City of Conway
Council Agenda

Council Meeting: Tuesday, March 25th, 2014

5:30pm - Committee: No Committee Meeting

6:30pm - Council Meeting

Call to Order: Mayor Tab Townsell

Roll Call: City Clerk/Treasurer Michael O. Garrett

Minutes Approval: None

Employee Service Awards

1. Report of Standing Committees:

A. Public Hearing:

   1. PH/Ordinance closing four – 15’ feet utility easements located at Tommy Lewis Addition Phase 2.

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

   1. Consideration to award the Community Hangar at the new Conway Municipal Airport.

   2. Ordinance waiving bids & appropriating funds for the purchase of furniture and interior finishes for the terminal at the New Conway Municipal Airport.

   3. Consideration of a request from Gladys Sullivan for a conditional use permit to allow a child care for property that is located at 705 Donaghey Avenue.

   4. Consideration of a request from Robinson & Center Church of Christ for a conditional use permit to allow religious activities for property that is located at 620 and 622 Center Street.

New Business:

1. Ordinance appropriating reimbursement funds for the Administration Department.

2. Ordinance to amend the sign ordinance prohibiting billboards or lowering the cap on billboards.

3. Ordinance amending Ordinance No. O-87-20; providing for City employees & City Council members to do business with the City of Conway.

Special Announcement:

   o City Council Workshop Meeting - April 1st, 2014 @ 5:30pm – CPD/Upstairs Conference Room.

Adjournment

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

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 2 – Shelia Whitmore
TO: Mayor Tab Townsell
CC: City Council Members
Lisa Mabry Williams
FROM: Felicia Rogers
DATE: March 20th, 2014
SUBJECT: Employee Service Awards

Message:
The following employees will be recognized at the March 25th, 2014 City Council meeting for various years of service to the City of Conway.

They are as follows:

<table>
<thead>
<tr>
<th>Name</th>
<th>Years of Service</th>
<th>Department</th>
</tr>
</thead>
<tbody>
<tr>
<td>Officer Andrew Burningham</td>
<td>5</td>
<td>Police</td>
</tr>
<tr>
<td>Officer Joshua Fulbright</td>
<td></td>
<td>Police</td>
</tr>
<tr>
<td>Officer Jeremy Holliman</td>
<td></td>
<td>Police</td>
</tr>
<tr>
<td>Officer Lee Wood</td>
<td></td>
<td>Police</td>
</tr>
<tr>
<td>Firefighter Roy Droste</td>
<td></td>
<td>Fire</td>
</tr>
<tr>
<td>Kathy Hatcher, Secretary</td>
<td>15</td>
<td>Police</td>
</tr>
<tr>
<td>Battalion Chief Bill Keathley</td>
<td>20</td>
<td>Fire</td>
</tr>
<tr>
<td>Pam Sweeney, Administrative Assistant I</td>
<td></td>
<td>Police</td>
</tr>
</tbody>
</table>

Join us to thank them for their service.
AN ORDINANCE CLOSING FOUR (4) - FIFTEEN (15) FEET UTILITY EASEMENTS LOCATED AT TOMMY LEWIS ADDITION PHASE 2 AS DESCRIBED BELOW AND SHOWN ON RIGHT OF WAY AND EASEMENT DOC. #2007-5080 (DRAWING ATTACHED), SHOWN ON HOSPITAL REPLAT FILED FOR RECORD MAY 7, 2013 (DRAWING ATTACHED), RIGHT OF WAY AND EASEMENT DOC. #2013-17132 AND RIGHT OF WAY AND EASEMENT DOC. #2013-17131; AND FOR OTHER PURPOSES;

Whereas, a petition was duly filed with the City Council of the City of Conway, Arkansas on the 7th day of March, 2014 asking the City Council to vacate and abandon all portions of the Four (4) - Fifteen (15) Feet Utility Easements.

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

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

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

15 feet utility easement shown in Right of Way and Easement Doc. #2007-5080 (drawing attached) and subject to the relocation of a sewer main and restoration of service prior to the closure of that portion of the easement as required in Ordinance O-11-01.

15 feet utility easement shown on the Hospital Replat filed of record May 7, 2013 (drawing attached)

Right of Way and Easement Doc. #2013-17132
An easement 15.00 feet wide for Conway Corporation Utilities being more particularly described as follows: A part of Tommy Lewis Addition Phase II as shown in Plat Book J, on Page 138, Records of Faulkner County, Arkansas, Courthouse, being more particularly described as beginning at the Northwest Corner of Lot 1 of Hospital Replat as shown in Plat Book L, on Page 151, Records of Faulkner County, and running thence S01°21’34”W, along the West Line of said Lot 1, 571.18 feet to the point of beginning; thence S88°38’26”E, 900.62 feet; thence S01°21’34”W, 15.00 feet; thence N88°38’26”W, 900.63 feet; thence S01°21’34”W, 349.76 feet to an existing 42.00 foot Utility Easement; thence run along said easement boundary N88°49’28”W, 15.00 feet; thence run N01°21’34”E,363.81 feet; thence S88°38’26”E, 15 feet to the Point of Beginning. (Described Easement Contained Within Parcel ID 710-08115-003, Per Faulkner County Tax Assessor Records.)
Right of Way and Easement Doc. #2013-17131
An easement 15.00 feet wide for Conway Corporation Utilities being more particularly described as follows: A part of Tommy Lewis Addition Phase II as shown in Plat Book J, on Page 138, Records of Faulkner County, Arkansas, Courthouse, being more particularly described as beginning at the Northwest Corner of Lot 1 of Hospital Replat as shown in Plat Book I, on Page 151, Records of Faulkner County, and running thence S01°21'34"W, 15.00 feet to an existing 15.00 foot Utility Easement and the Point of Beginning; thence leaving said Utility Easement S01°21'34"W, along the West Line of said Lot 1, 556.18, to a point being the Southwest Corner of Lot 1 of Hospital Replat; thence N88°38'26"W, 15.00 feet; thence N01°21'34"E, 556.18 feet to an existing 15.00 foot Utility Easement; thence run along said Utility Easement S88°38'26"E, 15.00 feet to the Point of Beginning (Described Easement Contained Within Parcel ID 710-08115-019, Per Faulkner County Tax Assessor Records.)

