

City Council Members

Mayor Tab Townsell

City Attorney Michael Murphy

City Clerk/Treasurer Michael O. Garrett



Ward 1 Position 1 – Andy Hawkins

Ward 1 Position 2 – David Grimes

Ward 2 Position 1 – Mark Vaught

Ward 2 Position 2 – Shelley Mehl

Ward 3 Position 1 – Jim Rhodes

Ward 3 Position 2 – Mary Smith

Ward 4 Position 1 – Theodore Jones, Jr.

City Council Meeting - Tuesday, July 12th, 2011 @ 6:30pm

Judge Russell L. "Jack" Roberts District Court Building – 810 Parkway St., Conway, AR 72032

5:30pm - Committee Meeting:

City of Conway Mid-Year Budget Overview

Call to Order

Roll Call

Minutes: **June 28th, 2011**

Announcements / Proclamations / Recognition:

1. Report of Standing Committees:

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

1. Resolutions requesting the Faulkner County Tax Collector to place certified liens on certain properties as a result of incurred expenses by the City.
2. Consideration to enter into an agreement for transportation services provided by Boys & Girls Club & FCCDD.
3. Consideration to enter into an agreement with Simmons Traffic Services for traffic signal design at Donaghey Avenue and Lee Street.
4. Consideration to accept bids for the 2011 Sidewalk Improvements projects.
5. Consideration to accept bids for the Prince Street Improvements (Shady Lane to Western Avenue).
6. Consideration of right of way acquisitions along Old Military Road – McNutt Road at Donnell Ridge.

B. Public Safety Committee (Police, CEOC, Information Technology, Fire, District Court, City Attorney & Animal Welfare)

1. Ordinance appropriating asset forfeiture funds for various items for the Conway Police Department.
2. Ordinance accepting assets obtained through court order for the Conway Police Department.

New Business

1. Consideration to dispose of certain items from inventory for various departments.
2. Consideration of a settlement agreement in regards to Livingston vs. City of Conway.

Adjournment



City of Conway - Mayor's Office
1201 Oak Street
Conway, AR 72032
www.cityofconway.org



Memo:

To: Mayor Tab Townsell
CC: City Council Members
Barbara McElroy, Code Enforcement

From: Felicia Rogers
Date: July 7, 2011
Re: Certified Liens – Code Enforcement

The following resolutions are included for a request to the Faulkner County Tax collector to place a certified lien against real property as a result of incurred expenses by the City.

The properties & amount (plus a ten percent collection penalty) are as follows:

- | | |
|-----------------------------|----------|
| 1. 1480 Chinook Drive | \$128.32 |
| 2. 11 Mockingbird Lane | \$143.24 |
| 3. 2735 Arrow Smith Lane | \$177.11 |
| 4. 4 Gwen Lane | \$231.85 |
| 5. 2420 Mountain Park Drive | \$334.87 |

Please advise if you have any questions.



**City of Conway, Arkansas
Resolution No. R-11- ____**

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 1480 Chinook Drive 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 \$128.32 (plus a ten percent collection penalty and filing fees, 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 **July 12th, 2011** 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 12th day of July, 2011.

Approved:

Mayor Tab Townsell

Attest:

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

City of Conway
Planning & Development
1201 Oak Street
Conway, Arkansas 72032



Barbara McElroy
Administrative Assistant
Phone: 501-450-6107
Fax: 501-450-6144

MEMO:

To: Mayor Tab Townsell
CC: City Council Members

From: Barbara McElroy
Date: July 5, 2011

Re: 1480 Chinook

- May 4th, 2011 – Warning Violation written by Grant Tomlin regarding grass.
- Property Owner is listed as Federal National Mortgage Association.
- Certified and regular letter was sent mailed to address on file was signed for by N. Hernandez on 5-10-2011.
- Property was rechecked on 5-18-2011 by Grant Tomlin and the front yard was mowed by a neighbor but back was still too tall.
- Property cleanup was sent over to Physical Plant for clean up on 5-25-2011.
- Final Cleanup finished on 5-31-2011.
- Invoice for clean up and copy of final bill was sent to the property owner's address on file; included amount due, date and time of the City Council meeting.
- Invoice attach

If you have any questions please advise.

**Conway Code Enforcement
Incident Report**

Date of Violation: May 4, 2011

Violator Name: Federal National Mortgage Association

Address of Violation: 1480 Chinook

Violation Type: Tall grass

Warning #: CE2906

Description of Violation and Actions Taken:

On 5-4-11, I received a complaint regarding tall grass at 1480 Chinook from Sgt. Lloyd Smith of the Conway Police Department. Sgt. Smith stated that the house at 1480 Chinook was abandoned and in foreclosure and that the grass at the property was in violation of city code. Upon my arrival at 1480 Chinook, I noticed that the property was in violation of the Conway Nuisance Abatement Code, section 3.2.4, for tall grass. I warning was written to the listed owner in Arkansas County Data. The warning was sent to the listed owner through both regular and certified mail on 5-5-11. The certified letter was signed for on 5-10-11. The property was rechecked on 5-18-11. According to Sgt. Smith, the front yard was mowed by the neighbors. However, the back yard was still in violation. The property was checked again on 5-25-11 and no progress had been made. The front yard had also grown and parts of it were in violation again. Mowing/cleanup was scheduled at this time. Mowing/cleanup were done on 5-31-11, with pictures taken before and after the cleanup was completed. A bill was sent to the owners through both regular and certified mail. Pictures are on file for review.

Code Enforcement Officer: Grant Tomlin # 407

Officer Signature:  _____

Date: 7-7-11

Time: 1324

INVOICE

City of Conway Code Enforcement

DATE: MAY 31, 2011

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

TO Federal National Mortgage Association
1800 Tap Canyon Road
Semi Valley, CA 93063

Description: Mowing/Clean up/Admin Fees
associated with the nuisance abatement at
1480 Chinook

CODE ENFORCEMENT OFFICER	JOB	PAYMENT TERMS	DUE DATE
Grant Tomlin	1480 Chinook	Due upon receipt	July 1 st , 2011

HOURS	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	Mowing	13.75	13.75
1	Mowing	10.02	10.02
1	Mowing	10.02	10.02
1	Maintenance Fee	15.00	15.00
1	Administrative Fee (Barbara McElroy)	24.15	24.15
1	Administrative fee (Grant Tomlin)	19.10	19.10
1	Administrative Fee (Glenn Berry)	21.70	21.70
2	Certified Letter	6.85	13.70
2	Regular letter	.44	.88
SUBTOTAL			\$128.32
SALES TAX			
TOTAL			\$128.32

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

Payments are due 30 days from date of this letter



City of Conway, Arkansas
Resolution No. R-11- ____

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 **11 Mockingbird Lane** 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 **\$143.24** (plus a ten percent collection penalty and filing fees, 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 **July 12th, 2011** 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 12th day of July, 2011.

Approved:

Mayor Tab Townsell

Attest:

Michael O. Garrett
City Clerk/Treasurer

City of Conway
Planning & Development
1201 Oak Street
Conway, Arkansas 72032



Barbara McElroy
Administrative Assistant
Phone: 501-450-6107
Fax: 501-450-6144

MEMO:

To: Mayor Tab Townsell
CC: City Council Members

From: Barbara McElroy
Date: July 5, 2011

Re: 11 Mockingbird Lane

- May 5th, 2011 – Warning Violation written by Grant Tomlin regarding grass.
- Property Owner is listed as Daniel & Rachel Davis.
- Certified and regular letter was mailed to address on file and a notice was left by the mail carrier on 5-18-2011.
- Property was rechecked on 5-30-2011 by Grant Tomlin and no progress had been made.
- Property cleanup was sent over to Physical Plant for clean up on 5-31-2011.
- Final Cleanup finished on 6-3-2011.
- Invoice for clean up and copy of final bill was sent to the property owner's address on file; included amount due, date and time of the City Council meeting.
- Invoice attach

If you have any questions please advise.

**Conway Code Enforcement
Incident Report**

Date of Violation: May 5, 2011

Violator Name: Daniel and Rachel Davis

Address of Violation: 11 Mockingbird Ln.

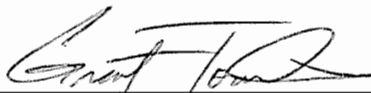
Violation Type: Tall grass

Warning #: CE2909

Description of Violation and Actions Taken:

On 5-5-11, I was checking the Bridgestone neighborhood for code violations. As I drove past 11 Mockingbird, I noticed that the property was in violation of the Conway Nuisance Abatement Code, section 3.2.4, for tall grass. The property at 11 Mockingbird is now a vacant lot, due to the residence burning in 2010 and the rest of the property was torn down. I issued a written warning for the property for the listed violation. The warning was mailed through both regular and certified mail on 5-10-11 to the listed address for the owners in Arkansas County Data. A second certified letter was mailed on 5-16-11 to the owners at a new address that was discovered by Code Enforcement Assistant Barbara McElroy. The property was rechecked on 5-31-11 with no progress made. The property was scheduled for mowing/cleanup at that time. The property was mowed and cleaned on 6-3-11, with pictures taken before and after the cleanup was done. A bill for the cleanup was sent to the owners through both regular and certified mail. Pictures are on file for review.

Code Enforcement Officer: Grant Tomlin # 407

Officer Signature:  _____

Date: 7-7-11

Time: 1309

INVOICE

City of Conway Code Enforcement

DATE: JUNE 8, 2011

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

TO Daniel & Rachel Davis
210 Highway 365
Conway, AR 72032

Description: Mowing/Clean up/Admin Fees
associated with the nuisance abatement at
11 Mockingbird Lane

CODE ENFORCEMENT OFFICER	JOB	PAYMENT TERMS	DUE DATE
Grant Tomlin	11 Mockingbird Lane	Due upon receipt	July 8th, 2011

HOURS	DESCRIPTION	UNIT PRICE	LINE TOTAL
2	Mowing	13.21	26.42
2	Maintenance Fee	15.00	30.00
1	Administrative Fee (Barbara McElroy)	24.15	24.15
1	Administrative fee (Grant Tomlin)	19.10	19.10
1	Administrative Fee (Glenn Berry)	21.70	21.70
3	Certified Letter	6.85	20.55
3	Regular letter	.44	1.32
SUBTOTAL			\$143.24
TOTAL			\$143.24

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

Payments are due 30 days from date of this letter



City of Conway, Arkansas
Resolution No. R-11- _____

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 **2735 Arrow Smith Lane** 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 **\$177.11** (plus a ten percent collection penalty and filing fees, 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 **July 12th, 2011** 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 12th day of July, 2011.

Approved:

Mayor Tab Townsell

Attest:

Michael O. Garrett
City Clerk/Treasurer

City of Conway
Planning & Development
1201 Oak Street
Conway, Arkansas 72032



Barbara McElroy
Administrative Assistant
Phone: 501-450-6107
Fax: 501-450-6144

MEMO:

To: Mayor Tab Townsell
CC: City Council Members

From: Barbara McElroy
Date: July 5, 2011

Re: 2735 Arrow Smith

- May 4th, 2011 – Warning Violation written by Grant Tomlin regarding grass.
- Property Owners are listed as Aaron & Gina Voyles.
- Certified and regular letter was sent to property owner at address on file.
- This property is in Bankruptcy under Chase Financial Home Mortgage.
- I had spoke with Cory at Wilson and Associates and he stated that the property has not sold and the bank has not taken possession of property.
- Property was rechecked on 5-16-2011 by Grant Tomlin and no progress had been made.
- Property cleanup was sent over to Physical Plant for clean up on 5-26-2011.
- Final Cleanup finished on 5-31-2011.
- Invoice for clean up and copy of final bill was sent to the property owners address on file; included amount due, date and time of the City Council meeting.
- Invoice attach

If you have any questions please advise.

**Conway Code Enforcement
Incident Report**

Date of Violation: May 4, 2011

Violator Name: Aaron and Gina Voyles, Chase Financial Home Mortgage

Address of Violation: 2735 Arrowsmith

Violation Type: Tall grass

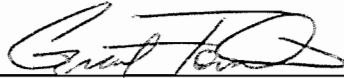
Warning #: CE2902

Description of Violation and Actions Taken:

On 5-4-11, I was in the area of Arrowsmith Lane checking for code violations. I found that 2735 Arrowsmith was in violation of the Conway Nuisance Abatement Code, section 3.2.4, for tall grass. I knew this house from past incidents and knew that it was abandoned and was in foreclosure. I issued a warning for the listed violation to the listed property owners in Arkansas County Data. The warning was sent through both regular and certified mail on 5-5-11. The certified letter was signed for on 5-6-11 by Aaron Voyles. The property was rechecked on 5-16-11 and no progress had been made. The property was checked again on 5-26-11 with no progress made. Mowing/cleanup was scheduled at this time. The property was mowed and cleaned on 5-31-11 with pictures taken before and after the cleanup was complete. A bill for the cleanup was sent to the owners through regular and certified mail. Pictures are on file for review.

