NW¼ SE¼ of Section 14, Township 5 North, Range 14 West and apart of Lot 7 of Moix Meadows Subdivision as shown in Plat Book K, on page 34, Records of Faulkner County, Arkansas being more particularly described as commencing at the Northeast Corner of said NW¼ SE¼ and running thence S66°06'52"W, 149.36 feet to the corner of said Lot 7, said point being the point of beginning; thence run along the West right of way of Moix Boulevard S24°32'46"E, 13.93 feet; thence S02°02'00"W, 444.80 feet; thence leaving said right of way run N87°53'44", 397.40 feet; thence run N17°12'12"W, 259.68 feet; thence N19°49'12"W, 164.83 feet to the South right of way of HWY #60 (now HWY 286 aka Dave Ward Drive); thence run along said right of way S87°23'25"E, 30.44 feet; thence N48°25'20"E, 79.01 feet; thence S88°31'37"E, 450.46 feet to the point of beginning. Said Tract contains 4.91 acres more or less.

TRACT 2:

A part of the N½ SE¼ of Section 14, Township 5 North, Range 14 West, Faulkner County, Arkansas, being more particularly described as commencing at the Northeast Corner of the NW¼ SW¼ of said Section 14 and running thence S33°36'33"W, 94.21 feet to the North right of way of HWY #60 (now HWY 286 aka Dave Ward Drive), said point being the point of beginning; thence run along said right of way the following: N89°03'34"E, 162.31 feet; N89°43'18"E, 165.16 feet; S87°58'52"E, 375.20 feet; thence leaving said right of way run S01°57'26"W, 458.43 feet; thence run N87°53'44"W, 721.69 feet to the East right of way of Moix Boulevard; thence run N02°02'00"E along said right of way 428.39 feet; thence N55°22'53"E, 23.39 feet to the point of beginning. Said tract contains 7.52 acres more or less.

LESS AND EXCEPT:

A part of the NE 1/4 SE 1/4 of Section 14, Township 5 North, Range 14 West, more particularly described as follows: Beginning 669 feet West of the Northeast corner of the NE 1/4 SE 1/4 and run from thence South 522.7 feet; thence West 178 feet; thence North 522.7 feet; thence East 178 feet to the point of beginning, containing 2.14 acres, more or less, conveyed to Huel Thurman Heath and Mona Claire Heath, husband and wife by deed recorded in the official records of Faulkner County, Arkansas, in Deed Record Book 467, Page 226, being the property located at 2215 Dave Ward Drive, Conway, Arkansas 72034.