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

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

Passed this 25th day of March, 2014.

Approved:

___________________________
Mayor Tab Townsell

Attest:

______________________________
Michael O. Garrett
City Clerk/Treasurer
Procedure mandated by Arkansas State Statute 14-199-103. (a) §§ 14-301-301 — 14-301-306.(b)

Petition of written consent for the
Vacating of Easement
For the intent of Public Use

Name of Street or Alley, (or portion thereof), to be vacated:

Four (4) – 15 Feet Utility Easements

Abutting property owners:

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>105 Development Group, LLC</td>
<td>3200 West Tyler Conway, AR 72034</td>
</tr>
<tr>
<td>AJC Properties, LLC</td>
<td>1355 Exchange Avenue Conway, AR 72032</td>
</tr>
<tr>
<td>John D. Blasioli</td>
<td>PO Box 11 Mayflower, AR 72106</td>
</tr>
<tr>
<td>James D, Katheryn A &amp; Gregory S Bowman</td>
<td>36 Bronnie Lane Conway, AR 72032</td>
</tr>
<tr>
<td>Christ Church Inc. of Conway</td>
<td>PO Box 1172 Conway, AR 72032</td>
</tr>
<tr>
<td>Conway Corporation</td>
<td>PO Box 99 Conway, AR 72033</td>
</tr>
<tr>
<td>Four C Properties, LLC</td>
<td>20 Bronnie Lane Conway, AR 72032</td>
</tr>
<tr>
<td>Maly Farms, Inc.</td>
<td>19 River Ridge Circle Little Rock, AR 72227</td>
</tr>
<tr>
<td>Trent Family I, LLC</td>
<td>PO Box 459 Conway, AR 72033</td>
</tr>
</tbody>
</table>
City of Conway, Arkansas
Ordinance No. O-11-01

AN ORDINANCE CLOSING THE FIFTEEN (15) FOOT UTILITY EASEMENT LOCATED AT TOMMY LEWIS ADDITION PH 2, LOT 3 AS SHOWN ON RIGHT OF WAY AND EASEMENT DOC. #2007-5080 (DRAWING ATTACHED); AND FOR OTHER PURPOSES;

WHEREAS, a petition was duly filed with the City Council of the City of Conway, Arkansas on the 14th day of December, 2010 asking the City Council to vacate and abandon all that portion of a utility easement as shown on Right of Way and Easement Doc. #2007-5080.

WHEREAS, after due notice as required by law, the council has, at the time and place mentioned in the notice, heard all persons desiring to be heard on the question and has ascertained that the easement or the portion thereof, hereinbefore described, has heretofore been dedicated to the public use as a easement herein described; has not been actually used by the public generally for a period of at least five (5) years subsequent to the filing of the plat; that all the owners of the property abutting upon the portion of the utility easement to be vacated have filed with the council their written consent to the abandonment; and that public interest and welfare will not be adversely affected by the abandonment of the utility easement as shown on Right of Way and Easement Doc. #2007-5080 (see drawing).

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

Section 1. The City of Conway, Arkansas releases, vacates, and abandons all its rights, together with the rights of the public generally, in and to the fifteen (15) foot utility easement as shown on Right of Way and Easement Doc. #2007-5080 subject to the relocation of a sewer main and restoration of service prior to the closure of that portion of this easement (drawing attached) designated as follows:

Tommy Lewis addition Phase 2, Lot 3

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

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

Passed this 11th day of January, 2011.

Approved:

[Signature]
Mayor Tab Townsell

Attest:

[Signature]
Michael O. Garrett
City Clerk/Treasurer
February 19, 2014

Avere Real Estate
Attn: Alex Bennett (abennett@avererealestate.com)  
2800 E. State Highway 114, Suite 300  
Trophy Club, TX

RE: Release of UE – Conway, Arkansas – Hospital Re-plat

This letter is to concur in your request that AT&T release its interest in the fifteen foot utility easement in Tract 1 of the Tommy Lewis Addition Phase II to the City of Conway, Arkansas as shown on Plat Book 1 at Page 138 in the records of Faulkner County.

AT&T has no facilities within this easement and has no future plans to place facilities there.

Sincerely,

[Signature]

CC: Lannie Page, AT&T engr.
February 21, 2014

Alex Bennett  
EVP Development  
Avere Real Estate  
2800 E State Highway 114, Suite 300  
Trophy Club, TX 76262

RE: Conway Hospital Easement Request

Dear Mr. Bennett:

Centerpoint Energy has reviewed the Conway Hospital Easement Request and we do not have any conflicts with the vacating of these easements. I have attached the descriptions for these vacated easements.

