

Mayor Tab Townsell
City Attorney Michael Murphy
City Clerk/Treasurer Michael O. Garrett



City Council Members
Ward 1 Position 1 – Andy Hawkins
Ward 1 Position 2 – David Grimes
Ward 2 Position 1 – Wesley Pruitt
Ward 2 Position 2 – Shelley Mehl
Ward 3 Position 1 – Mark Ledbetter
Ward 3 Position 2 – Mary Smith
Ward 4 Position 1 – Theodore Jones Jr.
Ward 4 Position 2 – Shelia Whitmore

City of Conway - City Council Meeting

www.cityofconway.org

Tuesday, February 26th, 2013 @ 6:30pm

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

5:30pm - Committee Meeting:

Discussion: The Proposed Blaney Hill Outdoor Recreational Park

Call to Order: Mayor Tab Townsell
Roll Call: Michael O. Garrett, City Clerk/Treasurer
Minutes: February 12th, 2013 City Council Meeting
Announcements/Proclamations/Recognitions: *Employee Service Awards*

1. Report of Standing Committees:

A. Public Hearing

1. Public Hearing/Ordinance closing a utility easement in the Mill Pond Acres Subdivision.

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

1. Ordinance accepting proceeds from Faulkner County for GIS purposes within the Planning and Development Department.
2. Ordinance to rezone property located at 1655 S. Donaghey and 1655 Churchill Drive from A-1 to R-1.
3. Consideration of a request by Faulkner County Day School for a conditional use permit to allow restricted office with adjacent parking for property located at 222 Ash Street.
4. Consideration of a request by Salem Place Nursing & Rehabilitation Center for a conditional use permit to allow expansion for property located at 940 Carolyn Lane.

C. Personnel

1. Ordinance appropriating funds for the market salary study for the City of Conway.

D. Finance

1. Consideration to disposal of certain inventory for the Conway Finance Department.
2. Consideration to approve the monthly financials reporting ending January 31, 2013.

Old Business

New Business

1. Consideration to move the next regular scheduled City Council meeting (March 12th, 2013) to an alternative date.

Adjournment



City of Conway, Arkansas
Ordinance No. O-13- _____

AN ORDINANCE CLOSING A 7.5 FOOT UTILITY EASEMENT LOCATED ON THE WEST SIDE OF LOT 4 AND A 7.5 FOOT UTILITY EASEMENT LOCATED ON THE EAST SIDE OF LOT 3 IN THE MILL POND ACRES SUBDIVISION; AND FOR OTHER PURPOSES;

WHEREAS, a petition was duly filed with the City Council of the City of Conway, Arkansas on the February 5th, 2013 asking the City Council to vacate and abandon all that portion of the 15 foot utility easement lying between Lot 3 and Lot 4 of the Mill Pond Acres Subdivision.

WHEREAS, after due notice as required by law, the council has, at the time and place mentioned in the notice, heard all persons desiring to be heard on the question and has ascertained that the easement or the portion thereof, hereinbefore described, has heretofore been dedicated to the public use as a easement herein described; has not been actually used by the public generally for a period of at least five (5) years subsequent to the filing of the plat; that all the owners of the property abutting upon the portion of the 15 foot utility easement to be vacated have filed with the council their written consent to the abandonment; and that public interest and welfare will not be adversely affected by the abandonment of the 15 foot utility easement between Lots 3 and 4 of Mill Pond Acres Subdivision.

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

Section 1. The City of Conway, Arkansas releases, vacates, and abandons all its rights, together with the rights of the public generally, in and to the 15 foot utility easement designated as follows:

The 7.5 foot utility easement located on the West side of Lot 4 and the 7.5 foot utility easement located on the East side of Lot 3 in the Mill Pond Acres Subdivision.

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

Section 3. This ordinance shall take effect and be in force from and after its passage.

Passed this 26th day of February, 2013.

Approved:

Mayor Tab Townsell

Attest:

Michael O. Garrett
City Clerk/Treasurer



December 4, 2012

The Honorable Tab Townsell
Mayor of Conway
City Hall
1201 Oak Street
Conway, AR 72032

RE: Closure of easement on Lots 3 and 4 in Mill Pond Acres.

Dear Mayor Townsell:

Conway Corporation has no objections to abandoning the easement located on the West 7.5 foot of Lot 4 and the East 7.5 foot of Lot 3 in the Mill Pond Acres Subdivision.

If you have any questions, please let me know.

Sincerely,

CONWAY CORPORATION

A handwritten signature in cursive script that reads "Leslie Guffey".

Leslie Guffey
Engineering & Planning

cc: Ladd Ellis



Lynda Palmer
AT&T Arkansas
Mgr.-OSP PIng & Engr Design
Right-of-Way
Joint Use of Poles

1111 West Capitol, Rm 941
Little Rock, AR 72201
Phone: (501) 373.5255
Fax: (501) 373.0229 Fax
lynda.palmer@att.com

November 28, 2012

Ladd Ellis
(dr.ellis@conwaycorp.net)

transmitted via email

Dear Mr. Ellis:

This letter is in response to your request of AT&T to release its interest in a utility easement located between Lots 3 and 4 of the Mill Pond Acres addition to the City of Conway. Since we have no facilities located within this easement and have no plans to place any in the future, we concur in your request.

Questions concerning this matter should be referred to me or to our Conway engineer, David Cain (501-373-5255).

Sincerely,

Lynda Palmer (signed)

CC: Dave Cain



817 N Creek Dr
Conway, AR 72032
Fax: 501 336 8372

December 6, 2012

City of Conway
1201 Oak St
Conway, AR 72032

RE: Mill Pond Easement

To Whom It May Concern:

Centerpoint Energy has no objection to closing of the easement between lots 3 and 4 in The Mill Pond Acres Subdivision.

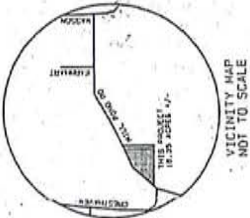
Thank You,

A handwritten signature in blue ink that reads "Dennis Fisher".

