



# City of Conway Council Agenda

**Council Meeting Date:** February 23<sup>rd</sup>, 2016

5:30pm: **No Committee Meeting**

6:30pm: Council Meeting

Call to Order: Mayor Tab Townsell

Roll Call: City Clerk/Treasurer Michael O. Garrett

Minutes Approval: **February 9<sup>th</sup>, 2016**

**Employee Service Awards**

**Conway Police Department Arkansas Law Enforcement Accreditation Presentation**

**Monthly Financial Report ending January 31<sup>st</sup>, 2016**

**Mayor Tab Townsell**

City Clerk Michael O. Garrett  
City Attorney Chuck Clawson

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

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## 1. Report of Standing Committees:

### A. Public Hearing

1. Public hearing to discuss the annexation of certain lands which have been completely surrounded by incorporated limits of the City of Conway.

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

1. Consideration to accept the interest rate quote for the Conway Loop South Interchange Project.
2. Ordinance authorizing the issuance of a promissory note to provide short term financing for the Conway Loop South Interchange Project.
3. Consideration to approve a counter offer on the Newberry Tract #4 property acquisition for the Central Landing Blvd. Project.
4. Consideration to approve the FY2016 Street Improvement Projects for the Street & Engineering Department.
5. Resolution to amend Resolution R-16-04 establishing the intent of the City to annex certain lands along Mill Pond Road and Bronnie Lane which have been completely surrounded by the incorporated limits of the City.
6. Resolution of support of an NEA Art Works Grant application for the purpose of developing designs for the former Conway Scrap Metal property

7. Ordinance appropriating grant funds for the Spencer Street Brownfield Cleanup Project.
8. Ordinance appropriating funds for an interim training period to replace a position within the Planning & Development Department.
9. Ordinance to rezone property located at 3100 W. Tyler Street from R-1 to S-1.
10. Consideration to approve a conditional use permit request for religious activities for Lighthouse Christian Church for property located at 1216 Hamilton Street and 1215 Factory Street.
11. Consideration to approve a conditional use permit for Amusement Center for Jack's Ultra Sports for property located at 655 Equity Avenue.

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

1. Consideration to dispose of certain inventory (lawnmowers) for the Parks & Recreation Department.

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

1. Consideration to dispose of certain inventory (weapons) for the Conway Police Department.
2. Ordinance appropriating reimbursement funds to the Animal Welfare Unit.

**E. New Business**

1. Ordinance setting use regulations for signage on the Arch at Rogers Plaza located in Downtown Conway.

**Adjournment**



*City of Conway*  
*Human Resources Department*  
*City Hall*  
*1201 Oak Street*  
*Conway, Arkansas 72032*  
[www.cityofconway.org](http://www.cityofconway.org)

**Date:** February 18, 2016

**To:** Chuck Clawson                      Finley Vinson  
Jody Spradlin                              Mike Winter

**Cc:** Brandy Arnold                        Amy Springer  
Meg Hawkins                                Amanda Stanton

**From:** Lisa Mabry-Williams

**Subject:** Years of Service Recognition – Presentation of Pins

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The City will present service pins in recognition of employees with 5, 10, 15, 20, 25 and 30 years of service at the 2<sup>nd</sup> City Council Meeting of each month. Mayor Townsell will present the pins to the employees. During the Council meeting on Tuesday, February 23<sup>rd</sup> at 6:30 p.m. the following employees are eligible to receive a pin:

**Years  
of**

<b><u>Service</u></b>	<b><u>Name</u></b>	<b><u>Date of Hire</u></b>	<b><u>Department</u></b>
5	Firefighter Cody Smith	02/21/2011	Fire
	Officer Charles Waits	02/01/2011	Police
10	Alan Alvey, Traffic Signal Manager	02/01/2006	Street
15	Jan Meeks, Administrative Assistant II	02/05/2001	City Attorney
20	Sergeant John Mushrush	02/26/1996	Police
	Engineer Tim Capps	02/05/1996	Fire
	Engineer Ronnie Daves	02/05/1996	Fire
	Captain Gene Neumeier	02/05/1996	Fire
	Captain Kenny Starkey	02/05/1996	Fire
25	Lieutenant Michael Edgman	02/10/1991	Police

We would like to extend an invitation to the above listed employees to attend the City Council meeting at 6:30 p.m. on Tuesday, February 23<sup>rd</sup>, 2016. The service pin presentation will be the first item on the Council agenda. Please let me know if you and your respective employees plan to attend the meeting to receive their pins from the Mayor. Thank you for your assistance.



City of Conway, Arkansas  
Monthly Financial Reports  
January 31, 2016

City of Conway  
 Monthly Financial Report - General Fund  
 For the month ended January 31, 2016



Revenues	Budget	Month	Year to	Encumbered	(Over)/Under	%
		Activity	Date		Budget	Expend/Collect
Ad Valorem Tax	3,800,000	155,026	155,026		3,644,974	4%
Payments in Lieu of Tax	31,250	-	-		31,250	0%
State Tax Turnback	883,250	125,975	125,975		757,275	14%
Insurance Tax Turnback - LOPFI	1,100,000	-	-		1,100,000	0%
Sales Tax	18,200,000	1,429,756	1,429,756		16,770,244	8%
Beverage Tax	400,000	33,110	33,110		366,890	8%
Franchise Fees	3,511,000	251,754	251,754	-	3,259,246	7%
Permits	298,000	34,604	34,604		263,396	12%
ACIEA Revenues	5,000	1,458	1,458		3,542	29%
Dog Tags & Fees	25,000	1,620	1,620		23,380	6%
Municipal Court Fines and Fees	1,042,500	98,376	98,376		944,124	9%
Law Enforcement	706,000	26,947	26,947		679,053	4%
Parks	552,500	12,275	12,275		540,225	2%
Interest Income	17,000	2,159	2,159		14,841	13%
Insurance Proceeds	-	9,998	9,998		(9,998)	-
Donations	-	749	749		(749)	-
Act 833 Revenue	90,000	-	-		90,000	0%
Miscellaneous Revenues	115,000	8,821	8,821		106,179	8%
Transfers from Other Funds	423,000	-	-		423,000	0%
<b>Total Revenues</b>	<b>31,199,500</b>	<b>2,192,628</b>	<b>2,192,628</b>	<b>-</b>	<b>29,006,872</b>	<b>7%</b>
<b>Expenditures</b>						
Admin (Mayor, HR)	632,339	35,680	35,680	1,436	595,224	6%
Finance	439,657	26,670	26,670	-	412,987	6%
City Clerk/Treasurer	170,569	9,662	9,662	-	160,907	6%
City Council	91,913	166	166	-	91,747	0%
Planning	374,860	24,691	24,691	-	350,169	7%
Physical Plant	539,698	29,919	29,919	1,870	507,908	6%
Fleet Maintenance	81,975	8,062	8,062	1,570	72,343	10%
Information Technology	1,115,595	49,857	49,857	119,223	946,514	4%
Airport	-	3,698	3,698	-	(3,698)	-
Permits and Inspections	501,346	34,942	34,942	100	466,304	7%
Nondepartmental	579,300	251,632	251,632	9,260	318,408	43%
Police	10,996,091	742,744	742,744	80,422	10,172,926	7%
CEOC	1,024,201	68,166	68,166	256	955,779	7%
Animal Welfare	440,636	26,570	26,570	897	413,169	6%
Municipal District Court	864,842	85,335	85,335	6	779,500	10%
City Attorney	465,007	29,460	29,460	-	435,547	6%
Fire	9,495,149	754,311	754,311	28,065	8,712,773	8%
Parks	2,915,128	135,051	135,051	2,947	2,777,129	5%
	30,728,306	2,316,617	2,316,617	246,052	28,165,637	8%
<b>Total Expenditures</b>	<b>30,728,306</b>	<b>2,316,617</b>	<b>2,316,617</b>	<b>246,052</b>	<b>28,165,637</b>	<b>8%</b>
<b>Net Revenue/(Expense)</b>	<b>471,194</b>		<b>(123,989)</b>			

\*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  
2016



Fund Balance Appropriations

Ordinance    Date    Description

Amount

\$    -

City of Conway  
 Balance Sheet - General Fund  
 For the month ended January 31, 2016



Cash - Operating	4,802,594
Cash - Reserve	2,011,965
Petty Cash	715
Accounts Receivable	2,801,080
Due from Other Funds	120,035
Due from Street	29,709
Fleet Inventory	15,539
Fuel Inventory	18,571
General Inventory	4,644
<b><i>Assets</i></b>	<b><u>9,804,854</u></b>
Accounts Payable	240,979
Salaries Payable	139,342
Insurance and Benefits Payable	150,899
Event Deposits	920
Due to Other Funds	46,547
Deferred Revenue	3,006,736
<b><i>Liabilities</i></b>	<b><u>3,585,423</u></b>
Fund Balance - Committed to cash flow	2,000,000
Fund Balance - Committed to reserve	2,000,000
Fund Balance - Unassigned	2,219,431
<b><i>Fund Balance</i></b>	<b><u>6,219,431</u></b>
<b><i>Total Liabilities &amp; Fund Balance</i></b>	<b><u>9,804,854</u></b>

\*All figures are unaudited

City of Conway  
 Monthly Financial Report - Street Fund  
 For the month ended January 31, 2016



	<u>Budget</u>	<u>Month Activity</u>	<u>Year to Date</u>	<u>Encumbered</u>	<u>(Over)/Under Budget</u>	<u>% Expend/Collect</u>
<b>Revenues</b>						
Ad Valorem Tax	1,440,000	-	-	-	1,440,000	0%
Payments in Lieu of Tax	15,000	-	-	-	15,000	0%
State Tax Turnback	3,579,020	299,835	299,835	-	3,279,185	8%
Severance Tax	250,000	13,532	13,532	-	236,468	5%
Sales Tax	250,000	20,033	20,033	-	229,967	8%
Sign Permits	500	-	-	-	500	0%
Engineering Fees	10,000	100	100	-	9,900	1%
Insurance Proceeds	-	143	143	-	(143)	-
Interest Income	20,000	2,670	2,670	-	17,330	13%
Miscellaneous Revenues	-	350	350	-	(350)	-
<b>Total Revenues</b>	<b>5,564,520</b>	<b>336,663</b>	<b>336,663</b>	<b>-</b>	<b>5,227,857</b>	<b>6%</b>
<b>Expenditures</b>						
Personnel Costs	2,347,548	150,955	150,955	-	2,196,593	6%
Other Operating Costs	1,891,183	166,745	166,745	23,429	1,701,010	9%
Total Operating Costs	4,238,731	317,700	317,700	23,429	3,897,603	7%
Capital Outlay	1,316,000	-	-	-	1,316,000	0%
<b>Total Expenditures</b>	<b>5,554,731</b>	<b>317,700</b>	<b>317,700</b>	<b>23,429</b>	<b>5,213,603</b>	<b>6%</b>
<b>Net Revenue/(Expense)</b>	<b>9,789</b>		<b>18,963</b>			

\*All figures are unaudited

Notes:

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



City of Conway  
Street Fund  
2016



Fund Balance Appropriations

<u>Ordinance</u>	<u>Date</u>	<u>Description</u>	<u>Amount</u>
			<hr/> <hr/> \$ - <hr/> <hr/>

City of Conway  
 Balance Sheet - Street Fund  
 For the month ended January 31, 2016



Cash - Operating	4,174,474
Accounts Receivable	1,294,271
Due from Other Funds	31,447
<b><i>Assets</i></b>	<b><u>5,500,222</u></b>
Accounts Payable	22,322
Insurance and Benefits Payable	(14,139)
Due to Other Funds	150
Due to General	29,560
Deferred Revenue	1,294,270
<b><i>Liabilities</i></b>	<b><u>1,332,163</u></b>
<b><i>Fund Balance</i></b>	<b><u>4,168,059</u></b>
<b><i>Total Liabilities &amp; Fund Balance</i></b>	<b><u>5,500,222</u></b>

\*All figures are unaudited

City of Conway  
 Monthly Financial Report - Sanitation  
 For the month ended January 31, 2016