Thank You,

Dennis Fisher
Tanya Malcolm
February 17, 2014

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

Re: Easement closures on land around Hospital Replat and Lewis Addition.

Dear Mayor Townsell:

Conway Corporation doesn’t have any objections to the closing of the 15 foot easements on the south and west side of Lot 1 in the Hospital Replat filed May 7, 2013. There are also signed easements that can also be closed that were filed and recorded with the Faulkner County Courthouse on September 18, 2013, documents # 2013-17131 and # 2013-17132.

Also please be aware that in the filed and recorded Ordinance No. O-11-01 it states the 15 foot utility easement, document # 2007-5080, is subject to the sewer main relocation and restoration of service prior to this closure. This relocation has yet to be completed.

If you have any questions, please let me know.

Respectfully yours,

CONWAY CORPORATION

Leslie Guffey
Engineering & Planning

cc: CAPS
RIGHT OF WAY AND EASEMENT

CONWAY COMMUNITY SERVICES

To

THE CITY OF CONWAY, ARKANSAS

KNOW ALL MEN BY THESE PRESENTS:

That We, Conway Community Services (GRANTORS), for and in consideration of the sum of One Dollar, to us paid by the City of Conway, Arkansas, a City of the first class, (GRANTEE), cash in hand, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto said GRANTEE, its successors and assigns, forever, right of way and easement 15 feet wide on, over, across and under the following described lands, owned by us and situated in Faulkner County, Arkansas, to-wit:

An easement 15.00 feet wide for Conway Corporation Utilities being more particularly described as follows: A part of Tommy Lewis Addition Phase II as shown in Plat Book J, on Page 138, Records of Faulkner County, Arkansas, Courthouse, being more particularly described as beginning at the Northwest Corner of Lot 1 of Hospital Replat as shown in Plat Book I, on Page 151, Records of Faulkner County, and running thence S01°21'34"W, 15.00 feet to an existing 15.00 foot Utility Easement and the Point of Beginning; thence leaving said Utility Easement S01°21'34"W, along the West Line of said Lot 1, 556.18, to a point being the Southwest Corner of Lot 1 of Hospital Replat; thence N88°38'26"W, 15.00 feet; thence N01°21'34"E, 556.18 feet to an existing 15.00 foot Utility Easement; thence run along said Utility Easement S88°38'26"E, 15.00 feet to the Point of Beginning (Described Easement Contained Within Parcel ID 710-08115-019, Per Faulkner County Tax Assessor Records.)

Said right of way and easement shall be located upon and over such portion of the above described lands as has been agreed on by GRANTOR and GRANTEE.

It being understood and agreed that the said GRANTEE, or its successors or assigns, shall have the right to enter upon the above described lands at such time as it or they may deem proper to make such excavations and do such other work as it or they deem proper and necessary for the laying, relaying, maintaining, repairing, or replacing of utilities and appliances incident thereto, but it is expressly understood and agreed that the said GRANTEE, or its successors or assigns, shall be liable to the GRANTORS herein, or their heirs or assigns, for any and all damage that may be done in the prosecution of said work to any crops, fences or other improvements upon said lands, and that should it be necessary to disturb said improvements upon said lands, the said GRANTEE shall rebuild same immediately in as good condition as
Page 2 - Right of Way and Easement

same were before provided that GRANTEE is not responsible for any action that is caused by the actions of any other Party that is allowed to utilize the Easement.

TO HAVE AND TO HOLD the same unto the said GRANTEE, and unto its successors and assigns, forever, with full right of ingress and egress at all times in, upon, over or under and to said lands for the purposes aforesaid.

And for said sum we do further grant, sell and convey unto said GRANTEE, its successors and assigns for a term of six months from and after the start of construction on the herein described lands, a right of way and easement forty (40) feet wide on, over, across, through and under the aforesaid lands, for the purpose of providing a construction and work area for building and laying of utilities and that this right of way and easement shall be located upon and over such portion of the above described lands as has been or may hereafter be selected by the officers or agents of said GRANTEE.

WITNESS our hands and seals this 11th day of September, 2013.

[Signature]

ACKNOWLEDGMENT

STATE OF ARKANSAS
County of Faulkner - Pulaski

BE IT REMEMBERED, That on this day came before the undersigned, a Notary Public within and for the County aforesaid, duly commissioned and acting, Conway Community Services to me well known as the GRANTORS in the foregoing instrument, and acknowledged that they had executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and seal as such Notary Public this 11th day of September, 2013.

[Signature]

Notary Public

My Commission Expires:

2/5/2023

CERTIFICATE OF RECORD

Doc#2013- 17131
09/18/2013
09:25:19 AM
Filed and Recorded in Official Records of Faulkner County
Rhonda Wharton
Faulkner County Circuit Clerk
by

[Signature]
RIGHT OF WAY AND EASEMENT

CONWAY COMMUNITY SERVICES

To

THE CITY OF CONWAY, ARKANSAS

KNOW ALL MEN BY THESE PRESENTS:

That We, Conway Community Services (GRANTORS), for and in consideration of the sum of One Dollar, to us paid by the City of Conway, Arkansas, a City of the first class, (GRANTEE), cash in hand, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto said GRANTEE, its successors and assigns, forever, right of way and easement 15 feet wide on, over, across and under the following described lands, owned by us and situated in Faulkner County, Arkansas, to-wit:

An easement 15.00 feet wide for Conway Corporation Utilities being more particularly described as follows: A part of Tommy Lewis Addition Phase II as shown in Plat Book 1, on Page 138, Records of Faulkner County, Arkansas, Courthouse, being more particularly described as beginning at the Northwest Corner of Lot 1 of Hospital Replat as shown in Plat Book 1, on Page 151, Records of Faulkner County, and running thence S01°21'34"W, along the West Line of said Lot 1, 571.18 feet to the point of beginning; thence S88°38'26"E, 900.62 feet; thence S01°21'34"W, 15.00 feet; thence N88°38'26"W, 900.63 feet; thence S01°21'34"W, 349.76 feet to an existing 42.00 foot Utility Easement; thence run along said easement boundary N88°49'28"W, 15.00 feet; thence run N01°21'34"E, 363.81 feet; thence S88°38'26"E, 15 feet to the Point of Beginning. (Described Easement Contained Within Parcel ID 710-08115-003, Per Faulkner County Tax Assessor Records.)

Said right of way and easement shall be located upon and over such portion of the above described lands as has been agreed on by GRANTOR and GRANTEE.

It being understood and agreed that the said GRANTEE, or its successors or assigns, shall have the right to enter upon the above described lands at such time as it or they may deem proper to make such excavations and do such other work as it or they deem proper and necessary for the laying, relaying, maintaining, repairing, or replacing of utilities and appliances incident thereto, but it is expressly understood and agreed that the said GRANTEE, or its successors or assigns, shall be liable to the GRANTORS herein, or their heirs or assigns, for any and all damage that may be done in the prosecution of said work to any crops, fences or other improvements upon said lands, and that should it be necessary to disturb said improvements upon said lands, the said GRANTEE shall rebuild same immediately in as good condition as
Right of Way and Easement

The same were before provided that GRANTEE is not responsible for any action that is caused by the actions of any other Party that is allowed to utilize the Easement.

TO HAVE AND TO HOLD the same unto the said GRANTEE, and unto its successors and assigns, forever, with full right of ingress and egress at all times in, upon, over or under and to said lands for the purposes aforesaid.

And for said sum we do further grant, sell and convey unto said GRANTEE, its successors and assigns for a term of six months from and after the start of construction on the herein described lands, a right of way and easement forty (40) feet wide on, over, across, through and under the aforesaid lands, for the purpose of providing a construction and work area for building and laying of utilities and that this right of way and easement shall be located upon and over such portion of the above described lands as has been or may hereafter be selected by the officers or agents of said GRANTEE.

WITNESS our hands and seals this 11th day of September 2013.

Conway Community Services

Signed: [Signature]

President

ACKNOWLEDGMENT

STATE OF ARKANSAS
County of Pulaski

BE IT REMEMBERED, That on this day came before the undersigned, a Notary Public within and for the County aforesaid, duly commissioned and acting, Conway Community Services to me well known as the GRANTORS in the foregoing instrument, and acknowledged that they had executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and seal as such Notary Public this 11th day of September 2013.

[Signature]

Notary Public

My Commission Expires: 2/5/2023

CERTIFICATE OF RECORD
Doc#:2013- 17132
09/18/2013 09:25:19 AM
Filed and Recorded in Official Records of
Faulkner County
Rhonda Watson
Faulkner County Circuit Clerk
by [Signature] D.C.
15' UTILITY EASEMENT CLOSING REQUEST

DESCRIPTION

15' UTILITY EASEMENT CLOSING REQUEST
HOSPITAL REPLAT, TOMMY LEWIS SUB DEVELOPMENT

1 in = 300 ft

MARCH 2014

CONWAY PLANNING COMMISSION
Bryan Patrick - Director
Wes Craiglow - Deputy Director
Christy Sutherland - Planner
Lileha Rhea - Planning Tech
Jason Lyon - GIS Coordinator

Jeff Allender - Chair
Lee Washington - Vice-Chair
Tab Townsell - Mayor
Andy Hawkins & David Grimes - Aldermen Ward 1
Wesley Pruitt & Shelley Mehl - Aldermen Ward 2
Mark Ledbetter & Mary Smith - Aldermen Ward 3
Theodore Jones, Jr. & Sheila Whitmore - Aldermen Ward 4
Michael Murphy - City Attorney
Michael Garrett - City Clerk

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.

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

CONWAY PLANNING COMMISSION

Jeff Allender - Chair
Lee Washington - Vice-Chair

Tab Townsell - Mayor

800-129-2797

IN THE CITY OF CONWAY, PLANNING AND DEVELOPMENT DEPARTMENT GIVES NO WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. 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.