Code Enforcement Officer: Grant Tomlin # 407

Officer Signature: _____



Date: 7-7-11

Time: 1336

INVOICE

City of Conway Code Enforcement

DATE: MAY 31, 2011

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

TO Aaron & Gina Voyles
2735 Arrowsmith Lane
Conway, AR 72034

Description: Mowing/Clean up/Admin Fees
associated with the nuisance abatement at
2735 Arrowsmith Lane

CODE ENFORCEMENT OFFICER	JOB	PAYMENT TERMS	DUE DATE
Grant Tomlin	2735 Arrowsmith Lane	Due upon receipt	April 30 th , 2011

HOURS	DESCRIPTION	UNIT PRICE	LINE TOTAL
2	Mowing	13.75	27.50
2	Mowing	10.02	20.04
2	Mowing	10.02	20.04
2	Maintenance Fee	15.00	30.00
1	Administrative Fee (Barbara McElroy)	24.15	24.15
1	Administrative fee (Grant Tomlin)	19.10	19.10
1	Administrative Fee (Glenn Berry)	21.70	21.70
2	Certified Letter	6.85	13.70
2	Regular letter	.44	.88
SUBTOTAL			\$177.11
SALES TAX			
TOTAL			\$177.11

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

Payments are due 30 days from date of this letter



**City of Conway, Arkansas
Resolution No. R-11- ____**

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 **4 Gwen Lane** 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 **\$231.85** (plus a ten percent collection penalty and filing fees, 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 **July 12th, 2011** 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 12th day of July, 2011.

Approved:

Mayor Tab Townsell

Attest:

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

City of Conway
Planning & Development
1201 Oak Street
Conway, Arkansas 72032



Barbara McElroy
Administrative Assistant
Phone: 501-450-6107
Fax: 501-450-6144

MEMO:

To: Mayor Tab Townsell
CC: City Council Members

From: Barbara McElroy
Date: July 5, 2011

Re: 4 Gwen Lane

- May 5th, 2011 – Warning Violation written by Grant Tomlin regarding grass in back yard.
- Property Owners are listed as Decarlos & Robin Fuller.
- Certified and regulars letters were mailed to property owner at address listed on file.
- This property is in foreclosure under Bank of America
- I faxed a copy of violation to Bank of America Property Maintenance on May 9th, 2011.
- Property was rechecked on 5-19-2011 by Grant Tomlin and grass was mowed but no progress had been made on other violations.
- Property was then recheck on 5-26-2011 with no progress
- Property cleanup was sent over to Physical Plant for clean up on 5-26-2011.
- Final Cleanup finished on 6-1-2011
- Invoice for clean up and copy of final bill was sent to the property owners at address on file; included amount due, date and time of the City Council meeting.
- Invoice attach

If you have any questions please advise.

**Conway Code Enforcement
Incident Report**

Date of Violation: May 5, 2011

Violator Name: DeCarlos and Robin Fuller, Bank of America

Address of Violation: 4 Gwen Lane

Violation Type: Tall grass, rubbish/trash, appliance/furniture, tire, overgrown brush

Warning #: CE2908

Description of Violation and Actions Taken:

On 5-5-11, I received a complaint for Mr. Rick Wickliffe, 5 Gwen Lane, regarding the property at 4 Gwen Lane. Mr. Wickliffe stated that the property had several violations. When I arrived at 4 Gwen Lane, I found that the property was in violation of the Conway Nuisance Abatement Code for tall grass, rubbish/trash, appliance furniture, tires and overgrown brush that was in the city street right of way. I issued a warning to the listed property owners through Arkansas County Data. The warning was sent to their listed address through both regular and certified mail on 5-9-11. A copy of the warning and associated letters were also faxed to the Bank of America Property Maintenance Department. Both letters to the listed owners came back to the Code Enforcement office as unclaimed. The property was rechecked on 5-19-11 and the grass had been mowed. However, no other violations had been corrected. The property was checked again on 5-26-11 with no progress made. Cleanup was scheduled at this time. The property was cleaned on 6-1-11 and a bill was sent to the owners through regular and certified mail. Pictures were taken before and after the cleanup was completed. Pictures are on file for review.

Code Enforcement Officer: Grant Tomlin # 407

Officer Signature:  _____

Date:

Time:

INVOICE

City of Conway Code Enforcement

DATE: JUNE 2, 2011

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

TO Decarlos & Robin Fuller
4 Gwen Lane
Conway, AR 72032

Description: Mowing/Clean up/Admin Fees
associated with the nuisance abatement at
4 Gwen Lane

CODE ENFORCEMENT OFFICER	JOB	PAYMENT TERMS	DUE DATE
Grant Tomlin	4 Gwen Lane	Due upon receipt	July 2, 2011

HOURS	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	Mowing/clean up	13.21	13.21
1	Mowing/clean up	13.75	13.75
1	Mowing/clean up	17.99	17.99
1	Mowing/clean up	10.02	10.02
1	Mowing/clean up	10.02	10.02
1	Mowing/clean up	10.02	10.02
1	Maintenance Fee	15.00	15.00
	Landfill Fee	62.31	62.31
1	Administrative Fee (Barbara McElroy)	24.15	24.15
1	Administrative fee (Grant Tomlin)	19.10	19.10
1	Administrative Fee (Glenn Berry)	21.70	21.70
2	Certified Letter	6.85	13.70
2	Regular letter	.44	.88
SUBTOTAL			\$231.85
SALES TAX			
TOTAL			\$231.85

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

Payments are due 30 days from date of this letter



City of Conway, Arkansas
Resolution No. R-11-_____

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 **2420 Mountain Park Drive** 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 **\$334.87** (plus a ten percent collection penalty and filing fees, 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 **July 12th, 2011** 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.

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ADOPTED this 12th day of July, 2011.

Approved:

Mayor Tab Townsell

Attest:

Michael O. Garrett
City Clerk/Treasurer

City of Conway
Planning & Development
1201 Oak Street
Conway, Arkansas 72032



Barbara McElroy
Administrative Assistant
Phone: 501-450-6107
Fax: 501-450-6144

MEMO:

To: Mayor Tab Townsell
CC: City Council Members

From: Barbara McElroy
Date: July 5, 2011

Re: 2420 Mountain Park

- May 12th, 2011 – Warning Violation written by Grant Tomlin regarding grass.
- Property Owner is listed as Deutsche Bank Trust Company.
- Certified and regular letter was mailed to address on file and signed by B. McClellan on 5-19-2011.
- Property was rechecked on 5-30-2011 by Grant Tomlin and no progress had been made.
- Property cleanup was sent over to Physical Plant for clean up on 5-31-2011.
- Final Cleanup finished on 6-3-2011.
- Invoice for clean up and copy of final bill was sent to the property owner's address on file; included amount due, date and time of the City Council meeting.
- Invoice attach

If you have any questions please advise.

**Conway Code Enforcement
Incident Report**

Date of Violation: May 12, 2011

Violator Name: Deutsche Bank Trust Company

Address of Violation: 2420 Mountain Park

Violation Type: Tall grass

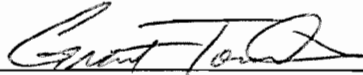
Warning #: CE2984

Description of Violation and Actions Taken:

On 5-12-11, I was checking the Round Mountain area for code violations. As I checked the area, I found that 2420 Mountain Park was in violation of the Conway Nuisance Abatement Code, section 3.2.4, for tall grass. A warning was issued to the listed owner through Arkansas County Data and sent to them through both regular and certified mail. The house was vacant at the time the warning was written. The certified letter was signed for on 5-19-11. The property was rechecked on 5-31-11 with no progress being made. Mowing was scheduled at this time. The property was mowed on 6-3-11 with pictures taken before and after the cleanup was completed. A bill was sent to the owners through both regular and certified mail. Pictures are on file for review.

Code Enforcement Officer: Grant Tomlin # 407

Officer Signature: _____



Date: 7-7-11

Time: 1400

INVOICE

City of Conway Code Enforcement

DATE: JUNE 6, 2011

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

TO Deutsche Bank Trust Company
4708 Mercantile Drive North
Ft. Worth, TX 76137

Description: Mowing/Clean up/Admin Fees
associated with the nuisance abatement at
2420 Mountain Park

CODE ENFORCEMENT OFFICER	JOB	PAYMENT TERMS	DUE DATE
Grant Tomlin	2420 Mountain Park	Due upon receipt	July 6th, 2011

HOURS	DESCRIPTION	UNIT PRICE	LINE TOTAL
3.5	Mowing	13.21	46.24
3.5	Mowing	16.73	58.56
3.5	Mowing	17.99	62.97
3.5	Mowing	10.02	35.07
3.5	Maintenance Fee	15.00	52.50
1	Administrative Fee (Barbara McElroy)	24.15	24.15
1	Administrative fee (Grant Tomlin)	19.10	19.10
1	Administrative Fee (Glenn Berry)	21.70	21.70
2	Certified Letter	6.85	13.70
2	Regular letter	.44	.88
SUBTOTAL			\$334.87
SALES TAX			
TOTAL			\$334.87

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

Payments are due 30 days from date of this letter



BOYS & GIRLS CLUBS
OF FAULKNER COUNTY

The Boys & Girls Club
of Faulkner County, Inc.
Post Office Box 488
Conway, Arkansas 72033
Phone: 501-329-8849

July 1, 2011

Honorable Mayor Tab Townsell
City of Conway
Conway, Arkansas 72034

RE: Transportation Funding

Dear Mayor Townsell:

I am writing this letter to request transportation funding for the Boys and Girls Club of Faulkner County. The Boys and Girls Club of Faulkner County's core mission is to provide the youth of Faulkner county a safe, supervised, and positive place during the summer months and after school. In our neighborhood clubs, children are engaged in safe, educational, and fun activities that help the children develop the skills necessary to be successful in life. Many of our target students are latch-key children, spending two or more hours a day at home unsupervised without the service provided by the Boys and Girls Club of Faulkner County.

In a recent survey conducted by United Way, the citizens of Conway identified the lack of transportation as their principal concern. During the school year, the Boys and Girls Club of Faulkner County provides after school transportation services from all 11 elementary schools in the Conway Public School District, Bob Courtway Middle School, Carl Stuart Middle School, Ruth Doyle Intermediate School, and Conway High School- East Campus to the Boys and Girls club. Due to the significant reduction in our funding, we are requesting assistance from the City of Conway in the amount of \$20,000. In the past two months, the Boys and Girls Club of Faulkner County have purchased a 44 passage 1994 Bluebird School Bus to help provide transportation services. The funding will be used to help cover the increasing cost providing the vital service. Specifically, the funding will be used to help cover the cost of gas, maintenance, insurance and salaries for drivers.

Thank you for consideration.

If you have any questions, please contact me at 501.329.8849

A handwritten signature in cursive script that reads "Robert D. Wright".

Robert D. Wright, Chief Professional Officer



"Great Futures Start Here"

**CONTRACT FOR TRANSPORTATION SERVICES WITH
BOYS & GIRLS CLUB OF FAULKNER COUNTY**

For the fee of \$20,000 The Boys & Girls Club of Faulkner County shall provide transportation services. Length of contract shall be <Insert Date> through <Insert Date>.

Transportation services shall include but not limited to:

After School transportation
Summer transportation
Transportation Expenses
Transportation needs as permitted by program

All services shall be provided on request and as vehicle scheduling permits

The Boys & Girls Club of Faulkner County shall maintain accurate records of all transportation services. Any further documentation necessary or required by City, State, or Federal requirements will be maintained and available upon request for review or audit by City officials.

The Boys & Girls Club of Faulkner County will provide services to all mentioned above classes without regard to race, color, religion, sex, national origin, disability, veteran status, or marital status.

Mayor Tab Townsell
City of Conway

Robert Wright, Chief Professional Officer
Boys & Girls Club/Faulkner County

Michael O. Garrett
City Clerk/Treasurer
City of Conway

Board President
Boys & Girls Club/Faulkner County

FCC/DD
Faulkner County Council on Developmental Disabilities
1301 North Museum Road
P.O. Box 2407
Conway, AR 72033
Phone: (501) 327-3037

June 20, 2011

Honorable Mayor Tab Townsell
City of Conway
Conway, Arkansas 72034

RE: Transportation Funding

Dear Mayor Townsell:

As Director of the Faulkner County Council on Developmental Disabilities, I am writing you and the City Council to request your assistance. As you are aware FCC/DD has been providing transportation services to the developmentally disabled, physically disabled and disadvantaged citizens of Conway for many years. Our transportation services include: employment, medical, educational and personal needs. FCC/DD received a new wheelchair accessible van from the Federal Transit Association in April 2010 in order to keep up with the demand for its services.

Mr. Townsell, the consumers we transport are among the most vulnerable in the community. Without the services FCC/DD provides these individuals will simply not have access to vital community resources such as grocery stores and medical facilities. The disadvantaged citizens in our community simply cannot afford the fee for a taxi and the disabled citizens depend on our transportation services to have independence and a better quality of life. FCC/DD uses local vendors for all maintenance and fuel and by providing transportation to disabled individuals to employment, we are enabling people (who would otherwise be unable to work) to become tax-paying members of our community who spend the money they earn with our local businesses.

FCC/DD continuously seeks other funding sources. Because we have served the city in this capacity for many years we continue to have increased demand for our services. FCC/DD has used reserves thus far in order to not cut services, however; without the support of the City we will be unable to continue.

We are requesting financial support in the amount of \$30,000. Thank you for your time and the time of the Council. If further information is needed, please contact me at (501) 327-3037. On behalf of our Board of Directors, I would like to thank you and the City Council for your financial assistance and cooperation in the previous years.

Sincerely,

A handwritten signature in black ink that reads "Rennie Johnston". The signature is written in a cursive style with a large, looped initial "R".

Rennie Johnston
Executive Director, FCC/DD

**CONTRACT FOR TRANSPORTATION SERVICES WITH
FAULKNER COUNTY COUNCIL ON DEVELOPMENTAL
DISABILITIES**

For the fee of \$30,000 Faulkner County Council on Development Disabilities shall provide transportation services to persons who are 18 years of age or older with developmental disabilities. Length of contract shall be <Insert Date> through <Insert Date>.