	<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>
<b>Revenues</b>						
Sanitation Fees	8,750,000	691,774	691,774		8,058,226	8%
Proceeds - Recycled Materials	400,000	36,036	36,036		363,964	9%
Landfill Fees - General	225,000	13,824	13,824		211,176	6%
Interest Income	55,000	5,479	5,479		49,521	10%
Miscellaneous Revenues	-	6,314	6,314		(6,314)	=
<b>Total Revenues</b>	<b>9,430,000</b>	<b>753,427</b>	<b>753,427</b>	<b>-</b>	<b>8,676,573</b>	<b>8%</b>
<b>Expenditures</b>						
Personnel Costs	3,959,146	316,167	316,167	-	3,642,979	8%
Other Operating Costs	2,965,738	64,275	64,275	34,517	2,866,945	2%
Total Operating Costs	6,924,884	380,442	380,442	34,517	6,509,924	5%
Capital Outlay	2,455,205	-	-	25,100	2,430,105	0%
<b>Total Expenditures</b>	<b>9,380,089</b>	<b>380,442</b>	<b>380,442</b>	<b>59,618</b>	<b>8,940,029</b>	<b>4%</b>
<b>Net Revenue/(Expense)</b>	49,911		<u><u>372,985</u></u>			

**\*All figures are unaudited**

Notes:

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

City of Conway  
Sanitation Fund  
2016  
Fund Balance Appropriations



<u>Ordinance</u>	<u>Date</u>	<u>Description</u>	<u>Amount</u>
			<u>\$ -</u>

City of Conway  
 Balance Sheet - Sanitation  
 For the month ended January 31, 2016



Cash - Operating	5,166,454
Petty Cash	200
Post Closure Cash Account	5,527,417
Due from Other Funds	14,488
General Inventory	2,122
Land & Buildings	2,697,649
Infrastructure	1,136,716
Machinery and Equipment	4,573,174
Vehicles	139,589
Computer Equip & Software	958
<b><i>Assets</i></b>	<b><u>19,258,768</u></b>
Accounts Payable	244,158
Salaries Payable	146,267
Net Pension Obligation	1,286,026
Due to Other Funds	5,593
Accrued Interest Payable	24,525
Landfill Close/Post Close	7,926,380
<b><i>Liabilities</i></b>	<b><u>9,632,949</u></b>
<b><i>Net Assets</i></b>	<b><u>9,625,819</u></b>
<b><i>Total Liabilities and Net Assets</i></b>	<b><u>19,258,768</u></b>

**\*All figures are unaudited**

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

City of Conway  
 Monthly Financial Report - Airport  
 For the month ended January 31, 2016



	<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>
<b>Revenues</b>						
Airport Fuel Sales	761,000	51,427	51,427		709,573	7%
Sales Tax	18,000	1,082	1,082		16,918	6%
T-Hangar Rent	118,000	6,228	6,228		111,772	5%
Community Hangar Rent	15,000	450	450		14,550	3%
Ground Leases	20,250	8,712	8,712		11,538	43%
Miscellaneous Revenues	2,500	850	850		1,650	34%
<b>Total Revenues</b>	<b>934,750</b>	<b>68,749</b>	<b>68,749</b>	<b>-</b>	<b>866,001</b>	<b>7%</b>
<b>Expenditures</b>						
Personnel Costs	203,100	14,101	14,101	-	188,999	7%
Fuel for Resale	550,000	32,578	32,578	-	517,422	6%
Other Operating Costs	139,200	3,437	3,437	1,433	134,329	2%
Total Operating Costs	892,300	50,116	50,116	1,433	840,750	6%
Capital Outlay	-	-	-	-	-	0%
<b>Total Expenditures</b>	<b>892,300</b>	<b>50,116</b>	<b>50,116</b>	<b>1,433</b>	<b>840,750</b>	<b>6%</b>
<b>Net Revenue/(Expense)</b>	42,450		<u><u>18,633</u></u>			

\*All figures are unaudited

Notes:

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

City of Conway  
Airport Fund  
2016  
Fund Balance Appropriations



<u>Ordinance</u>	<u>Date</u>	<u>Description</u>	<u>Amount</u>
			<u>\$ -</u>

City of Conway  
Balance Sheet - Airport  
For the month ended January 31, 2016



Cash - Operating	240,537
Accounts Receivable - Fuel Vendor	43,850
<b><i>Assets</i></b>	<b><u>284,387</u></b>
Accounts Payable	1,103
Due to General	232
<b><i>Liabilities</i></b>	<b><u>1,335</u></b>
<b><i>Fund Balance</i></b>	<b>283,052</b>
<b><i>Total Liabilities &amp; Fund Balance</i></b>	<b><u>284,387</u></b>

\*All figures are unaudited



City of Conway  
Monthly Financial Report - Major Project Funds  
For the month ended January 31, 2016



Parks and Rec A&P Tax

Balance, 12/31/15	1,742,597
Receipts	245,620
Payments	(134,653)
Balance, 1/31/16	\$ 1,853,564

Pay as you go Sales Tax

Balance, 12/31/15	2,084,325
Receipts	1,313
Payments	(88,491)
Balance, 1/31/16	\$ 1,997,147

Street Impact Fees

Balance, 12/31/15	321,392
Receipts	49,626
Payments	-
Balance, 1/31/16	\$ 371,018

Parks Impact Fees

Balance, 12/31/15	279,184
Receipts	8,802
Payments	-
Balance, 1/31/16	\$ 287,986

Michael O. Garrett  
Clerk-Treasurer  
[cityclerk@cityofconway.org](mailto:cityclerk@cityofconway.org)



City of Conway  
1201 Oak Street  
Conway, Arkansas 72032  
501-450-6100  
501-450-6109 Fax

Results of request for interest rate quotes for  
Completion of South Interchange  
(February 2, 2016)

Arvest Bank	1.60
First Security Bank	1.89
Bear State Bank	2.20
Centennial Bank	2.52



City of Conway, Arkansas

Ordinance No. O-16-\_\_\_\_\_

**AN ORDINANCE AUTHORIZING THE ISSUANCE OF A PROMISSORY NOTE TO PROVIDE SHORT-TERM FINANCING UNDER AMENDMENT NO. 78 TO THE ARKANSAS CONSTITUTION FOR CERTAIN INFRASTRUCTURE IMPROVEMENTS TO THE CITY OF CONWAY STREET SYSTEM; PROVIDING FOR PAYMENT OF THE PRINCIPAL AND THE INTEREST ON THE NOTE; APPROPRIATING FUNDS FROM GENERAL REVENUES; REIMBURSING THE CITY'S "PAY AS YOU GO FUNDS" FOR A PORTION OF PREVIOUS COSTS INCURRED FOR MAKING IMPROVEMENTS RELATED TO THE CONWAY LOOP SOUTH INTERCHANGE PROJECT; REPEALING ANY OTHER ORDINANCES IN CONFLICT HERewith; DECLARING AN EMERGENCY AND PRESCRIBING OTHER MATTERS PERTAINING THERETO.**

**WHEREAS**, the City of Conway, Arkansas (the "City") is authorized and empowered under the provisions of Amendment No. 78 to the Arkansas Constitution ("Amendment No. 78") and Act No. 1808 of 2001 (codified as Arkansas Code Annotated § 14-78-101, *et seq.*, the "Act"), to incur short term financing obligations maturing over a period of, or having a term not to exceed five (5) years for the purpose of acquiring, constructing, installing and renting real property or tangible personal property having an expected useful life of more than one year; and

**WHEREAS**, it is proposed that the City issue its Promissory Note in the principal amount up to \$2,600,000 (the "Note") under Amendment No. 78 and the Act for the purpose of providing financing for all or a portion of the cost for certain infrastructure improvements and related engineering for the City of Conway, specifically improvements to Western Loop South Interchange Base and Paving (the "Project"); and

**WHEREAS**, the City has expended from its "Pay as You Go Funds," as authorized by award of the contract in the amount of \$2,591,907.23 for the Project to Bobby Kennedy Construction Company (at its October 27, 2015 meeting) and it is proposed that the City reimburse said "Pay as You Go Funds" a portion of the specific costs incurred for infrastructure improvements and engineering associated with this Project from the proceeds of this Note; and

**WHEREAS**, the City intends to arrange for the loan (the "Loan") from a financial institution (the "Lender") and to issue the Note to the Lender at a price of par in consideration for the Loan.

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

**SECTION 1:** The City of Conway City Council (the "City Council") hereby finds that the Project is real or tangible personal property having a useful life of more than one year. The City Council further finds that the sum of the principal amount of the proposed Promissory Note and the outstanding principal amount of the City's other promissory notes issued under the authority of Amendment 78 do not exceed five percent (5%) of the assessed value of taxable property located within the City as determined by the last tax assessment completed before the issuance of the proposed Promissory Note.

**SECTION 2:** Under the authority of the Constitution and laws of the State of Arkansas, including particularly Amendment No. 78 and the Act, the issuance of the Promissory Note in the principal amount of up to \$2,600,000 is hereby authorized for the purpose of financing a portion of the cost of the Project. The Note shall be dated the date of its issuance and shall bear interest on the outstanding principal amount at a fixed rate of      % per annum (calculated on the basis of the actual number of days elapsed in a year of 365 days (366 days in a leap year). The Note shall be repaid within five years from the first

draw thereunder, and the Note shall commence to bear interest as of such date as contemplated by Arkansas Code Annotated § 14-78-102(4). The Note shall be issued in fully registered form.

**SECTION 3:** To the extent permitted by U. S. Treasury Regulation 1.150-2 (the "Regulation") the City may reimburse its "Pay as You Go Funds," a portion of the specific costs incurred for infrastructure improvements associated with this Project from the proceeds of the Note.

**SECTION 4:** [REDACTED] has been selected by the Mayor, and approved by the City Council, based upon the commitment or proposal for the Loan that the Mayor has determined to have the lowest cost to the City after soliciting proposals or commitments for the Loan and receiving such proposals and commitments on February 16, 2016 from at least three financial institutions having offices in Faulkner County.

**SECTION 5:** It is expected that the first draw on the borrowings will occur on or about March 1, 2016 and the City will execute the Note immediately prior to such draw. Interest will begin to accrue on only the amount borrowed as of the date of each draw.

**SECTION 6:** As provided in Amendment No. 78, the debt service payments on the Note shall be charged against and paid from the general revenue of the City within five years, but not later than five (5) years from the date of the first draw on the Note when the obligation commences to bear interest, as contemplated by Arkansas Code Annotated § 14-78-102(4). For the purpose of making the annual debt service, there is hereby, and shall be, appropriated to pay the Note, an amount of general revenue of the City sufficient for such purposes. The City's Director of Finance is hereby authorized and directed to withdraw from the general revenues of the City the amounts at the times necessary to make the annual debt service payments on the Note. The source for such funds may be the pay as you go funding provided by the Quarter Cent Sales and Use Tax dedicated by action of the City Council to major street projects or any other source funded from general revenues of the City.

**SECTION 7:** The Mayor and City Clerk, for and on the behalf of the City, are hereby authorized and directed to do any and all things necessary to effect the issuance execution, and delivery of the Note, and the performance of all acts of whatever nature necessary to effect and carry out the authority conferred by this Ordinance. The Mayor and City Clerk are hereby further authorized and directed, for and on behalf of the City, and to execute all papers, documents, certificates, and other instruments that may be required for the carrying out of such authority or to evidence the exercise thereof. The City covenants that it shall not take any action or suffer or permit any action to be taken or conditions to exist which causes or may cause the interest payable on the Note to be included in gross income for federal income tax purposes. Without limiting the generality of the foregoing, the City covenants that the proceeds of the Note will not be used directly or indirectly in such manner as to cause the Note to be treated as "arbitrage bonds" within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended (the "Code"). The City covenants that it will submit to the Secretary of the Treasury of the United States, not later than the 15th day of the second calendar month after the close of the calendar quarter in which the Note is issued, a statement as required by Section 149(e) of the Code. The City represents that it has not used or permitted the use of, and covenants that it will not use or permit the use of the proceeds of the Note, in such manner as to cause the Note to be "private activity bonds" within the meaning of Section 141 of the Code. The City covenants that it will take no action which would cause the Note to be "federally guaranteed" within the meaning of Section 149(b) of the Code. Nothing in this Article shall prohibit investments in bonds issued by the United States Treasury.

**SECTION 8:** In the event any title, section, paragraph, item, sentence, clause, phrase, or word of this Ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication shall not be affect the remaining portions of this Ordinance, which shall remain in full force and effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of this Ordinance.

**SECTION 9:** All ordinances or resolutions of the City in conflict herewith are hereby repealed to the extent of such conflict.

**SECTION 10:** Funds provided through the issuance of the Note are hereby appropriated and budgetary authority is provided for the Project in an amount up to \$2,600,000.

**SECTION 11:** Funds provided shall be appropriated from the Pay As You Go Street S&U – Loan Proceeds account (613.201.4370) into the Pay As You Go Street S&U Fund CIP – Miscellaneous account (613.201.5990) as money borrowed and received for the Project in an amount of up to \$2,600,000.