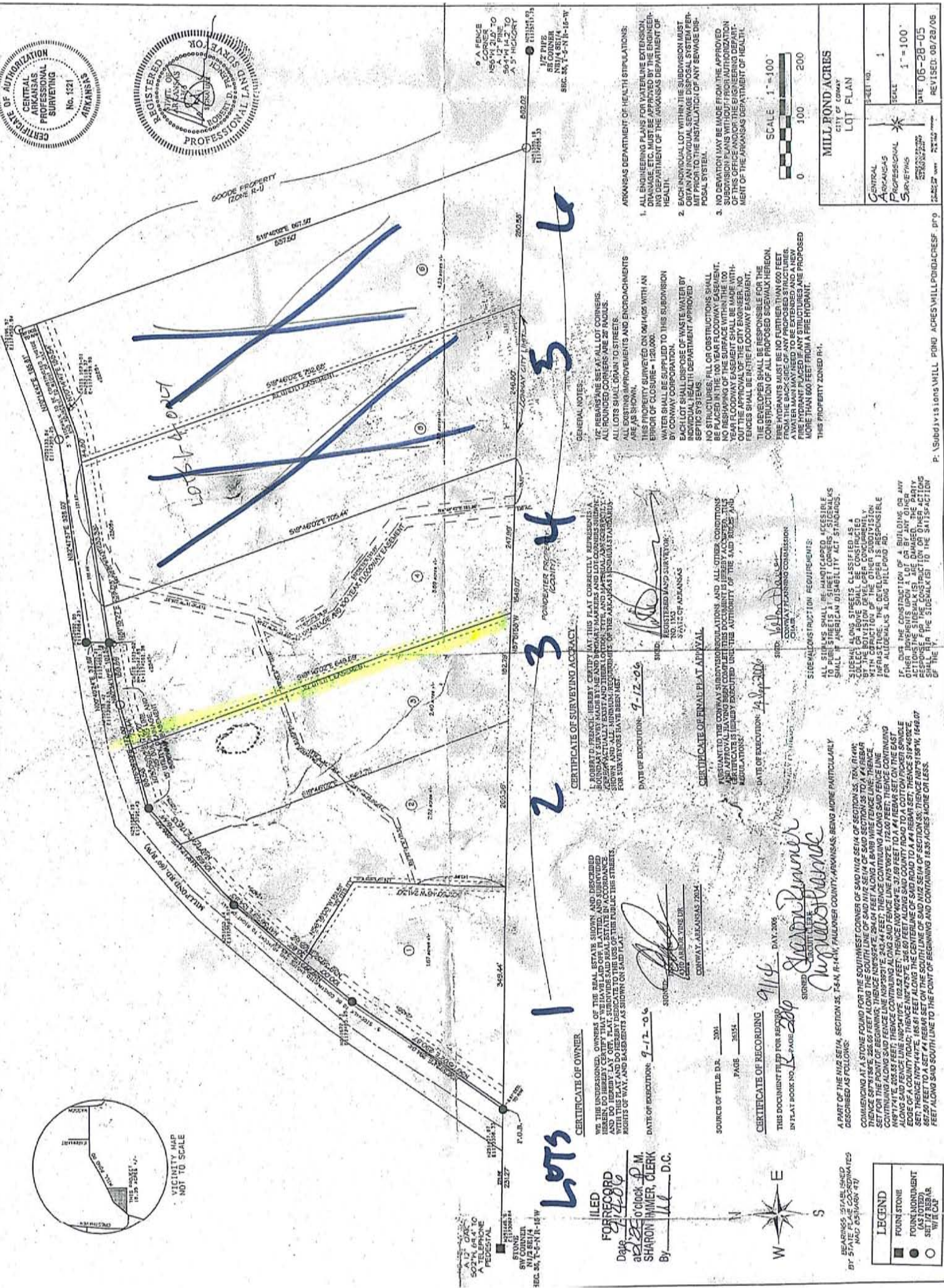
Dennis Fisher

CC: Ladd Ellis

MILL POND ACRES



VICINITY MAP NOT TO SCALE



FILED FOR RECORD
 Date 9/14/06
 at 10:00 O'CLOCK, P.M.
 By Sharon Hammer, CLERK
ll D.C.

CERTIFICATE OF OWNER

WE THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN HEREBY CERTIFY THAT WE HAVE READ OFF, PLATTED, AND SUBMITTED WITHIN THIS PLAT AND DO HEREBY LAY OFF, PLATT, SURVEY AND RECORD THE RIGHTS OF WAY, AND ENCUMBRANCES SHOWN ON SAID PLAT.

DATE OF EXECUTION: 9-12-06

SIGNED: [Signature]
 GUY ARBER, TRUSTEE
 CONWAY, ARKANSAS 72034

CERTIFICATE OF RECORDING

THIS DOCUMENT FILED FOR RECORD IN PLAT BOOK NO. 286 PAGE 385A

DATE OF EXECUTION: 9-12-06

SOURCE OF TITLE: D.A. 384 PAGE 385A

DATE OF EXECUTION: 9-12-06

SIGNED: [Signature]
 CONWAY, ARKANSAS 72034

CERTIFICATE OF FINAL PLAT APPROVAL

PURSUANT TO THE CONWAY SUBDIVISIONS AND ALL OTHER CONDITIONS AND PROVISIONS OF THE CONWAY SUBDIVISIONS ACT, THE ABOVE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID BOARD OF REGULATIONS.

DATE OF EXECUTION: 9-12-06

SIGNED: [Signature]
 BOARD OF REGULATIONS
 CONWAY, ARKANSAS 72034

CERTIFICATE OF SURVEYING ACCURACY

I, ROBERT FRENCH, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR OF THE ARKANSAS PROFESSIONAL SURVEYING BOARD. I HAVE READ THIS PLAT AND AM CONVINCED THAT THE SURVEYING HAS BEEN MADE ACCORDING TO THE ARKANSAS PROFESSIONAL SURVEYING BOARD RULES AND ALL NECESSARY REQUIREMENTS OF THE ARKANSAS PROFESSIONAL SURVEYING BOARD HAVE BEEN MET.

DATE OF EXECUTION: 9-12-06

SIGNED: [Signature]
 ROBERT FRENCH, SURVEYOR
 CONWAY, ARKANSAS 72034

CERTIFICATE OF SURVEYING ACCURACY

I, ROBERT FRENCH, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR OF THE ARKANSAS PROFESSIONAL SURVEYING BOARD. I HAVE READ THIS PLAT AND AM CONVINCED THAT THE SURVEYING HAS BEEN MADE ACCORDING TO THE ARKANSAS PROFESSIONAL SURVEYING BOARD RULES AND ALL NECESSARY REQUIREMENTS OF THE ARKANSAS PROFESSIONAL SURVEYING BOARD HAVE BEEN MET.

DATE OF EXECUTION: 9-12-06

SIGNED: [Signature]
 ROBERT FRENCH, SURVEYOR
 CONWAY, ARKANSAS 72034

BEARINGS ESTABLISHED BY STATE PLAT CO-RECORDS MAP 053/0606-47

LEGEND	
■	FOUNDRY
○	FOUNDRY (AS NOTED)
○	SET (1/2 REBAR)
○	WELL CAP

GENERAL NOTES:

1. ALL ENGINEERING PLANS FOR WATERLINE EXTENSION, DRAINAGE, ETC. MUST BE APPROVED BY THE ENGINEERING DEPARTMENT OF THE ARKANSAS DEPARTMENT OF HEALTH.
2. EACH INDIVIDUAL LOT WITHIN THIS SUBDIVISION MUST OBTAIN AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM PERMITTED PRIOR TO THE INSTALLATION OF ANY SEWAGE DISPOSAL SYSTEM.
3. NO DEVIATION MAY BE MADE FROM THE APPROVED SUBDIVISION PLANS WITHOUT THE PERMISSION OF THE ARKANSAS DEPARTMENT OF HEALTH.

GENERAL NOTES:

1. THIS PROPERTY IS ZONED R-1.
2. FIRE HYDRANTS MUST BE NO FURTHER THAN 600 FEET FROM ANY LOT.
3. FIRE HYDRANTS MUST BE EXTENDED AND A NEW FIRE HYDRANT PLACED IF ANY STRUCTURES ARE PROPOSED MORE THAN 600 FEET FROM A FIRE HYDRANT.

GENERAL NOTES:

1. THIS PROPERTY IS ZONED R-1.
2. FIRE HYDRANTS MUST BE NO FURTHER THAN 600 FEET FROM ANY LOT.
3. FIRE HYDRANTS MUST BE EXTENDED AND A NEW FIRE HYDRANT PLACED IF ANY STRUCTURES ARE PROPOSED MORE THAN 600 FEET FROM A FIRE HYDRANT.