Transportation services shall include but not limited to:

Employment transportation
Transportation needs as permitted by program

All services shall be provided on request and as vehicle scheduling permits

Faulkner County Council on Developmental Disabilities shall maintain accurate records of all transportation services. Any further documentation necessary or required by City, State, or Federal requirements will be maintained and available upon request for review or audit by City officials.

Faulkner County Council on Developmental Disabilities will provide services to all mentioned above classes without regard to race, color, religion, sex, national origin, disability, veteran status, or marital status.

Mayor Tab Townsell
City of Conway

Rennia Johnston, Executive Director
FCC/DD

Michael O. Garrett
City Clerk/Treasurer
City of Conway

Kathy Hall
Board President
FCC/DD

MEMORANDUM

TO: MAYOR TAB TOWNSELL

FROM: B. FINLEY VINSON III, P.E.
TRAFFIC ENGINEER

DATE: July 6, 2011

RE: Professional Services for Traffic Signal Design at
Donaghey and Lee

Mr. Mayor,

The Street Department forces are currently in the process of completing the improvements to Donaghey Avenue between Prince Street & Tyler Street. These improvements required the removal of the traffic signal at the above referenced intersection in order to accommodate larger curb radii. Given the proximity of this intersection to Ida Burns Elementary and the fact that school will be back in session in just 6 weeks, timely reconstruction of this signal is vitally important.

To this end, I have asked Mr. Simmons of Simmons Traffic Services to submit a proposal of services for construction drawings for the signal reconstruction. Mr. Simmons is already familiar with our design and is prepared to submit construction plans quickly so that the job may be bid in a timely manner. It is my recommendation that you approve the proposal from Simmons Traffic Services in the amount of \$7,500.

*Gregory B. Simmons
dba Simmons Traffic Services
6716 Doubletree Lane
Benton, Arkansas 72019*

gregorybs@gmail.com
501-316-0877 (Office)
501-517-4823 (Cell)

June 30, 2011

Mr. Ronnie Hall, P. E.
City of Conway
100 East Robins Street
Conway, AR 72032

Project Reference: S-004-11

Proposal for Traffic Signal Construction Plans
Lee Street at Donaghey Avenue
Conway, Arkansas

Dear Mr. Hall:

CONTRACT FOR TRAFFIC SERVICES

Simmons Traffic Services agrees to provide City of Conway with sealed (by Arkansas Professional Engineer) traffic signal construction plans in conjunction with the intersection of Lee Street at Donaghey Avenue, Conway, Arkansas. In accordance with the attached Schedule of Tasks, the following Scope of Work will be performed:

SCHEDULE OF TASKS - Traffic Signal Construction Plans - Lee Street at Donaghey Avenue

- A. Conduct an on-site meeting with City of Conway to establish a work plan and schedule.
- B. Produce a preliminary signal plan utilizing a mapping layout drawing in AutoCAD file format provided by City of Conway.
- C. Review preliminary plan with City of Conway and secure preliminary approval of plans.
- D. Prepare final design and necessary detail sheets.
 - 1. Select appropriate mast arm and pole sizes and determine placement requirements. (Utilize existing poles and mast arms if appropriate).
 - 2. Select appropriate pole foundations and prepare or reference reinforcement, anchor bolt and construction details.
 - 3. Prepare details for new controller cabinet foundation conduit entry.
 - 4. Develop conduit sizing and routing plans.

5. Prepare placement details for trenching, conduit entry to pole foundations, and conduit entry to pull boxes for:
 - a. Electrical power service
 - b. Signal field wiring
 - c. Vehicle detectors.
 6. Prepare pull box placement plan and include details for pull box installation and conduit entry.
 7. Prepare detector zone placement scheme.
 8. Prepare wiring diagrams for:
 - a. Signal field wiring
 - b. Electrical power service
 - c. Vehicle detectors.
 9. Prepare or assemble details for poles, mast arms and signal heads.
- E. Use City of Conway and AHTD Standard Specifications, addendums and necessary special provisions.
- F. Prepare construction cost estimate.
- G. Provide one (1) inspection during construction.
- H. Participate in punch list preparation and final inspection.
- I. Final approved plans will be provided as both DWG and PDF files.

SCHEDULE

The Schedule for Completion will be 30 days from contract approval.

COMPENSATION

The fee to provide the completed Scope of Work listed above is \$7,500.00. This fee will be Lump Sum Compensation for the services herein described and will include direct expenses for such items as printing and reproduction. Any additional services for changes in scope due to plan changes or other parameters will be invoiced on an hourly basis in accordance with the attached fee schedule.

ACCEPTED:

Simmons Traffic Services



Gregory B. Simmons

Date: 7/1/2011

City of Conway

By: _____

Date: _____



City of Conway
 Street & Engineering Department
 100 East Robins Street
 Conway, AR 72032

Ronnie Hall, P.E.
 City Engineer
ronnie.hall@cityofconway.org
 501.450.6165

July 6, 2011

Mayor Tab Townsell
 City Hall
 1201 Oak Street
 Conway, Arkansas 72032

Re: 2011 Sidewalk Improvements
 Farris Road – Bruce to College
 Conway Boulevard – Bruce to College (Repair Broken Sections)
 Stermer Road at Salem Road
 Meadowlake Road at Hometown Subdivision
 Favre Lane at Josh & South Beach (Wheel Chair Ramps)

Dear Mayor Townsell:

Bids were received at 10:00 AM, Wednesday July 6, 2011 at Conway City Hall for the above referenced sidewalk projects. The two bids received are summarized below and detailed on the enclosed bid tabulation.

JCI Construction (Bryant)	\$61,750.00
Paladino Construction (Conway)	\$69,480.00

I recommend that this project be awarded to the low bidder, JCI Construction, Inc.

The following funding was provided in the 2011 Street Fund Project Allocation:

Stermer Sidewalk (South Side) – Jana to Salem	\$8,500
Farris Road (East Side) - Bruce to College	\$35,000
Conway Blvd (East Side) - Bruce to College	\$33,000
TOTAL BUDGETED	\$76,500

Therefore adequate funds are available in the street fund budget for these projects. Please advise if you have questions or need additional information.

Sincerely,

Ronnie Hall, P.E.

CITY OF CONWAY, ARKANSAS

2011 Sidewalk Improvements

Farris Road - Bruce to (Sidewalk Improvements

Conway Boulevard - Bruce to College

Stermer Road at Salem Road

Meadowlake at Hometown Subdivision

Favre Lane at Joshe & South Beach

TABULATION OF BIDS RECEIVED July 6, 2011 10:00 AM

DESCRIPTION	ESTIMATED		JCI CONSTRUCTION		PALADINO CONSTRUCTION	
	QUANTITY	UNITS	UNIT PRICE	AMOUNT BID	UNIT PRICE	AMOUNT BID
1 SITE PREPARATION	1.00	L.S.	\$5,250.00	\$5,250.00	\$2,500.00	\$2,500.00
3 CONCRETE SIDEWALK	2,400	S.Y.	\$18.50	\$44,400.00	\$21.00	\$50,400.00
4 WHEELCHAIR RAMPS	280.00	S.Y.	\$15.00	\$4,200.00	\$25.00	\$7,000.00
5 CRUSHED STONE BASE COU	120.00	S.F.	\$20.00	\$2,400.00	\$13.00	\$1,560.00
6 SOLID SOD	1,000.00	S.Y.	\$4.00	\$4,000.00	\$4.00	\$4,000.00
7 MODULAR BLOCK WALL	60.00	S.F.	\$25.00	\$1,500.00	\$67.00	\$4,020.00
TOTAL AMOUNT BID				\$61,750.00		\$69,480.00



City of Conway
 Street and Engineering Department
 100 East Robins Street
 Conway, AR 72032

Ronnie Hall, P.E.
 City Engineer
ronnie.hall@cityofconway.org
 501-450-6165

July 7, 2011

Mayor Tab Townsell
 City Hall
 1201 Oak Street
 Conway, Arkansas 72032

Re: Prince Street Improvements
 Shady Lane to Western Avenue

Dear Mayor Townsell;

Bids were received at 10:00 AM, Thursday, July 7, 2011 at Conway City Hall for the above referenced project. This project involves the reconstruction of Prince Street between Western Avenue and Shady Lane to provide a median divided four lane roadway with roundabouts at Salem Road, Morningside Drive and Farris Road. The four bids received are listed below and detailed on the attached bid tabulation.

JCI Construction	\$3,407,041.00
Paladino Construction	\$3,875,004.00
Township Builders	\$3,982,000.00
Boyles Construction	\$4,463,413.00
Engineers Estimate	\$3,504,150.00

I recommend award of this project to the low bidder JCI Construction in the amount of \$3,407,041.00.

The funding for this project has been previously identified as "pay as you go sales tax".

Please advise if you have questions or need additional information.

Sincerely,

Ronnie Hall, P.E.