**SECTION 12:** This ordinance is necessary for the protection of the public peace, health and safety and that in order to avoid project delays to this Project, it is essential to the ability of the City to efficiently conduct business and have the necessary funds to pay for this Project and therefore, 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** on this 23<sup>rd</sup> day of February, 2016.

**Approved:**

**Attest:**

\_\_\_\_\_  
**Mayor Tab Townsell**

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

Newberry Family Trust  
 c/o Mr. Glendon Newberry  
 Newberry Tract

February 2, 2016

City of Conway  
 Mayor Tab Townsell  
 1201 West Oak Street  
 Conway, AR 72032

**Re:** Newberry Tract, 420 First Avenue, Conway, AR 72032  
 Counteroffer Proposal from Glendon Newberry, Property Owner, February 1, 2016

I am in receipt of your written offer to purchase part of my property for the Central Landing Project. I am requesting your consideration of my counteroffer regarding the following matters:

1. Considering how my property is adversely impacted as a result of this project, I am asking that the City consider acquiring my land based upon \$4.00 per square foot instead of \$2.00 per square foot. I believe that other property owners in the project were paid \$3.50 or more per square foot. Based upon my location and impact that the project will have on my property, I want **\$4.00** per square foot. This represents an increase to **\$10,388** for the 2,597 square feet needed for your project, according to your appraisal.
2. In addition, I obtained a written estimate from The Plant Outlet in Conway. I believe that my 2 mature 40 year old oak trees could be replaced @ \$2,500.00 each totaling \$5,000.00. I believe this amount could more adequately replace my 2 oak trees. I am willing to accept \$450.00 each for the 2 multi-trunk Crape Myrtle Trees totaling \$900.00. This would increase the replacement for the loss of my 4 trees to \$5,900.00+7% Sales Tax to **\$6,313.00**. The use of my property as a residential rental property depends on these trees for shade, and fencing for protection. Until December, 2015, for the last 30 years this property was used as a Kiddie Day Care Center, and I would like to market this property as a possible day care center or residential rental to a large family.

**Original Appraisal Offer**

**Counter Offer Request**

Land Acquisition (2,597)  
 @\$2.00 per sq ft. = **\$5,250.00**

Land Acquisition (2,597)  
 @ \$4.00 per sq ft = **\$10,388**

Temporary Construction Easement  
 (1,721sf) @ \$2.00 per sq ft =  
 \$3,442 x 10% = \$344.20 x 2 yrs  
 =\$688.40 or **\$700.00 Rounded**

Temporary Construction Easement (1,721)  
 1,721 @ \$4.00 per sq ft = \$6,884 x 10% = \$688.40 x  
 2 yrs = \$1,376.80 or **\$1,400.00 Rounded**

**\$2,800.00** for Fencing for 220  
 Linear feet of fencing

**\$2,800.00**  
 Accepted by Owner

**Original Offer**

**\$0.00** for Replacement of  
 4 Trees  
 Total Original Offer: **\$8,750.00**

**Counteroffer Amount**

Replacement of 4 Trees - **\$6,313.00**  
 Total Counteroffer Amount Requested **\$20,901.00**

Your consideration of my counteroffer is greatly appreciated.

Sincerely,

*Glendon Newberry*  
 Glendon Newberry  
 Property Owner



# The Plant Outlet

1232015

P.O. Box 10527  
Conway, AR 72034  
PH: (501) 513-0080  
Fax: (501) 513-0070

## Estimate

### Customer

Name **Dan and Cindy Newberry**  
Address **420 First Ave**  
City **Conway** State **AR** ZIP **72032**  
Phone **schrek8@conwaycorp.net**

Date **1/15/2016**  
Customer **Dan**  
Rep **Brett Battle**  
Phone # **499-0257**

Qty	Description		Total
	<b>Replacement value of trees to be lost</b>		
1	60-100' Mature Oak (Replaced with 15-18' 6" caliper tree delivered and installed)	\$1,500.00	\$1,500.00
2	20' Multi Trunk mature Crape Myrtle trees (Replaced Delivered and installed)	\$450.00	\$900.00
1	Medium Oak Tree 30-40' (Replaced with 15-18' 6" caliper tree delivered and installed)	\$1,500.00	\$1,500.00
<p>These trees are just a replacement tree. This is the only way I can value them. It is not possible to replace such large and mature trees or even put a value on them. The best we can do is what the cost would be to transplant in the largest possible tree available for transplantation.</p>			
		<b>Sub Total</b>	<b>\$3,900.00</b>

Payment Methods	
<input type="radio"/> Cash	<b>\$4,241.25</b>
<input checked="" type="radio"/> Check	<b>\$4,241.25</b>
<input type="radio"/> Credit Card	<b>\$4,368.49</b>
<b>3% Additional Charge for Credit Card Use</b>	

Arkansas **\$341.25**  
**TOTAL \$4,241.25**

**All Landscape Accounts Due on Completion**

**Our Quality and Service Will Not Be Beat. You Can Always Reach us at The Nursery We Guarantee your Satisfaction**

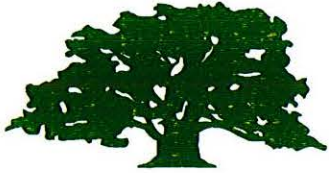
*Excellent Quality at a Great Price*

# Conway's Full Service Nursery

## Shantelle Mears

---

**From:** Brett Battle <brettbattle@conwaycorp.net>  
**Sent:** Friday, January 29, 2016 1:41 PM  
**To:** Shantelle Mears  
**Subject:** Estimate Newberry  
**Attachments:** DAn Newberry Tree Replacement.pdf



The Plant Outlet  
P.O. Box 10527  
827 Hogan Lane  
Conway AR 72034  
(501) 513-



0080

**Voted Faulkner County's Best Nursery and Landscape Company Nine Years in a Row**

### INDUSTRY LEADERS IN:

RETAINING WALLS - IRRIGATION SYSTEMS AND REPAIR - OUTDOOR LIGHTING - SUMP PUMP SYSTEMS - DECKS - FENCES - ARBORS - FIRE PITS - ROCK BORDERS - PAVING AND STONE PATIOS - SOD INSTALLATION - MOWING - PRUNING - TREE TRIMMING - WATER FEATURES - POND LESS WATER FALLS - PROPERTY MAINTENANCE - RE-MULCHING - FERTILIZATION - PEST CONTROL - LANDSCAPE DESIGN AND INSTALLATION AND MUCH MORE.

Dear Shantelle,

Sorry that today you saw my ugly side. I have been out there once before and he was very rude and then he and his son came to the nursery and accused me of being a thief and not right and working for the city etc. His is the fourth one of these I have done and they all have not been happy and it is time consuming. I am not sure why or how I got involved in all this as it is not something I get paid for by any of them, and getting called names when I am doing this for them and not able to charge them is a rough way to make a living.

So please accept my apology, I am normally a very calm person but I understand the homeowners all being upset, but being upset with me when I have nothing to do with it is tough.

I have attached the estimate that I gave Mr. Newberry. It was consistent with all of the property's that I have looked at. If you have any questions for me or need anything different or if I can assist you please just ask. I am not sure I want to visit anymore homeowners though ☺

Thank You



Brett

**Brett Battle**  
**The Plant Outlet**  
**Conway, Arkansas**  
**(PH) 513-0080 (Fax) 513-0070**  
**Cell Phone: (501) 514-5515**

**Arkansas State Landscape License**  
**Insured and Bonded**  
**Member Arkansas State Plant Board**  
**Member National Greenspace Industry**  
**Arkansas Contractors License**  
**Arkansas State Nurseryman's License**

2016 STREET PAVING & RECONSTRUCTION BUDGET

\$ 406,297

POSSIBLE 2016 STREET PROJECTS

2/10/2016

CITY FORCES

PRIVATE CONTRACTOR

ENGINEERING SERVICES

1 Jump Start - Markham Street	Construct 27' Street	\$	106,950
2 Pavement Management	Entire City	\$	81,300
<b>TOTAL STREET RECONSTRUCTION</b>		<b>\$</b>	<b>188,250</b>

STREET RECONSTRUCTIONS

3 Western Ave - Caldwell to Robinson	Construct 27' Street	\$	100,000	\$	220,000	Ward 1
4 Shock Loop	Reconstruct to 24' Open Ditch Roadway	\$	100,000	\$	200,000	
5 Mattison Road - Donnell Ridge to Nutters Chapel	36' C&G	\$	450,000	\$	900,000	
6 Nutter Chapel Rd - Catherine Place to Salem	36' Curbed - 1,800'	\$	300,000	\$	600,000	
7 Nutter Chapel Rd - Mattison to Pebble Beach	Reconstruct to 24' Open Ditch Roadway - 4000'	\$	550,000	\$	1,150,000	
8 Nutter Chapel Rd - Mattison to Pebble Beach	Reconstruct to 36' C&G Roadway - 4000'	\$	800,000	\$	1,500,000	
9 Favre Lane - Salem to Ellen Smith	4000' 25% Base Stab+Edge Milling + Overlay + Restripe	\$	220,000	\$	300,000	
10 College and Salem Roundabout		\$	-	\$	-	
11 College Ave - Donaghey to Salem	6000' Improve Street & add Sidewalks	\$	2,000,000	\$	4,000,000	
12 Salem Road - College to Dave Ward	5000' 48' Curbed Street	\$	750,000	\$	2,250,000	
13 Augusta Street - Robinson to Louvenia	500' Construct 27' Curbed Street & Sidewalk	\$	100,000	\$	200,000	
14 Sherwood Lane	400' 23' Open Ditch Roadway	\$	35,000	\$	70,000	
15 South Donaghey - Woodland Springs to Favre		\$	1,000,000	\$	2,000,000	
16 Blaney Hill Road - Hwy 25 to Stone	3600'	\$	610,000	\$	1,100,000	
17 Clifton Street - Tyler to Fleming	Reconstruct to 27' Curbed Street - No Sidewalks	\$	200,000	\$	400,000	
18 Smoking Oaks	Reconstruct to 27' Curbed Street - No Sidewalks	\$	-	\$	-	
19 Van Ronkle - Court To Markham		\$	-	\$	-	
20 Morningside Dr		\$	-	\$	-	
21 Timberlane		\$	-	\$	-	
22 Meadowlake Road - Donaghey to Market	900' Construct 36' Curbed Street & Sidewalk	\$	180,000	\$	360,000	
23 Meadowlake Road - Market to West	700' Construct 36' Curbed Street & Sidewalk	\$	130,000	\$	270,000	
24 Meadowlake Road - West to Washington + ROW	600' Construct 36' Curbed Street & Sidewalk	\$	160,000	\$	280,000	
25 Cadron Gap Road - Lakeview Acres to City Limit	2800' Rebuild 21' open ditch roadway	\$	150,000	\$	300,000	
26 Tucker Creek	2,900	\$	450,000	\$	850,000	
27 Salem Street - Tyler to Prince	4000' Improve Street & add Sidewalks	\$	1,500,000	\$	3,000,000	Ward 3
28 Tyler Street - Eve Lane to Sena Drive	3600' 50% Base Stab+Edge Milling + Overlay + Restripe	\$	280,000	\$	330,000	
29 Water Oak - Shady Lane to Pin Oak	850' Reconstruct to 27' Curbed Street - No Sidewalks	\$	110,000	\$	230,000	
30 Water Oak - Pin Oak to Red Oak	650' Reconstruct to 27' Curbed Street - No Sidewalks	\$	90,000	\$	180,000	
31 Water Oak - Red Oak to end	650' Reconstruct to 27' Curbed Street - No Sidewalks	\$	90,000	\$	180,000	
32 Riviera Drive - West of Country Club	1100' Construct 27' Curbed Street & Sidewalk	\$	250,000	\$	500,000	
33 Eve Lane	4,650' Rebuild to 27' Curbed Street & Sidewalks	\$	700,000	\$	1,400,000	
34 Mitchell St - Bruce to Robins	Reconstruct to 27' Curbed Street	\$	180,000	\$	360,000	Ward 4
35 Davis St - Robins to South	Reconstruct to 27' Curbed Street	\$	90,000	\$	180,000	
36 Davis Street - Robins to Dave Ward	Reconstruct to 27' Curbed Street	\$	-	\$	-	
37 Middle Road - Southerland to E. German	Reconstr to 36' Curbed	\$	300,000	\$	610,000	
38 Stanley Russ Rd - Donaghey to Wasson	3000' 36' curbed	\$	600,000	\$	1,150,000	
39 Stanley Russ Rd - Wasson to Daniel	2000' 36' curbed	\$	400,000	\$	750,000	
40 Stanley Russ Rd - Daniel to Bill Bell	1200' 36' curbed	\$	250,000	\$	450,000	
41 Center Street - Hardy to Dave Ward		\$	-	\$	-	
42 Hillman Street - Donaghey to Davis	1750' Rebuild 27' roadway	\$	250,000	\$	550,000	
43 Greenwood Circle	2,550' Rebuild to 27' Curbed Street & Sidewalk	\$	400,000	\$	800,000	
44 Amity Road - South of Concrete Paving	700' Rebuild to 36' Curbed Street & Sidewalk	\$	175,000	\$	325,000	
45 Locust Street - College to Oak	2,100 Rebuild to 36' Curbed Street & Sidewalk	\$	350,000	\$	600,000	
46 Florence Mattison	1,150	\$	200,000	\$	375,000	
<b>TOTAL STREET RECONSTRUCTION</b>			<b>14,500,000</b>		<b>28,920,000</b>	

