



Mayor Tab Townsell

City Attorney Michael Murphy

City Clerk/Treasurer Michael O. Garrett

Aldermen

Ward 1 Position 1 – Andy Hawkins  
Ward 1 Position 2 – David Grimes  
Ward 2 Position 1 – Mark Vaught  
Ward 2 Position 2 – Shelley Mehl  
Ward 3 Position 1 – Jack Bell  
Ward 3 Position 2 – Mary Smith  
Ward 4 Position 1 – Theodore Jones, Jr.  
Ward 4 Position 2 – Shelia Whitmore

City of Conway

**5:30pm Committee Meeting**

**Street Projects**

6:30pm -- Council Meeting  
Courtroom in District Court Building  
810 Parkway, Conway, AR 72034  
February 26<sup>th</sup>, 2008

1. **Call to Order**
2. **Roll Call**
3. **Minutes:** February 12<sup>th</sup>, 2008
4. **Recognition of Guests:** *Employee Service Awards*
5. **Public Hearings:**
6. **Report of Standing Committees:**
  - A. **Community Development Committee (Planning, Zoning, Permits, Community Development, Historic District, Streets, & Conway Housing Authority)**
    1. Consideration of a conditional use permit for two duplexes for property located at the northwest corner of Washington Avenue and Fleming Street located at 1606 Fleming Street.
    2. Ordinance appropriating funds for the Salem Sidewalk Improvement (Saddletop Center to Carl Sturat Street)
  - B. **Public Service Committee (Sanitation, Parks & Recreation, & Physical Plant)**
    1. Consideration of a bid for a new roof for the Conway Physical Plant building.
    2. Ordinance appropriating funds for the new roof for Physical Plant.
    3. Consideration to accept a bid for a new 2008 dump truck for the Parks Department.
    4. Consideration to accept a bid for (3) zero turn mowers for the Parks Department.
    5. Consideration to accept a bid for the purchase of a 2008 ¾ ton 4x4 truck for the Conway Sanitation Department.

**C. Public Safety Committee (Police, CEOC, Fire, Dist. Court & City Att., & Animal Control)**

1. Consideration of entering into a contract with the Conway Housing Authority.

**7. Old Business**

- A. Consideration/Discussion of the “unauthorized” boat dock/pier of the Treasure Hill Property Owners Association on Lake Beaverfork.

**8. New Business**

- A. Consideration to move the next regular schedule city council meeting (March 11, 2008).

**Adjournment**

**CITY OF CONWAY**  
**STREET DEPARTMENT**  
**2008 EXISTING AND PROPOSED STREET PROJECTS**  
February 6, 2008

Committee Meeting

**ESTIMATED STREET FUND BALANCE @ END 2007**

**\$ 1,500,000**

	ORIGINAL AMOUNT	WARD 1	WARD 2	WARD 3	WARD 4
<b>A APPROVED &amp; FUNDED PROJECTS FROM PRIOR YEARS:</b>					
1 College - Salem Int. Add W.B. Rt Turn on College @ Salem (city forces)	\$ 35,000			\$ 35,000	
2 Country Club Ln. - Stermer to Dave Ward (city forces) (funding deferred 3/27/07)	\$ -	\$ -			
3 Golden Meadows Creek Channelization (funding deferred 3/27/07)	\$ -			\$ -	
4 Summerbrook Outfall Drainage Channel (funding deferred 3/27/07)	\$ -			\$ -	
5 Richland Hills Dr. Paving - Hilton to Richland Hills Dr.	\$ 30,000	\$ -			\$ 30,000
6 Richland Hills Dr. New Culvert Under Richland Hills Dr.	\$ 8,176				\$ -
7 Blaney Hill Road - Stone Rd. to City limits	\$ 160,000		\$ 160,000		
8 Street Department Building Addition	\$ 20,172				
9 Software for Traffic Signal Master Controller Software	\$ 151,980				
<b>TOTAL CARRIED OVER STREET CONSTRUCTION PROJECTS</b>	<b>\$ 405,328</b>	\$ -	\$ -	\$ 35,000	\$ 30,000
<b>B CARTS FUNDED PROJECTS (City's 20% - Federal 80% Match):</b>					
2 Western Loop Engineering Study - 20% Match	\$ 1,000	\$ 5,000		\$ 5,000	
3 Salem Road Railroad Overpass (2010+) (\$3,800,000)	\$ -				
4 Harkrider Improvements thru Hendrix College - 20% Match (\$4,700,000) (funding increased 3/27/07)	\$ 760,000		\$ 760,000		
<b>TOTAL CARRIED OVER CARTS PROJECTS</b>	<b>\$ 761,000</b>	\$ 5,000	\$ 760,000	\$ 5,000	\$ -
<b>TOTAL CARRIED OVER PROJECTS ALREADY INCLUDED IN BUDGET</b>		<b>\$ 1,166,328</b>			
<b>ESTIMATED STREET FUND BALANCE PRIOR TO 2008 REVENUE OR EXPENSES</b>		<b>\$ 333,672</b>			

		WARD 1	WARD 2	WARD 3	WARD 4
<b>C STREET AND DRAINAGE PROJECTS APPROVED BY CITY COUNCIL BUT NOT FUNDED FROM STREET FUND:</b>					
1 MAYOR LN. / 286 Traffic Signal (EAST INDUSTRIAL PARK ACCESS ROAD)	\$ 231,435				\$ 231,435
2 FAVRE LANE - ELLEN SMITH TO SALEM -24' ASPHALT W/ DITCH (IMPACT FEE)	\$ 549,236	\$ 549,236			
3 TYLER ST. - EVE LN TO WILLOW RUN SUB. - 36' CURBED TO FILL IN GAPS (IMPACT FEE)	\$ 836,935			\$ 836,935	
4 MUSEUM RD. - SIEB. TO LOWER RDG- 36' Curbed To C. W. - 30' open shoulder to L. R. (IMPACT FEE)	\$ 1,242,198		\$ 1,242,198		
5 SALEM ROAD - MEADOWLAKE TO U.S 64 @ NEW INTERCHANGE - 36' CURBED (SALES TAX)	\$ 2,746,865		\$ 2,746,865		
6 MEADOWS TECHNOLOGY PARK - STREETS & DRAINAGE - (IND. DEVELOPMENT. BONDS)	\$ 176,000				\$ 2,400,000
	<b>\$ 5,782,669</b>	\$ 549,236	\$ 3,989,063	\$ 836,935	\$ 2,631,435