GENERAL NOTES:

1. THIS PROPERTY IS ZONED R-1.
2. FIRE HYDRANTS MUST BE NO FURTHER THAN 600 FEET FROM ANY LOT.
3. FIRE HYDRANTS MUST BE EXTENDED AND A NEW FIRE HYDRANT PLACED IF ANY STRUCTURES ARE PROPOSED MORE THAN 600 FEET FROM A FIRE HYDRANT.

GENERAL NOTES:

1. THIS PROPERTY IS ZONED R-1.
2. FIRE HYDRANTS MUST BE NO FURTHER THAN 600 FEET FROM ANY LOT.
3. FIRE HYDRANTS MUST BE EXTENDED AND A NEW FIRE HYDRANT PLACED IF ANY STRUCTURES ARE PROPOSED MORE THAN 600 FEET FROM A FIRE HYDRANT.

GENERAL NOTES:

1. THIS PROPERTY IS ZONED R-1.
2. FIRE HYDRANTS MUST BE NO FURTHER THAN 600 FEET FROM ANY LOT.
3. FIRE HYDRANTS MUST BE EXTENDED AND A NEW FIRE HYDRANT PLACED IF ANY STRUCTURES ARE PROPOSED MORE THAN 600 FEET FROM A FIRE HYDRANT.

GENERAL NOTES:

1. THIS PROPERTY IS ZONED R-1.
2. FIRE HYDRANTS MUST BE NO FURTHER THAN 600 FEET FROM ANY LOT.
3. FIRE HYDRANTS MUST BE EXTENDED AND A NEW FIRE HYDRANT PLACED IF ANY STRUCTURES ARE PROPOSED MORE THAN 600 FEET FROM A FIRE HYDRANT.



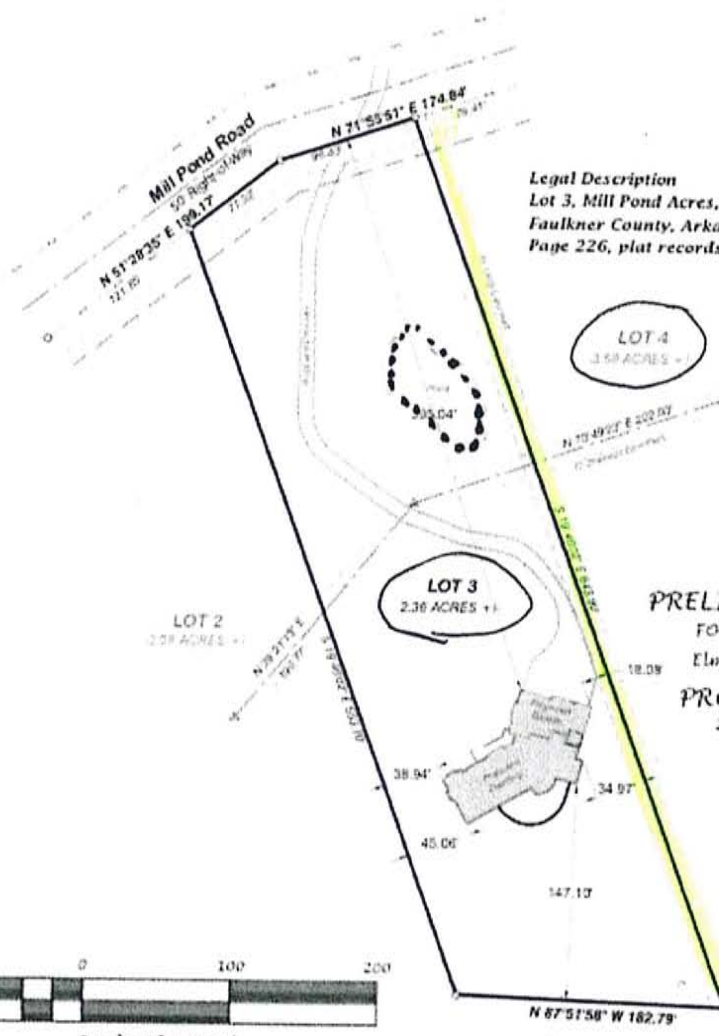
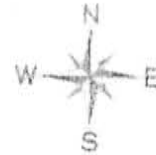
SCALE 1" = 100'

MILL POND ACRES CITY OF CONWAY	
LOT PLAN	1
CENTRAL ARKANSAS PROFESSIONAL SURVEYING	
SCALE	1" = 100'
DATE	06-28-05
REVISIONS	08/28/06

REVISIONS: 08/28/06

P: Subdiv is into MILL POND ACRES WILL POND ACRES. 07/9

HARMON SURVEYING, INC.
 P.O. Box 691
 Conway, AR 72033
 Phone: (501) 730-1518
 Fax: (501) 730-0637



Legal Description
 Lot 3, Mill Pond Acres, to the City of Conway,
 Faulkner County, Arkansas as recorded in Plat Book K
 Page 226, plat records of Faulkner Co. Arkansas.

PRELIMINARY PLOT PLAN

FOR USE AND BENEFIT OF:

Elms-Clovers Construction

PROPERTY ADDRESS:

2375 Mill Pond Road
 Conway, AR 72034



Scale 1" = 100'