CITY OF CONWAY, ARKANSAS
PRINCE STREET IMPROVEMENTS - SHADY LANE TO WESTERN AVENUE
CONWAY, ARKANSAS

TABULATION OF BIDS RECEIVED JULY 7, 2011 10:00 AM

DESCRIPTION	ESTIMATED QUANTITY	UNITS	JCI CONSTRUCTION		PALADINO CONSTRUCTION		TOWNSHIP BUILDERS		BOYLES CONSTRUCTION,		ENGINEERS ESTIMATE	
			UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1 SITE PREPARATION	1	L.S.	\$185,000.00	\$185,000.00	\$440,000.00	\$440,000.00	\$140,077.00	\$140,077.00	\$150,000.00	\$150,000.00	\$200,000.00	\$200,000.00
2 UNCLASSIFIED EXCAVATION	16,500	C.Y.	\$10.00	\$165,000.00	\$8.25	\$136,125.00	\$8.00	\$132,000.00	\$16.00	\$264,000.00	\$8.00	\$132,000.00
3 EMBANKMENT MATERIAL	10,500	C.Y.	\$9.00	\$94,500.00	\$11.50	\$120,750.00	\$15.00	\$157,500.00	\$14.00	\$147,000.00	\$10.00	\$105,000.00
4 UNDERCUT & BACKFILL	13,000	C.Y.	\$16.00	\$208,000.00	\$13.50	\$175,500.00	\$20.00	\$260,000.00	\$15.00	\$195,000.00	\$18.00	\$234,000.00
5 STONE BACKFILL	2,000	C.Y.	\$20.00	\$40,000.00	\$27.00	\$54,000.00	\$30.00	\$60,000.00	\$20.00	\$40,000.00	\$22.00	\$44,000.00
6 CRUSHED STONE BASE	16,500	TON	\$17.75	\$292,875.00	\$21.00	\$346,500.00	\$23.00	\$379,500.00	\$20.00	\$330,000.00	\$18.00	\$297,000.00
7 ASPHALT SURFACE	5,000	TON	\$88.00	\$440,000.00	\$87.00	\$435,000.00	\$92.00	\$460,000.00	\$99.00	\$495,000.00	\$80.00	\$400,000.00
8 ASPHALT BINDER	8,000	TON	\$79.00	\$632,000.00	\$80.00	\$640,000.00	\$83.00	\$664,000.00	\$99.00	\$792,000.00	\$78.00	\$624,000.00
9 15" STORM DRAIN	425	L.F.	\$25.00	\$10,625.00	\$43.00	\$18,275.00	\$41.00	\$17,425.00	\$87.00	\$36,975.00	\$30.00	\$12,750.00
10 18" STORM DRAIN	910	L.F.	\$30.00	\$27,300.00	\$55.00	\$50,050.00	\$44.00	\$40,040.00	\$90.00	\$81,900.00	\$28.00	\$25,480.00
11 24" STORM DRAIN	56	L.F.	\$42.00	\$2,352.00	\$59.00	\$3,304.00	\$58.00	\$3,248.00	\$99.00	\$5,544.00	\$40.00	\$2,240.00
12 30" STORM DRAIN	30	L.F.	\$62.00	\$1,860.00	\$72.00	\$2,160.00	\$73.00	\$2,190.00	\$110.00	\$3,300.00	\$60.00	\$1,800.00
13 36" STORM DRAIN	517	L.F.	\$84.00	\$43,428.00	\$95.00	\$49,115.00	\$95.00	\$49,115.00	\$137.00	\$70,829.00	\$80.00	\$41,360.00
14 58" X 36" RCP ARCH	61	L.F.	\$156.00	\$9,516.00	\$145.00	\$8,845.00	\$180.00	\$10,980.00	\$240.00	\$14,640.00	\$120.00	\$7,320.00
15 3" PVC SCHEDULE 40 CONDUIT	1,200	L.F.	\$5.00	\$6,000.00	\$15.00	\$18,000.00	\$6.00	\$7,200.00	\$21.00	\$25,200.00	\$10.00	\$12,000.00
16 CURB INLETS	58	EACH	\$2,000.00	\$116,000.00	\$2,100.00	\$121,800.00	\$3,200.00	\$185,600.00	\$3,150.00	\$182,700.00	\$2,000.00	\$116,000.00
17 RECONSTRUCT INLET TO JUNC	36	EACH	\$1,700.00	\$61,200.00	\$1,400.00	\$50,400.00	\$1,400.00	\$50,400.00	\$1,500.00	\$54,000.00	\$1,000.00	\$36,000.00
18 RECONSTRUCT CURB INLET TO	2	EACH	\$2,500.00	\$5,000.00	\$2,500.00	\$5,000.00	\$1,400.00	\$2,800.00	\$1,500.00	\$3,000.00	\$1,200.00	\$2,400.00
19 REINFORCED CONCRETE	250	C.Y.	\$600.00	\$150,000.00	\$550.00	\$137,500.00	\$700.00	\$175,000.00	\$2,200.00	\$550,000.00	\$600.00	\$150,000.00
20 FLOWABLE FILL	75	C.Y.	\$130.00	\$9,750.00	\$95.00	\$7,125.00	\$120.00	\$9,000.00	\$140.00	\$10,500.00	\$300.00	\$22,500.00
21 MODULAR BLOCK WALL	1,500	S.F.	\$18.00	\$27,000.00	\$22.00	\$33,000.00	\$21.00	\$31,500.00	\$40.00	\$60,000.00	\$45.00	\$67,500.00
22 CONCRETE BASE	600	S.Y.	\$44.00	\$26,400.00	\$55.00	\$33,000.00	\$45.00	\$27,000.00	\$47.00	\$28,200.00	\$40.00	\$24,000.00
23 5' CONCRETE SIDEWALK	9,400	L.F.	\$15.00	\$141,000.00	\$20.00	\$188,000.00	\$21.00	\$197,400.00	\$16.00	\$150,400.00	\$20.00	\$188,000.00
24 CONCRETE CURB & GUTTER	23,600	L.F.	\$10.00	\$236,000.00	\$12.00	\$283,200.00	\$15.00	\$354,000.00	\$12.00	\$283,200.00	\$10.00	\$236,000.00
25 WHEEL CHAIR RAMP	4,200	S.F.	\$8.00	\$33,600.00	\$15.00	\$63,000.00	\$14.00	\$58,800.00	\$6.00	\$25,200.00	\$16.00	\$67,200.00
26 CONCRETE DRIVEWAY	3,000	S.Y.	\$35.00	\$105,000.00	\$41.00	\$123,000.00	\$46.00	\$138,000.00	\$42.00	\$126,000.00	\$35.00	\$105,000.00
27 CONCRETE MEDIAN PAVING	650	S.Y.	\$65.00	\$42,250.00	\$31.00	\$20,150.00	\$48.00	\$31,200.00	\$45.00	\$29,250.00	\$45.00	\$29,250.00
28 CONCRETE SPLITTER ISLAND	375	S.Y.	\$67.00	\$25,125.00	\$61.00	\$22,875.00	\$63.00	\$23,625.00	\$45.00	\$16,875.00	\$70.00	\$26,250.00
29 CONCRETE TRUCK APRON	1,200	S.Y.	\$70.00	\$84,000.00	\$80.00	\$96,000.00	\$86.00	\$103,200.00	\$52.00	\$62,400.00	\$80.00	\$96,000.00
30 SILT FENCE	8,000	L.F.	\$2.50	\$20,000.00	\$3.75	\$30,000.00	\$3.00	\$24,000.00	\$6.00	\$48,000.00	\$2.50	\$20,000.00
31 CURB INLET SILT FENCE	58	EA.	\$170.00	\$9,860.00	\$35.00	\$2,030.00	\$150.00	\$8,700.00	\$250.00	\$14,500.00	\$200.00	\$11,600.00
32 B-STONE	800	TON	\$20.00	\$16,000.00	\$22.00	\$17,600.00	\$25.00	\$20,000.00	\$26.00	\$20,800.00	\$20.00	\$16,000.00
33 BALED STRAW	100	BALE	\$8.00	\$800.00	\$14.00	\$1,400.00	\$15.00	\$1,500.00	\$10.00	\$1,000.00	\$10.00	\$1,000.00
34 SEEDING & MULCHING	3	ACRE	\$1,700.00	\$5,100.00	\$2,100.00	\$6,300.00	\$2,500.00	\$7,500.00	\$3,000.00	\$9,000.00	\$3,000.00	\$9,000.00
35 SOLID SOD	7,000	S.Y.	\$3.00	\$21,000.00	\$4.00	\$28,000.00	\$4.00	\$28,000.00	\$6.00	\$42,000.00	\$5.00	\$35,000.00
36 TOP SOIL	500	C.Y.	\$18.00	\$9,000.00	\$24.00	\$12,000.00	\$20.00	\$10,000.00	\$12.00	\$6,000.00	\$65.00	\$32,500.00
37 MAINTENANCE OF TRAFFIC	1	L.S.	\$72,000.00	\$72,000.00	\$33,000.00	\$33,000.00	\$44,000.00	\$44,000.00	\$31,000.00	\$31,000.00	\$50,000.00	\$50,000.00
38 MAIL BOXES	20	EACH	\$75.00	\$1,500.00	\$400.00	\$8,000.00	\$125.00	\$2,500.00	\$300.00	\$6,000.00	\$75.00	\$1,500.00
39 CONSTRUCTION LAYOUT	1	L.S.	\$30,000.00	\$30,000.00	\$35,000.00	\$35,000.00	\$63,000.00	\$63,000.00	\$47,000.00	\$47,000.00	\$20,000.00	\$20,000.00
40 TRENCH & EXCAVATION SAFETY	1	L.S.	\$1,000.00	\$1,000.00	\$20,000.00	\$20,000.00	\$2,000.00	\$2,000.00	\$5,000.00	\$5,000.00	\$2,500.00	\$2,500.00
TOTAL				\$3,407,041.00		\$3,875,004.00		\$3,982,000.00		\$4,463,413.00		\$3,504,150.00



City of Conway
 Street and Engineering Department
 100 East Robins Street
 Conway, AR 72032

Ronnie Hall, P.E.
 City Engineer
ronnie.hall@cityofconway.org
 501-450-6165

July 7, 2011

Mayor Tab Townsell
 City Hall
 1201 Oak Street
 Conway, Arkansas 72032

Re: Street Right of Way
 Old Military Road / McNutt Road at Donnell Ridge

Dear Mayor Townsell;

As previously presented, two parcels of land owned by Mitch Hart are required for the realignment of McNutt Road with Old Military Road at Donnell Ridge. Coats Appraisal provided us with a fair market value of approximately \$25,000 per acre. Mr. Hart was of the opinion the Coats appraisal was well below the fair market value and obtained an appraisal from Affiliated Real Estate Appraisals of Little Rock. Affiliated arrived at a fair market value of approximately \$43,000 per acre.

Based on the original right of way required the appraisals are summarized as follows:

		COATS	AFFILIATED
Parcel 1 (North Side Ridge)	2.673 Ac.	\$60,000	\$115,000
Parcel 2 (South Side Ridge)	3.068 Ac.	<u>\$75,000</u>	<u>\$133,500</u>
	TOTAL	\$135,000	\$248,500

Mitch Hart is requesting that the Affiliated Fair Market Value be used for the purchase of the land acquisition amount.

Are you OK with using the Affiliated value to purchase this right of way?

I have attached the summary sheets for the appraisals which provides the comparable values used..

A small parcel of approximately 0.13 acre is needed from the Starkey Property on the east side of Old Military. I am request approval to offer them the same per acre price that is agreed upon for the Hart property. The amount would be \$3,250 with the Coats value or \$5,590 with the Affiliated appraisal.

Please advise if you have questions or need additional information.

Sincerely,

Ronnie Hall, P.E.

APPRAISAL OF REAL PROPERTY



LOCATED AT

McNuff Road & Donnell Ridge Road(#1)
Conway, AR 72034-6141
Pt of Lots 20, 21, & 22, Sherwood Estates to the city of Conway

FOR

City of Conway
P.O. Box 430, Greenbrier, AR 72058

OPINION OF VALUE

60,000

AS OF

4/25/11

BY

Kirby Coats
Coats Appraisal Service, Inc.
394 Highway 65 North
Conway, AR 72032
(501) 327-7301
kcoats@alliancecable.net

Coats Appraisal Service
394 Highway 65 North
Conway, AR 72032

April 26, 2011

City of Conway

Re: Property: McNutt Road & Donnell Ridge Road(#1)
Conway, AR 72034-6141
City of Conway
File No.: RHall1

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached. The client and intended user of this report is the city of Conway.


The purpose of this appraisal is to estimate the market value of the property described in this appraisal report, as improved, in unencumbered fee simple surface title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The value conclusions reported are as of the effective date stated in the body of the report and contingent upon the certification and limiting conditions attached.

It is my opinion that as of the date of this report, the market value of the fee simple interest in the subject property is **\$60,000.**

Sincerely,



Kirby Coats
CG1380



LAND APPRAISAL SUMMARY REPORT

SUBJECT	Property Address: <u>McNutt Road & Donnell Ridge Road(#1)</u> City: <u>Conway</u> State: <u>AR</u> Zip Code: <u>72034-6141</u>																																																																																															
	County: <u>Faulkner</u> Legal Description: <u>Pt of Lots 20, 21, & 22, Sherwood Estates to the city of Conway</u>																																																																																															
ASSIGNMENT	Assessor's Parcel #: <u>N/A</u> Tax Year: <u>2010</u> R.E. Taxes: \$ <u>N/A</u> Special Assessments: \$ <u>None Known</u>																																																																																															
	Market Area Name: <u>East Conway</u> Map Reference: <u>21-5-14</u> Census Tract: <u>0310.02</u>																																																																																															
	Current Owner of Record: <u>Hartland Development Co. Retirement Trust</u> Borrower (if applicable): <u>City of Conway</u>																																																																																															
	Project Type (if applicable): <input type="checkbox"/> PUD <input type="checkbox"/> De Minimis PUD <input type="checkbox"/> Other (describe) HOA: \$ <u>None Kno</u> <input type="checkbox"/> per year <input type="checkbox"/> per month																																																																																															
	Are there any existing improvements to the property? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If Yes, indicate current occupancy: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant <input type="checkbox"/> Not habitable If Yes, give a brief description: <u>The subject property is a narrow strip of land located between Donnell Ridge Road and McNutt Road and no improvements have been noted on the tract. See the plat included in this report.</u>																																																																																															
MARKET AREA DESCRIPTION	The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)																																																																																															
	This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective																																																																																															
	Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)																																																																																															
	Intended Use: <u>To determine the estimated market value of the subject property for acquisition purposes.</u>																																																																																															
	Intended User(s) (by name or type): <u>City of Conway</u>																																																																																															
SITE DESCRIPTION	Client: <u>City of Conway</u> Address: _____																																																																																															
	Appraiser: <u>Kirby Coats</u> Address: <u>394 Highway 65 North, Conway, AR 72032</u>																																																																																															
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Market Area Comments: <u>The subject neighborhood would best be described as "Southwest Conway". Over the past 5 years, the majority of growth has been in the south and west Conway area. It is a neighborhood of various size houses as well. It appears to receive average to good market acceptance. All employment centers, schools, churches, and shopping facilities are within typical, market expected proximity. The subject is located south of Dave Ward Drive.</u>																																																																																																
Dimensions: <u>See Attached Survey</u> Site Area: <u>2.67 Acres</u>																																																																																																
Zoning Classification: <u>I-1</u> Description: <u>Intermediate Industrial District</u>																																																																																																
Do present improvements comply with existing zoning requirements? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> No Improvements																																																																																																
Uses allowed under current zoning: <u>Industrial, commercial, office, etc.</u>																																																																																																
Are CC&Rs applicable? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown Have the documents been reviewed? <input type="checkbox"/> Yes <input type="checkbox"/> No Ground Rent (if applicable) \$ <u>N/A/ N/A</u>																																																																																																
Comments: <u>None</u>																																																																																																
Highest & Best Use as improved: <input type="checkbox"/> Present use, or <input checked="" type="checkbox"/> Other use (explain) <u>Industrial</u>																																																																																																
Actual Use as of Effective Date: <u>Vacant & available for development</u> Use as appraised in this report: <u>Vacant and available for development</u>																																																																																																
Summary of Highest & Best Use: <u>The highest and best use is considered to be vacant and available for development as of commercial or I-1 zoning, which is consistent with the zoning of surrounding properties.</u>																																																																																																
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Other site elements: <input checked="" type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)																																																																																																
FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone: <u>X</u> FEMA Map # <u>05045C0286H</u> FEMA Map Date: <u>12/19/2006</u>																																																																																																
Site Comments: <u>The subject site is a narrow strip of land that runs from Donnell Ridge Road to McNutt Road. The site has a considerable slope from south to north. According to the flood map included in this report none of the subject site is located within the 100 year flood plain. The typical site utilities for the area include city water and septic systems.</u>																																																																																																

LAND APPRAISAL SUMMARY REPORT

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): **Assessors Office**

TRANSFER HISTORY	1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: <u>The subject is not under contract of sale and has not been listed within the past year to the knowledge of the appraiser. The subject is part of a larger tract and there have been no sales on the subject property within the past three years.</u>			
	Date: <u>N/A</u>				
	Price:				
	Source(s):				
	2nd Prior Subject Sale/Transfer				
	Date: <u>N/A</u>				
	Price:				
	Source(s):				

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3			
Address	McNutt Road & Donnell Ridge Rd Conway, AR 72034-6141	Donnell Ridge Rd & McNutt Rd Conway	1238 McNutt Road Conway	3605 London Road Conway			
Proximity to Subject		0.07 miles SW	0.16 miles N	0.32 miles NE			
Sale Price	\$ <u>N/A</u>	\$ <u>51,000</u>	\$ <u>185,000</u>	\$ <u>80,000</u>			
Price/ Acre	\$ <u>N/A</u>	\$ <u>14,488.64</u>	\$ <u>44,258.37</u>	\$ <u>39,024.39</u>			
Data Source(s)	Property Visit	Courthouse	Courthouse	Courthouse			
Verification Source(s)	Plat	Book 2008 Page 4126	Book 2008 Page 7748	Book 2006 Page 15569			
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust
Sales or Financing Concessions	N/A	Conventional		Conventional		Conventional	
	N/A	None Known		None Known		None Known	
Date of Sale/Time	N/A	03/06/08		04/21/08		07/11/06	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Suburban/Average	Suburban/Average		Suburban/Average		Suburban/Average	
Site Area (in Acres)	2.67	3.52	-12,315	4.18	-66,830	2.05	+24,195
Topography	Sloping North	Sloping North	0	Mostly Level	-40,050	Mostly Level	-40,050
Improvements	None	None	0	Old House	0	None	0
Size	Average	Average	0	Average	0	Average	0
Zoning	I-1	A-1		I-1		I-1	
Net Adjustment (Total, in \$)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ <u>-12,315</u>	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ <u>-106,880</u>	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ <u>-15,855</u>			
Adjusted Sale Price (in \$)		\$ <u>38,685</u>	\$ <u>78,120</u>	\$ <u>64,145</u>			

Summary of Sales Comparison Approach All of the sales used are considered to be the best available at the time the report was completed. All three sales used are located in the subject's subdivision. Sale one is located just west of the subject and sales two and three are located north of the subject property fronting two different streets. Typical acreage adjustments were made on each sale for the difference in site size. Sales two and three are mostly level site and an adjustment for topography was required. No adjustment for zoning is considered necessary in the subject's location and topography. All adjustments were made on the comparables to the subject.

