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MINUTES OF THE CITY COUNCIL, CITY OF CONWAY, ARKANSAS

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Conway, Arkansas  
Tuesday, 6:30 pm  
January 23, 2018

On this date the City Council of the City of Conway, Arkansas met in regular session. The following members being a quorum were present and acting: Alderman Hawkins, Alderman Grimes, Alderwoman Mehl, Alderwoman Smith, Alderman Ledbetter, and Alderwoman Isby. Also, present and acting: Mayor Bart Castleberry, City Attorney Chuck Clawson and City Clerk Michael Garrett. Alderman Pruitt and Alderman Jones were not present.

**Call to Order: Mayor Bart Castleberry**

**Roll Call: Michael O. Garrett**

**Minutes: January 9, 2018**

Alderwoman Isby motioned to approve the **January 9, 2018** minutes as submitted. Alderwoman Smith seconded the motion. There was no discussion. The motion passed 6-0.

**Approval of Monthly Financial Report ending December 31, 2017:**

Tyler Winningham, Chief Financial Officer presented the Monthly Financial Report to the Council. He stated while the figures in the report are not final for the year, they are stable with sales tax estimated to come in at around 4% over last year. Expenditures are down 4% at the time of this report. He continued by stating that the City is showing \$600,000 net revenue which will go into the fund balance of the General Fund. He pointed out that the numbers for the Airport Fund reflected the sale of the old airport property. Loans to be paid back from the revenue of the sale have not yet been posted and do not reflect in this report. Alderwoman Smith made a motion to approve the monthly financial report and Alderwoman Isby seconded it. The motion to approve passed 6-0.

**1. Report of Standing Committees:**

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

**1. Ordinance amending Ordinance O-12-08 to allow for an additional enforcement remedy of discontinuation of water services for customers.**

**O-18-07**

Alderman Hawkins presented Item A1 to the Council. Alderwoman Smith made a motion to waive the three readings and Alderwoman Isby seconded it. The motion passed 6-0. Brett Carroll with Conway Corporation was present to address the Council stating that the Conway Corporation Board of Directors had passed a Resolution allowing this extra level of enforcement, specifically related to grease traps. Alderwoman Smith made a motion to adopt the Ordinance and Alderwoman Isby seconded. The Clerk called the roll with the following voting "Aye": Alderwoman Smith, Alderman Ledbetter, Alderwoman Isby, Alderwoman Mehl, Alderman Hawkins and Alderman Grimes. The Ordinance passed 6-0.

**2. Consideration to remove fixed asset inventory for the Conway Airport.**

Alderman Hawkins presented Item A2 to the Council. Josh Zylks of the Conway Airport was present to address the Council. He stated that this move was to remove assets from the books that were eliminated in the recent sale of the airport property. Alderwoman Smith made a motion to remove the assets and Alderwoman Isby seconded it. The motion to approve passed 6-0.

**3. Ordinance to rezone property located at 1340 & 1370 McNutt Road from MF-2 to I-1.**

**O-18-08**

Alderman Hawkins presented Item A2 to the Council stating that this item was reviewed by the Planning Commission at their meeting on January 16<sup>th</sup> at which time it was voted 7-0 to forward to City Council

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with a recommendation for approval. Alderwoman Isby made a motion to waive the three readings and Alderwoman Smith seconded it. The motion passed 6-0. Alderwoman Smith made a motion to adopt the Ordinance and Alderwoman Isby seconded. The Clerk called the roll with the following voting "Aye": Alderman Hawkins, Alderman Ledbetter, Alderwoman Isby, Alderwoman Mehl, Alderwoman Smith, and Alderman Grimes. The Ordinance passed 6-0.

**4. Ordinance to rezone property located at 604 & 606 East Robins Street from C-3 to PUD.**

**O-18-09**

Alderman Hawkins presented Item A4 to the Council stating that this item was reviewed by the Planning Commission at their meeting on January 16<sup>th</sup> at which time it was voted 7-0 to forward to City Council with a recommendation for approval. Alderwoman Isby made a motion to waive the three readings and Alderwoman Smith seconded it. The motion passed 6-0. Phillip Fletcher, Executive Director of City of Hope Outreach was present to address the Council stating that they were seeking this PUD in order to build 10 tiny homes to address homelessness in the City. The homes will be rental units with 60% going to the homeless, 20% to homeless Veterans and 20% to low and middle income persons. The two properties would be joined and the tiny houses built and occupied within two years. Fundraising on the part of City of Hope Outreach is planned to fund the building of the homes. There was no further discussion. Alderwoman Smith made a motion to adopt the Ordinance and Alderwoman Isby seconded. The Clerk called the roll with the following voting "Aye": Alderman Grimes, Alderwoman Isby, Alderwoman Mehl, Alderman Hawkins, Alderwoman Smith and Alderman Ledbetter. The Ordinance passed 6-0.