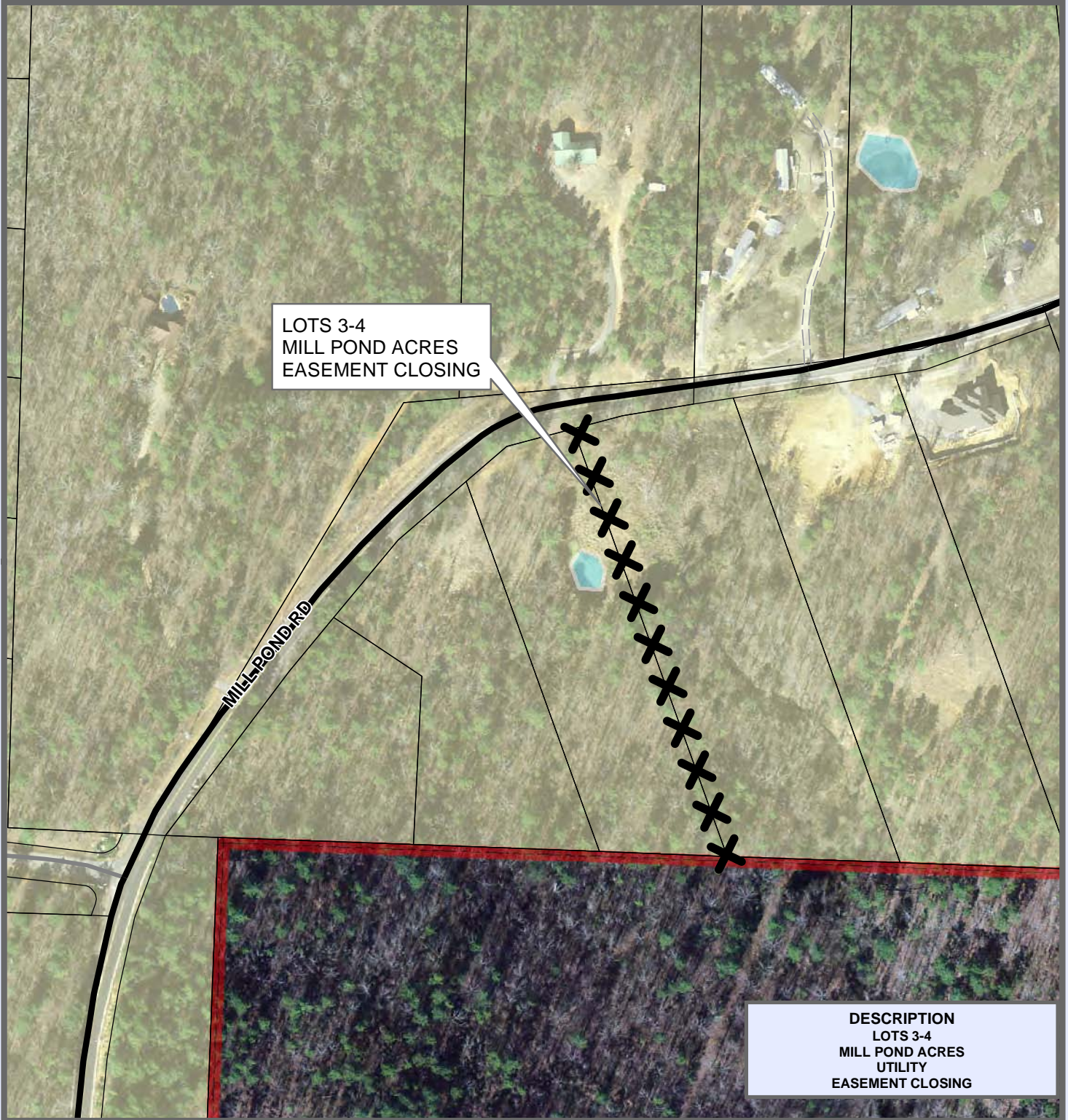
DATE: 08-27-12

LEGEND

○ = Computed Position

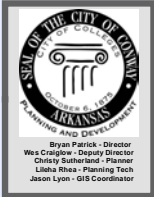
CITY OF CONWAY

MILL POND ACRES PH SUBDIVISION -- EASEMENT CLOSING



LOTS 3-4
MILL POND ACRES
EASEMENT CLOSING

DESCRIPTION
LOTS 3-4
MILL POND ACRES
UTILITY
EASEMENT CLOSING



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

0 15 30 60 90 Feet
 1 in = 200 ft
FEBRUARY 2013

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

CONTACT INFORMATION
www.ConwayPlanning.org/GIS
 E-MAIL: Jason.Lyon@CityofConway.org



City of Conway, Arkansas
Ordinance No. O-13- _____

AN ORDINANCE ACCEPTING PROCEEDS FROM FAULKNER COUNTY FOR GIS (GEOGRAPHIC INFORMATION SYSTEM) WORK IN UPDATING FAULKNER COUNTY GIS DATA, PER INTERLOCAL AGREEMENT (R-11-71) AND APPROPRIATING FUNDS FOR GIS PURPOSES WITHIN THE PLANNING AND DEVELOPMENT DEPARTMENT, AND FOR OTHER PURPOSES:

WHEREAS; Faulkner County has agreed that it is in the best interests of Faulkner County to contract with Conway to extend the operation of GIS under an arrangement to Faulkner County. These proceeds will provide funding for updates to the Conway GIS including but not limited to GIS software, maintenance, and asset upgrades. No city match is required as part of this agreement; and

WHEREAS; Faulkner County has provided an agreement in the amount of \$14,000 for the cost of work performed by the Conway GIS Coordinator for GIS updates and map updates to be disbursed quarterly (Invoice January 15th, April 15th, July 15th, October 15th) in calendar year 2013.

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

Section 1: The City of Conway shall accept proceeds from Faulkner County in the amount of \$3,500 each quarter (total of \$14,000 for year) and appropriate said funds from (399-000-4200, Miscellaneous Grant Fund Revenue Account); into the following account:

\$14,000	399-105-5930 (Project E)
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Section 2. All ordinances in conflict herewith are repealed to the extent of the conflict.

PASSED this 26th day of February, 2013.

Approved:

Mayor Tab Townsell

Attest:

Michael O. Garrett
City Clerk/Treasurer



City of Conway, Arkansas
Ordinance No. O-13- _____

AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING ORDINANCE TO REZONE PROPERTY LOCATED AT 1655 SOUTH DONAGHEY AND 1655 CHURCHILL DRIVE FROM A-1 TO R-1:

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

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

Being Tract C, Spring Valley Subdivision Phase I to the City of Conway as recorded in Plat Book J, Page 307, Records of Faulkner County, Arkansas.

Being Tract A-1, Spring Valley Subdivision Phase I, Replat of Tract A to the City of Conway as recorded in Plat Book K, page 207 to the Records of Faulkner County, Arkansas; less and except the south 120 feet of the east 262.50 feet of Tract A-1.

to those of **R-1**, and a corresponding use district is hereby established in the area above described and said property is hereby rezoned.

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

PASSED this 26th day of February, 2013.

Approved:

Mayor Tab Townsell

Attest:

Michael O. Garrett
City Clerk/Treasurer



CONWAY PLANNING COMMISSION

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

February 20, 2013

Council Members
Conway, AR 72032

Dear Council Members:

Robert F. (Bobby) Hamilton's request for a rezoning from A-1 to R-1 for property that is located at 1655 South Donaghey and 1655 Churchill Drive with the legal description

Being Tract C, Spring Valley Subdivision Phase I to the City of Conway as recorded in Plat Book J, Page 307, Records of Faulkner County, Arkansas.

Being Tract A-1, Spring Valley Subdivision Phase I, Replat of Tract A to the City of Conway as recorded in Plat Book K, page 207 to the Records of Faulkner County, Arkansas; less and except the south 120 feet of the east 262.50 feet of Tract A-1.

was reviewed by the Planning Commission at their regular meeting on February 19, 2013. The Planning Commission voted unanimously to forward this request to the City Council with a recommendation for approval. The Commission also recommends that Conditional Use Permit #1259 that allows religious activities on a portion of this property be revoked.

Sincerely,

Jon Arms, Chair
Planning Commission

CONDITIONAL USE PERMIT

CITY OF CONWAY, ARKANSAS

PROPERTY DESCRIPTION / ADDRESS / LOCATION:

This property is located at 1655 South Donaghey Avenue at the southwest corner of Spring Valley Drive and South Donaghey Avenue and has the legal description:

The North ½ of Tract A of Spring Valley Subdivision containing 2.13 acres more or less.

AMENDED 2-26-2013:

Due to rezoning action from A-1 to R-1 dated 2-26-2013:

At the time of real estate transfer from Robynmar Ranch to Bobbie Hamilton/Kevin Boedeker or their business entity, this conditional use permit shall only be applicable to the south 120 feet of the east 262.50 feet of Tract A-1, Spring Valley Subdivision Phase I, as recorded in Plat Book K, page 307 of the records of Faulkner County, Arkansas.

ZONING: A-1

CONDITIONAL USE PERMITTED TO CONWAY WORSHIP CENTER FOR: Church and Religious Activities

DATE OF COUNCIL MEETING ALLOWING PERMITTED USE: October 24, 2006

CONDITIONS ATTACHED TO PERMIT:

- 1) No outdoor sound system allowed.
- 2) Lighting shall be inward, downward, and shrouded with no more than one foot-candle per square foot at the property line.
- 3) The Planning Director and City Engineer will have final approval for any curb cuts to be made for this site.