PROJECT INFORMATION FOR PUDs (if applicable) The Subject is part of a Planned Unit Development.

Legal Name of Project: N/A

Describe common elements and recreational facilities: N/A

Indicated Value by: Sales Comparison Approach \$ 60,000 or \$ 22,471.91 per Acre

Final Reconciliation Only the sales comparison approach was completed in this appraisal as this is the only applicable approach for the valuation of land in this area. Site size is based on the survey included in this report.

This appraisal is made "as is", or subject to the following conditions:

This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 60,000, as of: 4/25/11, which is the effective date of this appraisal.

If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

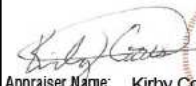
A true and complete copy of this report contains 12 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits:

Limiting cond./Certifications Narrative Addendum Location Map(s) Flood Map License

Photo Addenda Zoning Map Hypothetical Conditions Extraordinary Assumptions Plat Map

Client Contact: Ronnie Hall Client Name: City of Conway

E-Mail: Ronnie.Hall@cityofconway.org Address:

SIGNATURES	<p>APPRaiser</p>  <p>Appraiser Name: <u>Kirby Coats</u></p> <p>Company: <u>Coats Appraisal Service, Inc.</u></p> <p>Phone: <u>(501) 327-7301</u> Fax: <u>(501)327-5454</u></p> <p>E-Mail: <u>kcoats@alliancecable.net</u></p> <p>Date of Report (Signature): <u>4/26/11</u></p> <p>License or Certification #: <u>CG1380</u> State: <u>AR</u></p> <p>Designation: <u>Certified General Appraiser</u></p> <p>Expiration Date of License or Certification: <u>6/30/2011</u></p> <p>Inspection of Subject: <input checked="" type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect (Desktop)</p> <p>Date of Inspection: <u>4/25/11</u></p>	<p>SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)</p> <p>Supervisory or Co-Appraiser Name: _____</p> <p>Company: _____</p> <p>Phone: _____ Fax: _____</p> <p>E-Mail: _____</p> <p>Date of Report (Signature): _____</p> <p>License or Certification #: _____ State: _____</p> <p>Designation: _____</p> <p>Expiration Date of License or Certification: _____</p> <p>Inspection of Subject: <input type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect</p> <p>Date of Inspection: _____</p>
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Borrower/Client		File No.		
Property Address McNutt Rd & Donnell Ridge Rd				
City	Conway	County	Faulkner	State AR Zip Code 72034
Lender	Mitch Hart			

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Borrower/Client		File No.				
Property Address McNutt Rd & Donnell Ridge Rd						
City	Conway	County	Faulkner	State	AR	
Lender	Mitch Hart				Zip Code	72034

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

Self Contained (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)

Summary (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report.)

Restricted Use (A written report prepared under Standards Rule 2-2(c), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:

- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- my engagement in this assignment was not contingent upon developing or reporting predetermined results.
- my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have made a personal inspection of the property that is the subject of this report.
- no one provided significant real property appraisal assistance to the person signing this certification.

Comments on Appraisal and Report Identification

Note any USPAP related issues requiring disclosure and any state mandated requirements:

This report has been prepared for the above referenced lender/client and may not be used or relied upon by anyone other than the lender/client, for any purpose whatsoever, without the express written consent of the appraiser. Further, the appraiser or firm assumes no obligation, liability, or accountability to any third party. If this report is placed in the hands of anyone other than the lender/client, lender/client shall make such third party aware of all the assumptions and limiting conditions of the assignment.

SCOPE OF APPRAISAL:

The scope of this appraisal consisted of a physical inspection of the subject. The neighborhood was driven through to determine its salient characteristics. The Highest and Best Use was determined to be its current use, as developed. A cost approach is not required for this land appraisal report. The MLS and the local Tax Assessor's records were researched for comparable sales in the neighborhood. Several possible sales were viewed from the exterior. Those used were deemed the best available were included in this report. The comparable sales were compared to the subject and adjustments in value were made as deemed appropriate. The income approach was not required for this land appraisal report. The market approach to value was reconciled and an opinion of value was rendered based on the data available.

The following is an "appraisal" of the subject property, it is not an environmental inspection. If the user or client desires such type of reports, they should be ordered from a licensed environmental expert.

APPRAISER:

Signature: *Stephen Thomas Horvath*

Name: Stephen Thomas Horvath

Date Signed: June 24, 2011


State Certification #: CR 1759

or State License #: _____

State: AR

Expiration Date of Certification or License: 6/30/2011

Effective Date of Appraisal: May 20, 2011



SUPERVISORY APPRAISER (only if required):

Signature: *Tom M Ferstl*

Name: Tom M Ferstl

Date Signed: June 24, 2011

State Certification #: CG 0029


or State License #: _____

State: AR

Expiration Date of Certification or License: 6/30/2011

Supervisory Appraiser inspection of Subject Property:

Did Not Exterior-only from street Interior and Exterior



 <p>AI Reports™ Form 120.03</p>	Client File #:	Appraisal File #:
	<h1>Summary Appraisal Report • Land</h1>	
	Appraisal Company: Arkansas Appraisers	
	Address: 621 E Capitol Ave., Little Rock, AR 72202	
Phone: (501) 375-1439		Website: support@arkansasappraisers.com
Fax: (501) 375-8317		
Appraiser: Stephen Thomas Horvath		Co-Appraiser: Tom M Ferstl
AI Membership (if any): <input type="checkbox"/> SRA <input type="checkbox"/> MAI <input type="checkbox"/> SRPA <input type="checkbox"/> Associate Member		AI Membership (if any): <input checked="" type="checkbox"/> SRA <input checked="" type="checkbox"/> MAI <input type="checkbox"/> SRPA <input type="checkbox"/> Associate Member
Professional Affiliation:		Professional Affiliation:
E-mail: horvath@arkansasappraisers.com		E-mail: support@arkansasappraisers.com
Client: Mitch Hart		Contact:
Address: 575 Harkrider, Conway, AR 72032		
Phone: 501-327-2121		Fax: 501-327-6634
		E-mail: mhart@c21dh.com
SUBJECT PROPERTY IDENTIFICATION		
Address: McNutt Rd & Donnell Ridge Rd		
City: Conway	County: Faulkner	State: AR ZIP: 72034
Legal Description: Not Given Located in Section 21, T5N,R14 W		
Tax Parcel #: N/A	RE Taxes: N/A	Tax Year: 2010
Use of the Real Estate As of the Date of Value: Vacant		
Use of the Real Estate Reflected in the Appraisal: I-1 Industrial		
Opinion of highest and best use (if required): I-1 I Industrial		
SUBJECT PROPERTY HISTORY		
Owner of Record: Heartland Development Company Retirement Trust		
Description and analysis of sales within 3 years (minimum) prior to effective date of value:		The subject has not transferred ownership within the last 36 months and has been listed within the last 12 months.
Description and analysis of agreements of sale (contracts), listings, and options: None		
RECONCILIATIONS AND CONCLUSIONS		
Indication of Value by Sales Comparison Approach	\$ 115,000	
Indication of Value by Cost Approach	\$ NOT DEVELOPED	
Indication of Value by Income Approach	\$ NOT DEVELOPED	
Final Reconciliation of the Methods and Approaches to Value: This report has been prepared for the above referenced lender/client and may not be used or relied upon by anyone other than the lender/client, for any purpose whatsoever, without the express written consent of the appraiser. Further, the appraiser or firm assumes no obligation, liability, or accountability to any third party. If this report is placed in the hands of anyone other than the lender/client, lender/client shall make such third party aware of all the assumptions and limiting conditions of the assignment.		
SCOPE OF APPRAISAL: The scope of this appraisal consisted of a physical inspection of the subject. The subject's area was driven through to determine its salient characteristics. The Highest and Best Use was determined to be its current use, as developed. A cost approach and income approach are not required for this land appraisal report and have been omitted. The local Tax Assessor's records were researched for comparable sales in the subject's county. Those used were deemed the best available were included in this report. The comparable sales were compared to the subject and adjustments in value were made as deemed appropriate. The market approach to value was reconciled and an opinion of value was rendered based on the data available.		
Opinion of Value as of: May 20, 2011	\$ 115,000	
The above opinion is subject to: <input type="checkbox"/> Hypothetical Conditions and/or <input type="checkbox"/> Extraordinary Assumptions cited on the following page.		

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Client:	Mitch Hart	Client File #:	
Subject Property:	McNutt Rd & Donnell Ridge Rd, Conway, AR 72034	Appraisal File #:	

ASSIGNMENT PARAMETERS

Intended User(s): Heartland Development Company Retirement Trust & City of Conway

Intended Use: To establish fair market value

This report is not intended by the appraiser for any other use or by any other user.

Type of Value: Fair Market Value Effective Date of Value: May 20, 2011

Interest Appraised: Fee Simple Leasehold Other

Hypothetical Conditions: (A hypothetical condition is that which is contrary to what exists, but is asserted by the appraiser for the purpose of analysis. Any hypothetical condition may affect the assignment results.) The appraiser was not supplied a survey of the subject property. It is not located in the 100-year flood plain Zone X, Map #05045C0286H Dated 12/19/06. This appraisal is subject to a current ALTA survey by a registered, professional engineer that reflects the accuracy of the property size, legal description, indication of elevations and flood plain determination, easements, any building set backs, and other site characteristics assumed in our report.

Extraordinary Assumptions: (An extraordinary assumption is directly related to a specific assignment and presumes uncertain information to be factual. If found to be false this assumption could alter the appraiser's opinions or conclusions. Any extraordinary assumption may affect the assignment results.)

In accordance with Standard Rule 2-2(b) of the Uniform Standard of Professional Appraisal Practice (USPAP), this is a summary appraisal report.

SCOPE OF WORK

Definition: The scope of work is the type and extent of research and analysis in an assignment. Scope of work includes the extent to which the property is identified, the extent to which tangible property is inspected, the type and extent of data research, and the type and extent of analysis applied to arrive at credible opinions or conclusions. The specific scope of work for this assignment is identified below and throughout this report.

Scope of Subject Property Inspection/Data Sources Utilized**Appraiser**Property Inspection: Yes No

Date of Inspection: May 20, 2011

Describe scope of Property Inspection, Source of Area Calculations and Data Sources Consulted: Drove to said property and photograph several area's and street views

Co-AppraiserProperty Inspection: Yes No

Date of Inspection:

Describe scope of Property Inspection, Source of Area Calculations and Data Sources Consulted:

Approaches to Value Developed**Cost Approach:**

- Is necessary for credible results and is developed in this analysis
 Is not necessary for credible results; not developed in this analysis
 Is not necessary for credible results but is developed in this analysis

Sales Comparison Approach:

- Is necessary for credible results and is developed in this analysis
 Is not necessary for credible results; not developed in this analysis
 Is not necessary for credible results but is developed in this analysis

Income Approach:

- Is necessary for credible results and is developed in this analysis
 Is not necessary for credible results; not developed in this analysis
 Is not necessary for credible results but is developed in this analysis

Additional Scope of Work Comments:

Significant Real Property Appraisal Assistance: None Disclose Name(s) and contribution:

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Client:	Mitch Hart	Client File #:	
Subject Property:	McNutt Rd & Donnell Ridge Rd, Conway, AR 72034	Appraisal File #:	

MARKET AREA ANALYSIS

Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Built Up <input type="checkbox"/> Under 25% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Over 75%	Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Supply & Demand <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	Value Trend <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Decreasing	Typical Marketing Time <input type="checkbox"/> Under 3 Months <input checked="" type="checkbox"/> 3-6 Months <input type="checkbox"/> Over 6 Months
Neighborhood Single Family Profile		Neighborhood Land Use		Neighborhood Name:	
Price 70,000	Age 0	1 Family 65%	Commercial 10%	PUD <input type="checkbox"/> Condo <input type="checkbox"/> HOA: \$ /	
900,000	Low	Condo 5%	Vacant 10%	Amenities:	
225,000	High	Multifamily 10%			
Predominant					

Market area description and characteristics: The subject property is located in an area of residential use, multi-family use with commercial properties along McNutt Road in Southwest Conway area. In the past 5 years, Conway's growth has been to the west and south. The subject is located approximately 0.75 miles south of Dave Ward Road.