STREET OVERLAYS

47 TJ - Gertrude to Oak Meadows	Overlay 2000'	\$	50,000	\$	50,000	Ward 1
48 McNutt Road - Dave Ward to Old Military	3000' Edge Milling + Overlay + Restripe	\$	90,000	\$	100,000	
49 Castlegate		\$	25,000	\$	30,000	
50 Marleigh Drive		\$	35,000	\$	40,000	
51 Adamsbrooke Drive - Farris to bridge	1,200'	\$	-	\$	40,000	
52 Holly Cove	600'	\$	-	\$	20,000	Ward 2
53 Goode Lane		\$	-	\$	30,000	
54 College Avenue - Salem to Country Club	2,600'	\$	-	\$	85,000	
55 Donaghey Avenue - Prince to College	2,600'	\$	-	\$	100,000	
56 Clifton Street - Tyler to Fleming	1300' Edge Milling + Overlay + Restripe	\$	40,000	\$	50,000	
57 Vineyard Drive	1,825'	\$	-	\$	55,000	
58 McCracken Drive		\$	-	\$	35,000	
59 Rumker Road - East German to City limits	1,300'	\$	-	\$	40,000	
60 Siebenmorgan Road - Bob Courtway to East German	3,900' Edge Mill, Overlay & Add French Drains	\$	-	\$	125,000	
61 Bob Courtway Drive - Bridge to Siebenmorgan	1,500'	\$	-	\$	50,000	
62 Raleigh - Sante Fe to Montana	Edge Milling + Overlay	\$	50,000	\$	70,000	Ward 3
63 Eve Lane	Pavement not too Bad Asphalt Overlay	\$	120,000	\$	120,000	
64 Tyler Street - 300' East Hogan to Eve Lane	3300' Edge Milling + Overlay + Restripe	\$	130,000	\$	170,000	
65 Prestonwood	2,250	\$	-	\$	70,000	
66 Park Place Drive - Wescon to Pointe West		\$	-	\$	50,000	
67 Rio Grande Road	1,000'	\$	-	\$	35,000	
68 Drake Drive	1,500	\$	-	\$	45,000	
69 Renfrow	675' Edge Mill, Overlay & Add French Drains	\$	-	\$	90,000	
70 Valiant Drive	700'	\$	-	\$	25,000	
71 St. Charles Drive	2,000'	\$	-	\$	60,000	
72 Baxter Street	2,125'	\$	-	\$	75,000	
73 Royal Drive	1,350	\$	-	\$	45,000	
74 Chrysler Cove	800'	\$	-	\$	25,000	
75 Centennial Club Drive	3,125'	\$	-	\$	100,000	
76 Sawgrass Cove	900'	\$	-	\$	30,000	
77 Bay Hill Drive - Hogan to 100 yards past Centennial Club	2,500	\$	-	\$	80,000	
78 South German Ln - Dave Ward to Robins	3300' Edge Milling + Overlay + Restripe	\$	130,000	\$	170,000	Ward 4
79 Robins Street - Harkrider to Davis	4000' Edge Milling + Overlay + Restripe	\$	150,000	\$	200,000	
80 Mill Pond		\$	-	\$	-	
81 Summerwood Drive	600'	\$	-	\$	20,000	
82 Springwood Drive - S. Donaghey to Autumnwood	1425'	\$	-	\$	45,000	
83 Enderlin Dr - Amos to Woodland Springs	450'	\$	-	\$	15,000	
84 Amos Drive - Jaci Ln to Enderlin Dr	1,100'	\$	-	\$	35,000	
85 Evening Drive - Hallous to Wigwam	1,150	\$	-	\$	35,000	
<b>TOTAL OVERLAYS</b>		<b>\$</b>	<b>820,000</b>	<b>\$</b>	<b>2,460,000</b>	

SIDEWALKS

86 N. Donaghey - Meadowlake to Washington - North Side		\$	50,000	\$	75,000
87 Country Club - Prince to Tyler - Both Sides		\$	60,000	\$	100,000
88 College Road - Nottingham to Granite		\$	20,000	\$	30,000
<b>TOTAL SIDEWALKS</b>		<b>\$</b>	<b>130,000</b>	<b>\$</b>	<b>205,000</b>

SIDEWALKS PROPOSED WITH CDBG FUNDING

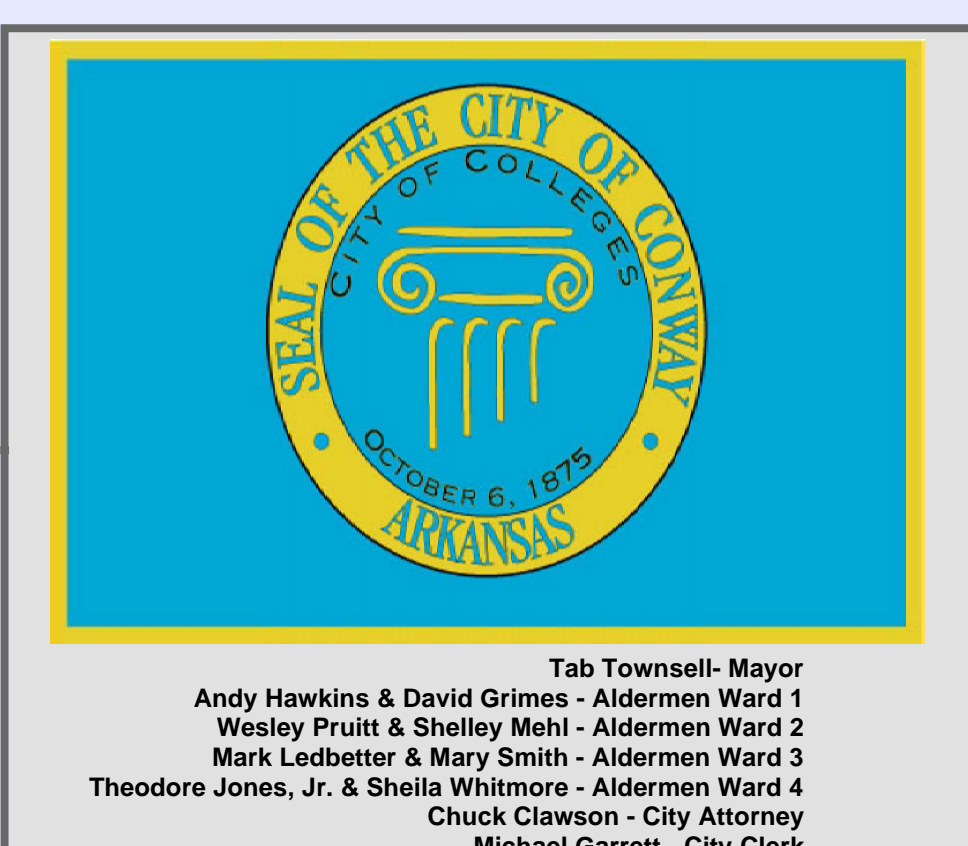
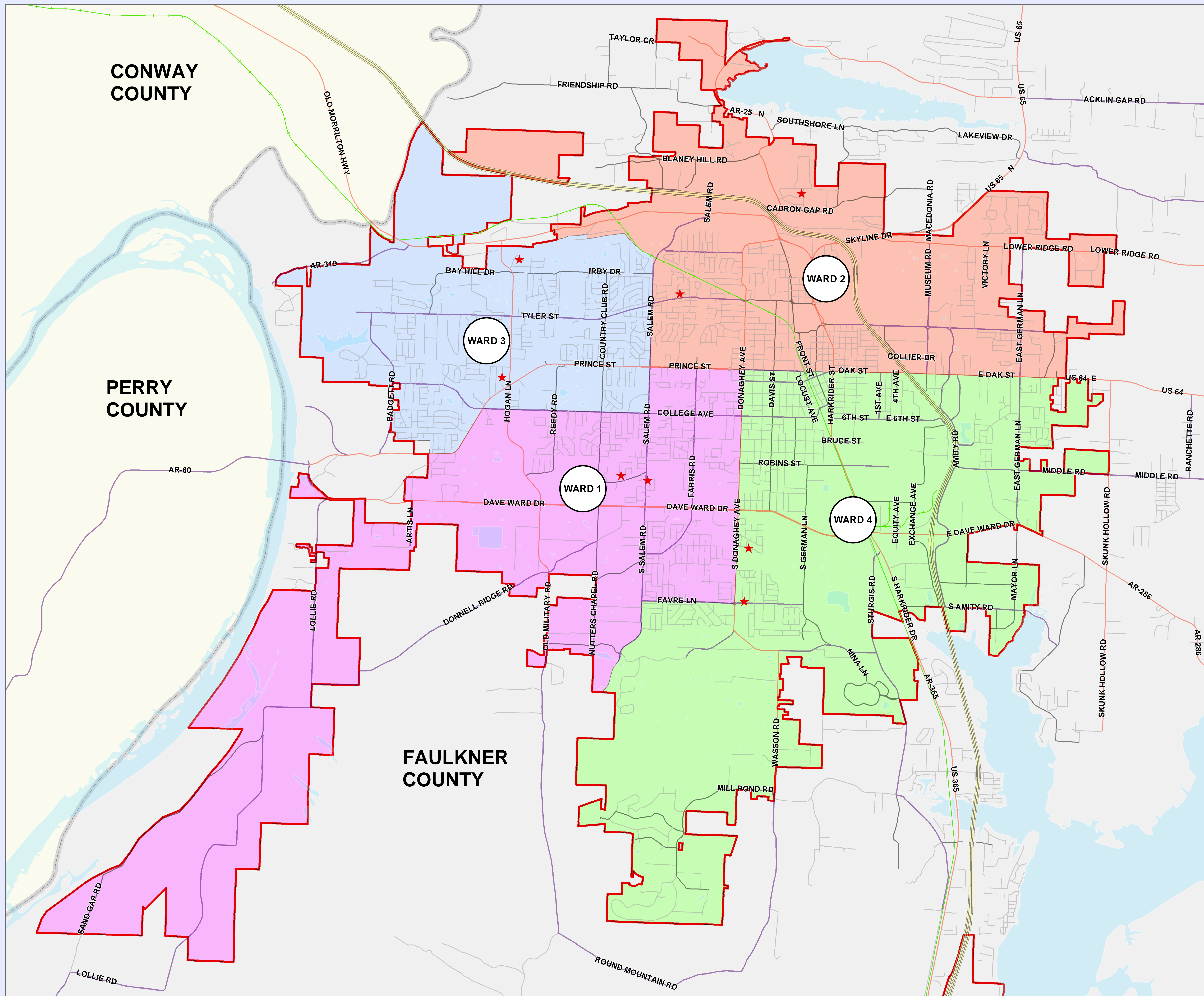
89 Farris Road - College to Prince		\$	-	\$	45,000
90 Carl Stuart Road - Salem to Stonebrook		\$	-	\$	35,000
91 Tyler St - Meadowbrook to Washington		\$	-	\$	70,000
92 S. German - Robins to Nabholz Ave - Sidewalk (East Side)		\$	-	\$	35,000
<b>TOTAL SIDEWALKS</b>		<b>\$</b>	<b>-</b>	<b>\$</b>	<b>185,000</b>