<b>D 2008 STREET FUND BUDGET</b>					
ESTIMATED STREET FUND REVENUE FOR 2007					
State Fuel Tax Turn Back	\$ 2,500,000				
Property Tax ( 50% 3 mil co. road tax)	\$ 957,488				
Sales Tax (St. Fund Share of Salary Tax)	\$ 200,000				
Conway Corp Franchise Fee	\$ 140,000				
Misc. (Interest, signs & other)	\$ 27,400				
<b>TOTAL ESTIMATED REVENUE FOR 2007</b>		<b>\$ 3,824,888</b>			
1 BUDGETED PERSONAL SERVICES COST	\$ 2,132,000				
2 BUDGETED OPERATING COST (Patching & Construction Material, Fuel, Equip. maint., Etc)	\$ 861,834				
3 PROFESSIONAL SERVICES	\$ 25,000				
4 TRAFFIC SIGNAL MAINTENANCE	\$ 150,000				
5 TRAFFIC SIGNAL CAPITAL COST - LED	\$ 30,000				
7 EQUIPMENT - (Skid Steers & Pickup)	\$ 134,000				
8 SOFTWARE	\$ 15,000				
9 ALLOWANCE FOR STREET OVERLAYS & STREET RECONSTRUCTION	\$ 473,000				
<b>TOTAL SALARIES AND USUAL OPERATING COST</b>		<b>\$ 3,820,834</b>			

**E POSSIBLE STREET OVERLAYS & PROJECTS for 2008**

STREET	LIMITS of OVERLAY	CITY FORCES	CONTRACTOR EST. COST	WARD 1	WARD 2	WARD 3	WARD 4	
1	<b>ROUNDAABOUT @ Farris &amp; Bruce</b>		\$ 80,000	\$ 180,000				
2	DONAGHEY Washington to Meadowlake	2400' - overlay	\$ 62,000		\$ 62,000			
3	EXCHANGE AVE Dave Ward to Commerce	1670' - overlay	\$ 30,000	\$ 30,000				
4	EXCHANGE AVE Commerce to Runway Dr.	3020' - overlay	\$ 55,000	\$ 55,000				
5	COMMERCE ST. Exchange to Harkrider	3250' - overlay	\$ 58,000	\$ 58,000				
6	MIDDLE ROAD E. German TO Skunk Hollow - 50% Paving w/ county forces		\$ 62,500				\$ 62,500	
7	LOWER RIDGE RD Victory Lane thru East German - 50% Paving w/ county forces		\$ 33,000		\$ 33,000			
8	BILL LUCY Trison to E. German		\$ 24,000		\$ 24,000			
9	OAK St. Street Scape Chestnut to Van Ronkle		\$ 78,834		\$ 39,417		\$ 39,417	
<b>SUBTOTAL</b>			\$ 483,334					
10	MIDDLE ROAD Amity to Southland	2000' 36' curbed	\$ 232,000				\$ 467,000	
11	MIDDLE ROAD Southland to E. German	1800' - 36' curbed	\$ 253,000				\$ 488,000	
12	FACTORY ST. Oak St. to Mill St.	1230' reconstruct to 27' curbed	\$ 100,000		\$ 200,000			
13	SHAMROCK	1600' - overlay	\$ 24,000	\$ 24,000				
14	OAKLAWN	1900' - overlay	\$ 28,000	\$ 28,000				
15	STANLEY RUSS Sturgis to Top of Hill	3200' 24' asphalt w/ open ditch	\$ 272,000				\$ 560,000	
16	BLANEY HILL ROAD HWY 25 to Stone Rd.	3600'	\$ 240,000		\$ 200,000			
17	GRIFFIN STREET Bruce to McKay	630' 27' curbed	\$ 55,000				\$ 120,000	
18	DEERBROOK Nutter Chapel to Old Military (24' Pavement w/open ditch)		\$ 93,000	\$ 200,000				
19	SOUTH SALEM Nutter Chapel to the Greens PUD (Rebuild to 36' curb & gutter)		\$ 370,000	\$ 839,850				
20	TJ Gertrude to Oak Meadows	overlay	\$ 27,000	\$ 27,000				
21	HOGAN LN. Tyler to U.S. 64	overlay	\$ 84,000			\$ 84,000		
22	QUAIL RUN add gravel, shape ditches & overlay		\$ 50,000	\$ 50,000				
23	SHERMAN OAKS South of Prince & East of Country Club		\$ 33,000			\$ 33,000		
24	STONECREST Stonewood - Garden Walk	overlay	\$ 16,000	\$ 16,000				
25	CROSS POINT Stonewood - Silvercrest	overlay	\$ 16,000	\$ 16,000				
26	RICHLAND HILLS DR. All south of Richland Hills Cv. Rebuild about 30%-overlay rest.		\$ 75,000				\$ 75,000	
27	MILL POND ROAD Ginger Kerry to 321 (Chip & Seal by County)		\$ 29,000				\$ 29,000	
28	MILL POND ROAD 321 tp Pauls Ln. (Chip & Seal by County)		\$ 67,000				\$ 67,000	
29	EAST GERMAN LANE Widen for Left Turn Lane @ Conway Christian School		\$ 20,000	\$ 50,000			\$ 50,000	
30	MORNINGSIDE DR. Timberlane Trail to Tucker Creek (should be rebuilt)		\$ 43,000			\$ 43,000		
<b>TOTAL STREET OVERLAY &amp; PROJECTS FOR 2007</b>			\$ 2,610,334	\$ 3,751,332	\$ 1,543,850	\$ 558,417	\$ 160,000	\$ 1,957,917

**F CORRIDOR PROJECTS**

SUGGESTED 2008 PROJECTS - Funded from Sales Tax

STREET	LIMITS of PROJECT		
SALEM ROAD EXTENSION	Meadowlake to Hwy 64 @ New Interchange	\$ 2,746,865	\$ 2,600,000
COLLEGE AVENUE (5 - Lanes)	Salem to Hubbard	\$ 750,000	\$ 640,000
COLLEGE AVE - COUNTRY CLUB	Intersection Improvemets - Possible Roundabout	\$ 400,000	\$ 750,000
SALEM ROAD	Nutter Chapel to Greens PUD (Add. Needed to Supplement \$700,000 IMPACT FEE)	\$ 139,850	\$ 1,070,000
<b>Subtotal 2008 Projects</b>		\$ 4,036,715	