SITE ANALYSIS

Dimensions: Not Given	Area: 2.67 Acres
View: Street & Timber	Shape: Irregular
Drainage: Natural	Utility: Available
Site Similarity/Conformity To Neighborhood	Zoning/Deed Restriction
Size: <input type="checkbox"/> Smaller than Typical <input checked="" type="checkbox"/> Typical <input type="checkbox"/> Larger than Typical	View: <input type="checkbox"/> Favorable <input checked="" type="checkbox"/> Typical <input type="checkbox"/> Less than Favorable
Zoning: I-1	Covenants, Condition & Restrictions <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
<input checked="" type="checkbox"/> Legal <input type="checkbox"/> No zoning	Documents Reviewed <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<input type="checkbox"/> Legal, non-conforming	Ground Rent \$ /
<input type="checkbox"/> Illegal	
Utilities	Off Site Improvements
Electric <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other	Street <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private Asphalt
Gas <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other	Alley <input type="checkbox"/> Public <input type="checkbox"/> Private
Water <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other	Sidewalk <input type="checkbox"/> Public <input type="checkbox"/> Private
Sewer <input type="checkbox"/> Public <input checked="" type="checkbox"/> Other	Street Lights <input type="checkbox"/> Public <input type="checkbox"/> Private

Site description and characteristics:

HIGHEST AND BEST USE ANALYSIS

<input type="checkbox"/> Present Use	<input type="checkbox"/> Proposed Use	<input type="checkbox"/> Other
Summary of highest and best use analysis: The highest and best use would be Industrial		

Client:	Mitch Hart	Client File #:	
Subject Property:	McNutt Rd & Donnell Ridge Rd, Conway, AR 72034	Appraisal File #:	

SITE VALUATION**Site Valuation Methodology**

- Sales Comparison Approach:** A set of procedures in which a value indication is derived by comparing the property being appraised to similar properties that have been sold recently, then applying appropriate units of comparison and making adjustments to the sale prices of the comparables based on the elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant; it is the most common and preferred method of land valuation when an adequate supply of comparable sales are available.
- Market Extraction:** A method of estimating land value in which the depreciated cost of the improvements on the improved property is estimated and deducted from the total sale price to arrive at an estimated sale price for the land; most effective when the improvements contribute little to the total sale price of the property.
- Alternative Method:** (Describe methodology and rationale)

Site Valuation

ITEM	SUBJECT	COMPARISON 1		COMPARISON 2		COMPARISON 3	
Address	McNutt Rd & Donnell Ridge Rd Conway, AR 72034	London Ave Conway, AR 72034		London Ave Conway, AR 72034		1238 McNutt Road Conway, AR 72034	
Proximity to Subject		0.29 miles NE		0.29 miles NE		0.14 miles N	
Data Source/ Verification		MLS #10250031		MLS #10102735		MLS #10262586 WD #2008 7748	
Sales Price	\$		\$ 75,200		\$ 79,900		\$ 185,000
Price / Acre	\$		\$ 27,345.45		\$ 38,229.67		\$ 44,258.37
Sale Date	N/A	11/19/10	0	7/6/06	+11,785	4/24/08	0
Location	Sherwood Estate	Sherwood Estate		Sherwood Estate		Sherwood Estate	
Site Size	2.67 Acres	2.75 Acres	0	2.09 Acres	+22,175	4.18 Acres	-66,830
Site View	Street & Timber	Vacant Land		Vacant Land		Apartments	
Site Improvements	None	None		None		Old House	0
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Topography	Slopes from St	Mainly Level		Mainly Level		Mainly Level	
Improvements	I-1	I-1		I-1		I-1	
Utilities	Not on Property	All Available		All Available		All Available	
		50' Rd Easement	+40,000				
Net Adjustment		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 40,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 33,960	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -66,830
Indicated Value		Net Adj. 53.2%		Net Adj. 42.5%		Net Adj. 36.1%	
		Gross Adj. 53.2%	\$ 115,200	Gross Adj. 42.5%	\$ 113,860	Gross Adj. 36.1%	\$ 118,170
Prior Transfer History	N/A 0	N/A 0		N/A 0		N/A 0	

Site Valuation Comments: These three sales were considered because of being located in the subject's subdivision and have similar zoning. Sale #1 is similar in site size and required no site adjustment. Sale #2 is just smaller in size and required a site size adjustment based on 100% of it's price per acre. Sale #3 is larger in size and a site adjustment was made based on 100% of it's price per acre. Sale #1 has a 50 foot easement to the comparable's site. This required an adjustment lacking road frontage. Sale #2 is an older sale that required a time adjustment based on 0.25% per month. No time adjustments were made for sales that sold after January 1, 2008. Sales 1 & 3 are newer sales and required no time adjustment.

Site Valuation Reconciliation: After the necessary adjustments were made, these three sales produced similar results and were weighted equally.

Opinion of Site Value**\$ 115,000**

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ADDITIONAL COMPARABLE SITES

Client:	Mitch Hart	Client File #:	
Subject Property:	McNutt Rd & Donnell Ridge Rd, Conway, AR 72034	Appraisal File #:	

SITE VALUATION							
ITEM	SUBJECT	COMPARISON 4		COMPARISON 5		COMPARISON 6	
Address	McNutt Rd & Donnell Ridge Rd Conway, AR 72034	1100 McNutt Road Conway, AR 72034					
Proximity to Subject		0.27 miles N					
Data Source/ Verification		Parcel #441-00025-001 WD #2004 9571					
Sales Price	\$		\$ 100,000		\$		\$
Price / Acre	\$		\$ 56,497.18		\$		\$
Sale Date	N/A	5/12/04	+21,000				
Location	Sherwood Estate	Sherwood Estate	-35,000				
Site Size	2.67 Acres	1.77 Acres	+50,850				
Site View	Street & Timber	Apartments					
Site Improvements	None	None					
Rights Appraised	Fee Simple	Fee Simple					
Topography	Slopes from St	Mainly Level					
Improvements	I-1	I-1					
Utilities	Not on Property	Not on Property					
Net Adjustment		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 36,850	<input type="checkbox"/> + <input type="checkbox"/> -	\$	<input type="checkbox"/> + <input type="checkbox"/> -	\$
Indicated Value		Net Adj. 36.9%		Net Adj. %		Net Adj. %	
		Gross Adj. 106.8%	\$ 136,850	Gross Adj. %	\$	Gross Adj. %	\$
Prior Transfer History	N/A 0	WD #2008 2049 Replat for Stonegate Replat					

Comments: Sale #4 is an older sale that is located in the subject's subdivision that was considered for location. It is an older sale that required a time adjustment based on 0.25% per month. It is a corner lot and research indicates a 20-35% influence for a corner lot, therefore a 35% located adjustment was made. It is smaller in size and required a site adjustment based on 100% of it's price per acre. This sale would indicated the upper range of value.

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ADDITIONAL COMPARABLE SITES

Client:	Mitch Hart	Client File #:	
Subject Property:	McNutt Rd & Donnell Ridge Rd, Conway, AR 72034	Appraisal File #:	

SITE VALUATION							
ITEM	SUBJECT	COMPARISON 7		COMPARISON 8		COMPARISON 9	
Address	McNutt Rd & Donnell Ridge Rd Conway, AR 72034	London Ave Conway, AR 72034		McNutt Rd & London Rd Conway, AR 72034		McNutt Road Conway, AR 72034	
Proximity to Subject		0.34 miles NE		0.33 miles N		0.41 miles N	
Data Source/ Verification		MLS #101027728		MLS #10103036		MLS #10103032	
Sales Price	\$		\$ 110,000		\$ 175,000		\$ 250,000
Price / Acre	\$		\$ 35,947.71		\$ 54,179.57		\$ 55,432.37
Sale Date	N/A	Current Listing	-30,000	Current Listing	-30,000	Current Listing	-40,000
Location	Sherwood Estate	Sherwood Estate		Sherwood Estate		Sherwood Estate	
Site Size	2.67 Acres	3.06 Acres	-14,040	3.23 Acres	-30,350	4.51 Acres	-102,120
Site View	Street & Timber	Commercial		Commercial		Commercial	
Site Improvements	None	None		None		None	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Topography	Slopes from St	Mainly Level		Mainly Level		Mainly Level	
Improvements	I-1	I-1		I-1		I-1	
Utilities	Not on Property	Not on Property		Not on Property		Not on Property	
		Creek	+50,000				
Net Adjustment		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 5,960	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -60,350	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -142,120
		Net Adj.	5.4%	Net Adj.	34.5%	Net Adj.	56.8%
Indicated Value		Gross Adj.	85.5%	Gross Adj.	34.5%	Gross Adj.	56.8%
		\$	115,960	\$	114,650	\$	107,880
Prior Transfer History	N/A 0	N/A 0		WD #2008 2049 Replat for Stonegate Replat		N/A 0	

Comments: These are three current listings of Industrial lots in the subject's subdivision. All three comparables are larger in size and required an adjustment based on 100% of each comparable's price per acre. Sale #7 has an adjustment for the creek that divides the site. These listings support the first three comparables of this report.

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APPRAISAL OF REAL PROPERTY



LOCATED AT

Old Military Road & Donnell Ridge Road(#2)
Conway, AR 72034-6141
Pt NE 1/4 NE 1/4 & Pt SE 1/4 NE 1/4 of S21-T5N-R14W

FOR

City of Conway
P.O. Box 430, Greenbrier, AR 72058

OPINION OF VALUE

75,000

AS OF

4/25/11

BY

Kirby Coats
Coats Appraisal Service, Inc.
394 Highway 65 North
Conway, AR 72032
(501) 327-7301
kcoats@alliancecable.net

Coats Appraisal Service
394 Highway 65 North
Conway, AR 72032

April 26, 2011

City of Conway

Re: Property: Old Military Road & Donnell Ridge Road(#2)
Conway, AR 72034-6141
City of Conway
File No.: RHall2

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached. The client and intended user of this report is the city of Conway.

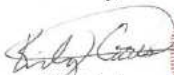
The purpose of this appraisal is to estimate the market value of the property described in this appraisal report, as improved, in unencumbered fee simple surface title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The value conclusions reported are as of the effective date stated in the body of the report and contingent upon the certification and limiting conditions attached.

It is my opinion that as of the date of this report, the market value of the fee simple interest in the subject property is **\$75,000.**

Sincerely,



Kirby Coats
CG1380



LAND APPRAISAL SUMMARY REPORT

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): **Assessors Office**

1st Prior Subject Sale/Transfer: _____ Analysis of sale/transfer history and/or any current agreement of sale/listing: The subject is not under contract of sale and has not been listed within the past year to the knowledge of the appraiser. The subject is part of a larger tract and there have been no sales on the subject property within the past three years.

Date: N/A

Price: _____

Source(s): _____

2nd Prior Subject Sale/Transfer: _____

Date: N/A

Price: _____

Source(s): _____

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3			
Address	Old Military Road & Donnell Ridge Conway, AR 72034-6141	Donnell Ridge Rd & McNutt Rd Conway	1238 McNutt Road Conway	3531 Nutter Chapel Road Conway			
Proximity to Subject		0.11 miles W	0.20 miles N	0.90 miles SE			
Sale Price	\$ N/A	\$ 51,000	\$ 185,000	\$ 108,220			
Price/ Acre	\$	\$ 14,488.64	\$ 44,258.37	\$ 14,000.00			
Data Source(s)	Property Visit	Courthouse	Courthouse	Courthouse			
Verification Source(s)	Plat	Book 2008 Page 4126	Book 2008 Page 7748	MLS 10222672			
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust
Sales or Financing Concessions	N/A	Conventional		Conventional		Cash	
	N/A	None Known		None Known		None Known	
Date of Sale/Time	N/A	03/06/08		04/21/08		02/08/11	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Suburban/Average	Suburban/Average		Suburban/Average		Suburban/Average	
Site Area (in Acres)	3.068	3.52	-6,548	4.18	-49,215	7.73	-65,268
Topography	Sloping North	Sloping North	0	Mostly Level	-46,020	Mostly Level/Flood	0
Improvements	None	None	0	Old House	0	None	0
Size	Average	Average	0	Average	0	Average	0
Zoning	MF-2	A-1	0	I-1	0	A-1	0
Net Adjustment (Total, in \$)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -6,548		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -95,235		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -65,268	
Adjusted Sale Price (in \$)		\$ 44,452		\$ 89,765		\$ 42,952	

Summary of Sales Comparison Approach: All of the sales used are considered to be the best available at the time the report was completed. Sales one and two are located just north and west of the subject property. Typical acreage adjustments were made on each sale for the difference in site size. Sale two is a mostly level site and an adjustment for topography was required. Sale three is mostly level as well however it has 1+ acres located in the flood zone and it also has a right of way easement located on the west side equaling .58 acres. This obsolescence is considered equal to the subject's sloping topography. No adjustment for zoning is considered necessary in the subject's location and topography. All adjustments were made on the comparables to the subject.

PROJECT INFORMATION FOR PUDs (if applicable) The Subject is part of a Planned Unit Development.

Legal Name of Project: N/A

Describe common elements and recreational facilities: N/A

Indicated Value by: Sales Comparison Approach \$ 75,000 or \$ 24,445.89 per Acre

Final Reconciliation: Only the sales comparison approach was completed in this appraisal as this is the only applicable approach for the valuation of land in this area. Site size is based on the survey included in this report.