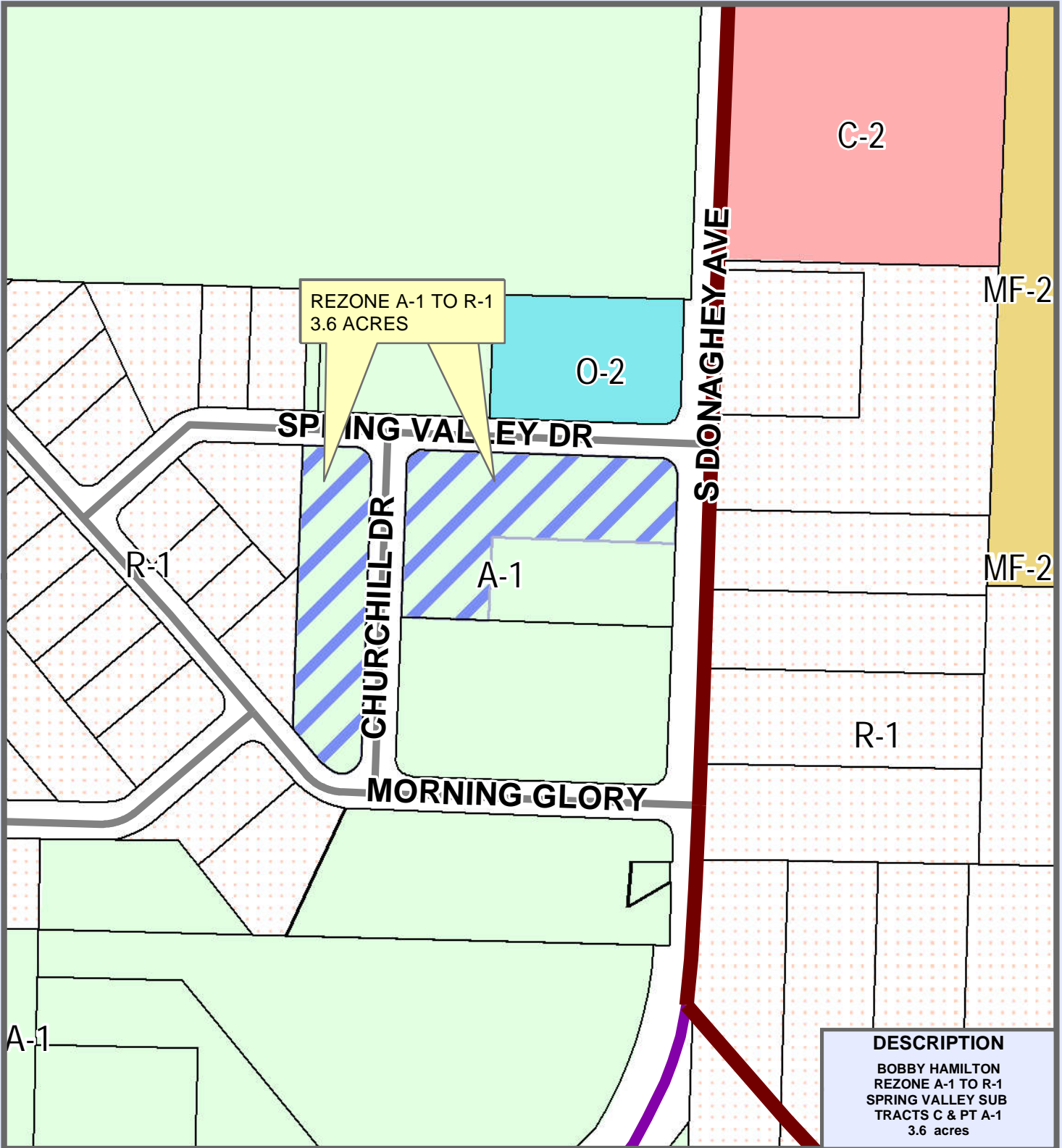
APPROVED:

Tab Townsell, Mayor

Date

CITY OF CONWAY

HAMILTON REZONE A-1 TO R-1



DESCRIPTION
BOBBY HAMILTON
REZONE A-1 TO R-1
SPRING VALLEY SUB
TRACTS C & PT A-1
3.6 acres

Tabi Townsend - Mayor
 Andy Hawkins & David Grimes - Aldermen Ward 1
 Wesley Pruitt & Shelly Blake - Aldermen Ward 2
 Mark Ledbetter & Mary Smith - Aldermen Ward 3
 Theodore Jones, Jr. & Shelly Wilmore - Aldermen Ward 4
 Michael Murphy - City Attorney
 Michael Barnett - City Clerk

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

CONWAY PLANNING COMMISSION
 John Arms - Chair
 Jeff Allender - Vice-Chair

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

1 in = 200 ft
FEBRUARY 2013

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

CONTACT INFORMATION
 LANDMARKS WEBSITE
 gis.cityofconway.org (UNDER DEVELOPMENT)
 EMAIL: Jason.Lyon@CityofConway.org

Printing Date: 1/23/2013
 File: BobbyHamiltonMap201302FEBR2013.HAMILTON_REZONED.mxd
 Prepared By: Jason Lyon



CONWAY PLANNING COMMISSION

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

February 20, 2013

Council Members
Conway, AR 72032

Dear Council Members:

Faulkner County Day School request for a Conditional Use Permit to allow restricted office with adjacent parking for property that is located at 222 Ash Street with the legal description

Lots 7, 8, and 9, Block 65, College Park Subdivision, Boulevard
Addition

was reviewed by the Planning Commission at their regular meeting on February 19, 2013. The Planning Commission voted 8 – 0 to forward this request to the City Council with a recommendation for approval subject to the following stated conditions. Planning Commissioner Anne Tucker recused herself from the vote.