NEAR FUTURE PROJECTS

DONAGHEY AVENUE - DAVE WARD DRIVE INTERSECTION (RT. Turn + Dual Left)	\$ 600,000
PRINCE STREET - SALEM ROAD INTERSECTION	\$ 600,000
FARRIS - PRINCE INTERSECTION (Possible Roundabout)	\$ 300,000
FARRIS ROAD IMPROVEMENT Dave Ward Drive to Bruce Street (36' Curbed Street)	\$ 660,000
PRINCE STREET - Salem to Western (Four Lanes with left turn lane were required)	\$ 2,200,000
College Avenue - Hubbard to Donaghey	\$ 2,750,000
<b>Subtotal Near Future Projects</b>	\$ 7,110,000

## MEMORANDUM

TO: MAYOR TAB TOWNSELL

FROM: RONNIE HALL, P.E.  
CITY ENGINEER

DATE: February 6, 2008

REFERENCE: 2008 Street Projects

The Street Department work crews are scheduled to complete the following 2007 Street Projects by the end of March 2008:

1. **Blaney Hill Road** - Reconstruct road to 24' asphalt w/ 6' gravel shoulders from Stone Road to Skinner Hill Rd with overlay of exist pavement to western city limits.
2. **Richland Hills Road Overlay** - Hilton Dr. to Richland Hills Cove.
3. **Siebenmorgen-Courtway-Freyaldenhoven Roundabout** - Construct new box culvert (3 barrels 12' x 5' box culvert) under Siebenmorgen Road & complete west leg of Roundabout.

Following this work they will be available to begin a new project. It would help us if the street overlay list could be finalized soon allowing us to perform the preparation work for the overlays during the wet winter and spring months and make more staff available for street projects during the summer.

### 2008 STREET FUND PROJECTS

I have attached a summary sheet listing several street overlay and street reconstruction projects. Our budget includes \$473,000 for street overlays and reconstruction. The following projects in my opinion need to be funded to properly address the maintenance of the street infrastructure:

1. **Farris - Bruce Roundabout** - \$80,000 - The existing four way stop at this location backs up several blocks during peak hour traffic. The roundabout should allow traffic to move freely thru this intersection.
2. **Donaghey Street Overlay** - Washington to Meadowlake - \$62,000  
The existing pavement along this section of street is failing as can be seen by the cracking section of asphalt and the depressions developing along the vehicle wheel path. The heavy volume of traffic will destroy the integrity of the existing pavement if the street is not repaved soon. The strength and durability of the street is dependent on the thickness of sound asphalt pavement. If the pavement is allowed to deteriorate we will lose the strength the existing asphalt pavement provides.
3. **Exchange Avenue Overlay** - Dave Ward to Runway - \$85,000  
Heavy industrial loads are causing the failure of the pavement along Exchange Ave. As described above, the overlay

is needed before the existing pavement section deteriorates further. The repairs of this road would give a more favorable impression to the current and potential industrial residents regarding the city's commitment to maintain the access to their facilities.

4. **Commerce Street Overlay** - Exchange to Harkrider - \$58,000 - As described above heavy industrial loads are causing the failure and is needed before the existing pavement section deteriorates further. The repairs of this road would give a more favorable impression to the current and potential industrial residents regarding the city's commitment to maintain the access to their facilities.
5. **OAK ST. STREETScape** - Chestnut to Court - \$78,834 - This project would continue the sidewalk improvements along Oak street eastward to Court Street. The cost presented does not address any drainage or flooding issues. City crews would perform the work (market value of \$167,648) with the estimated cost of \$78,834 for materials and outside contractors only. Asphalt paving of this section of street is included in the estimate.
6. **Joint County/City Projects** - County Judge Preston Scroggins has offered to joint venture the improvement of three roads that are generally 50% in the county and 50% in the city. The Judge has offer to perform the repairs to the subgrade and placement of crushed stone base course and pay for 50% of the asphalt paving on the following roads:
  1. **Lower Ridge Road** - Victory Ln. thru East German Ln. (2,600 feet) - 50% of the asphalt cost is \$33,000
  2. **Bill Lucy Dr.** - along north side Simon School (2,600 feet) - 50% of the asphalt cost is \$24,000
  3. **Middle Road** - East German Lane to Skunk Hollow Road - (5,000 feet) - 50% of asphalt cost is \$62,500These roads are in poor condition and certainly need attention. This gives us an opportunity to gets these streets improved at minimal cost.

#### **IMPACT FEE & CARTS FUNDED PROJECTS**

The following projects are presently programmed for funding from non street fund sources:

1. **Harkrider** - Fleming to Spruce - Four lane median divided roadway with 208' diameter roundabouts at Siebenmorgen and at Winfield. The project also includes a pedestrian underpass on the north side of Siebenmorgen Road. This project is estimated to cost \$4,600,000 with 80% federal funding thru Metroplan and 20% local match. The AHTD is presently acquiring ROW for this project. The relocation of a 16" waterline must be completed before this project can get underway. It is estimated that the waterline relocation will not be completed until late fall.
2. **Tyler Street** - Eve Lane to Willow Wind Subdivision - 36' curbed street with sidewalk on south side. \$836.935 - Funded with street impact fees. Bid opening in February

3. **Salem Road** - Nutter Chapel Rd. to north boundary of the "Greens @ Nutter Chapel PUD". This project is needed to prevent the further destruction of the pavement along this section of Salem or along Nutter Chapel Rd by the "Greens" construction traffic. This section of road has already been damaged by the construction traffic to the Subdivision along South Salem. The improved road will provide an appropriate western connection to the Favre Lane Project for access to Ellen Smith School and the subdivision along South Salem (Southwind, Spring Valley & Bradley Place) - The estimated cost of a 36 foot curbed street with sidewalk on one side is \$839,850. Possible funding for this project could be Prepayment of the "Greens" impact fee (\$700,000) supplemented with revenue from Sales Tax.
4. **Museum Road** - Siebenmorgen Road to Lower Ridge Road - (1,543,959) Bid opening in late Fall (waiting on adequate accumulation of Street Impact Fee)

#### **SALES TAX - CORRIDOR IMPROVEMENT PROJECTS**

Revenue from the 50% of the ½ cent sales tax is now accumulating for major street projects. The initial project approved for funding from this revenue is **Salem Road** - Meadowlake Rd. to U.S. 64 at the new I-40 interchange. The estimated cost for a 36' curbed street with sidewalk on one side is \$2,746,765. The plans are being prepared now and Right of Way acquisition needs to be completed in February so that we can open bids in early March.