ZONING: O-1

CONDITIONAL USE PERMITTED TO SALTER ACQUISITIONS (GENE SALTER, PRINCIPAL) FOR: _____

Retail – General and Hotel

DATE OF COUNCIL MEETING ALLOWING PERMITTED USE: October 28, 2008

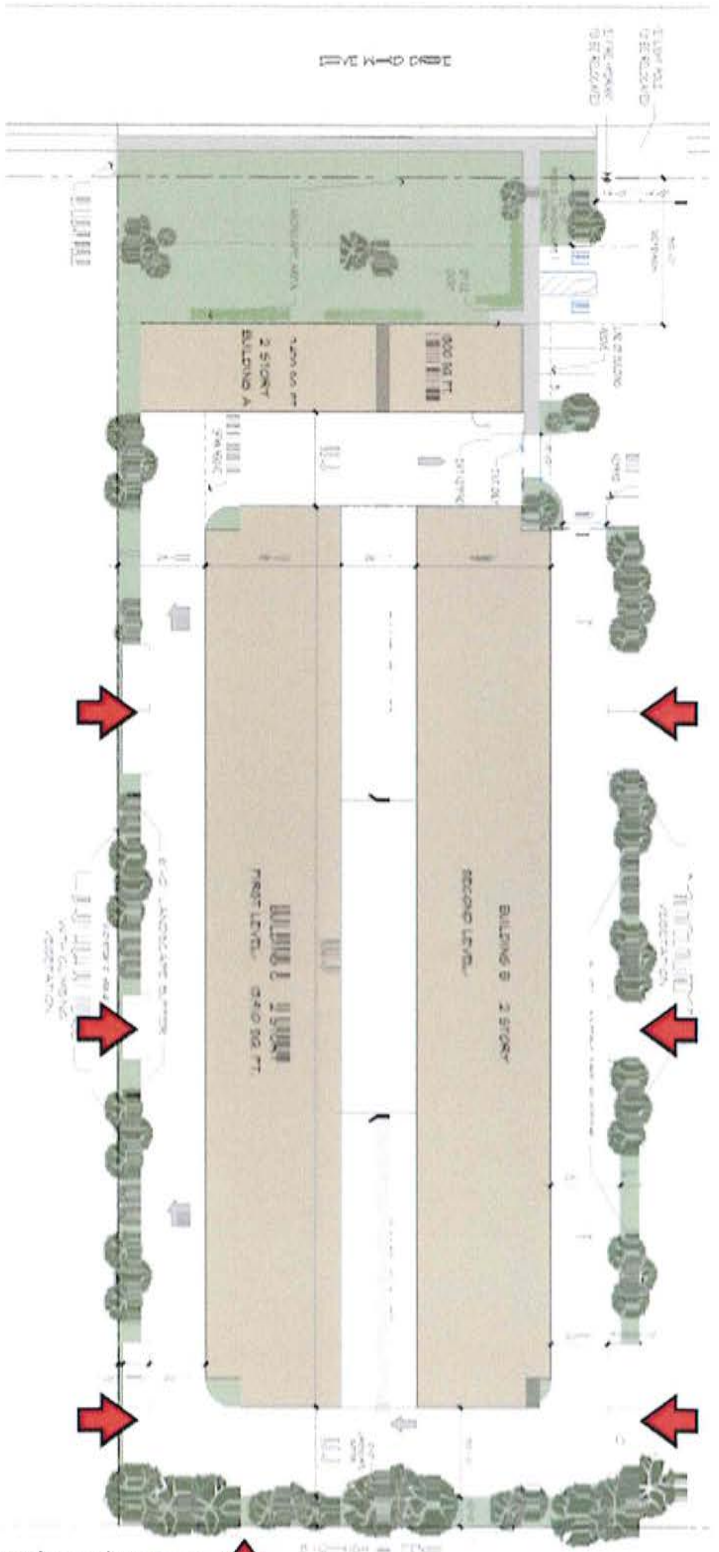
CONDITIONS ATTACHED TO PERMIT:

Tree Preservation – Removal of any tree(s) eight (8) inches or greater in diameter must have approval of the city's Director of Planning & Development.

APPROVED:

Tab Townsell, Mayor

Date



Reduced Green Space Areas (Red Arrows)

LOT SIZE:	81,147 SQ. FT.
MAX. LOT COVERAGE 40%:	32,460 SQ. FT.
ACTUAL LOT COVERAGE 39%:	31,795 SQ. FT.
BUILDING DATA	
BLDG. A (1ST. LEVEL):	2,470 SQ. FT.
BLDG. B (1ST. LEVEL):	13,915 SQ. FT.
BLDG. B (2ND. LEVEL):	36,055 SQ. FT.
BLDG. C (1ST. LEVEL):	13,910 SQ. FT.
OFFICE:	1,500 SQ. FT.
TOTAL GROSS AREA:	67,850 SQ. FT.





**City of Conway, Arkansas
Ordinance No. O-14-_____**

**AN ORDINANCE AMENDING THE 2013 BUDGET FOR CONWAY PARKS & RECREATION
DEPARTMENT CAPITAL; AND FOR OTHER PURPOSES:**

Whereas, the Advertising and Promotion Commission agreed to contribute funding towards the construction of Rogers Plaza in 2013; and

Whereas, the City received this funding from the Commission on December 18, 2013; and

Whereas, the City did not amend its budget at that time and appropriate the funding for Rogers Plaza.

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

Section 1. The City of Conway shall accept \$257,162 and appropriate these funds to the following Parks Capital Projects Fund accounts: Miscellaneous Revenue (252.000.4799) and CIP – Misc. (252.140.5990) for the fiscal year 2013.

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

PASSED this 26th day of August, 2014.

Approved:

Mayor Tab Townsell

Attest:

**Michael O. Garrett
City Clerk/Treasurer**



City of Conway, Arkansas
Monthly Financial Reports
July 31, 2014

City of Conway
 Monthly Financial Report - General Fund
 For the month ended July 31, 2014