**5. Consideration to approve a conditional use permit request from Finish Line Motors to allow automobile sales in CMU (Commercial Mixed Use) zoning district in the Markham Street Neighborhood Specific Plan for property located at 1267 & 1269 Harkrider Street.**

Alderman Hawkins presented Item A5 to the Council stating that this item was reviewed by the Planning Commission at their meeting on November 20<sup>th</sup> at which time it was voted 0-8 to reject the conditional use. The applicant then notified City Council of their intent to present the request to City Council. Mr. Ingram, owner of the property in question was present to address the Council. He stated that his intent was to demolish the building at 1267 and pave the property and run his business from 1269 Harkrider. Bryan Patrick of the Planning and Development Department was present to answer questions from the Council. He stated that this property is part of the Markham Street Specific Plan and the vision for the plan is a more urban downtown extension of the City with buildings set on the street and parking areas hidden behind and pedestrian friendly sidewalks. The Plan states that parking lots are not to be located on corner lots as what Mr. Ingram is suggesting. He added that the Planning Commission felt that what Mr. Ingram was planning was not in keeping with the scheme of the re-development of the neighborhood. Alderman Hawkins made a recommendation to Mr. Ingram that he re-evaluate what might be done with the property and seek counsel from the Planning and Development Department in the matter. Alderman Grimes agreed and asked the applicant to withdraw the request for conditional use at this time. Mr. Ingram agreed to withdraw the request for conditional use.

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

**1. Ordinance appropriating grant funds received from the Arkansas Department of Emergency Management to the Conway Police Department SWAT team.**

**O-18-10**

Mayor Castleberry presented Item B1 to the Council. Chief Jody Spradlin was present to represent the Police Department on the matter. He stated that this is a Homeland Security Grant that was received in a prior Council meeting and he is requesting the remainder of the grant be appropriated in order to close out the grant for 2017. Alderwoman Isby made a motion to waive the three readings and Alderwoman Smith seconded it. The motion passed 6-0. There was no further discussion. Alderwoman Smith made a motion to adopt the Ordinance and Alderwoman Isby seconded. The Clerk called the roll

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with the following voting "Aye": Alderwoman Smith, Alderman Ledbetter, Alderman Jones, Alderman Grimes, Alderwoman Mehl, Alderwoman Isby and Alderman Hawkins. The Ordinance passed 6-0.

**2. Ordinance to waive bids and purchase tasers from Taser International for the Conway Police Department.**

**O-18-11**

Mayor Castleberry presented Item B2 to the Council. Alderwoman Isby made a motion to waive the three readings and Alderwoman Smith seconded it. The motion passed 6-0. There was no further discussion. Alderwoman Smith made a motion to adopt the Ordinance and Alderwoman Isby seconded. The Clerk called the roll with the following voting "Aye": Alderwoman Mehl, Alderman Hawkins, Alderwoman Isby, Alderman Grimes, Alderwoman Smith, and Alderman Jones. The Ordinance passed 6-0.

**3. Ordinance to waive bids and purchase concealment vests from Teeco Safety for the Conway Police Department.**

**O-18-12**

Mayor Castleberry presented Item B2 to the Council. Alderwoman Smith made a motion to waive the three readings and Alderwoman Isby seconded it. The motion passed 6-0. There was no further discussion. Alderwoman Isby made a motion to adopt the Ordinance and Alderwoman Smith seconded. The Clerk called the roll with the following voting "Aye": Alderman Jones, Alderman Hawkins, Alderwoman Smith, Alderman Grimes, Alderwoman Isby, Alderman Ledbetter and Alderwoman Mehl. The Ordinance passed 6-0.

**4. Consideration to extend the lease agreement with the University of Central Arkansas for property located at 1835 South Donaghey Avenue.**

Mayor Castleberry presented Item B2 to the Council. Chief Mike Winter of the Conway Fire Department was present to address the Council. Alderwoman Smith made a motion to extend the lease agreement and Alderman Hawkins seconded it. The motion to extend the agreement passed 5-0, with Alderwoman Mehl abstaining.

**5. Ordinance accepting and appropriating insurance proceeds for the Conway Fire Department.**

**O-18-13**

Mayor Castleberry presented Item B2 to the Council. Chief Mike Winter said that the Department had received insurance proceeds for \$7,500 to replace a thermal imaging camera. Alderwoman Smith made a motion to waive the three readings and Alderwoman Isby seconded it. The motion passed 6-0. There was no further discussion. Alderwoman Isby made a motion to adopt the Ordinance and Alderwoman Smith seconded. The Clerk called the roll with the following voting "Aye": Alderman Hawkins, Alderman Grimes, Alderwoman Isby, Alderman Ledbetter, Alderwoman Mehl, and Alderwoman Smith. The Ordinance passed 6-0.

**6. Ordinance authorizing a staffing change and appropriating funds for a new assistant chief position within the Conway Fire Department.**

**O-18-14**

Mayor Castleberry presented Item B2 to the Council. Chief Winter stated that he is requesting this new position to head a new division within the Department. He stated that passing this Ordinance, along with the approval of the Department's 2018 budget, would lay the foundation for the new Medic Department within the CFD. Alderwoman Smith made a motion to waive the three readings and Alderwoman Isby seconded it. The motion passed 6-0. There was no further discussion. Alderwoman Isby made a motion to adopt the Ordinance and Alderwoman Mehl seconded. The Clerk called the roll with the following voting "Aye": Alderman Ledbetter, Alderwoman Isby, Alderman Hawkins, Alderwoman Mehl, Alderwoman Smith and Alderman Grimes. The Ordinance passed 6-0.

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There was no further discussion. The meeting was adjourned.

**Adjournment-----**

*PASSED this 23<sup>d</sup> day of January, 2018*

**APPROVED:**

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*Mayor Bart Castleberry*

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*City Clerk Michael O. Garrett*