THE 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.
March 21, 2014

Mayor Tab Townsell
1201 Oak Street
Conway, Arkansas 72032

RE: Relocated Conway Airport
Community Hangar Bids

Dear Mayor Townsell:

Bids were received at 1:30 PM on February 26, 2014 for the Community Hangar Construction at the relocated Conway Airport. This project includes a 100 foot by 100 foot Hangar Building. Five bids were received as summarized below:

<table>
<thead>
<tr>
<th>Bidder</th>
<th>Base Bid</th>
<th>Deductive Alt 1</th>
<th>Deductive Alt 2</th>
<th>Deductive Alt 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pick-It Construction</td>
<td>$649,902.25</td>
<td>$37,200</td>
<td>$46,827</td>
<td>$0.00</td>
</tr>
<tr>
<td>Davis Development, LLC</td>
<td>$674,709.40</td>
<td>$42,000</td>
<td>$43,000</td>
<td>$5,000</td>
</tr>
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<td>Salter Construction</td>
<td>$680,418.00</td>
<td>$37,200</td>
<td>$27,439</td>
<td>$12,177</td>
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<td>Doyne Construction</td>
<td>$878,960.00</td>
<td>$53,550</td>
<td>$15,000</td>
<td>$7,000</td>
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<tr>
<td>Dayco Construction</td>
<td>$924,400.00</td>
<td>$51,000</td>
<td>$18,000</td>
<td>$12,177</td>
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<tr>
<td>Engineers Estimate</td>
<td>$650,000.00</td>
<td>$50,000</td>
<td>$35,000</td>
<td>$35,000</td>
</tr>
</tbody>
</table>

The Tabulation of Bids is attached. Deductive Alternate No. 1 is for an epoxy floor coating that makes the floor more attractive and stain resistant. Deductive Alternate No. 2 provides for the elimination of the finish panels on the walls and ceiling leaving the steel frame and insulation exposed to view. Deductive Alternate No. 3 eliminates the special paint that matches the Terminal Building and provides a standard building color.

The project engineer, Garver, has knowledge of quality of work by Pick-It Construction and has expressed a favorable opinion of this contractor’s ability. This contractor was awarded the bid for the T-Hangar Construction.

The Airport Advisory Committee reviewed the project and bids at their March 20, 2014 meeting and voted to recommend award of the base bid of Pick-It Construction with no deductive alternated taken.

The funds for this project are included in the budget for the Cantrell Field land sales proceeds. I have included a summary of that project budget. As noted with $200,000 reserved for possible waterfowl habitat mitigation, the various projects total about $80,000 more than the $6,100,000 proceeds from the sale of Cantrell Field.

Thanks
Ronnie Hall
### CONWAY MUNICIPAL AIRPORT
COMMUNITY HANGAR CONSTRUCTION
BID TABULATION
BID OPENING: FEBRUARY 26, 2014; 1:30PM

<table>
<thead>
<tr>
<th>ITEM NO.</th>
<th>SPEC. NO.</th>
<th>DESCRIPTION</th>
<th>UNIT QUANTITY</th>
<th>ESTIMATED PRICE</th>
<th>UNIT AMOUNT</th>
<th>PICK-IT CONSTRUCTION</th>
<th>DAVIS DEVELOPMENT, LLC</th>
<th>SALTER CONSTRUCTION, INC.</th>
<th>DOYNE CONSTRUCTION CO., INC.</th>
<th>DOYCO CONSTRUCTION, INC.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>SS-250-28.1</td>
<td>Site Preparation</td>
<td>L.S. 100%</td>
<td>$48,000.00</td>
<td>$48,000.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$19,800.00</td>
<td>$19,800.00</td>
<td>$13,268.00</td>
</tr>
<tr>
<td>2</td>
<td>SS-250-28.1</td>
<td>100' x 100' Community Hangar</td>
<td>EA. 3</td>
<td>$651,000.00</td>
<td>$651,000.00</td>
<td>$651,000.00</td>
<td>$651,000.00</td>
<td>$651,000.00</td>
<td>$651,000.00</td>
<td>$651,000.00</td>
</tr>
<tr>
<td>3</td>
<td>33.41-20.5-3</td>
<td>5' Service Lane</td>
<td>L.F. 193</td>
<td>$30,000.00</td>
<td>$30,000.00</td>
<td>$30,000.00</td>
<td>$30,000.00</td>
<td>$30,000.00</td>
<td>$30,000.00</td>
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<td>5</td>
<td>33.41-20.5-3</td>
<td>Steel/Steel Water Separator</td>
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<td>6</td>
<td>P-209-5.1</td>
<td>Crushed Aggregate Base Course</td>
<td>S.Y. 59</td>
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<td>7</td>
<td>P-209-5.1</td>
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**TOTAL BASE BIDS**

- **$650,000.00**
- **$649,902.25**
- **$674,709.40**
- **$680,418.00**
- **$878,060.00**
- **$924,400.00**

### DEDUCTIVE ALTERNATE #1

<table>
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<tr>
<th>ITEM NO.</th>
<th>SPEC. NO.</th>
<th>DESCRIPTION</th>
<th>UNIT QUANTITY</th>
<th>ESTIMATED PRICE</th>
<th>UNIT AMOUNT</th>
<th>PICK-IT CONSTRUCTION</th>
<th>DAVIS DEVELOPMENT, LLC</th>
<th>SALTER CONSTRUCTION, INC.</th>
<th>DOYNE CONSTRUCTION CO., INC.</th>
<th>DOYCO CONSTRUCTION, INC.</th>
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<tbody>
<tr>
<td>1</td>
<td>SS-250-28.1</td>
<td>Detective Alternate #1: Floor Coating</td>
<td>L.S. 1</td>
<td>$55,000.00</td>
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### DEDUCTIVE ALTERNATE #2