**TOTAL ALL PROJECTS \$ 15,450,000 \$ 31,958,250**

\*\*Gray areas are projects that is in between two wards

# CITY OF CONWAY

## CURRENT CITY COUNCIL WARDS



1 inch = 1,750 feet  
 1:21,000  
**APRIL 2015**

- INTERSTATE
- MAJOR ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- RAILROADS
- STREAMS
- LAKES & PONDS

- Ward 1**  
 Position 1: Andy Hawkins  
 405 Louise Lane, 72034  
 andy.hawkins@cityofconway.org  
 Term Expires: December 2016
- Position 2: David Grimes  
 344 Pippinpost Drive, 72034  
 david.grimes@cityofconway.org  
 Term Expires: December 2018
- Ward 2**  
 Position 1: Wesley Pruitt  
 12 Ridgwood Dr, 72032  
 wesley.pruitt@cityofconway.org  
 Term Expires: December 2016
- Position 2: Shelley Mehl  
 3105 Willow Run Drive, 72032  
 shelly.mehl@cityofconway.org  
 Term Expires: December 2018
- Ward 3**  
 Position 1: Mark Ledbetter  
 805 Teal Dr, 72034  
 mark.ledbetter@cityofconway.org  
 Term Expires: December 2016
- Position 2: Mary Smith  
 4020 Riley Renee Cv, 72034  
 mary.smith@cityofconway.org  
 Term Expires: December 2018
- Ward 4**  
 Position 1: Theodore Jones, Jr.  
 1990 Favre Lane, 72034  
 theodore.jones@cityofconway.org  
 Term Expires: December 2016
- Position 2: Shelia Whitmore  
 1985 Springwood Drive, 72034  
 shelia.whitmore@cityofconway.org  
 Term Expires: December 2018

- VOTING WARDS**
- WARD 1
  - WARD 2
  - WARD 3
  - WARD 4
  - CONWAY CITY LIMITS

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  
 LANDMARK IMS WEBSITE:  
 gis.cityofconway.org (UNDER DEVELOPMENT)  
 E-MAIL: Jason.Lyon@CityofConway.org



**City of Conway, Arkansas**  
**Resolution No. R-16-\_\_\_\_\_**

**A RESOLUTION AMENDING RESOLUTION R-16-04, ESTABLISHING THE INTENT OF THE CITY OF CONWAY TO ANNEX CERTAIN LANDS ALONG MILL POND RD AND BRONNIE LN WHICH HAVE BEEN COMPLETELY SURROUNDED BY THE INCORPORATED LIMITS OF THE CITY OF CONWAY:**

**Whereas**, Act 314 of 1979 provides that unincorporated islands of land that have been completely surrounded by the incorporated limits of a municipality may be annexed by that municipality; and

**Whereas**, the City of Conway desires to annex certain lands more completely described below;

**Tract 1 Legal (Round Mountain Cemetery)**

Part of the NE  $\frac{1}{4}$  NW  $\frac{1}{4}$  and part of the NW  $\frac{1}{4}$  NE  $\frac{1}{4}$ , Section 2, Township 4 North, Range 14 West; described as beginning at a point 0 degrees 08 minutes 51 seconds east 200 feet from the SE corner of said NE  $\frac{1}{4}$  NW  $\frac{1}{4}$ ; thence north 89 degrees 40 minutes 36 seconds east 210 feet; thence north 0 degrees 08 minutes 51 seconds east 420.10 feet; thence south 89 degrees 40 minutes 36 seconds west 305 feet to a point in a public road; thence south 01 degrees 41 minutes 36 seconds east along said public road a distance 420.10 feet; thence leaving said public road north 89 degrees 40 minutes 36 seconds east a distance of 81.50 feet to point of beginning, containing 2.85 acres, more or less.

**Tract 2 Legal (32 Bronnie Lane)**

Part of the NW  $\frac{1}{4}$  SW  $\frac{1}{4}$ , Section 20, Township 5 North, Range 13 West; described as beginning at a point 835 feet east of the northwest corner of said NW  $\frac{1}{4}$  SW  $\frac{1}{4}$  being a point along a public road Bronnie Lane and the northline of said NW  $\frac{1}{4}$  SW  $\frac{1}{4}$ ; thence south 35 feet to point of beginning; thence south 210 feet; thence east 210 feet; thence north 210 feet; thence west 210 feet to point of beginning, containing .97 acres, more or less.

**Tract 3 Legal (36 Bronnie Lane)**

Part of the NW  $\frac{1}{4}$  SW  $\frac{1}{4}$ , Section 20, Township 5 North, Range 13 West; described as beginning at a point 1041 feet east of the northwest corner of said NW  $\frac{1}{4}$  SW  $\frac{1}{4}$  being a point public road Bronnie Lane and the northline of said NW  $\frac{1}{4}$  SW  $\frac{1}{4}$ ; thence south 35 feet to point of beginning; thence continue east 114.22 feet to the west right of way of Interstate 40; thence along said right of way S 13' 11'43" E 104.48 feet; thence S 10' 58' 15" E 110.30 feet; thence leaving said right of way West 159.06 feet; thence north 210 feet to the point of beginning, containing .66 acres, more or less.

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

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

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

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

**Section 4.** Property owners will be notified by certified letter for the Public hearing to be postponed from February 23<sup>rd</sup>, 2016 to March 22<sup>nd</sup>, 2016.

Passed this 23<sup>rd</sup> day of February, 2016.

**Approved:**

**Attest:**

\_\_\_\_\_  
**Mayor Tab Townsell**

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



**City of Conway, Arkansas**  
**Resolution No. R-16-\_\_\_\_\_**

**A RESOLUTION BY CITY COUNCIL IN SUPPORT OF AN NEA ART WORKS GRANT APPLICATION FOR THE PURPOSE OF DEVELOPING DESIGNS FOR THE FORMER CONWAY SCRAP METAL PROPERTY; AND FOR OTHER PURPOSES**

**Whereas**, the City of Conway wishes to partner with the University of Arkansas Community Design Center to apply for a National Endowment for the Arts (NEA) Art Works Grant for up to \$100,000 for Design & Engineering of the proposed Performing Arts Amphitheater/Park Space which is proposed to be built at the location formerly occupied by Conway Scrap Metals and currently owned by the City; and

**Whereas**, the City of Conway was awarded an EPA Brownfield Cleanup Grant in 2015 for the cleanup of the project site; and

**Whereas**, the communities support for the remediation and redevelopment of this space was expressed in Resolution No. R-13-47 and through public engagement conducted in 2013 & 2014 through the Jumpstart Program; and

**WHEREAS**, the City of Conway passed resolution R-15-07 in support of a similar yet unsuccessful grant application in 2015 requiring a 1:1 Match, which if approved, will be \$100,000.

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

**Section 1:** The City of Conway does hereby express its support for the NEA Art Works Grant to fund necessary design work of the proposed "Reimagining the Town Square", and will fully support the allocation of match funds up to \$100,000 should the grant be awarded.

**Section 2:** The City of Conway supports partnering with the University of Arkansas Community Design Center as the lead design firm for the public space in this grant application. The Project Manager and/or the Mayor are hereby given authority to sign agreements and contracts regarding this project.

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

**Passed** this 23<sup>rd</sup> day of February, 2016.

**Approved:**

\_\_\_\_\_  
**Mayor Tab Townsell**

**Attest:**

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

# 2A

## Green Streets and Parks: Markham Town Square

### Phreatophytic Bosques

are water-loving, deep-rooted trees (e.g., Cottonwoods, Poplars, Willows, etc.) that provide flow **regulating services** by pumping, storing, and evapotranspiring groundwater where a high water table limits runoff retention. An acre of these trees can pump more than a million gallons of water annually.

### Underground Filtration Basins

are rock-filled trenches with bio-films beneath porous pavement that filter sediment and infiltrate stormwater runoff providing water **regulating services** in streets.



# 2A

## Green Streets and Parks: Markham Town Square

### Town Square as a Rain Terrain

Rain terrains are green infrastructure based on holding water versus *riparian corridors* based on drainage. Rain terrains prevent uncontrolled flooding in urbanized areas by managing overflow, and attenuating peak flows to streams that cause downstream flooding after rainfall.

### Bio-Retention Mat

holds floodwater during large scale rain events providing a **regulating service** as well as retaining civic functions despite flood events.



## **Project Title**

Water and Wildness: Reimagining the Town Square as a Rain Terrain

## **Project Description**

To support Water and Wildness: Reimagining the Town Square as a Rain Terrain. Funding is sought to develop a new prototype town square that integrates wetland-based stormwater treatment landscapes with urban land uses and an outdoor performance space for this small town with three colleges. The square's landscape will be *curated* through a portfolio of "strangemaking" exhibit structures including living walls, wire mesh container gardens and foot bridges, rookeries as landmarks, espaliers, and sculptural butterfly gardens that call attention to landscape systems. Partnering with the City of Conway/Public Art Board, the Ecological Design Group, the Pine Street Area Community Development Corporation, and the Lake Conway-Point Remove Watershed Alliance, UACDC will develop a detailed plan at the level of the Design Development Phase.

## **Major Project Activities**

UACDC, the Ecological Design Group, and the City of Conway (pop. 64,490) will prepare a proposal at the Design Development level (phase preceding construction documents) to transform a flood-prone scrap yard into a 300' x 300' town square that integrates wetland-based stormwater treatment landscapes with an outdoor performance facility. As the economic anchor for two redeveloping low-income downtown neighborhoods—the Markham Street and Pine Street neighborhoods—the town square will organize surrounding mixed land uses combining work, retail, cultural, and housing into a walkable center. The town square will function as a new type of urban public space—the *rain terrain* conceived for "wet" areas like Conway, which receives 51" of rainfall annually (30% above the national average). While a concept sketch has been developed (see Work Samples), further design and technical collaboration between ecological engineers, landscape architects, and urban designers is needed to pursue revitalization of this historic neighborhood plagued by a high water table. The amphitheater will be the sole outdoor performance venue in this town with three colleges, one the nationally ranked liberal arts college, Hendrix University.

Rain terrains (based on holding water vs drainage) facilitate redevelopment of neglected urban places characterized by poor drainage too costly to fix with conventional infrastructure. Design will address the town square from building edge to building edge, allowing conceptualization of its cross-section of sidewalks, parking, surrounding streets, and the square's interior as an integrated wetland landscape. The project will demonstrate how the powerfully symbolic and traditionally manicured town square can be partially *re-wilded* to deliver the 17 recognized ecosystem services including water regulation, pollution control, food and habitat provisioning, pollination, genetic preserve, nutrient management, soil health, etc. Here, the city is artfully engineered to work like a sponge using soft infrastructure that combines civil/ecological engineering with landscape architecture and hydrology—Sponge City.

Akin to an art park, the square's landscape will be *curated* through a portfolio of "strangemaking" exhibit structures including living walls, wire mesh container gardens and foot bridges, rookeries



as landmarks, espaliers, and sculptural butterfly gardens that call attention to landscape systems. The square will house an outdoor amphitheater for performances to service numerous local musical and drama groups in town (Conway has three Colleges). The square will be surrounded by a green infrastructure network of streets and auto parking, featuring Low Impact Development treatment landscapes (see UACDC's bestseller: *Low Impact Development: a design manual for urban areas*). The proposal combines art, ecology, and place-based urbanism to solve for economic and ecological challenges, especially overcoming the nature-deficit disorder most prevalent among children in low-income families.

Public design workshops to refine project programmatic needs will be held, building on two recent community accomplishments that involved project team members: 1) formation of the citizen-based Lake Conway-Point Remove Watershed Alliance now active in crafting urban watershed policy and implementing projects; and 2) proposal of a neighborhood redevelopment plan for the Pine Street neighborhood, including ongoing brownfield mitigation/hydrological modeling of the town square site through a 2013 HUD Jump Start Planning Grant.

Besides detailed plans, work products will include graphics that communicate transferable lessons on re-wilding urban landscapes to deliver ecological services—important since the greatest ongoing challenge to urban design and planning is design within human-dominated ecosystems. Renderings and a walk-thru video will be produced to secure public support, fundraising, and education on placemaking issues raised above.

### **Selection of Key Organization Partners**

This proposal advances collaboration among four primary partners, some who have already worked together to develop this project: the City of Conway's Department of Planning with its Public Art Board, the Lake Conway-Point Remove Watershed Alliance (LCPRWA), the Pine Street Area Community Development Corporation, and UACDC with the Ecological Design Group, the state's premiere landscape architecture firm. The City was awarded a HUD Jump Start Planning Grant in 2013 to redevelop the Markham Street and Pine Street neighborhoods and these stakeholders want to expand the partnership. LCPRWA will join the Pine Street Area Community Development Corporation and other partners in articulating a vision toward implementation of the town square as a rain terrain and art park. Moreover, this proposal represents the inaugural opportunity for project development undertaken by the LCPRWA—formed two years ago under an EPA grant led by UACDC to initiate a Watershed Management Plan.