This appraisal is made "as is", or subject to the following conditions: _____

This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 75,000, as of: 4/25/11, which is the effective date of this appraisal.

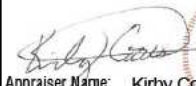
If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

A true and complete copy of this report contains 12 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits: Scope of Work Limiting cond./Certifications Narrative Addendum Location Map(s) Flood Map License Photo Addenda Zoning Map Hypothetical Conditions Extraordinary Assumptions Plat Map

Client Contact: Ronnie Hall Client Name: City of Conway

E-Mail: Ronnie.Hall@cityofconway.org Address: _____

APPRaiser



Appraiser Name: Kirby Coats

Company: Coats Appraisal Service, Inc.

Phone: (501) 327-7301 Fax: (501) 327-5454

E-Mail: kcoats@alliancecable.net

Date of Report (Signature): 4/26/11

License or Certification #: CG1380 State: AR

Designation: Certified General Appraiser

Expiration Date of License or Certification: 6/30/2011

Inspection of Subject: Did Inspect Did Not Inspect (Desktop)

Date of Inspection: 4/25/11

SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)

Supervisory or Co-Appraiser Name: _____

Company: _____

Phone: _____ Fax: _____

E-Mail: _____

Date of Report (Signature): _____

License or Certification #: _____ State: _____

Designation: _____

Expiration Date of License or Certification: _____

Inspection of Subject: Did Inspect Did Not Inspect

Date of Inspection: _____

Borrower/Client		File No.		
Property Address Old Military Road & Donnell Ridge Road				
City	Conway	County	Faulkner	State AR Zip Code 72034
Lender	Mitch Hart			

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Borrower/Client		File No.	
Property Address Old Military Road & Donnell Ridge Road			
City	Conway	County	Faulkner
Lender		State	AR
Mitch Hart		Zip Code	72034

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

Self Contained (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)

Summary (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report.)

Restricted Use (A written report prepared under Standards Rule 2-2(c), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:

- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- my engagement in this assignment was not contingent upon developing or reporting predetermined results.
- my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have made a personal inspection of the property that is the subject of this report.
- no one provided significant real property appraisal assistance to the person signing this certification.

Comments on Appraisal and Report Identification

Note any USPAP related issues requiring disclosure and any state mandated requirements:


This report has been prepared for the above referenced lender/client and may not be used or relied upon by anyone other than the lender/client, for any purpose whatsoever, without the express written consent of the appraiser. Further, the appraiser or firm assumes no obligation, liability, or accountability to any third party. If this report is placed in the hands of anyone other than the lender/client, lender/client shall make such third party aware of all the assumptions and limiting conditions of the assignment.

SCOPE OF APPRAISAL:

The scope of this appraisal consisted of a physical inspection of the subject. The neighborhood was driven through to determine its salient characteristics. The Highest and Best Use was determined to be its current use, as developed. A cost approach is not required for this land appraisal report. The MLS and the local Tax Assessor's records were researched for comparable sales in the neighborhood. Several possible sales were viewed from the exterior. Those used were deemed the best available were included in this report. The comparable sales were compared to the subject and adjustments in value were made as deemed appropriate. The income approach was not required for this land appraisal report. The market approach to value was reconciled and an opinion of value was rendered based on the data available.

The following is an "appraisal" of the subject property, it is not an environmental inspection. If the user or client desires such type of reports, they should be ordered from a licensed environmental expert.

APPRAISER:

Signature: Stephen Thomas Horvath 

Name: Stephen Thomas Horvath

Date Signed: June 24, 2011


State Certification #: CR 1759

or State License #: _____

State: AR

Expiration Date of Certification or License: 6/30/2011

SUPERVISORY APPRAISER (only if required):

Signature: Tom M Ferstl 

Name: Tom M Ferstl

Date Signed: June 24, 2011

State Certification #: CG 0029

or State License #: _____


State: AR

Expiration Date of Certification or License: 6/30/2011

Effective Date of Appraisal: May 20, 2011

Supervisory Appraiser inspection of Subject Property:

Did Not Exterior-only from street Interior and Exterior

 AI Reports™ Form 120.03	Client File #:	Appraisal File #:	<h1 style="margin: 0;">Summary Appraisal Report • Land</h1>	
	Appraisal Company: Arkansas Appraisers			
	Address: 621 E Capitol Ave., Little Rock, AR 72202			
Phone: (501) 375-1439		Fax: (501) 375-8317		Website: support@arkansasappraisers.com
Appraiser: Stephen Thomas Horvath		Co-Appraiser: Tom M Ferstl		
AI Membership (if any): <input type="checkbox"/> SRA <input type="checkbox"/> MAI <input type="checkbox"/> SRPA <input type="checkbox"/> Associate Member		AI Membership (if any): <input checked="" type="checkbox"/> SRA <input checked="" type="checkbox"/> MAI <input type="checkbox"/> SRPA <input type="checkbox"/> Associate Member		
Professional Affiliation:		Professional Affiliation: Attorney at Law		
E-mail: horvath@arkansasappraisers.com		E-mail: support@arkansasappraisers.com		
Client: Mitch Hart		Contact:		
Address: 575 Harkrider, Conway, AR 72032				
Phone: 501-327-2121		Fax: 501-327-6634		E-mail: mhart@c21dh.com
SUBJECT PROPERTY IDENTIFICATION				
Address: Old Military Road & Donnell Ridge Road				
City: Conway		County: Faulkner		State: AR ZIP: 72034
Legal Description: Not Given Located in Section 21, T5N,R14 W				
Tax Parcel #: N/A		RE Taxes: N/A		Tax Year: 2010
Use of the Real Estate As of the Date of Value: Vacant				
Use of the Real Estate Reflected in the Appraisal: Multi-Family District				
Opinion of highest and best use (if required): Multi-Family District				
SUBJECT PROPERTY HISTORY				
Owner of Record: Heartland Development Company Retirement Trust				
Description and analysis of sales within 3 years (minimum) prior to effective date of value: The subject has not transferred ownership within the last 36 months and has not been listed within the last 12 months.				
Description and analysis of agreements of sale (contracts), listings, and options: None				
RECONCILIATIONS AND CONCLUSIONS				
Indication of Value by Sales Comparison Approach		\$ 133,500		
Indication of Value by Cost Approach		\$ NOT DEVELOPED		
Indication of Value by Income Approach		\$ NOT DEVELOPED		
Final Reconciliation of the Methods and Approaches to Value: This report has been prepared for the above referenced lender/client and may not be used or relied upon by anyone other than the lender/client, for any purpose whatsoever, without the express written consent of the appraiser. Further, the appraiser or firm assumes no obligation, liability, or accountability to any third party. If this report is placed in the hands of anyone other than the lender/client, lender/client shall make such third party aware of all the assumptions and limiting conditions of the assignment.				
SCOPE OF APPRAISAL: The scope of this appraisal consisted of a physical inspection of the subject. The subject's area was driven through to determine its salient characteristics. The Highest and Best Use was determined to be its current use, as developed. A cost approach and income approach are not required for this land appraisal report and have been omitted. The local Tax Assessor's records were researched for comparable sales in the subject's county. Those used were deemed the best available were included in this report. The comparable sales were compared to the subject and adjustments in value were made as deemed appropriate. The market approach to value was reconciled and an opinion of value was rendered based on the data available.				
Opinion of Value as of: May 20, 2011		\$ 133,500		
The above opinion is subject to: <input type="checkbox"/> Hypothetical Conditions and/or <input type="checkbox"/> Extraordinary Assumptions cited on the following page.				

* NOTICE: The Appraisal Institute publishes this form for use by appraisers where the appraiser deems use of the form appropriate. Depending on the assignment, the appraiser may need to provide additional data, analysis and work product not called for in this form. The Appraisal Institute plays no role in completing the form and disclaims any responsibility for the data, analysis or any other work product provided by the individual appraiser(s).

Client:	Mitch Hart	Client File #:	
Subject Property:	Old Military Road & Donnell Ridge Road, Conway, AR 72034	Appraisal File #:	

ASSIGNMENT PARAMETERS

Intended User(s): Heartland Development Company Retirement Trust & City of Conway

Intended Use: To establish fair market value

This report is not intended by the appraiser for any other use or by any other user.

Type of Value: Fair Market Value Effective Date of Value: May 20, 2011

Interest Appraised: Fee Simple Leasehold Other

Hypothetical Conditions: (A hypothetical condition is that which is contrary to what exists, but is asserted by the appraiser for the purpose of analysis. Any hypothetical condition may affect the assignment results.) The appraiser was not supplied a survey of the subject property. It is not located in the 100-year flood plain Zone X, Map #05045C0286H Dated 12/19/06. This appraisal is subject to a current ALTA survey by a registered, professional engineer that reflects the accuracy of the property size, legal description, indication of elevations and flood plain determination, easements, any building set backs, and other site characteristics assumed in our report.

Extraordinary Assumptions: (An extraordinary assumption is directly related to a specific assignment and presumes uncertain information to be factual. If found to be false this assumption could alter the appraiser's opinions or conclusions. Any extraordinary assumption may affect the assignment results.)

In accordance with Standard Rule 2-2(b) of the Uniform Standard of Professional Appraisal Practice (USPAP), this is a summary appraisal report.

SCOPE OF WORK

Definition: The scope of work is the type and extent of research and analysis in an assignment. Scope of work includes the extent to which the property is identified, the extent to which tangible property is inspected, the type and extent of data research, and the type and extent of analysis applied to arrive at credible opinions or conclusions. The specific scope of work for this assignment is identified below and throughout this report.

Scope of Subject Property Inspection/Data Sources Utilized**Appraiser**Property Inspection: Yes No

Date of Inspection: May 20, 2011

Describe scope of Property Inspection, Source of Area Calculations and Data Sources Consulted: Drove to said property and photograph several area's and street views

Co-AppraiserProperty Inspection: Yes No

Date of Inspection:

Describe scope of Property Inspection, Source of Area Calculations and Data Sources Consulted:

Approaches to Value Developed**Cost Approach:**

- Is necessary for credible results and is developed in this analysis
 Is not necessary for credible results; not developed in this analysis
 Is not necessary for credible results but is developed in this analysis

Sales Comparison Approach:

- Is necessary for credible results and is developed in this analysis
 Is not necessary for credible results; not developed in this analysis
 Is not necessary for credible results but is developed in this analysis

Income Approach:

- Is necessary for credible results and is developed in this analysis
 Is not necessary for credible results; not developed in this analysis
 Is not necessary for credible results but is developed in this analysis

Additional Scope of Work Comments: To determine fair market value.

Significant Real Property Appraisal Assistance: None Disclose Name(s) and contribution:

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Client:	Mitch Hart	Client File #:	
Subject Property:	Old Military Road & Donnell Ridge Road, Conway, AR 72034	Appraisal File #:	

MARKET AREA ANALYSIS

Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Built Up <input type="checkbox"/> Under 25% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Over 75%	Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Supply & Demand <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	Value Trend <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Decreasing	Typical Marketing Time <input type="checkbox"/> Under 3 Months <input checked="" type="checkbox"/> 3-6 Months <input type="checkbox"/> Over 6 Months
Neighborhood Single Family Profile		Neighborhood Land Use		Neighborhood Name:	
Price 70,000	Low	Age 0	1 Family 65%	Commercial 10%	PUD <input type="checkbox"/> Condo <input type="checkbox"/> HOA: \$ /
900,000	High	50	Condo 5%	Vacant 10%	Amenities:
225,000	Predominant	15	Multifamily 10%		

Market area description and characteristics: The subject property is located in an area of residential use, multi-family use with commercial properties along McNutt Road in Southwest Conway area. In the past 5 years, Conway's growth has been to the west and south. The subject is located approximately 0.75 miles south of Dave Ward Road.

SITE ANALYSIS

Dimensions: Not Given	Area: 3.068 Acres
View: Street & Timber	Shape: Irregular
Drainage: Natural	Utility: Available
Site Similarity/Conformity To Neighborhood	Zoning/Deed Restriction
Size: <input type="checkbox"/> Smaller than Typical <input checked="" type="checkbox"/> Typical <input type="checkbox"/> Larger than Typical	View: <input type="checkbox"/> Favorable <input checked="" type="checkbox"/> Typical <input type="checkbox"/> Less than Favorable
Zoning: MF-2	Covenants, Condition & Restrictions <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
<input checked="" type="checkbox"/> Legal <input type="checkbox"/> No zoning	Documents Reviewed <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<input type="checkbox"/> Legal, non-conforming	Ground Rent \$ /
<input type="checkbox"/> Illegal	
Utilities	Off Site Improvements
Electric <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other	Street <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private Asphalt
Gas <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other	Alley <input type="checkbox"/> Public <input type="checkbox"/> Private
Water <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other	Sidewalk <input type="checkbox"/> Public <input type="checkbox"/> Private
Sewer <input type="checkbox"/> Public <input checked="" type="checkbox"/> Other	Street Lights <input type="checkbox"/> Public <input type="checkbox"/> Private

Site description and characteristics: The subject is currently vacant land. It slopes from Donnell Ridge Road to the south, (Front to rear).