Funds will be available for other corridor improvement projects by mid year. It would be desirable to proceed with the plans for the next projects in order to give the utility companies time to adjust or relocate their facilities and us time to get any right of way issues resolved.

If we focus on improvement of the intersections, we can have a significant impact on improvement of traffic flow without undertaking the major street reconstruction. Projects that would reduce congestion by adding lanes at intersection included the following:

1. College Avenue - Salem to Hubbard (5-Lanes) (\$750,000)
2. College Avenue - Country Club Road - Possible Roundabout (\$400,000)
3. Donaghey Ave at Dave Ward - (Rt. Turn Lane + Dual Left on Donaghey)
4. Prince - Salem Intersection (add Rt. Turn Lane)
5. Farris Road - Dave Ward to Bruce
6. Salem Road - Dave Ward to College
7. College Ave - Hubbard to Donaghey
8. Prince - Salem to Western



## CONWAY PLANNING COMMISSION

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

February 20, 2008

Council Members  
Conway, AR 72032

Dear Council Members:

A request for a conditional use permit for *two duplexes* for property located at the northwest corner of Washington Avenue and Fleming Street with the address **1606 Fleming Street** and with the legal description:

Hutto Addition Block 5, Lots 9 and 10, LESS AND  
EXCEPT the west 80 feet thereof

was reviewed by the Planning Commission at its regular meeting on February 19, 2008. The Planning Commission voted 9 – 0 that the request be sent to the City Council with a recommendation for approval with the following condition:

1. Demolition to follow ADEQ requirements

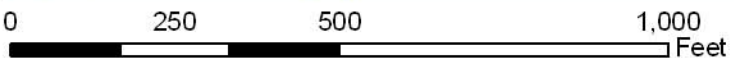
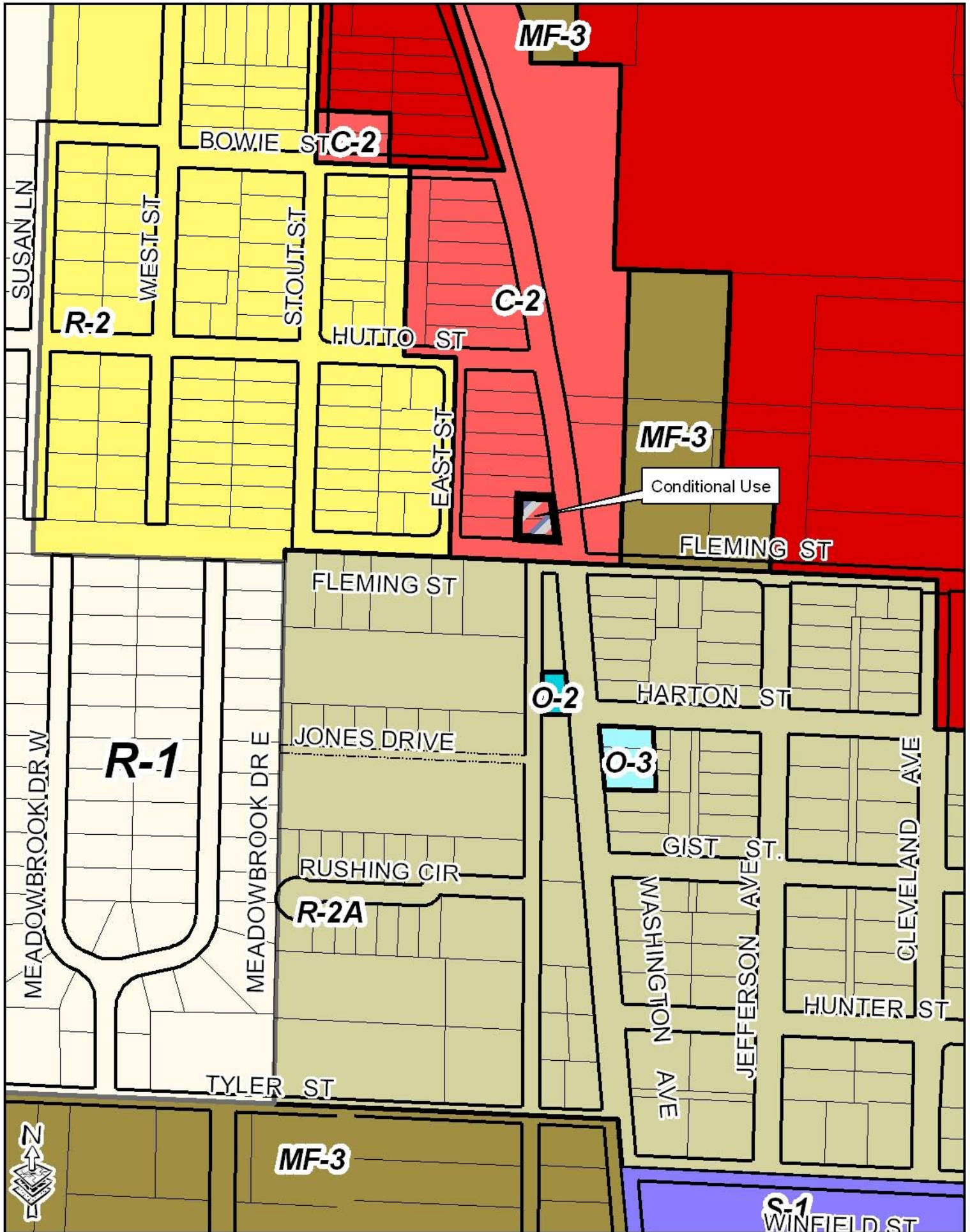
The Planning Commission Chairman requests that the City Council add the following condition as it was inadvertently omitted:

2. Two duplexes allowed (four dwelling units maximum);  
OR one duplex on each future lot

Submitted by,

Junior Storie, Chairman  
Planning Commission





Hobbs Conditional Use



**City of Conway, Arkansas  
Ordinance No. O-08-\_\_\_\_\_**

**AN ORDINANCE APPROPRIATING FUNDS FOR THE SALEM ROAD SIDEWALK IMPROVEMENTS  
(SADDLETOP TO CARL STUART); AND FOR OTHER PURPOSES:**

**WHEREAS**, the low bid was accepted from Ho Jo Excavating for the Salem Road Sidewalk Improvements (Saddletop to Carl Stuart) in the amount of \$99,641; and

**WHEREAS**, The source of funding from this project is the In Lieu of sidewalk fees (01.306) \$99,641 will be taken from the General Fund In Lieu of Sidewalk Fees Account (01.306) and transferred into the Street Fund Salem Road Sidewalk Improvement project account.