Revenues	Budget	Month	Year to	Encumbered	(Over)/Under	%
		Activity	Date		Budget	Expend/Collect
Ad Valorem Tax	2,960,000	136,364	982,816		1,977,184	33%
Payments in Lieu of Tax	25,000	15,000	119,794		(94,794)	479%
State Tax Turnback	1,995,402	512,940	924,146		1,071,256	46%
Sales Tax	17,350,000	1,597,929	9,497,402		7,852,598	55%
Beverage Tax	420,000	-	135,893		284,107	32%
Franchise Fees	2,655,000	209,294	1,438,458		1,216,542	54%
Airport Revenue	75,000	6,140	45,177		29,824	60%
Airport Fuel Sales .05 / GAL	10,000	487	4,335		5,665	43%
Permits	514,000	27,762	251,188		262,812	49%
ACIEA Revenues	-	(981)	1,604		(1,604)	-
Dog Tags & Fees	25,000	655	14,010		10,990	56%
Municipal Court Fines and Fees	990,000	87,296	712,599		277,401	66%
Law Enforcement	774,811	12,863	514,053		260,757	66%
Federal Grant Revenues	40,000	-	20,294		19,706	51%
State Grant Revenues	-	150,000	150,000		(150,000)	-
Parks	493,500	41,900	355,952		137,548	72%
Interest Income	5,200	1,657	9,804		(4,604)	189%
Insurance Proceeds	36,311	326	37,890		(1,579)	104%
Donations	12,442	-	16,783		(4,341)	135%
Act 833 Revenue	80,000	-	44,316		35,684	55%
Miscellaneous Revenues	170,300	20,457	106,302		63,998	62%
Transfers from Other Funds	423,000	35,250	282,000		141,000	67%
Loan Proceeds	1,500,000	1,000,000	2,500,000		(1,000,000)	167%
Fund Balance Appropriation	75,000	-	-		75,000	0%
Total Revenues	30,631,466	3,855,397	18,166,161	-	12,465,304	59%
Expenditures						
Admin (Mayor, HR)	538,628	34,134	288,606	60	249,962	54%
Finance	495,937	27,688	234,020	-	261,917	47%
City Clerk/Treasurer	181,599	16,731	98,343	-	83,256	54%
City Council	81,915	7,022	44,129	-	37,786	54%
Planning	361,696	27,084	198,232	-	163,464	55%
Physical Plant	517,870	40,342	246,579	3,040	268,251	48%
Fleet Maintenance	145,358	11,736	78,520	6,207	60,631	54%
Information Technology	853,926	51,604	458,706	32,595	362,625	54%
Airport	1,532,500	564,732	1,644,228	49,944	(161,672)	107%
Permits and Inspections	530,383	42,878	296,921	62	233,400	56%
Nondepartmental	1,124,789	120,859	565,982	2,458	556,348	50%
Police	10,949,058	865,559	5,989,567	39,580	4,919,912	55%
Animal Welfare	432,921	46,681	225,057	1,964	205,899	52%
Municipal District Court	856,518	66,433	466,092	-	390,426	54%
City Attorney	356,462	28,240	190,375	67	166,020	53%
Fire	9,163,428	711,501	4,949,014	40,062	4,174,352	54%
Parks	2,822,640	207,526	1,376,914	22,081	1,423,645	49%
	30,945,628	2,870,750	17,351,286	198,120	13,396,222	56%
Transfer to Reserve	500,000	-	-	-	500,000	0%
Total Expenditures	31,445,628	2,870,750	17,351,286	198,120	13,896,222	55%
Net Revenue/(Expense)	(814,162)		814,876			

*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
2014



Fund Balance Appropriations

<u>Ordinance</u>	<u>Date</u>	<u>Description</u>	<u>Amount</u>
O-14-02	1/14/14	Employee fitness center membership	16,238
O-14-13	1/28/14	Fire dept purchase of air compressor for breathing apparatuses	19,839
O-14-14	1/28/14	Additional MEMS subsidy	27,500
O-14-23	2/25/14	Purchase computers	25,548
O-14-25	3/18/14	Repair Planning Dept car	4,503
O-14-28	3/18/14	Purchase computers	107,359
O-14-41	5/13/14	Civil Service Commission expenses	8,751
			<u>\$ 209,738</u>

City of Conway
 Balance Sheet - General Fund
 For the month ended July 31, 2014



Cash - Operating	3,996,341
Cash - Reserve	1,000,000
Petty Cash	715
Taxes Receivable	2,500,000
Accounts Receivable	2,690,132
Due from Street	46,140
Fleet Inventory	15,539
Fuel Inventory	(38,870)
General Inventory	2,732
<i>Assets</i>	<u>10,212,730</u>
Accounts Payable	(128,827)
Insurance and Benefits Payable	30,337
Event Deposits	700
Due to Other Funds	21,551
Deferred Revenue	2,558,822
<i>Liabilities</i>	<u>2,482,583</u>
Fund Balance - Committed to cash flow	2,000,000
Fund Balance - Committed to reserve	1,000,000
Fund Balance - Unassigned	4,730,147
<i>Fund Balance</i>	<u>7,730,147</u>
<i>Total Liabilities & Fund Balance</i>	<u>10,212,730</u>

*All figures are unaudited

City of Conway
 Monthly Financial Report - Street Fund
 For the month ended July 31, 2014