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<th>SPEC. NO.</th>
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<th>UNIT QUANTITY</th>
<th>ESTIMATED PRICE</th>
<th>UNIT AMOUNT</th>
<th>PICK-IT CONSTRUCTION</th>
<th>DAVIS DEVELOPMENT, LLC</th>
<th>SALTER CONSTRUCTION, INC.</th>
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<tr>
<td>1</td>
<td>SS-250-28.1</td>
<td>Detective Alternate #2: Uter Panel</td>
<td>L.S. 1</td>
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### DEDUCTIVE ALTERNATE #3

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<th>ITEM NO.</th>
<th>SPEC. NO.</th>
<th>DESCRIPTION</th>
<th>UNIT QUANTITY</th>
<th>ESTIMATED PRICE</th>
<th>UNIT AMOUNT</th>
<th>PICK-IT CONSTRUCTION</th>
<th>DAVIS DEVELOPMENT, LLC</th>
<th>SALTER CONSTRUCTION, INC.</th>
<th>DOYNE CONSTRUCTION CO., INC.</th>
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<td>SS-250-28.1</td>
<td>Detective Alternate #3: Finish Color</td>
<td>L.S. 1</td>
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**Corrected Prices**

Garver Project

Blake W. Robertson, AR PE 136416
# Summary of Local Funds Budget - March 2014

<table>
<thead>
<tr>
<th>Date</th>
<th>Project Description</th>
<th>City Funds</th>
<th>Conway Field Corp. Funds</th>
<th>Cantrell Field Funds</th>
<th>Arkansas Dept of Aeronautics Funds</th>
<th>Match for FAA AIP Grants</th>
<th>Total Funds Available</th>
<th>Amount Over Budget</th>
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<tr>
<td>2012</td>
<td>CONCEPT TERMINAL DESIGN</td>
<td>$80,000</td>
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<td>Oct 2012</td>
<td>CONCRETE PAVEMENT ADDITIONAL THICKNESS (11&quot;)</td>
<td>$240,000</td>
<td>$240,000</td>
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<td>Feb 2013</td>
<td>ACCESS ROAD</td>
<td>$1,500,000</td>
<td>$1,500,000</td>
<td>$800,000</td>
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<tr>
<td>May 2013</td>
<td>WATERLINE (Tupelo Bayou Plant to Site)</td>
<td>$800,000</td>
<td>$800,000</td>
<td></td>
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<tr>
<td>May 2013</td>
<td>TERMINAL BUILDING &amp; ENGINEERING</td>
<td>$1,655,000</td>
<td>$1,355,000</td>
<td>$300,000</td>
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<td>August 2013</td>
<td>Concrete Pavement Added Thickness Stage 2B Paving</td>
<td>$60,133</td>
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<td>Dec 2013</td>
<td>Engineering for T-hangar &amp; Community Hangar</td>
<td>$206,000</td>
<td>$206,000</td>
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<td>March 2014</td>
<td>T-Hanger 3 @ 12 bays each + Sunshade (10 Bay)</td>
<td>$1,949,004</td>
<td>$1,599,004</td>
<td>$350,000</td>
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<td>Mar 2014</td>
<td>COMMUNITY HANGAR (10,000 S.F.)</td>
<td>$649,902</td>
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<td>TERMINAL BUILDING FURNISHINGS &amp; EQUIPMENT</td>
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<td>June 2014</td>
<td>FUELING FACILITIES</td>
<td>$300,000</td>
<td>$300,000</td>
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<td>June 2014</td>
<td>Concrete Pavement Added Thickness Stage 2C Paving</td>
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<tr>
<td>August 2014</td>
<td>MAINT. EQUIP &amp; BLDG. - Truck, Mowers, Sprayer, Tug</td>
<td>$150,000</td>
<td>$150,000</td>
<td></td>
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<tr>
<td>Aug 2014</td>
<td>RESERVE FOR FBO BUYOUT</td>
<td>$200,000</td>
<td>$200,000</td>
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<tr>
<td>Sept 2014</td>
<td>PUBLIC HANGERS (1 Hangars @ 12 bays each)</td>
<td>$540,000</td>
<td>$190,000</td>
<td>$350,000</td>
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<td>Nov 2014</td>
<td>RESERVE FOR POSSIBLE WILDLIFE MITIGATION</td>
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</tr>
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</table>

**Subtotal Local Funded Projects:**

$8,726,039

**Subtotal FAA Grant Match:**

$1,948,278

**Total Funds Available from Cantrell Field Property Sales:**

$6,100,000

**Amount Over Budget:**

($79,816.70)
AN ORDINANCE WAIVING BIDS FOR THE PURCHASE OF FURNITURE AND INTERIOR FINISHES FOR THE TERMINAL AT THE NEW CONWAY MUNICIPAL AIRPORT; APPROPRIATING FUNDS FOR THE PURCHASE OF SUCH ITEMS; AND FOR OTHER PURPOSES:

Whereas, the Georg Andersen firm has completed the interior design work for the terminal at the new Conway Municipal Airport; and

Whereas Georg Andersen has submitted to the City a recommendation of furnishings and floor and wall coverings; and

Whereas, funds for the purchase of these items will ultimately come from the sale of the existing Cantrell Field, and in the interim the funds will come from the previously authorized promissory note (Ord. O-13-68) that is providing funding for the City until the sale of Cantrell Field is finalized; and

Whereas, instead of amending the terminal construction contract to include these finishes, the City Council of the City of Conway deems it to be in the best interest of the City to purchase directly from Georg Andersen, due to contractor price mark-up in the event of adding it to the construction contract.