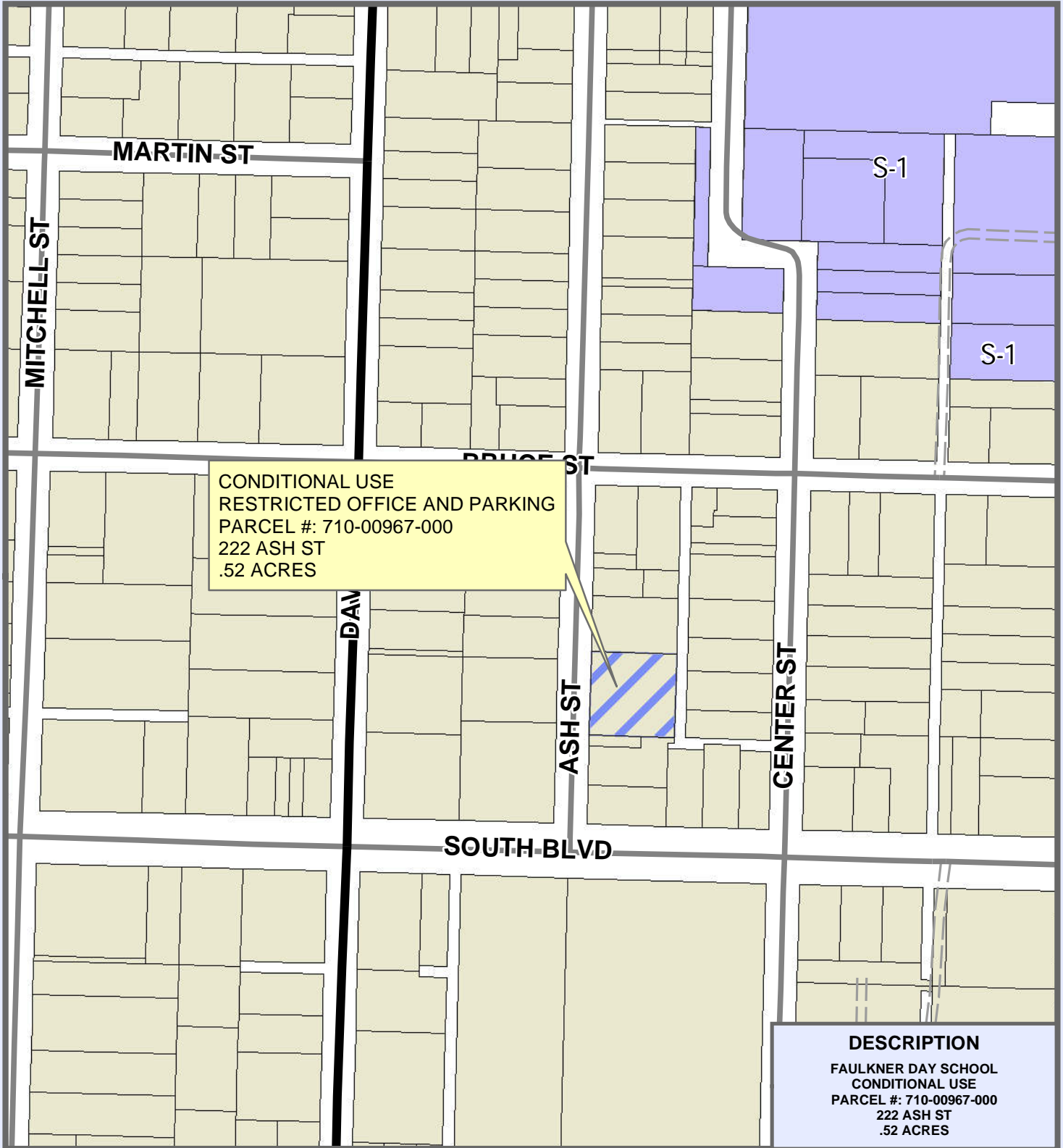
1. As part of the Old Conway Design Overlay, the parking lot design and any expansion to the residence must be approved by the Historic District Commission.
2. Trees selected for preservation will be at the discretion of the Historic District Commission (HDC). Old Conway Design Review requires approval of the HDC for removal of any trees larger than 8 inches in diameter. A detailed tree preservation plan supported by industry best management practices must be prepared and submitted to the planning staff as part of development review prior to the issuance of a parking lot construction permit.
3. No outdoor sound system permitted.
4. Parking lot landscaping required per development review standards. Screening between the parking lot and adjacent residential properties is required.
5. All exterior lighting must be in accordance with development review standards.
6. Privacy fence along rear and south parking area 8 feet tall.
7. Parking shall be limited to an area 10 feet south of existing house to the south property.

Sincerely,

Jon Arms, Chair
Planning Commission

CITY OF CONWAY

FAULKNER DAY SCHOOL CONDITIONAL USE



CONDITIONAL USE
 RESTRICTED OFFICE AND PARKING
 PARCEL #: 710-00967-000
 222 ASH ST
 .52 ACRES

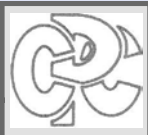
DESCRIPTION
FAULKNER DAY SCHOOL
CONDITIONAL USE
PARCEL #: 710-00967-000
222 ASH ST
.52 ACRES



Tab Townsall - Mayor
 Andy Hawkins & David Grimes - Aldermen Ward 1
 Wesley Pruitt & Shelly Blake - Aldermen Ward 2
 Mark Ledbetter & Mary Smith - Aldermen Ward 3
 Theodore Jones, Jr. & Shelly Wilmore - Aldermen Ward 4
 Michael Murphy - City Attorney
 Michael Barnett - City Clerk

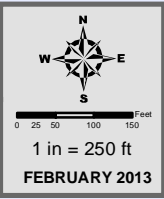


Bryan Patrick - Director
 Wes Cristler - Deputy Director
 Christy Sutherland - Planner
 Linda Rhee - Planning Tech
 Jason Lyon - GIS Coordinator



CONWAY PLANNING COMMISSION
 John Arms - Chair
 Jeff Allender - Vice-Chair

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



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



CONWAY PLANNING COMMISSION

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

February 20, 2013

Council Members
Conway, AR 72032

Dear Council Members:

Salem Place Nursing and Rehabilitation Center, Inc., request for a Conditional Use Permit to allow expansion of its nursing and rehabilitation center for property that is located at 940 Carolyn Lane with the legal description

Replat of Lot 3, Christina Subdivision

was reviewed by the Planning Commission at their regular meeting on February 19, 2013. The Planning Commission voted unanimously to forward this request to the City Council with a recommendation for approval subject to the following stated conditions.

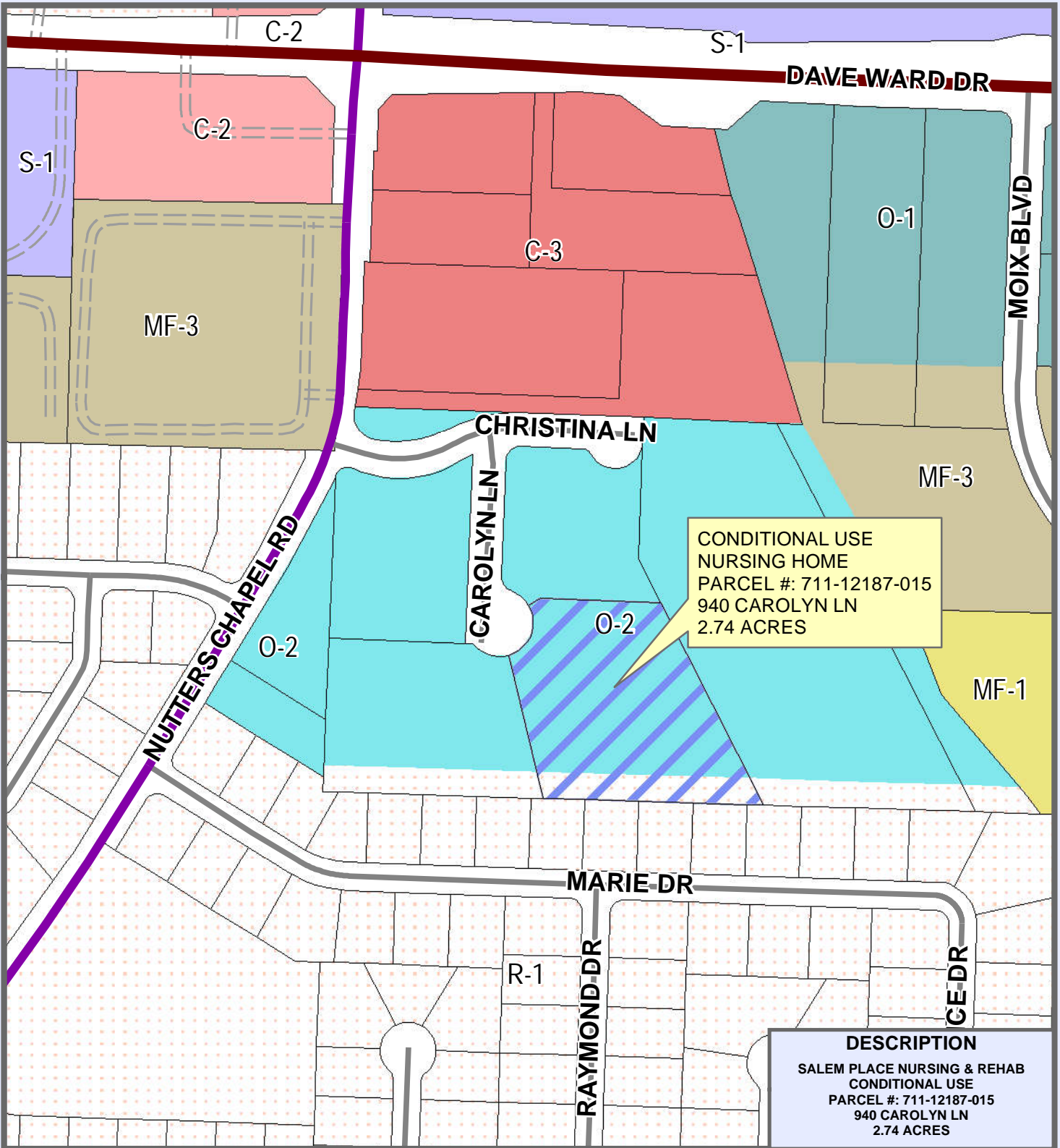
1. The southern 50 feet of the parcel that is zoned R-1 shall not be eligible for use as a nursing home or for any improvements which serve the nursing home facilities. It shall be maintained as a green space buffer in perpetuity.
2. The nursing home must be no more than one story tall.