### **Description of Key Organization Partners**

- **University of Arkansas Community Design Center:** UACDC advances creative development in Arkansas through design, research, and education solutions. An outreach center of the School of Architecture, UACDC has its own downtown facilities and professional design/planning staff who also teaches—much like a teaching hospital. Nationally recognized in public-interest design with over 100 design awards, UACDC has developed eight place-making platforms to shape infrastructure development and policy at state and municipal levels.

- **City of Conway:** The City owns the town square site and is implementing neighborhood revitalization beginning with remediation of the project site. The City is coordinating redevelopment for the larger downtown area and will convene design workshops for reimagining the town square in partnership with its Public Art Board. The City has also worked with other state agencies in its redevelopment efforts and its regional HUD and EPA coordinators.
- **Lake Conway-Point Remove Watershed Alliance:** LCPRWA is a multi-county watershed advocacy organization of downstream and upstream communities formed to address water management issues in this rapidly urbanizing 1,144 square mile watershed. The alliance will participate in the project visioning process to cultivate new partnerships and capacities in solving for urban water management issues throughout its watershed.
- **Ecological Design Group, Inc. (EDG),** a leading landscape architecture and civil/ecological engineering firm with a specialty in riparian corridor improvements, will collaborate on design approaches and provide technical assistance on ecological design, civil engineering, hydraulics, and landscape architecture, serving as the engineer of record. EDG has executed the state's premiere landscape projects including the Clinton Presidential Center Wetlands Park.
- **Pine Street Area Community Development Corporation:** The PSACDC is a 501(c)(3) organization committed to empowerment, revitalization, and redevelopment of the Pine Street and Markham Street neighborhoods. PSACDC routinely assists the City with outreach and education efforts, and will participate in the envisioning process for the town square.
- **Conway Area Chamber of Commerce and Conway Development Corporation:** The Chamber has been the most active private-sector advocate for community and economic development in Faulkner County and facilitated the City's strategic visioning plan Conway2025. The Chamber will assist the project team with the envisioning effort particularly on economic redevelopment of the Pine Street neighborhood town square and as the project relates to implementing Conway2025.
- **FTN Associates LTD:** An engineering firm specializing in water resources and environmental planning, FTN is currently the lead consultant for brownfield remediation of the town square site and hydrologic modeling of the project area. FTN is committed to finding community-oriented solutions and will provide further engineering and consulting services on the town square proposal.
- **Conway Alliance for the Arts:** is an organization that generates support for local artistic endeavors through collaboration, promotion, and development of resources for the advancement of the Conway community. CAFTA hosts the annual ArtsFest, held each fall in downtown Conway. The event includes a number of activities geared toward art lovers of all ages (2015 attendance 6,000).
- **Faulkner County Master Gardeners:** was founded 1996 to provide horticultural education and outreach services to Faulkner County. FCMG is part of the Arkansas Master Gardener Program which operates in 65 Arkansas counties, has over 3,000 volunteers, coordinates over 20 county and regional horticultural fairs annually, and reported 102,850 education hours and 181,371 service hours in 2014.

## Selection of Key Individuals

Individuals were selected based on their reputation for urban and ecological design, and expertise in public interest design. The four UACDC and EDG principals have garnered design awards for their professional work and specialize in arts-based projects and those that involve creative work on urban water management issues. Grummer headed the City's Urban Watershed Framework Plan with UACDC and has worked with UACDC on past NEA projects. Grummer oversees the City's EPA grants related to green infrastructure development and works with community and arts groups. Future consultants including engineers, lighting designers, acousticians, architects, and public installation artists will involve those who foreground design thinking and emphasis on place-based outcomes in their work.

## Bios of Key Individuals

- **Stephen Luoni** is director of UACDC where he is the Steven L. Anderson Chair in Architecture and Urban Studies and a Distinguished Professor of Architecture. Luoni is the principal urban designer with 25 years of experience in interdisciplinary public works projects combining landscape, urban, and architectural design. Under his direction UACDC work has won more than 100 awards, including awards from Progressive Architecture, American Institute of Architects, the Congress for the New Urbanism, American Society of Landscape Architecture, Environmental Design Research Association, American Architecture Awards, and the Holcim Award. Appointed a 2012 Ford Fellow by the United States Artists, he is also a recipient of 10 NEA grants. He has served as a review panelist for the NEA, and a resource team member as well as a host for the Mayors' Institute on City Design. Luoni has a Master of Architecture from Yale University and a BS in Architecture from The Ohio State University.
- **Paco Mejias Villatoro** is a project architect at UACDC and has worked professionally in London, Spain, and the U.S. Mejias is the founder of Pigueiras y Mejias Architects whose extensive portfolio of work focused on civic buildings and urban design. Their work was nominated for the prestigious Mies van der Rohe European Award for architecture among many other design awards. Mejias was instrumental in preparation of UACDC's Urban Watershed Framework Plan for Conway sponsored by the USEPA. Also a structural engineer, Mejias has a Master in Architecture from Valencia Polytechnics, a MS in Architectural Projects from the European University of Madrid, and a PhD from Madrid Polytechnics School of Architecture.
- **Martin Smith**, is an accomplished landscape architect with specialties in ecological-based stormwater management and sustainable site design, President of EDG, Inc. offering landscape architecture and civil engineering services with offices in Wynne, Little Rock, and Fayetteville. Smith's work includes landscapes designed for William E. Clark Presidential Park Wetlands at the William Clinton Presidential Center in Little Rock, and Heifer International World Headquarters, both winners of national design awards.
- **or Tanner Weeks**
- **Brahm Driver**, PE, LEED AP BD+C, is a principal civil engineer with Ecological Design Group, Inc. where he specializes in stormwater management, low-impact development, and green infrastructure design, roadway design, transit-oriented development, and site utility design for academic, commercial, mixed use, multi-family housing developments, and private residences.

- **Scott Grummer** is a Planner for the City of Conway and Program Manager for development projects initiated through the City's Community Development Department. He has managed HUD's Home and CDBG programs, and an EPA Brownfield Grant. With over 15 years in real estate development project management, he oversees environmental reviews, procurement of contractors, management of design and engineering firms, and public processes with stakeholder groups. Grummer has managed other NEA projects with UACDC as a Director of the Downtown Little Rock Community Development Corporation where his work in housing development won numerous national design and construction awards.

### **Schedule of Key Project Dates**

Jan-Feb 2017: Due diligence with consultants, and study of brownfield remediation and hydrological modeling reports

March-May 2017: Design workshop with stakeholders including preparation of base maps detailing existing conditions

July 2017: Presentation of 50% Schematic Design package and meeting/design workshop with stakeholders

October 2017: Presentation of 100% Schematic Design package and completed portfolio with walk-thru video of design

January 2018: Presentation of 50% Design Development package

April 2018: Presentation of 100% Design Development package

### **Promotion and Publicity**

As a national thought leader on urban design, UACDC's design work is regularly published in international and national design publications, and exhibited in international art/design biennales. Work will be posted on partners' websites. UACDC is one of three university-based community design centers nationally that comprise the National Resilience Initiative, a program of the American Institute Architects in partnership with the Rockefeller Foundation's 100 Resilient Cities Initiative and the Clinton Global Initiative. Here, UACDC is the Core Studio for the Midwest tasked with developing training modules for partnering cities' Chief Resilience Officers. The project warrants a training module on the subject of Public Space as the Best Resilience Strategy.

The City of Conway and LCPRWA will post design recommendations on their websites and feature designs for the town square in regional print and social media pursuant to their long-term planning and organizational outreach efforts.

### **Accessibility**

Yes

## Performance Measurement

The design proposal needs to simultaneously solve for challenging urban water management problems and function as an accessible town square that catalyzes economic development while providing the City with its sole outdoor formal performance venue. Thus, the design must meet hydrological modeling parameters set by ecological engineers for controlling flooding on this site through best water management practices. The final proposal will have to gain approval from arts and neighborhood stakeholder groups, as well as the City, by synthesizing feedback from design workshops to move toward implementation. The design must be a compelling professional product with significant recognition to secure funding and public interest to move forward, building on the City's investment of more than \$700,000 for property purchase, brownfield remediation, and planning.

## Intended Audience

The two neighborhoods comprise a 28-block low-and-moderate income community of 3,997 residents, Census Bureau (Tract 307.01). Located within historic Conway where three in ten residential lots are vacant, **the project will directly serve 12,000 downtown residents, many underserved, once neighborhood revitalization is complete** (Conway will add 25,000 to its 64,490 pop. in next 15 years). A majority of the city's at-risk populations—minorities, single-parent households, the poor and physically disadvantaged—reside in the older areas surrounding the neighborhood. The project area maintains a 32.5 percent minority population, twice that of the City's average. The number of 25-34 year olds—a key demographic in evaluating an area's vitality—decreased by 25 percent over the last twenty years. Inflation-adjusted median household income decreased by nearly 12 percent to \$22,316 while the neighborhood's poverty rate jumped to 30.94 percent. In addition, the neighborhood's unemployment is almost three times that of the City's at 14.2 percent while the rate for the area's minority population exceeds 23 percent.

As the city's sole outdoor space designed for performances, the town square will serve the Faulkner County region of 120,000, and an active arts community directly **involving more than 100 performers and visual artists**. Organizations seeking outdoor performance venues include Conway's **Arkansas Shakespeare Theatre**, the state's only professional Shakespeare Company, which presented the Merry Wives of Windsor outdoors at the Argenta Farmers' Market in 2015. The **Conway Alliance for the Arts** hosts the annual ArtsFest every fall in downtown Conway averaging 6,000 attendees. The **Conway Symphony Orchestra**, presents a free outdoor concert downtown and would likely hold a summer series with a new space. **Toad Suck Daze**, the largest free-admission family festival in the state starts the first weekend in May for three days and attracts more than **160,000 people** to downtown Conway.



**City of Conway, Arkansas  
Ordinance No. O-16-\_\_\_\_\_**

**AN ORDINANCE APPROPRIATING GRANT FUNDS FOR THE SPENCER STREET BROWNFIELD CLEANUP PROJECT; AND FOR OTHER PURPOSES;**

**Whereas**, grant funds in the amount of \$740 were received from the U.S. Environmental Protection Agency in support of the Spencer Street Brownfield Cleanup Project and for other expenses.

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

**Section 1:** The City of Conway, Arkansas, shall accept grant funds in the amount of \$740 and appropriate said funds from Federal Miscellaneous Grant Account (399-000-4200) to the Planning & Development Grant Account (399-105-5799).

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

**PASSED** this 23<sup>rd</sup> day of February, 2016.

**Approved:**

\_\_\_\_\_  
**Mayor Tab Townsell**

**Attest:**

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



**City of Conway, Arkansas**  
**Ordinance No. O-16-\_\_\_\_\_**

**AN ORDINANCE APPROPRIATING FUNDS FOR THE PLANNING AND DEVELOPMENT DEPARTMENT FOR AN INTERIM TRAINING PERIOD FOR THE DEPUTY DIRECTOR OF PLANNING AND DEVELOPMENT; ALSO RENAMING THE POSITION FROM DEPUTY DIRECTOR OF PLANNING AND DEVELOPMENT TO ASSISTANT DIRECTOR OF PLANNING AND DEVELOPMENT, REPEALING ANY ORDINANCES IN CONFLICT:**

**Whereas,** The Planning Department would like to request that funds be appropriated for a training period for the replacement Deputy (Assistant) Director of Planning and Development;

**Whereas,** The Deputy Director of Planning and Development position title will be changed to Assistant Director of Planning and Development;

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

**Section 1.** The City of Conway shall appropriate \$14,000 from General Fund – Fund Balance Appropriation Account (001.119.4990) to the Account (001.105.5111) for salary and related expenditures for an interim training period for a new Assistant Director of Planning and Development.

**Section 2.** The position will be renamed from Deputy Director of Planning and Development to Assistant Director of Planning and Development.

**Section 3.** That any ordinance which conflicts with this ordinance is hereby repealed to the extent of the conflict.

**PASSED** this 23<sup>rd</sup> day of February, 2016.

**Approved:**

\_\_\_\_\_  
**Mayor Tab Townsell**

**Attest:**

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



**CITY OF CONWAY**  
Planning and Development

1201 Oak Street  
Conway, AR 72032

T 501.450.6105  
F 501.450.6144

[www.conwayplanning.org](http://www.conwayplanning.org)

February 17, 2016

**MEMO**

From: Bryan Patrick

To: Mayor and City Council

**Deputy Director of Planning Position - Training Period for Replacement**

Wes Craiglow, Deputy Director of Planning, will be resigning no later than mid-July, 2016. I would like to fill his position by May 1, 2016 in order for the new Deputy (Assistant) Director to gain training prior to Wes' departure. The 8-10 weeks of training overlap would add around \$14,000 maximum to the Planning Department salary budget.