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

Section 1. The City of Conway shall waive the requirement for obtaining bids for the purchase of furniture, floor coverings, and wall coverings for the terminal at the new Conway Airport; and the Mayor is hereby authorized to purchase these items from the Georg Andersen firm.

Section 2. The City of Conway shall appropriate $177,000 from the Loan Proceeds account (001.119.4370) to the CIP – Miscellaneous account (001.109.5990).

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

PASSED this 25th day of March, 2014.

Approved:

________________________
Mayor Tab Townsell

Attest:

________________________
Michael O. Garrett
City Clerk/Treasurer
March 18, 2014

Council Members
Conway, AR 72032

Dear Council Members:

Gladys Sullivan request for a Conditional Use Permit to allow child care for property that is located at 705 Donaghey Avenue with the legal description

The North 100 feet of Lots 15 and 16, Block A, Smith's Subdivision of Donaghey Addition to the City of Conway, Arkansas also known as 705 Donaghey Avenue.

was reviewed by the Planning Commission at their regular meeting on March 17, 2014. The Planning Commission voted unanimously to forward this request to the City Council with a recommendation for approval with the following conditions attached.

1. External Sound System – No external sound systems are permitted due the the site's proximity to other residences.
2. Conditional Use Permit shall be limited to the applicant only. It cannot be passed on to another owner of the property and does not "run with the land".
3. Signage – Signage is limited to a non-illuminated 4 foot by 4 foot (16 square foot area) maximum wall sign affixed to the south corner of the building.
4. Hours of operation are 6:00 a.m. to 6:00 p.m., Monday – Saturday.

Sincerely,

Jeff Allender, Chair
Planning Commission
DAY CARE FACILITY
CONDITIONAL USE REQUEST

DESCRIPTION
GLADYS SULLIVAN
705 DONAGHEY AVE
CONDITIONAL USE
DAY CARE FACILITY

MARCH 2014
1 in = 250 ft

CONTACT INFORMATION
WWW.CONWAYPLANNING.ORG/GIS
E-MAIL: Jason.Lyon@CityofConway.org
March 18, 2014

Council Members
Conway, AR 72032

Dear Council Members:

Robinson and Center Church of Christ request for a Conditional Use Permit to allow religious activities for property that is located at 620 and 622 Center Street with the legal description

   All of Lot 7 and south 18 feet of Lot 6, Block 27, Robinson’s Plan

was reviewed by the Planning Commission at their regular meeting on March 17, 2014. The Planning Commission voted unanimously to forward this request to the City Council with a recommendation for approval with the following conditions attached.

1. Installation of 6 foot high vinyl privacy fence with vinyl post at 8 foot intervals, where development abuts private property. Permit 1312 shall also be modified to match.
2. Lighting shall be inward, downward, and shrouded.
3. City Engineer approval of all civil work to insure no new drainage issues.
4. Buffering and landscaping shall be generally as shown on the submitted proposed site plan.

Sincerely,

Jeff Allender, Chair
Planning Commission
AN ORDINANCE APPROPRIATING FUNDS FOR THE ADMINISTRATION DEPARTMENT (MAYOR’S OFFICE); AND FOR OTHER PURPOSES

Whereas, the City of Conway – Administration Department has received a check in the amount of $2,147.96 from the Arkansas Municipal League for reimbursement of travel for Mayor Tab Townsell for the 2014 NLC Congressional City Conference ON March 8-12, 2014 in Washington, DC; and

Whereas, the Mayor’s Office needs these funds to replenish their expenditure accounts.

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

Section 1. The City of Conway shall appropriate funds in the amount of $2,147.96 from the General Fund– Fund Balance Appropriation Account (001.119.4900) to the Conway District Court Travel Expenses Account (001.101.5720).

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

PASSED this 25th day of March, 2014.

Approved:

__________________________
Mayor Tab Townsell

Attest:

__________________________
Michael O. Garrett
City Clerk/Treasurer
AN ORDINANCE AMENDING THE CITY OF CONWAY SIGN ORDINANCE PROHIBITING BILLBOARDS; REPEALING ANY ORDINANCES IN CONFLICT; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES:

WHEREAS, The City of Conway would like to reduce the number of billboards along Interstate 40;

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

Section 1. The City of Conway shall amend the Conway Sign Ordinance, Section 1301, of the Conway Zoning Ordinance, Section 3.05, Interstate Signage as follows:

Billboard Must be on property abutting Interstate 40
Billboards are prohibited within the Interstate Zone, Conway City limits, and Conway Territorial Jurisdiction. All existing billboards are legal pre-existing non-conforming signs. Subject to a cap of 33 billboards within the interstate zone. No additional billboard without loss of a billboard. Double stacked billboards count as one billboard.<
<= 672 sq. ft.
<= 35 feet in height
>= 30 feet from the nearest free standing sign
>= 1000 feet from the nearest other billboard on the same side of the interstate.
Must be mounted on a single pole and shall not be double stacked.
Billboards shall not consist of, nor utilize electronic message boards.

Section 2. That any ordinance which conflicts with this ordinance is hereby repealed to the extent of the conflict.

Section 3. That this ordinance is necessary for the protection, peace, health and safety of the citizens of Conway, and therefore, an emergency is declared to exist, and this ordinance shall go into effect from and after its passage and approval.