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

**SECTION 1.** The City of Conway shall appropriate \$99,641 from the General Fund In Lieu of Sidewalk Fees Account (01.306), into the Street Fund Salem Road Sidewalk Improvement project account

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

**PASSED** this 26<sup>th</sup> day of February, 2008.

**APPROVED:**

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

**ATTEST:**

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

City of Conway  
Physical Plant

# Memo:

**To:** Mayor Tab Townsell  
**CC:** City Council Members  
**From:** Tony Harrington  
**Date:** February 20, 2008  
**Re:** Bid 2008-21 (New Roof – Physical Plant Building)

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Bids were submitted on Monday, February 21<sup>st</sup>, 2008 for a New Roof for the Conway Physical Plant building. A bid tab is attached.

Please advise if you have any questions.

2008-21 City of Conway Bid Tabulations  
Physical Plant  
New Roof

<b>Bidder's Name</b>	<b>Contact Person</b>	<b>Amount of Bid</b>
Jancour Inc. Palestine, AR	Janell Harnby	\$12,535.00
Fraley Roofing Inc. North Little Rock, AR	Roger Fraley	\$13,500.00
Covington Roofing Company Conway, AR	George Covington	\$16,351.00
Reynolds Construction Company, White Hall, AR	Ronnie Reynolds	\$18,720.00
RBD Construction, Inc	Danny Brown	\$31,995.00
D.C. Taylor	Greg Thirnbeck	\$36,765.00



**City of Conway, Arkansas**  
**Ordinance No. O-08-\_\_\_\_\_**

**AN ORDINANCE APPROPRIATING FUNDS TO REPLACE THE ROOF AT THE PHYSICAL PLANT DEPARTMENT; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.**

**WHEREAS**, the City of Conway has an immediate need to replace the roof at the Physical Plant building for which funding has not previously been appropriated by Council action;

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

**SECTION 1.** The City of Conway shall appropriate an amount not to exceed \$\_\_\_\_\_ as a General Fund Balance (01.990) appropriation for the replacement of the Physical Plant roof (01.109.915).

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

**SECTION 3.** That this ordinance is necessary for the protection of the public peace, health and safety, an emergency is hereby declared to exist and this ordinance shall be in full force and effect from and after its passage and approval.

**PASSED** this 26<sup>th</sup> day of February, 2008.

**APPROVED:**

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

**ATTEST:**

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



# Memo

To: Mayor Tab Townsell  
CC: Conway City Council  
From: Brian Knopp, Parks Director  
Date: February 15, 2008  
Re: Acceptance of Bid

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The Conway Parks Department recently accepted bids for the purchase of one (1) new 2008 Model Dump Truck. We received two (2) bids in accordance with the terms and conditions of the bid notice.

- 1) MHC Hino (Little Rock)- \$56,874.00
- 2) Truck Centers of Arkansas (No. Little Rock)- \$58,554.00

We are requesting the City Council to accept the low bid from MHC Hino.



# Memo

To: Mayor Tab Townsell  
CC: Conway City Council  
From: Brian Knopp, Parks Director  
Date: February 15, 2008  
Re: Acceptance of Bid

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The Conway Parks Department recently accepted bids for the purchase of three (3) new mid-mount, zero turn radius mowers with side discharge. We received two (2) bids in accordance with the terms and conditions of the bid notice.

- 1) David's Small Engine, Inc. (Conway)- \$30,437.46
- 2) Warden, Inc (Ozark)- \$32,406.78

We are requesting the City Council to accept the low bid from David's Small Engine.

February 13, 2008

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

Re: 2008 ¾ Ton 4X4 Truck

Dear Mayor Townsell,

Bids were submitted at 10:00 am, Monday February 11, 2008 at Conway City Hall for 2008 ¾ Ton 4X4 Truck. Three bids were submitted:

Bale Chevrolet	\$24,130.23
Lander's Chevrolet-Hummer	\$27,691.00
Lander's Chevrolet-Hummer	\$28,916.00

I recommend the bid from Bale Chevrolet for \$24,130.23. It was the bid that met or exceeded all specifications that we required.

Please advise if you have questions or need additional information.

Sincerely,

**COPY**  
Cheryl Harrington  
Sanitation Director



**BID SUMMARY**  
**2008 ¾ Ton 4X4 Truck**

**Bid #1 submitted by Bale Chevrolet**  
**2008 ¾ Ton 4X4 Truck**  
**\$24,130.23**  
**Delivery time 6-8 weeks**

**Bid #2 submitted by Landers Chevrolet-Hummer**  
**2008 ¾ Ton 4X4 Truck**  
**\$27,691.00**  
**Delivery time 60 Days ARO**

**Bid #2 submitted by Landers Chevrolet-Hummer**  
**2008 ¾ Ton 4X4 Truck**  
**\$28,916.00**  
**Delivery time 1 Days ARO**

I recommend accepting the bid from Bale Chevrolet with a bid of \$24,130.23. This truck meets all specifications. Prices include tax and delivery costs.

**City of Conway – Sanitation Department**  
**Bid Number: 2008-20**  
**Bid Opening Date: Monday, February 11<sup>th</sup>, 2008**

**Total Cost for 2008 3/4 Ton 4X4 Truck**

\$ 24,130.03 \*

**Anticipated Delivery Date:**

\$ 6-8 Weeks ARO

**Unsigned bids will be rejected:**

Authorized Agent Bidding on this project:

BALE CHEURACET

Company Name

DAVID BROYLES

Company Representative Name

David Broyles

Representative's Signature

13101 CHONAL PARKWAY

DBROYLES@BALECHEURACET.COM

Address

Email Address

LITTLE ROCK

AR

72221

City

State

Zip

501.221.9191 X 284

501.221-2418

Telephone Number

Fax Number

1/31/08

Date

Please feel free to submit additional information on this bid on a separate piece of paper; however this sheet has to be included & signed with any bid submitted.

\* NOTE EXCEPTION ON ENGINE

We would like to use Diesel engine to meet  
to have require hours

We do not collect TAXES - TAXES NOT INC.