I would also like to rename the position to Assistant Director of Planning and Development.

**Salary Details:**

Deputy Director of Planning \$56,568 (\$71,628 City costs: pension, insurance, worker's comp., etc.)





**City of Conway, Arkansas**  
**Ordinance No. O-16- \_\_\_\_\_**

**AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING ORDINANCE TO REZONE PROPERTY LOCATED AT 3010 W TYLER STREET FROM R-1 TO S-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 **R-1** symbols and indications as shown on the Zoning District Boundary Map in an area described as follows:

Part of the NE 1/4 SW 1/4 Section 3, T-5-N, R-14-W Faulkner County, Arkansas, described as beginning at the NE corner of said NE 1/4 SW 1/4, thence South along the East line of said NE 1/4 SW 1/4 161.00 feet, thence leaving said East line S-81-25-31 W 272.00 feet, thence N-58-40-33 W 57.60 feet, thence N-42-06-20 W 221.90 feet, thence N-89-08-37 E 467.00 feet to the point of beginning, containing 1.60 acres more or less.

to those of **S-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 23<sup>rd</sup> day of February, 2016.

**Approved:**

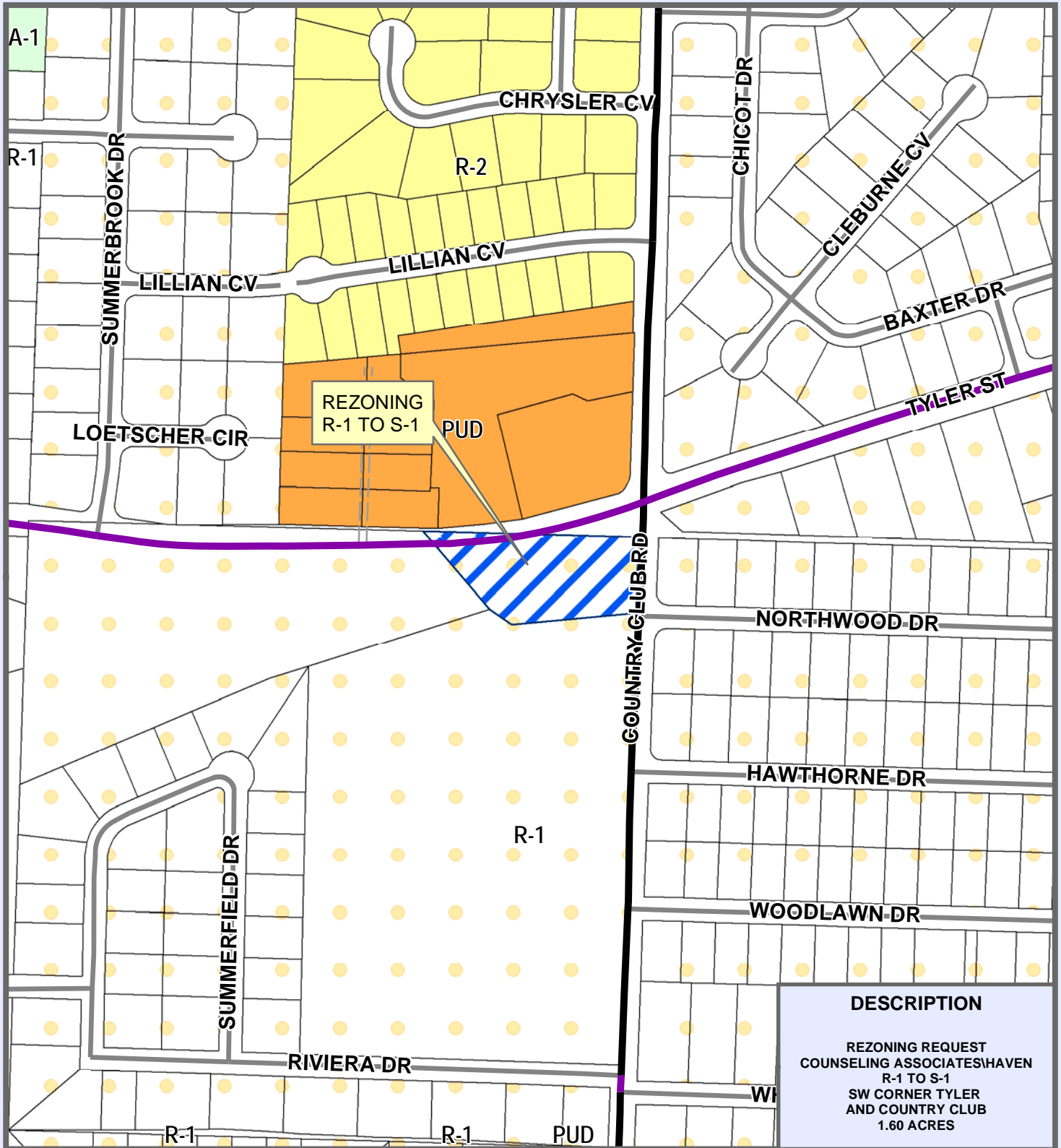
\_\_\_\_\_  
**Mayor Tab Townsell**

**Attest:**

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

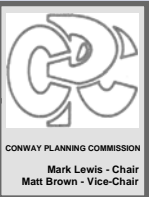
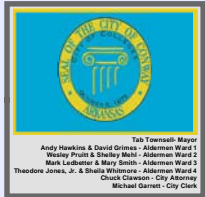
# CITY OF CONWAY

## COUNSELING ASSOCIATES/HAVEN -- REZONING

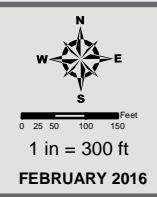


**DESCRIPTION**

**REZONING REQUEST**  
**COUNSELING ASSOCIATES/HAVEN**  
**R-1 TO S-1**  
**SW CORNER TYLER**  
**AND COUNTRY CLUB**  
**1.60 ACRES**

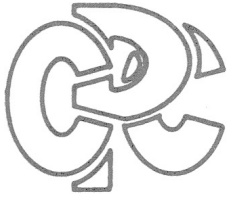


INTERSTATE	LOT LINE	Residential R-1	Industrial MF-1
MAJOR ARTERIAL	STREAMS	Residential R-2A	Industrial MF-2
MINOR ARTERIAL	LAKES & PONDS	Residential R-2	Industrial MF-3
COLLECTOR	CITY LIMITS	Residential HR	Industrial RMH
RESIDENTIAL		Residential SR	Special SP
PRIVATE ROAD		Commercial C-1	Office O-1
INTERSTATE RAMP		Commercial C-2	Office O-2
RAILROADS		Commercial C-3	Office O-3
		Commercial C-4	Special S-1
			Special A-1
			Special PUD
			Special 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.CONWAYPLANNING.ORG/GIS  
 E-MAIL: Jason.Lyon@CityOfConway.org

**CONWAY PLANNING COMMISSION**

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

**MEMO**

**To: Mayor Tab Townsell**  
**CC: City Council Members**

**From: Mark Lewis, 2016 Planning Commission Chairman**  
**Date: February 17, 2016**

**Re: Conditional Use Permit request to allow religious activities for property located at 1216 Hamilton Street and 1215 Factory Street**

---

A request for a Conditional Use Permit to allow religious activities for property located at 1216 Hamilton Street and 1215 Factory Street with the legal descriptions:

**[1216 Hamilton Street]**

LOT 3,4,5 BLK 19 BURNS ADDN

and

**[1215 Factory Street]**

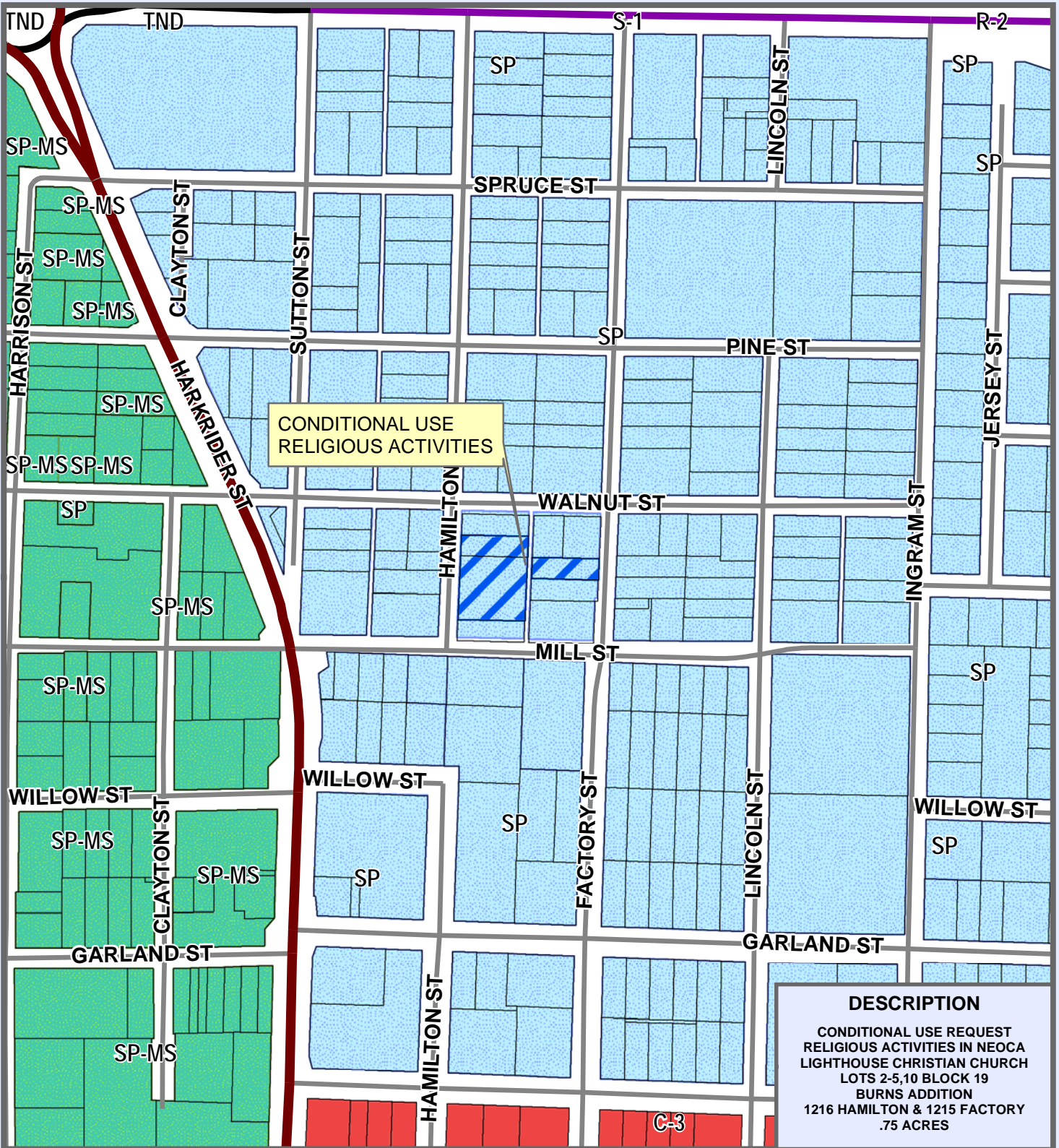
LOT 10 BLK 19 BURNS ADDN

was reviewed by the Planning Commission at its regular meeting on February 16, 2016. The Planning Commission voted 8-1 that this request be forwarded to the City Council with a recommendation for approval with no conditions. Commissioners Justin Brown voted in opposition.

Please advise if you have any questions.