PASSED this 25th day of March, 2014

APPROVED:

__________________________
Mayor Tab Townsell

ATTEST:

__________________________
Michael O. Garrett
City Clerk/Treasurer
City of Conway, Arkansas  
Ordinance No. O-14-____

AN ORDINANCE AMENDING THE CITY OF CONWAY SIGN ORDINANCE LOWERING THE CAP ON BILLBOARDS; REPEALING ANY ORDINANCES IN CONFLICT; DECLARING AN EMERGENCY, AND FOR OTHER PURPOSES:

Whereas, The City of Conway would like to reduce the number of billboards along Interstate 40.

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

Section 1. The City of Conway shall amend the Conway Sign Ordinance, Section 1301, of the Conway Zoning Ordinance, Section 3.05, Interstate Signage as follows:

Billboard - “Subject to a cap of 33 billboards within the interstate zone. No additional billboards may be constructed without loss of a billboard. Double stacked billboards count as one billboard.”

Section 2. That any ordinance which conflicts with this ordinance is hereby repealed to the extent of the conflict.

Section 3. That this ordinance is necessary for the protection, peace, health and safety of the citizens of Conway, and therefore, an emergency is declared to exist, and this ordinance shall go into effect from and after its passage and approval.

PASSED this 25th day of March, 2014

Approved:

__________________________
Mayor Tab Townsell

Attest:

__________________________
Michael O. Garrett
City Clerk/Treasurer
March 20, 2014

MEMO

From: Bryan Patrick

To: Mayor and Council

It has come to the attention of the Planning Department that a billboard has been destroyed along Interstate 40 around 1200 Amity Road. The billboard has been on the ground for several weeks. The Arkansas Highway Department has declared the sign as destroyed and has officially cancelled their sign permit in February. In the interest of removing billboards within the City of Conway and it’s territorial jurisdiction, an ordinance has been created lowering the current cap of 33 billboards to 32.

Another ordinance has also been created that bans billboards within the City and the Conway Territorial Jurisdiction.
AN ORDINANCE AMENDING ORDINANCE NO. O-87-20; PROVIDING FOR EMPLOYEES OF THE CITY OF CONWAY AND MEMBERS OF THE CITY COUNCIL TO CONDUCT BUSINESS WITH THE CITY OF CONWAY SUBJECT TO STATE LAW PROHIBITIONS; REPEALING ANY ORDINANCES IN CONFLICT; AND FOR OTHER PURPOSES:

Whereas, state law allows members of the city council, city officials and city employees to conduct business with the City of Conway under certain circumstances; and

Whereas, Ark. Code Ann. § 14-42-107 governs the ability of city council members, city officials and city employees to have an interest in bidding on or otherwise having an interest in contracts furnishing supplies, equipment or services to the City of Conway; and

Whereas, there are situations in which it is advantageous to allow competition and allow city council members, officials, or municipal employees to conduct business with the City of Conway under similar terms and conditions of any private citizen or entity; and

Whereas, Ark. Code Ann. § 14-42-107(b)(1) requires that prior to such authorization to conduct business with the City, the city council must enact an ordinance prescribing the extent of the authority for city council members, officials, or municipal employees to conduct business with the City of Conway.

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

Section 1. Under the authority of Ark. Code Ann. § 14-42-107(b)(1), city council members, officials, or municipal employee may conduct business with the City and have an interest, directly or indirectly, in the profits of contracts for furnishing supplies, equipment, or services to the City of Conway.

Section 2. City council members, officials, or municipal employees who wish to conduct business with the City shall be governed by the same legal requirements, including bidding laws and procedures, as a private citizen or business entity.

Section 3. The extent of the authority for city council members, officials, or municipal employees to conduct business with the City is further prescribed as follows:

A. 
B. 
C. 

Section 4. Any city council member, official or municipal employee who wishes to conduct business with the City shall make application to the city council for consideration of an ordinance which specifically identifies which officer(s) or employee(s) are relieved of the statutory prohibitions set out in Ark. Code Ann. § 14-42-107 and allowed to conduct business with the City.

Section 5. The ordinance shall specifically recite the conditions that prompted the city council to approve such a transaction and the reasons and specific findings of any advantages to the city for such transactions.
Section 6. Any ordinances in conflict herewith are hereby repealed to the extent of the conflict.

Passed this 25th day of March, 2014.

Approved:

____________________________________
Mayor Tab Townsell

Attest:

_________________________
Michael O. Garrett
City Clerk/Treasurer
ORDINANCE NO. 0-87-7

AN ORDINANCE ALLOWING ALL MEMBERS OF THE CITY COUNCIL TO CONDUCT BUSINESS WITH THE CITY OF CONWAY; DECLARING AN EMERGENCY AND FOR OTHER PURPOSES.

WHEREAS, Arkansas Statue 19-909 provides that members of the City Council may conduct business with the City of Conway under certain conditions; and

WHEREAS, it is deemed in the best interest of the City of Conway that members or their employers be eligible to bid and conduct business with the City of Conway.

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

SECTION 1. That all members of the City Council are hereby eligible to conduct business with the City of Conway under the same terms and conditions as any private citizen.

SECTION 2. That any contract or business transaction with any member of the City Council shall be governed by the same legal requirements as any contract with a private citizen.

SECTION 3. That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 4. That in order to provide for full opportunity and open bidding, an emergency is hereby declared to exist, and this ordinance being necessary for the immediate preservation of the public peace, health and safety shall be in full force and effect from and after its passage and approval.

Attest:

[Signature]

Mayor

[Signature]

City Clerk