Prepared By:  
administrator  
Landers Auto - Rick Layton  
P.O. BOX 1649  
Benton, AR 72018  
Phone: (501) 316-4400  
Fax: (501) 316-5298  
E-mail: ricklayton@unitedauto.com

Picture.1VehiclePicture

2008 Chevrolet Silverado 2500HD 4WD Ext Cab 143.5" Work Truck CK2075

**WINDOW STICKER**

Advert/Adjustments	\$0.00
Destination Charge	\$925.00
<b>TOTAL PRICE</b>	<b>\$33,009.00</b>
Est City: mpg	
Est Highway: mpg	
Est Highway Cruising Range: mi	

Bid \$ 27,691.<sup>00</sup>  
Price

*Rick Layton*

Report content is based on current data version referenced. Any performance-related calculations are offered solely as guidelines. Actual unit performance will depend on your operating conditions.

GM AutoBook, Data Version: 135.0, Data updated 2/5/2008 9:30:00 AM  
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Customer File:

**City of Conway – Sanitation Department**  
**Bid Number: 2008-20**  
**Bid Opening Date: Monday, February 11<sup>th</sup>, 2008**

**Total Cost for 2008 3/4 Ton 4X4 Truck**

\$ 28,916.<sup>00</sup>

**Anticipated Delivery Date:** 1-Day ARD

\$ 28,916.<sup>00</sup>

**Unsigned bids will be rejected:**

Authorized Agent Bidding on this project:

Landers Chevrolet Hummer

Company Name

Rick Layton

Company Representative Name

Rick Layton

Representative's Signature

P.O. Box 1649

r.cklayton@Periskerautomotive.com

Address

Benton, Ar

Email Address

72018

City

501-316-4400

State

Zip

501-316-5298

Telephone Number

2-7-08

Fax Number

Date

**Please feel free to submit additional information on this bid on a separate piece of paper; however this sheet has to be included & signed with any bid submitted.**

**AGREEMENT**

This Agreement is entered this \_\_\_\_\_ day of \_\_\_\_\_, 2008, between the City of Conway, Arkansas, and the Conway Housing Authority.

**WITNESSETH:**

**WHEREAS**, the Conway Housing Authority (hereafter, "CHA") desires to maintain and improve the security of its premises and to serve the respective needs and to provide for the maximum mutual benefit of the parties hereto; and

**WHEREAS**, this objective is to be accomplished by the controlled interaction of the City's police officers with tenants and guests of CHA; and

**WHEREAS**, the Conway Housing Authority desires to prevent and control crime, restore and/or maintain order, and reduce citizens' fear of crime within the CHA.

**NOW, THEREFORE, IN CONSIDERATION OF THE COVENANTS SET FORTH HEREIN, THE PARTIES AGREE AS FOLLOWS:**

1. **SERVICES**

The City shall provide one fully equipped community policing officer, with police vehicle, on a full-time basis to for the Conway Housing Authority. The Chief will select a qualified candidate. The officer will be selected based upon their qualifications to perform assigned duties. Should said community policing officer be requested by CHA to work any hours beyond the normal complement of the officer's pay period, said overtime hours will be subject to reimbursement by CHA to the City of Conway.

2. **CONSIDERATION**

In consideration for providing the above-described services, the Conway Housing Authority shall pay to the City the sum of \$30,000.00, which represents an amount that will offset the costs associated with the City providing one officer. The compensation shall be paid by the Conway Housing Authority to the City of Conway in full, between January 1, 2008 and December 31, 2008.

3. **TERMS**

The initial term of this Agreement shall be for a period commencing January 1, 2008, to and including, December 31, 2008. Absent termination by one of the parties hereto, or amendments mutually agreed upon by the parties, this Agreement shall automatically be renewed for additional terms of one year. This Agreement and all performances and obligations required hereunder may be terminated by the Mayor of the City of Conway or the executive director of the Conway Housing Authority at any time and for any cause provided

that the terminating party provides the other party with written notice of termination immediately upon the date of termination.

4. **PERSONNEL**

The officer provided by the City shall be considered an employee of the City. Notwithstanding anything contained in this Agreement the officer shall at all times be subject to the policies and procedures of the Conway Police Department. The City shall be responsible for the selection of an officer. The City shall be responsible for the special training of the officer as required for participation in this program, and the scheduling of such officer. As required for the police department's performance evaluation system, CHA's Executive Director will provide letter input relating to the assigned officer's performance. Additionally, to insure the assigned Officer's working hours and days of work are aligned with the needs of the housing authority's resident's needs and priorities, a resident survey, inquiring about such hours and working days and other such dimensions, will be conducted on an annual basis and provided to the Chief of Police for his review no later than December 15<sup>th</sup> of each calendar year. Based upon such survey results, and collaboration with the CHA Executive, Officer working hours and days of work will be aligned with such findings.

5. **INSURANCE**

City and Conway Housing Authority acknowledge that the City of Conway, as a requirement of this Agreement, shall not be required to have additional insurance.

6. **ASSIGNMENT AND SUBCONTRACTING**

This Agreement and the performance of services required hereunder shall not be assigned or subcontracted by either party without the written consent of the other party.

7. **NOTICES**

Notices hereunder shall be given by first-class mail or personal service. Notice to the City shall be delivered or addressed to the Mayor, City of Conway, 1201 Oak Street, Conway, AR 72032. Notice to the Conway Housing Authority shall be delivered or addressed to the Executive Director, Mary Boyd, 335 S. Mitchell, Conway, Arkansas, 72034.

Conway Housing Authority

City of Conway

\_\_\_\_\_  
Executive Director

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

Date: \_\_\_\_\_

Date: \_\_\_\_\_



## Memo

To: Mayor Tab Townsell  
CC: Conway City Council  
From: Brian Knopp, Parks Director  
Date: February 15, 2008  
Re: Unauthorized Boat Docks / Piers at Lake Beaverfork

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The Conway Parks Department received application from  
The Conway Parks Department would like to recommend that the boat dock / pier owned by Richard L. Gavin and to be used for the Treasure Hills Property Owners Association Park be approved under the following stipulations:

- 1) Payment of two (2) years boat dock / pier fees totaling \$413.00, this would be last year's and this coming year's annual fees.  
Due to the fact that both structures were built and being used prior to the City of Conway Council approval we feel that this is a fair and just request.
- 2) This would be in addition to any penalties or fines the City Council wishes to impose for building an illegal boat dock.