# CITY OF CONWAY

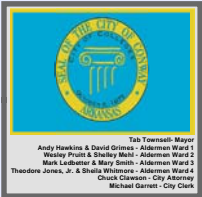
## LIGHTHOUSE CHRISTIAN CHURCH -- CONDITIONAL USE



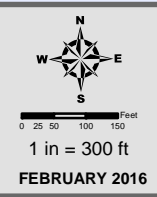
CONDITIONAL USE  
RELIGIOUS ACTIVITIES

**DESCRIPTION**

CONDITIONAL USE REQUEST  
RELIGIOUS ACTIVITIES IN NEOCA  
LIGHTHOUSE CHRISTIAN CHURCH  
LOTS 2-5,10 BLOCK 19  
BURNS ADDITION  
1216 HAMILTON & 1215 FACTORY  
.75 ACRES

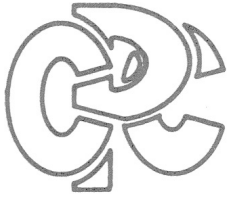


<ul style="list-style-type: none"> <li> INTERSTATE</li> <li> MAJOR ARTERIAL</li> <li> MINOR ARTERIAL</li> <li> COLLECTOR</li> <li> RESIDENTIAL</li> <li> PRIVATE ROAD</li> <li> INTERSTATE RAMP</li> <li> RAILROADS</li> </ul>	<ul style="list-style-type: none"> <li> LOT LINE</li> <li> STREAMS</li> <li> LAKES &amp; PONDS</li> <li> CITY LIMITS</li> </ul>	<p><b>Residential</b></p> <ul style="list-style-type: none"> <li> R-1</li> <li> R-2A</li> <li> R-2</li> <li> HR</li> <li> SR</li> </ul> <p><b>Commercial</b></p> <ul style="list-style-type: none"> <li> C-1</li> <li> C-2</li> <li> C-3</li> <li> C-4</li> </ul>	<p><b>Industrial</b></p> <ul style="list-style-type: none"> <li> MF-1</li> <li> MF-2</li> <li> MF-3</li> <li> RMH</li> </ul> <p><b>Special</b></p> <ul style="list-style-type: none"> <li> SP</li> <li> S-1</li> <li> A-1</li> <li> PUD</li> <li> TJ</li> </ul>	<p><b>Industrial</b></p> <ul style="list-style-type: none"> <li> RU-1</li> <li> I-3</li> </ul>
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CONTACT INFORMATION  
 WWW.CONWAYPLANNING.ORG/GIS  
 E-MAIL: Jason.Lyon@CityOfConway.org

**CONWAY PLANNING COMMISSION**

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

**MEMO**

**To: Mayor Tab Townsell**  
**CC: City Council Members**

**From: Mark Lewis, 2016 Planning Commission Chairman**  
**Date: February 17, 2016**

**Re: Conditional Use Permit request to allow an Amusement Center with Restaurant (Snack Bar) for property located at 655 Equity Avenue**

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A request for a Conditional Use Permit to allow an amusement center with restaurant (snack bar) for property located at 655 Equity Avenue with the legal description:

Part of Block B-1, Conway Industrial Park, City of Conway, Arkansas, more particularly described as follows; Part of the NW 1/4 SE 1/4 and part of the SW 1/4 and NE 1/4, Section 18, T5N, R13W, Faulkner County, AR. Beginning at a point on the west right of way of Equity Ave. 120.9 feet north 88 degrees 05 minutes west of the northeast corner of said NW 1/4, SE 1/4, said point being 568.8 feet south 2 degrees 13 minutes west of the northeast corner of said block B-1; thence run south 2 degrees 13 minutes west along said west right of way 161.2 feet; thence north 88 degrees 05 minutes west 379.0 feet; thence north 2 degrees 13 minutes east 50.0 feet; thence north 88 degrees 05 minutes west 16.8 feet to the east right of way of a railroad spur; thence north 2 degrees 13 minutes east along said east right of way 140.0 feet; thence south 88 degrees 05 minutes east 395.8 feet to the west right of way of Equity Avenue; thence south 02 degrees 13 minutes west 28.8 feet to the point of beginning.

was reviewed by the Planning Commission at its regular meeting on February 16, 2016. The Planning Commission voted 7-2 that this request be forwarded to the City Council with a recommendation for approval subject to the below conditions. Commissioners Jerry Rye and Justin Brown voted in opposition.

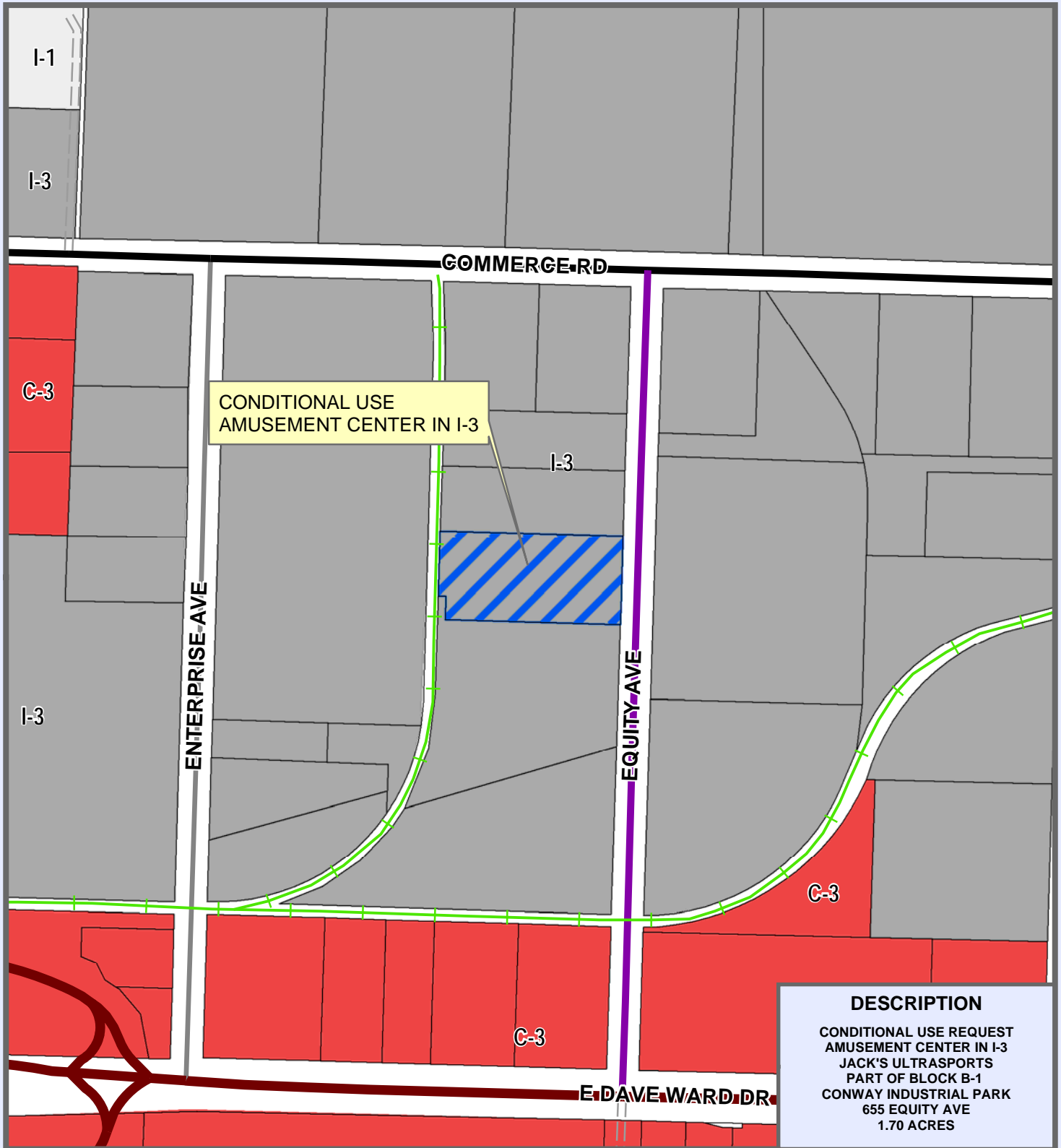
**Condition:**

1. Conditional Use Permit is limited to applicant, Curtis Butler/Jack's Ultra Sports.
2. Business hours must conclude by 9:00 pm each day of operation.
3. All activities must be contained inside the facility.

Please advise if you have any questions.

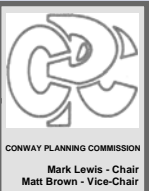
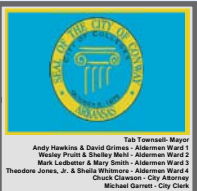
# CITY OF CONWAY

## JACK'S ULTRASPORTS -- CONDITIONAL USE

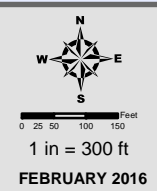


CONDITIONAL USE  
AMUSEMENT CENTER IN I-3

**DESCRIPTION**  
 CONDITIONAL USE REQUEST  
 AMUSEMENT CENTER IN I-3  
 JACK'S ULTRASPORTS  
 PART OF BLOCK B-1  
 CONWAY INDUSTRIAL PARK  
 655 EQUITY AVE  
 1.70 ACRES



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



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## Parks and Recreation

10 Lower Ridge Road • Conway AR 72032  
[www.conwayparks.com](http://www.conwayparks.com)

Steve Ibbotson  
 Director

February 16, 2016

Mayor Tab Townsell and City Council  
 1201 Oak Street  
 Conway AR 72032

Re: Disposal / Removal from Inventory

Mayor:

The Conway Parks and Recreation Department would like to request to remove the following items from the inventory listing and dispose of them as listed:

Inventory Item	Asset #	Purchase Price	Disposal
2005 Grasshopper Mower	2063	\$ 5,150.75	Scrap
2004 Grasshopper Mower	2079	\$ 7,295.25	Scrap
2004 Grasshopper Mower	2080	\$ 6,812.81	Scrap
2004 John Deere Mower	2081	\$ 4,667.25	Scrap

Sincerely,

Steve Ibbotson  
 Parks Director

SDI: rfs

## MEMORANDUM

**TO:** City Council Members/Mayor Tab Townsell  
**FROM:** Chief Jody Spradlin  
**DATE:** February 18, 2016  
**SUBJECT:** Request for disposal of assets

The Conway Police Department has the following weapons they would like to dispose of:

- Mossberg 500 12 gauge pump action shotgun, Serial # L511702
- Mossberg 835 12 gauge pump action shotgun, Serial # UM282861
- Remington 870 12 gauge pump action shotgun, Serial # T335453V
- Mossberg 500 12 gauge pump action shotgun, Serial # G540321
- Winchester 1200 12 gauge pump action shotgun, Serial # L1165485
- Colt AR-15 .223 caliber, Serial # SP206791

These weapons are at the end of their service life and malfunction. The cost to repair these weapons exceeds the value of the weapon. The Department wishes to destroy these assets.

The Department also has the following weapons they would like to use as trade-ins:

- Ruger Model 77 .308 caliber bolt action rifle, Serial # 771-94266
- Ruger Mini-14 .223 caliber semi-automatic rifle, Serial # 185-73036
- Ruger Mini-14 .223 caliber semi-automatic rifle, Serial # 185-72881
- Ruger Mini-14 .223 caliber semi-automatic rifle, Serial # 185-73357

These weapons are at the end of their service life as well. The Department wishes to use these weapons as trade-ins to offset the cost of purchasing new Glock 27 .40 caliber pistols.

Thank you for your consideration.







**City of Conway, Arkansas  
Ordinance No. O-16-\_\_\_\_\_**

**AN ORDINANCE SETTING USE REGULATIONS FOR SIGNAGE ON THE ARCH AT ROGERS PLAZA LOCATED  
IN DOWNTOWN CONWAY; AND FOR OTHER PURPOSES**

**Whereas**, the Arch at Rogers Plaza is a highly visible public landmark, the major regional entry into downtown, and an iconic community amenity, and

**Whereas**, the Arch is a desirable location for focusing community messages due to its high visibility, and the Arch has been designed to accommodate changeable temporary signage, and

**Whereas**, public demand for signage on the Arch may exceed the available time and space this venue affords and the principle of "First Come, First Served" may not prioritize the most appropriate messaging needs for community wide events and activities.

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

**Section 1.** Temporary signage on the columns of the Arch at Rogers Plaza is reserved to the space assigned for such signage namely the hollowed areas in the brick on the east and west face of each column.

**Section 2.** All temporary signage on the horizontal section of the Arch spanning the street is prohibited.

**Section 3.** All signage on the Arch must be approved and reserved for specific times through the Mayor's Office or as assigned by the Mayor's Office.

**Section 4.** Signage is limited to city sponsored and/or endorsed events and programs. City of Conway City Council may sponsor or endorse events and programs or endorse community service announcements. This does not include commercial announcements. They may also delegate those responsibility to the Mayor's Office.

**Section 5.** The city reserves the right to alter the scheduled display times. The city further reserves the right to remove inappropriate, unapproved, or dilapidated signage.

**Section 6.** Any ordinances in conflict with this ordinance are hereby repealed to the extent of that conflict.

**PASSED this 23<sup>rd</sup> day of February, 2016.**

**Approved:**

**Attest:**

\_\_\_\_\_  
**Mayor Tab Townsell**

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