
MINUTES OF THE CITY COUNCIL, CITY OF CONWAY, ARKANSAS

Conway, Arkansas
Tuesday, 6:30 pm
November 28, 2017

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, Alderman Jones and Alderwoman Isby. Also, present and acting: City Attorney Chuck Clawson, Mayor Bart Castleberry and City Clerk Michael Garrett. Alderman Pruitt was not present.

Call to Order: Mayor Bart Castleberry

Roll Call: Michael O. Garrett

Minutes: November 14, 2017

Alderwoman Isby motioned to approve the **November 14, 2017** minutes as submitted. Alderwoman Smith seconded the motion. There was no discussion. The motion passed 6-0.

Approval of Monthly Financial Report ending October 31, 2017:

Mr. Tyler Winningham presented to the Council the Financial Report ending October 31, 2017. He stated that the financials were strong. Sales tax was up 7.5% this month which puts total to 5.5% YTD and expenditures continue to be under budget. Alderwoman Smith made a motion to approve the monthly financials ending October 31, 2017 and Alderwoman Isby seconded it. The report was approved 7-0.

1. Report of Standing Committees:

A. Public Hearings

1. Public Hearing: Discussion to abandon the entirety of the north south alley in Block 6 & Block 8 in the Burns Addition.

a. Ordinance vacating portions of the north south alleyway in Block 6 and all of the north south alleyway in Block 8 in the Burns Addition.

O-17-133

Mayor Castleberry opened the public hearing stating that this is associated with the Pine Street Project and will bring affordable homes to this neighborhood. There was no one present to speak for or against the proposal. Alderwoman Smith made a motion to waive the three readings and Alderman Jones seconded it. The motion passed 7-0. Alderwoman Smith made a motion to adopt the Ordinance and Alderwoman Isby seconded it. The Clerk called the roll with the following voting "Aye": Alderman Ledbetter, Alderwoman Smith, Alderwoman Isby, Alderman Jones, Alderman Hawkins, Alderman Grimes and Alderwoman Mehl. The Ordinance passed 7-0.

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

1. Resolution setting a public hearing to discuss the closing of a portion of the utility easement of Lot 18, Lachowsky Subdivision.

R-17-60

Alderman Hawkins presented Item B1 to the Council, and made a motion to adopt the Resolution. Alderwoman Smith seconded the motion to set the public hearing for December 12, 2017. The motion passed 7-0.

2. Ordinance approving the private club permit for Red Robin- Conway Club, Inc.

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Alderman Hawkins presented Item B2 to the Council. Alderwoman Smith made a motion to waive the three readings and Alderwoman Isby seconded it. The motion passed 7-0. Alderwoman Smith made a motion to adopt the Ordinance and Alderwoman Mehl seconded it. The Clerk called the roll with the following voting "Aye": Alderman Ledbetter, Alderwoman Isby, Alderman Jones, Alderwoman Smith, Alderwoman Mehl, Alderman Hawkins, and Alderman Grimes. The Ordinance passed 7-0.

3. Consideration to approve a professional service agreement with Halff Associates for design services for the Stone Dam Creek Trail.

Alderman Hawkins presented Item B3 to the Council. Candy Jones was present to address the Council. She stated that this agreement would allow them to begin with surveys, concept plans, etc. She added that Halff Associates would provide good input and recommendations for the project. Alderwoman Smith made a motion to approve the agreement and Alderwoman Mehl seconded it. The motion passed 7-0.

4. Ordinance to rezone property located in the 1200 Block of Covington Way from I-3 to MF-3.

O-17-135

Alderman Hawkins presented Item B4 to the Council. He stated that this was reviewed by the Planning Commission at their meeting of November 20, 2017 and at that time voted 8-0 to forward to City Council with a recommendation for approval. Alderwoman Isby made a motion to waive the three readings and Alderwoman Smith seconded the motion. The motion passed 7-0. Alderwoman Smith made a motion to adopt the Ordinance and Alderwoman Isby seconded it. There was no further discussion. The Clerk called the roll with the following voting "Aye": Alderman Grimes, Alderwoman Isby, Alderman Ledbetter, Alderman Hawkins, Alderman Jones, Alderwoman Mehl and Alderwoman Smith. The Ordinance passed 7-0.

5. Consideration to approve a request by Salter Acquisitions to amend existing permit No. 1288 to allow multi-family in O-1 zoning district.

Alderman Hawkins presented Item B5 to the Council. He stated that this was reviewed by the Planning Commission at their meeting of November 20, 2017 and at that time voted 7-1 to forward to City Council with a recommendation for approval with the condition that the multi-family units are limited to 216. Alderman Hawkins made a motion that the approval be granted by City Council, and Alderwoman Smith seconded it. The motion to approve the amendment was passed 7-0.

6. Consideration to modify the final development plan for a portion of the Club Villas PUD, located at 1135, 1145 and 1155 County Club Road.

Alderman Hawkins presented Item B6 to the Council. He stated that this was reviewed by the Planning Commission at their meeting of October 16, 2017 and at that time voted 0-6 with one abstention to forward to City Council. Landon Sanders was present on behalf of Pennington Homes to speak to the Council. He stated that while there were objections to the development plan, those objections had been addressed with the residents involved to everyone's satisfaction. Rhonda Ellis, resident and Ryan Nash, resident, were also present to speak in favor of the plan with the agreed upon changes. (fencing, landscaping and bollards) Mayor Castleberry asked the Council for a motion to approve the consideration. There was no motion to approve. The item died for lack of a motion.

C. New Business

1. Consideration to approve the City Council meeting dates for the month of December.

Mayor Castleberry presented Item C1 to the Council. He reminded the Council of the Committee Meeting on December 5th to discuss the 2018 Budget, and he recommended that the December 26th meeting date be cancelled due to the Christmas Holiday. Alderwoman Smith made a motion to approve the meeting dates for the month of December and Alderman Hawkins seconded the motion. The motion was passed 7-0.

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Mayor Castleberry asked to suspend the rules and hear a request from UPS to amend the golf cart ordinance allowing for temporary approval of golf carts on city streets for commercial use with prior approval from the Office of the Mayor.

Alderman Jones made a motion to suspend the rules and Alderwoman Smith seconded the motion. The motion passed 7-0.

O-17-136

Jack Bell addressed the Council stating that UPS had approached the City with an idea for more efficiently delivering parcels in densely populated neighborhood using golf carts and temporary storage facilities. Ken Hardy with UPS was present to address the Council. He stated that the use of temporary storage facilities and the use of golf carts for delivery in densely populated neighborhoods such as Centennial Valley, would be safer, more energy-efficient and reduce truck traffic in the neighborhood. UPS is asking for temporary permission to operate golf carts in the city by way of amendment to the Golf Cart Ordinance. An agreement has been reached on terms, including prior approval from the Office of the Mayor and a hold harmless clause for the City of Conway. Alderwoman Smith made a motion to adopt the Ordinance with the emergency clause and Alderman Isby seconded it. The Clerk called the roll with the following voting "Aye": Alderman Jones, Alderman Ledbetter, Alderman Hawkins, Alderman Isby, Alderman Grimes, Alderwoman Smith, and Alderwoman Mehl. The Ordinance passed 7-0.

There was no further discussion. The meeting was adjourned.

Adjournment

PASSED this 28th Day of November 2017

APPROVED:

Mayor Bart Castleberry

City Clerk Michael O. Garrett