**FILE COPY**

Boat dock for:

**TREASURE HILLS PROPERTY OWNER'S ASSOCIATION  
IN 5-ACRE COMMUNITY PARK**

I hereby certify the plans conform to the following minimum design load requirements:

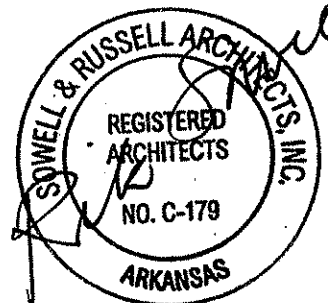
Live load – 50#/SF

Dead load – 30#/SF

Wind load – 20#/SF

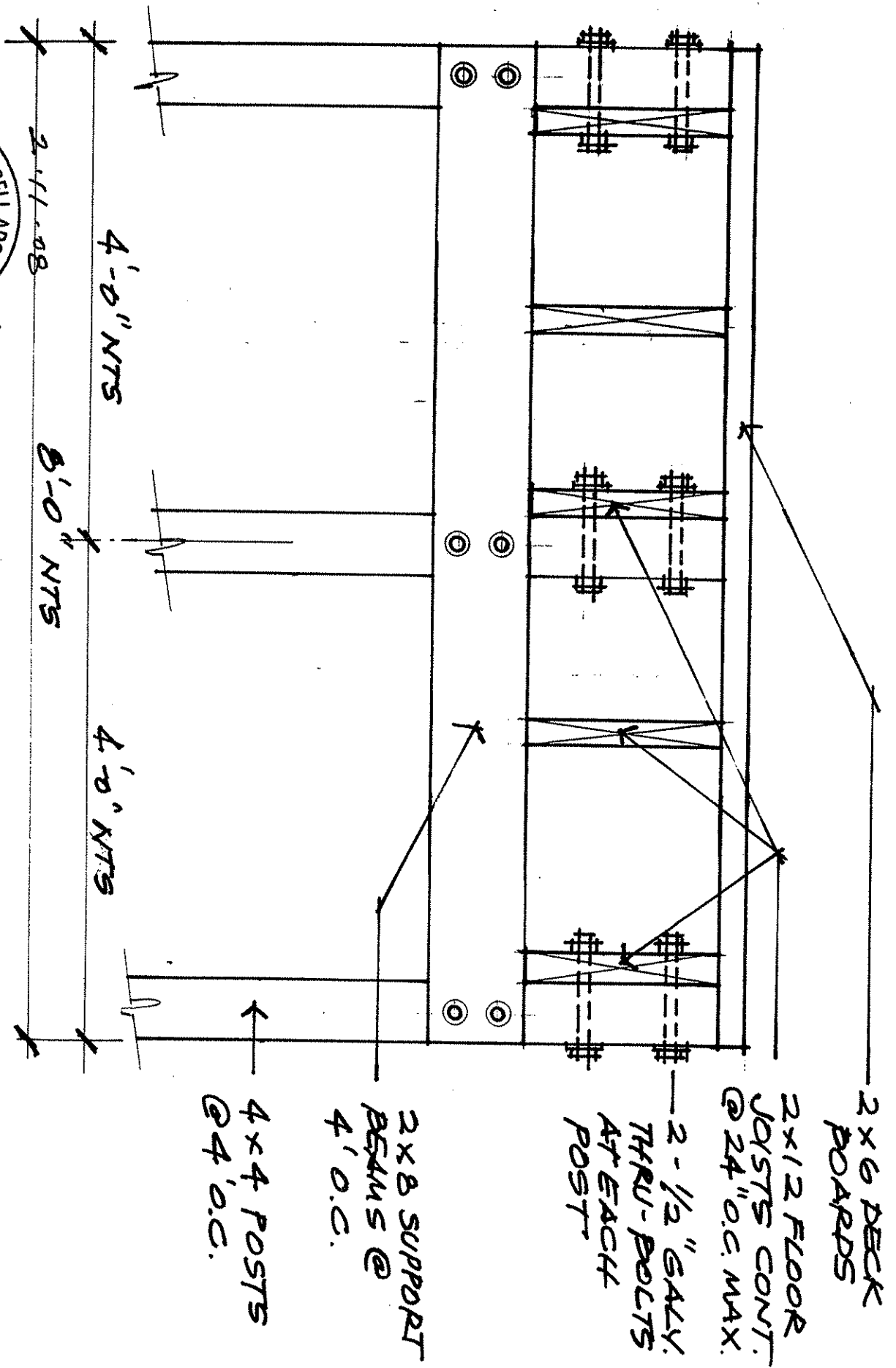
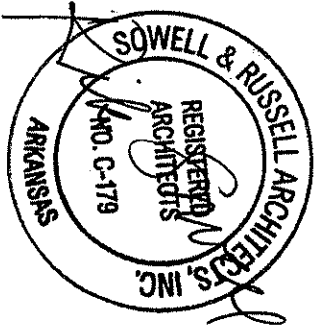
The structure is a platform only so roof load requirements do not apply. Handrails and guardrails are provided at the walkway. No railing is provided at the dock.

All lumber must be treated. The 4x4 posts must penetrate min. 3' below firm lake bottom and set in concrete