HIGHEST AND BEST USE ANALYSIS

<input type="checkbox"/> Present Use	<input type="checkbox"/> Proposed Use	<input type="checkbox"/> Other
Summary of highest and best use analysis: The highest and best use would be Multi-Family		

Client:	Mitch Hart	Client File #:	
Subject Property:	Old Military Road & Donnell Ridge Road, Conway, AR 72034	Appraisal File #:	

SITE VALUATION**Site Valuation Methodology**

- Sales Comparison Approach:** A set of procedures in which a value indication is derived by comparing the property being appraised to similar properties that have been sold recently, then applying appropriate units of comparison and making adjustments to the sale prices of the comparables based on the elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant; it is the most common and preferred method of land valuation when an adequate supply of comparable sales are available.
- Market Extraction:** A method of estimating land value in which the depreciated cost of the improvements on the improved property is estimated and deducted from the total sale price to arrive at an estimated sale price for the land; most effective when the improvements contribute little to the total sale price of the property.
- Alternative Method:** (Describe methodology and rationale)

Site Valuation

ITEM	SUBJECT	COMPARISON 1	COMPARISON 2	COMPARISON 3
Address	Old Military Rd & Donnell Ridge Conway, AR 72034	2310 Highway 64 W Conway, AR 72034	3630 Jeanna Drive Conway, AR 72034	3390 Irby Drive Conway, AR 72034
Proximity to Subject		4.01 miles N	1.93 miles N	3.27 miles N
Data Source/ Verification		MLS #10183391 WD #2008 21446	MLS #10151242 WD #2007 6560	MLS #10262586 WD #2010 11495
Sales Price	\$	\$ 75,000	\$ 90,000	\$ 155,500
Price / Acre	\$	\$ 42,613.64	\$ 45,000.00	\$ 76,980.20
Sale Date	N/A	10/31/08	3/29/07	8/10/10
Location	Sherwood Estate	Sarah Heights	Sec9,T5N,R14W	S34,T6N,R14W
Site Size	3.068 Acres	1.76 Acres	2.0 Acres	2.02 Acres
Site View	Street & Timber	Street & Timber	Residential	Residential
Site Improvements	None	Old House	0	Old House
Rights Appraised	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Topography	Slopes from St	Mainly Level	Mainly Level	Mainly Level
Improvements	MF-2	R-2	MF-2	R-2
Utilities	Not on Property	Water	All Available	Not on Property
Net Adjustment		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 55,739	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 48,060	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -30,590
Indicated Value		Net Adj. 74.3% Gross Adj. 74.3% \$ 130,739	Net Adj. 53.4% Gross Adj. 53.4% \$ 138,060	Net Adj. 19.7% Gross Adj. 80.3% \$ 124,910
Prior Transfer History	N/A 0	N/A 0	N/A 0	N/A 0

Site Valuation Comments:

Site Valuation Reconciliation: These three sales were considered because of zoning and size. Sales 1 & 2 are still undeveloped at this time. Sale #3 has been improved and a location adjustment was made. See additional sales and comments.

Opinion of Site Value**\$ 133,500**

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ADDITIONAL COMPARABLE SITES

Client:	Mitch Hart	Client File #:	
Subject Property:	Old Military Road & Donnell Ridge Road, Conway, AR 72034	Appraisal File #:	

SITE VALUATION							
ITEM	SUBJECT	COMPARISON 4		COMPARISON 5		COMPARISON 6	
Address	Old Military Rd & Donnell Ridge Conway, AR 72034	408 6th Street Conway, AR 72034		1410 Robins Conway, AR 72034		375 Monroe Street Conway, AR 72034	
Proximity to Subject		3.76 miles NE		2.99 miles NE		3.95 miles NE	
Data Source/ Verification		MLS #10189821 Not Given		MLS #406657 WD #2008 2049		MLS #10136730 WD #2007 14066	
Sales Price	\$		\$ 270,000		\$ 285,000		\$ 275,000
Price / Acre	\$		\$ 87,947.88		\$ 95,000.00		\$ 83,841.46
Sale Date	N/A	4/9/08 DM:7		2/1/08 DM:582		6/27/07 DM:89	
Location	Sherwood Estate	Alexander Place	-135,000	Davis & Garvin	-142,500	Jake Files Replat	-137,500
Site Size	3.068 Acres	3.07 Acres	0	3.0 Acres	0	3.28 Acres	-8,890
Site View	Street & Timber	Residential		Residential		Vacant Land	
Site Improvements	None	None		None		None	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Topography	Slopes from St	Mainly Level		Mainly Level		Mainly Level	
Improvements	MF-2	MF-2		R-2		MF-2	
Utilities	Not on Property	All Available		Not on Property		Not on Property	
Net Adjustment		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -135,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -142,500	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -146,390
Indicated Value		Net Adj. 50.0%		Net Adj. 50.0%		Net Adj. 53.2%	
		Gross Adj. 50.0%	\$ 135,000	Gross Adj. 50.0%	\$ 142,500	Gross Adj. 53.2%	\$ 128,610
Prior Transfer History	N/A 0	11/9/05 \$145,000		WD #2008 2049 Replat for Stonegate Replat		N/A 0	

Comments: These sales were considered due to zoning and site size. All three sales have a location adjustment for having all utility amenities.

The adjusted sale price range from \$124,910 to \$142,500

The mean is \$133,337

The median is \$133,705

The estimated fair market value would be \$133,500

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ADDITIONAL COMPARABLE SITES

Client:	Mitch Hart	Client File #:	
Subject Property:	Old Military Road & Donnell Ridge Road, Conway, AR 72034	Appraisal File #:	

SITE VALUATION							
ITEM	SUBJECT	COMPARISON 7		COMPARISON 8		COMPARISON 9	
Address	Old Military Rd & Donnell Ridge Conway, AR 72034	3531 Nutter Chapel Road Conway, AR 72034		Donnell Ridge & McNutt Rd Conway, AR 72034		2110 Salem Road Conway, AR 72034	
Proximity to Subject		0.88 miles SE		0.14 miles W		3.42 miles NE	
Data Source/ Verification		MLS #10222672		WD #2008 7748		MLS #10249986	
Sales Price	\$		\$ 108,220		\$ 51,000		\$ 475,000
Price / Acre	\$		\$ 14,000.00		\$ 14,488.64		\$ 96,153.85
Sale Date	N/A	2/8/11 DM:652		3/6/08		Current Listing	
Location	Sherwood Estate					S35,T6N,R14W	
Site Size	3.068 Acres	7.73 Acres		3.52 Acres		4.94 Acres	
Site View	Street & Timber	Residential		Street & Timber		Vacant Land	
Site Improvements	None	None		None		None	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Topography	Slopes from St	Mainly Level		Mainly Level		Mainly Level	
Improvements	MF-2	No Zoning		No Zoning		MF-3	
Utilities	Not on Property	All Available		All Available		All Available	
Net Adjustment		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 42,952		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 51,000		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -341,750	
Indicated Value		Net Adj. 39.7%		Net Adj. 100.0%		Net Adj. 71.9%	
		Gross Adj. 160.3% \$ 151,172		Gross Adj. 100.0% \$ 102,000		Gross Adj. 71.9% \$ 133,250	
Prior Transfer History	N/A 0	N/A 0		N/A 0		N/A 0	

Comments: Sales 7 & 8 are sales that were Wilson Auctions sales. These were not arms-length transactions and were given no weight toward final value. Comparable #9 is a current listing of a MF-3 property and after the necessary adjustments, produced similar results as the first six sales.

* NOTICE: The Appraisal Institute publishes this form for use by appraisers where the appraiser deems use of the form appropriate. Depending on the assignment, the appraiser may need to provide additional data, analysis and work product not called for in this form. The Appraisal Institute plays no role in completing the form and disclaims any responsibility for the data, analysis or any other work product provided by the individual appraiser(s).



City of Conway, Arkansas
Ordinance No. O-11- _____

**AN ORDINANCE APPROPRIATING ASSET FORFEITURE FUNDS TO THE POLICE DEPARTMENT;
 AND FOR OTHER PURPOSES**

WHEREAS, the Conway Police Department needs appropriate a total of \$23,511 for the following purchases: \$16,011 to purchase tactical lights and holsters for officers duty weapons; \$6,000 for honor guard uniforms; and \$1,500 to fix a problem with the audio/visual equipment in the investigative interview rooms and;

WHEREAS, money in the Conway Police Department Asset Forfeiture account is allowed, by law, to be used for such purposes as these;

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

Section 1. The City of Conway shall appropriate the following funds from the Asset Forfeiture Fund Balance Appropriation account (250-121-4900) into the following Asset Forfeiture Law Enforcement equipment expenditure accounts:

250-121-5440	\$1,750
250-121-5670	\$11,429
250-121-5680	\$10,332
Total:	\$23,511

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

PASSED this 12th day of July, 2011.

Approved:

Mayor Tab Townsell

Attest:

Michael O. Garrett
City Clerk/Treasurer



City of Conway, Arkansas
Ordinance No. O-11- _____

AN ORDINANCE ACCEPTING ASSETS OBTAINED THROUGH COURT ORDER FOR THE CONWAY POLICE DEPARTMENT; AND FOR OTHER PURPOSES

WHEREAS, the Circuit Court of Faulkner County, Arkansas has granted a court order awarding numerous guns to the Conway Police Department and;

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

Section 1. The City of Conway shall accept the assets as outlined on the attached court order and added to the Conway Police Departments inventory.

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

PASSED this 12th day of July, 2011.

Approved:

Mayor Tab Townsell

Attest:

Michael O. Garrett
City Clerk/Treasurer

IN THE CIRCUIT COURT OF FAULKNER COUNTY, ARKANSAS
~~2nd~~ DIVISION

FILED

IN THE MATTER OF PROPERTY TO BE CONVERTED TO USE
BY THE CONWAY POLICE DEPARTMENT SUBJECT TO CITY POLICY

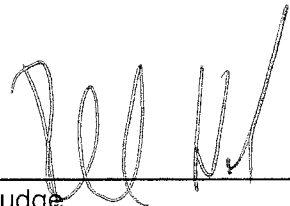
2011 JUN 6 PM 1 23
CIV 2011- 332

ORDER

RHONDA WILKINS, CLERK

Comes now before the Court the matter of the petition filed herein by the Conway Police Department and based upon said petition and being fully advised of the premises herein this Court doth find, order, adjudge and decree that the items listed on the evidence reports filed with said Petition should be and hereby are to be converted to use by the Conway Police Department subject to city policy.

IT IS SO ORDERED.



Circuit Judge

6-6-11

Date

INCIDENT #	SUSPECT	DOCKET #	CONVERTED TO USE BY THE CONWAY P.D. SUBJECT TO CITY POLICY	LOCATION
2007-10501	EDDIE SWAFFAR	2007-1997	WINCHESTER 30-30, SERIAL # 3013331	GVD TOP
2008-05374	JAY PIERCE	2008-795	MARLIN 30-30, SERIAL # 21085649	GVD TOP
2009-00457	JAMES PLEASANT	2009-71	GLOCK, .22, SERIAL # 864	GVA-03
2009-00538	KEITHON WALKER	2009-538	SMITH AND WESSON, .22, SERIAL # TBM3364	GVA-02
2009-09722	ANTHONY ROWE	2009-1078	TAURUS, .38 SPECIAL SERIAL # LB31601	GVA-06
2009-10127	JEREMY WOODS	2009-1134	SMITH AND WESSON, MODEL 640, SERIAL # BRD1196	GVA-06
2009-10127	CALVIN STAFFORD	2009-1133	SMITH AND WESSON, MODEL 640, SERIAL # BRD1196	GVA-06
2009-12127	JEREMY WOODS	2009-1134	SMITH AND WESSON, 9MM, SERIAL # PFD6795	GVA-06
2009-10127	CALVIN STAFFORD	2009-1134	SMITH AND WESSON, 9MM, SERIAL # PFD6795	GVA-06
2009-11873	DANNY BAKER (DECEASED)	2009-1277	LLAMA MAX, .45, SERIAL # 71-04-02016-04	GVA-03
2009-12708	JAMES VANCE	2009-1379	SMITH AND WESSON, .45, SERIAL # V2Y3122	GVA-02
2009-12708	JAMES VANCE	2009-1379	WEATHERBY VAN GUARD, 300 MAG., SERIAL # V573509	GVG
2009-12844	DUSTIN THOMPSON	2009-1389	MARLIN, .44 RIFLE, SERIAL # 22066092	GVG
2009-12844	DUSTIN THOMPSON	2009-1389	MARLIN 30/30, SERIAL # 01034770	GVG
2009-12969	TERESA MANNING	2009-1399	MOSSBERG 500C, 20 GA., SERIAL # T162041	GVG
2009-14551	DUSTIN HUCKABY	2009-1589	SMITH AND WESSON, 9MM, SERIAL # RBJ8456	GVA-04

- individual Inventory #

*All the rest in A
Batch #*



City of Conway – Finance Department
1201 Oak Street
Conway, AR 72032
www.cityofconway.org



Memo:

To: Mayor Tab Townsell
CC: City Council Members

From: Brenda Yarbrough
Date: July 8, 2011
Re: 2011 Disposals of Property

The attached listing details items to be removed from the fixed assets (inventory). I would like to request approval to remove these items from our inventory listing and to dispose of them. Vehicles will be sold for scrap or offered for sale through “as is” sealed bid auction or via auction on www.publicsurplus.com —whichever appears to provide the best price to the City.

Vehicles sold for scrap will also be cannibalized for whatever parts might be used by Fleet Maintenance, with documentation maintained by Fleet Maintenance for any salvaged parts with an estimated value of at least \$500. Any vehicle sold for scrap will first be offered for training purposes to the Conway Fire Department.

Please advise if you have any questions.