Sincerely,

Jon Arms, Chair
Planning Commission

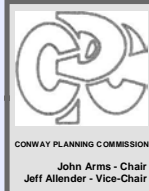
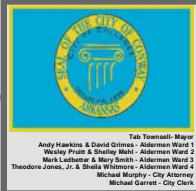
CITY OF CONWAY

SALEM PLACE NURSING & REHAB CONDITIONAL USE

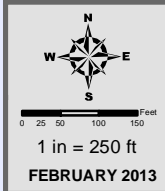


CONDITIONAL USE
NURSING HOME
PARCEL #: 711-12187-015
940 CAROLYN LN
2.74 ACRES

DESCRIPTION
SALEM PLACE NURSING & REHAB
CONDITIONAL USE
PARCEL #: 711-12187-015
940 CAROLYN LN
2.74 ACRES



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



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

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

Printing Date: 1/31/2013
File Name: W:\GIS\Map\CONWAY\SALEM PLACE NURSING AND REHAB.CADD
Prepared By: Jason Lyon



City of Conway, Arkansas

Ordinance No. O-13-____

**AN ORDINANCE APPROPRIATING FUNDS FOR THE CITY OF CONWAY MARKET SALARY STUDY;
DECLARING AN EMERGENCY AND FOR OTHER PURPOSES:**

WHEREAS, The City of Conway has determined that there is a need to revise/rerate certain positions and implement a new market salary study for those positions using the professional services of the Johanson Group; and

WHEREAS, the Johanson Group has a proven methodology that will provide the City with consulting and reports; pay means where appropriate by job title/description will be compared with City of Conway benchmark positions. This study will evaluate the City's pay competitiveness with comparable cities, and

WHEREAS, budgetary authority for such expenditure has not previously been provided;

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

Section 1. The City of Conway shall utilize the services of the Johanson Group to provide the City with consulting and reports; pay means where appropriate by job title/description will be compared with City of Conway benchmark positions. This study will evaluate the City's pay competitiveness with comparable cities for a fee not to exceed \$5,000.

Section 2. The City of Conway shall appropriate \$5,000 from General Fund – Fund Balance Appropriation Account (001.119.4900) to the Professional Services Account (001.101.5299) to purchase the market salary study.

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

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

PASSED this 26th day of February, 2013.

Approved:

Mayor Tab Townsell

Attest:

Michael O. Garrett
City Clerk/Treasurer

City of Conway
 Finance Department
 Tyler Winningham, CFO
 1201 Oak Street
 Conway, AR 72032
www.cityofconway.org

Memo:

To: Mayor Tab Townsell
CC: City Council Members
 Tyler Winningham, CFO
From: Brenda Yarbrough, Finance Department
Date: February 22nd, 2013
Re: 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 as each department finds suitable; including online auction, training usage or simply disposing of each item.

2013 Disposals		Tag #
Fixed Asset	Item Description	
POLICE	1999 JEEP CHEROKEE (17977)	1037
	1997 FORD EXPEDITION 4X4 (13724)	990
	TREK BIKE SN WW1745047	928
FIRE	NRW Ice-O-Matic SN070812800	1222
	donating to Beaverfork VFD	
SANITATION	CANON 2200 COPIER SN:MPG88241	2332
	16' TRAILER SN:1T9FS1626L2320052	2446
	16' TRAILER SN:1T9FS1626L232800	2449
	16' TRAILER-6'SIDES, 1 FULL DOOR	2503
trade-in	2007 Freightliner (05561)	2432
trade-in	2007 Freightliner (25128)	2428

Please advise if you have any questions.



City of Conway, Arkansas
Monthly Financial Reports
January 31, 2013

City of Conway
 Monthly Financial Report - General Fund
 For the month ended January 31, 2013



Revenues	Budget	Month	Year to	Encumbered	(Over)/Under	%
		Activity	Date		Budget	Expend/Collect
Ad Valorem Tax	2,938,000	294,930	294,930		2,643,070	10%
Payments in Lieu of Tax	23,000	-	-		23,000	0%
State Tax Turnback	2,000,000	184,612	184,612		1,815,388	9%
Sales Tax	17,440,000	1,366,048	1,366,048		16,073,952	8%
Beverage Tax	408,000	32,544	32,544		375,456	8%
Franchise Fees	2,635,000	217,616	217,616		2,417,384	8%
Airport Revenue	70,000	5,990	5,990		64,011	9%
Airport Fuel Sales .05 / GAL	10,500	2,259	2,259		8,241	22%
Permits	470,000	46,745	46,745		423,255	10%
ACIEA Revenues	-	2,974	2,974		(2,974)	100%
Dog Tags & Fees	25,000	1,355	1,355		23,645	5%
Municipal Court Fines and Fees	745,000	41	41		744,959	0%
Law Enforcement	805,430	25,920	25,920		779,510	3%
Federal Grant Revenues	50,000	30,946	30,946		19,054	100%
Parks	450,000	22,396	22,396		427,604	5%
Interest Income	2,700	-	-		2,700	0%
Act 749 Public Safety	1,500	-	-		1,500	0%
Donations	480	1,668	1,668		(1,188)	100%
Act 833 Revenue	80,000	1,522	1,522		78,478	100%
Miscellaneous Revenues	112,150	4,013	4,013		108,137	4%
Transfers from Other Funds	423,000	-	-		423,000	0%
Fund Balance Appropriation	466,065	-	-		466,065	0%
Total Revenues	29,155,825	2,241,578	2,241,578	-	26,914,247	8%
Expenditures						
Admin (Mayor, HR)	541,213	16,414	16,414	1,551	523,247	3%
Finance	372,081	12,794	12,794	10,716	348,570	3%
City Clerk/Treasurer	220,525	7,895	7,895	-	212,630	4%
City Council	83,400	6,997	6,997	-	76,403	8%
Permits and Planning	785,935	26,877	26,877	21,675	737,384	3%
Physical Plant	568,400	17,138	17,138	11,285	539,977	3%
Fleet Maintenance	80,443	4,150	4,150	3,954	72,339	5%
Information Technology	769,299	15,289	15,289	63,875	690,135	2%
Airport	32,500	3,855	3,855	173	28,472	12%
Nondepartmental	563,471	256,108	256,108	7,336	300,027	45%
Police	10,751,296	414,479	414,479	118,536	10,218,281	4%
Animal Welfare	472,422	13,264	13,264	27,372	431,785	3%
Municipal District Court	836,481	60,919	60,919	-	775,562	7%
City Attorney	328,458	10,988	10,988	155	317,316	3%
Fire	8,889,378	386,194	386,194	68,318	8,434,867	4%
Parks	2,824,346	78,200	78,200	27,420	2,718,727	3%
	28,119,648	1,331,560	1,331,560	362,366	26,425,722	5%
Transfer to Reserve	500,000	-	-	-	500,000	0%
Total Expenditures	28,619,648	1,331,560	1,331,560	362,366	26,925,722	5%
Net Revenue/(Expense)	536,177		910,018			

*All figures are unaudited

Notes:

1) Budget column is current budget which includes all year-to-date adjustments, if any.