	<u>Budget</u>	<u>Month Activity</u>	<u>Year to Date</u>	<u>Encumbered</u>	<u>(Over)/Under Budget</u>	<u>% Expend/Collect</u>
Revenues						
Ad Valorem Tax	1,450,000	70,658	443,753		1,006,247	31%
Payments in Lieu of Tax	15,000	-	-		15,000	0%
State Tax Turnback	3,402,296	325,350	2,055,322		1,346,974	60%
Severance Tax	250,000	32,876	189,959		60,041	76%
Sales Tax	245,000	22,390	133,467		111,533	54%
Sign Permits	500	-	240		260	48%
Engineering Fees	10,000	2,575	5,650		4,350	57%
	-	10,116	10,116			
Interest Income	3,500	1,709	10,310		(6,810)	295%
Miscellaneous Revenues	-	2,757	2,957		(2,957)	-
Total Revenues	5,376,296	468,431	2,851,774	-	2,534,638	53%
Expenditures						
Personnel Costs	2,137,888	167,736	1,118,808	-	1,019,080	52%
Other Operating Costs	3,278,012	128,804	1,137,214	266,254	1,874,544	35%
Total Operating Costs	5,415,900	296,540	2,256,022	266,254	2,893,624	42%
Capital Outlay	289,000	33,780	138,118	12	150,870	48%
Total Expenditures	5,704,900	330,321	2,394,140	266,266	3,044,494	42%
Net Revenue/(Expense)	(328,604)		457,634			

*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
2014



Fund Balance Appropriations

<u>Ordinance</u>	<u>Date</u>	<u>Description</u>	<u>Amount</u>
O-14-24	3/18/14	New part-time traffic data collector position	3,604

City of Conway
Balance Sheet - Street Fund
For the month ended July 31, 2014



Cash - Operating	2,580,919
Taxes Receivable	35,000
Accounts Receivable	1,613,174
Due from Other Funds	6,451
<i>Assets</i>	<u>4,235,575</u>
Accounts Payable	46,455
Due to General	46,140
Deferred Revenue	1,264,754
<i>Liabilities</i>	<u>1,357,349</u>
<i>Fund Balance</i>	2,878,226
<i>Total Liabilities & Fund Balance</i>	<u>4,235,575</u>

*All figures are unaudited

City of Conway
 Monthly Financial Report - Sanitation
 For the month ended July 31, 2014



	<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						
Sanitation Fees	9,120,000	700,161	5,056,443		4,063,557	55%
Proceeds - Recycled Materials	300,000	72,516	258,071		41,929	86%
Landfill Fees - General	240,000	21,714	138,162		101,838	58%
Insurance Proceeds	-	-	1,643		(1,643)	-
Interest Income	55,000	4,628	28,907		26,093	53%
Proceeds from Sale of Assets	-	-	495		(495)	-
Gain/Loss Disposal of Asset	-	-	(1,082)		1,082	-
Miscellaneous Revenues	-	86	848		(848)	-
Total Revenues	9,715,000	799,105	5,483,487	-	4,231,513	56%
Expenditures						
Personnel Costs	3,897,458	318,972	2,093,694	-	1,803,764	54%
Other Operating Costs	3,405,542	254,114	1,849,150	114,567	1,441,825	54%
Total Operating Costs	7,303,000	573,086	3,942,844	114,567	3,245,589	54%
Capital Outlay	2,674,843	265,625	275,125	186,356	2,213,362	10.3%
Total Expenditures	9,977,843	838,711	4,217,969	300,923	5,458,951	42%
Net Revenue/(Expense)	(262,843)		<u><u>1,265,518</u></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
 Balance Sheet - Sanitation
 For the month ended July 31, 2014



Cash - Operating	2,439,297
Petty Cash	200
Post Closure Cash Account	4,994,267
Due from Other Funds	14,365
General Inventory	2,122
Land & Buildings	2,914,029
Infrastructure	1,236,034
Machinery and Equipment	6,398,752
Vehicles	36,514
Computer Equip & Software	4,792
<i>Assets</i>	<u>18,040,373</u>
Accounts Payable	35,594
Salaries Payable	334,907
Net Pension Obligation	855,700
Accrued Interest Payable	32,255
2010 Recycling Note - US Bank	809,873
Landfill Close/Post Close	4,386,590
<i>Liabilities</i>	<u>6,454,918</u>
<i>Net Assets</i>	<u>11,585,455</u>
<i>Total Liabilities and Net Assets</i>	<u>18,040,373</u>

***All figures are unaudited**

Note: Capital assets shown at book value (cost less accumulated depreciation).