City of Conway
General Fund
2013



Fund Balance Appropriations

<u>Ordinance</u>	<u>Date</u>	<u>Description</u>	<u>Amount</u>
O-13-15	1/22/13	Reclassify Court Admin II to Clerk II	14,691
O-13-16	1/22/13	Implement new one-step salary scale	1,762,851
			<u>\$ 1,777,542</u>

City of Conway
 Balance Sheet - General Fund
 For the month ended January 31, 2013



Cash - Operating	3,723,853
Cash - Reserve	500,000
Petty Cash	715
Taxes Receivable	2,948,400
Accounts Receivable	3,226,802
Due from Other Funds	40,483
Due from Street	11,330
Due from Municipal Court	(63,790)
Fleet Inventory	35,923
Fuel Inventory	31,517
General Inventory	(2,676)
<i>Assets</i>	<u>10,452,558</u>
Trade Accounts Payable	(274,396)
Group Insurance Payable	20,383
LOPFI Payable	(359,650)
Misc. Deductions Payable	(15,930)
Event Deposits	500
Due to Other Funds	513,308
Deferred Revenue	2,916,918
<i>Liabilities</i>	<u>2,801,133</u>
<i>Fund Balance</i>	<u>7,651,425</u>
<i>Total Liabilities & Fund Balance</i>	<u>10,452,558</u>

*All figures are unaudited

City of Conway
 Monthly Financial Report - Street Fund
 For the month ended January 31, 2013



	<u>Budget</u>	<u>Month</u> <u>Activity</u>	<u>Year to</u> <u>Date</u>	<u>Encumbered</u>	<u>(Over)/Under</u> <u>Budget</u>	<u>%</u> <u>Expend/Collect</u>
Revenues						
Ad Valorem Tax	1,350,000	90,762	90,762		1,259,238	7%
Payments in Lieu of Tax	12,000	-	-		12,000	0%
State Tax Turnback	2,800,000	190,681	190,681		2,609,319	7%
Severance Tax	175,000	17,789	17,789		157,211	10%
Sales Tax	245,000	19,519	19,519		225,481	8%
Sign Permits	500	-	-		500	0%
Engineering Fees	7,500	200	200		7,300	3%
Interest Income	3,500	-	-		3,500	0%
Miscellaneous Revenues	-	680	680		(680)	100%
Total Revenues	4,593,500	319,631	319,631	-	4,273,869	7%
Expenditures						
Personnel Costs	2,032,337	79,560	79,560	80	1,952,777	4%
Other Operating Costs	<u>2,396,163</u>	<u>128,692</u>	<u>128,692</u>	<u>32,820</u>	<u>2,234,651</u>	<u>5%</u>
Total Operating Costs	4,428,500	208,252	208,252	32,900	4,187,428	5%
Capital Outlay	<u>165,000</u>	-	-	-	<u>165,000</u>	<u>0%</u>
Total Expenditures	4,593,500	208,252	208,252	32,900	4,352,428	5%
Net Revenue/(Expense)	-		111,379			

*All figures are unaudited

Notes:

- 1) Budget column is current budget which includes all year-to-date adjustments, if any.

City of Conway
 Balance Sheet - Street Fund
 For the month ended January 31, 2013



Cash - Operating	1,074,077
Certificates of Deposit	300,000
Taxes Receivable	45,000
Accounts Receivable	1,658,584
Due from Other Funds	596,121
<i>Assets</i>	<u>3,673,812</u>
Trade Accounts Payable	64,014
Group Insurance Payable	(613)
Misc. Deductions Payable	(84)
Due to Other Funds	9,133
Due to General	4,172
Deferred Revenue	1,264,754
<i>Liabilities</i>	<u>1,341,377</u>
<i>Fund Balance</i>	2,332,436
<i>Total Liabilities & Fund Balance</i>	<u><u>3,673,812</u></u>

*All figures are unaudited

City of Conway
 Monthly Financial Report - Sanitation
 For the month ended January 31, 2013



	<u>Budget</u>	<u>Month</u> <u>Activity</u>	<u>Year to</u> <u>Date</u>	<u>Encumbered</u>	<u>(Over)/Under</u> <u>Budget</u>	<u>%</u> <u>Expend/Collect</u>
Revenues						
Sanitation Fees	7,620,000	669,530	669,530		6,950,470	9%
Proceeds - Recycled Materials	200,000	105,720	105,720		94,280	53%
Landfill Fees - General	240,000	17,931	17,931		222,069	7%
Interest Income	<u>50,000</u>	<u>-</u>	<u>-</u>		<u>50,000</u>	<u>0%</u>
Total Revenues	8,110,000	793,182	793,183	-	7,316,817	10%
Expenditures						
Personnel Costs	3,671,973	158,227	158,227	-	3,513,746	4%
Other Operating Costs	<u>3,170,113</u>	<u>94,464</u>	<u>94,464</u>	<u>66,464</u>	<u>3,009,184</u>	<u>3%</u>
Total Operating Costs	6,842,086	252,691	252,691	66,464	6,522,930	4%
Capital Outlay	<u>1,267,914</u>	<u>-</u>	<u>-</u>	<u>2,750</u>	<u>1,265,164</u>	<u>0%</u>
Total Expenditures	8,110,000	252,691	252,691	69,214	7,788,094	3%
Net Revenue/(Expense)	-		540,492			

*All figures are unaudited

Notes:

- 1) Budget column is current budget which includes all year-to-date adjustments, if any.
- 2) Capital outlay is shown here for budgeting purposes, but only depreciation expense will be recorded at year end.

City of Conway
 Balance Sheet - Sanitation
 For the month ended January 31, 2013



Cash - Operating	1,618,592
Petty Cash	200
Post Closure Cash Account	4,249,060
Accounts Receivable	(20,369)
Due from Other Funds	65,165
General Inventory	2,122
Land & Buildings	4,394,619
Accum. Depr. - Buildings	(1,515,322)
Infrastructure	691,618
Accum. Depr. - Infrastructure	(338,720)
Machinery and Equipment	9,815,323
Accum. Depr. - M&E	(4,138,525)
Construction in Progress	689,767
<i>Assets</i>	<u>15,513,530</u>
Trade Accounts Payable	71,095
Salaries Payable	284,760
Group Insurance Payable	12,175
Net Pension Obligation	855,700
Due to Other Funds	190
Accrued Interest Payable	32,255
2010 Recycling Note - US Bank	1,198,170
Landfill Close/Post Close	4,386,590
<i>Liabilities</i>	<u>6,840,935</u>
<i>Net Assets</i>	8,672,595
<i>Total Liabilities and Net Assets</i>	<u>15,513,530</u>

*All figures are unaudited