2.11.08

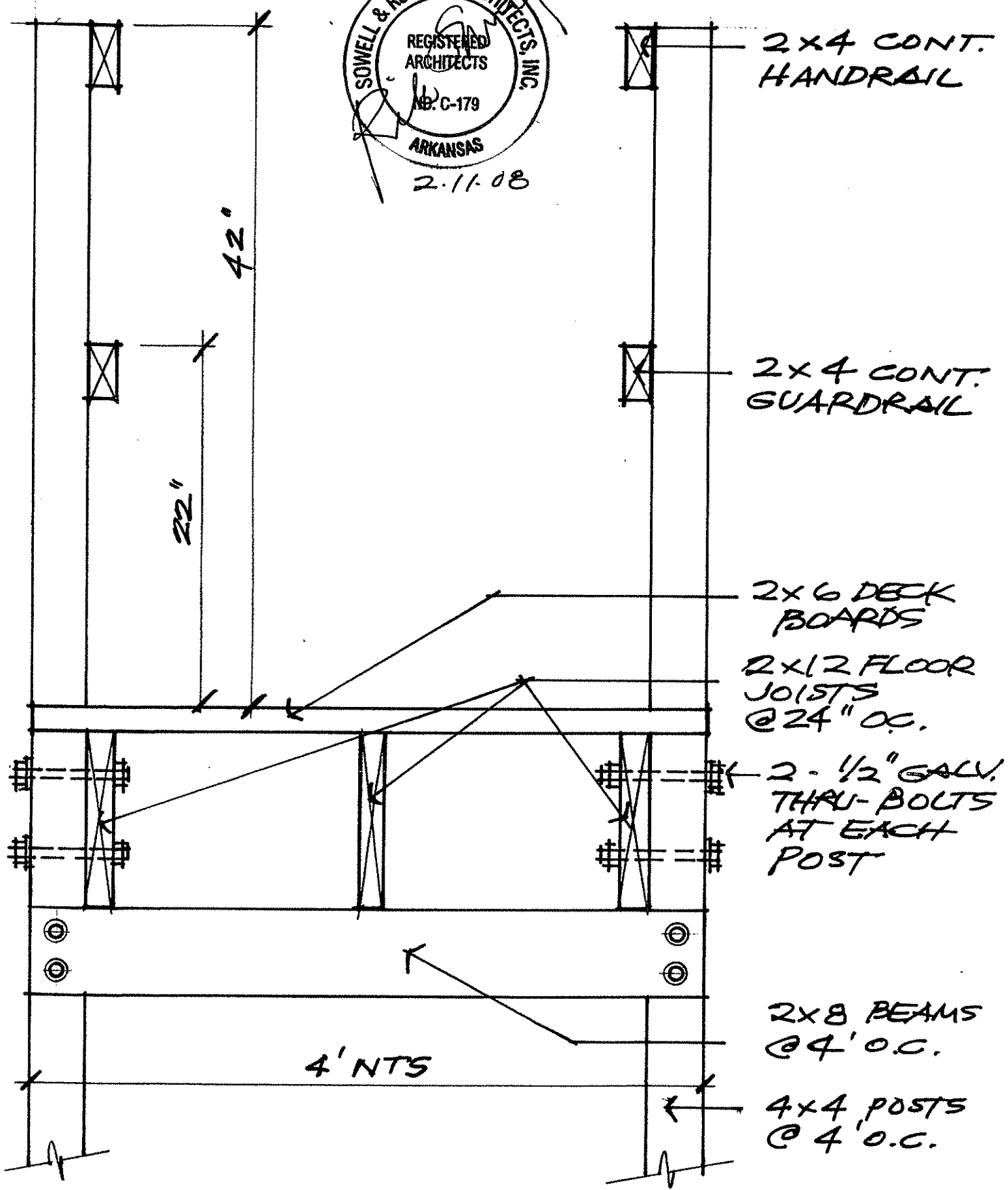
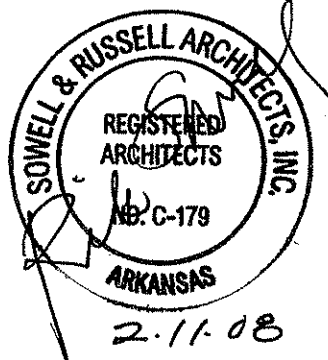




TYPICAL SECTION AT DOCK

1 1/2" = 1'-0"

NTS - NOT TO SCALE



2x4 CONT.  
HANDRAIL

2x4 CONT.  
GUARDRAIL

2x6 DECK  
BOARDS

2x12 FLOOR  
JOISTS  
@ 24" O.C.

2 - 1/2" GALV.  
THRU-BOLTS  
AT EACH  
POST

2x8 BEAMS  
@ 4' O.C.

4x4 POSTS  
@ 4' O.C.

4' NTS

TYPICAL SECTION AT WALKWAY

1/2" = 1'-0"

NTS - NOT TO SCALE

TREASURE HILLS Property OWNERS

ASSOCIATION : DOCK PLANS AND SPECIFICATIONS

5 ACRE COMMUNITY PARK

DECEMBER 2006

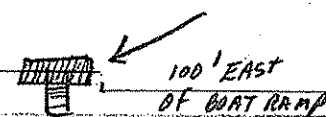
LAKE BEAVER FORK, CONWAY, ARKANSAS

59 BEAVER FORK ROAD

Submitted BY  
Rich GAVIN  
122 NO. Woodland Dr.  
Conway, AR. 72032  
501-450-7441

LAKE  
BEAVER FORK

PROPOSED  
NEW  
DOCK LOCATION



EXISTING  
14' X 70'  
BOAT RAMP

358' SHORELINE -

EAST  
PROPERTY  
LINE  
←

5 ACRE PARK.

#59 BEAVER FORK Rd.

WEST  
PROPERTY  
LINE  
←

EXISTING  
GRAVEL  
ROAD  
←

DAVILLION →

FOR TREASURE HILLS PROPERTY OWNERS ASSOCIATION - PARK

**APPLICATION FOR PRIVATE PIER OR BOAT HOUSE**

(Please type or print)

FIRST NAME & INITIAL Richard L. LAST NAME GAVIN

INITIAL & MIDDLE NAME \_\_\_\_\_

MAILING ADDRESS 122 NO. Woodland DR.

CITY CONWAY STATE AR. ZIP CODE 72032-9115

LAKE STREET ADDRESS 59 BEAVERFORK ROAD

CITY CONWAY ZIP CODE 72032

HOME PHONE 501-450-7441 BUSINESS PHONE 501-851-4450

**I am applying for a permit to cover the following:**

(Please check) DOCK/PIER  SINGLE BOAT HOUSE \_\_\_\_\_ JT. BOAT HOUSE \_\_\_\_\_

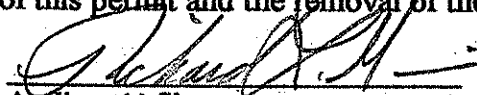
The structure is to be constructed on Beaverfork Lake, Sub-Division TREASURE HILLS  
Lot(s) \_\_\_\_\_, Block(s) \_\_\_\_\_, with materials composed of:  
WOOD , METAL \_\_\_\_\_, FIBERGLASS \_\_\_\_\_, OTHER \_\_\_\_\_

The Lake Beaverfork Caretaker may contact me to arrange to inspect my property and plans:

(phone) 501-450-7441 (address) 59 BEAVERFORK Rd. AR  
122 NO. WOODLAND DR.

Attached is a rough sketch of the structure I propose to build, indicating dimensions and distance from shoreline of lake. Enclosed is my remittance of \$ \_\_\_\_\_ to cover the permit.

I agree to comply with all items listed in the POLICIES ON LAND USE AROUND BEAVERFORK LAKE. I agree to remove the structure, if abandoned. I understand that I must renew my permit annually. Failure to comply with commission codes and regulations will result in cancellation of this permit and the removal of the structure.

  
Applicant(s) Signature

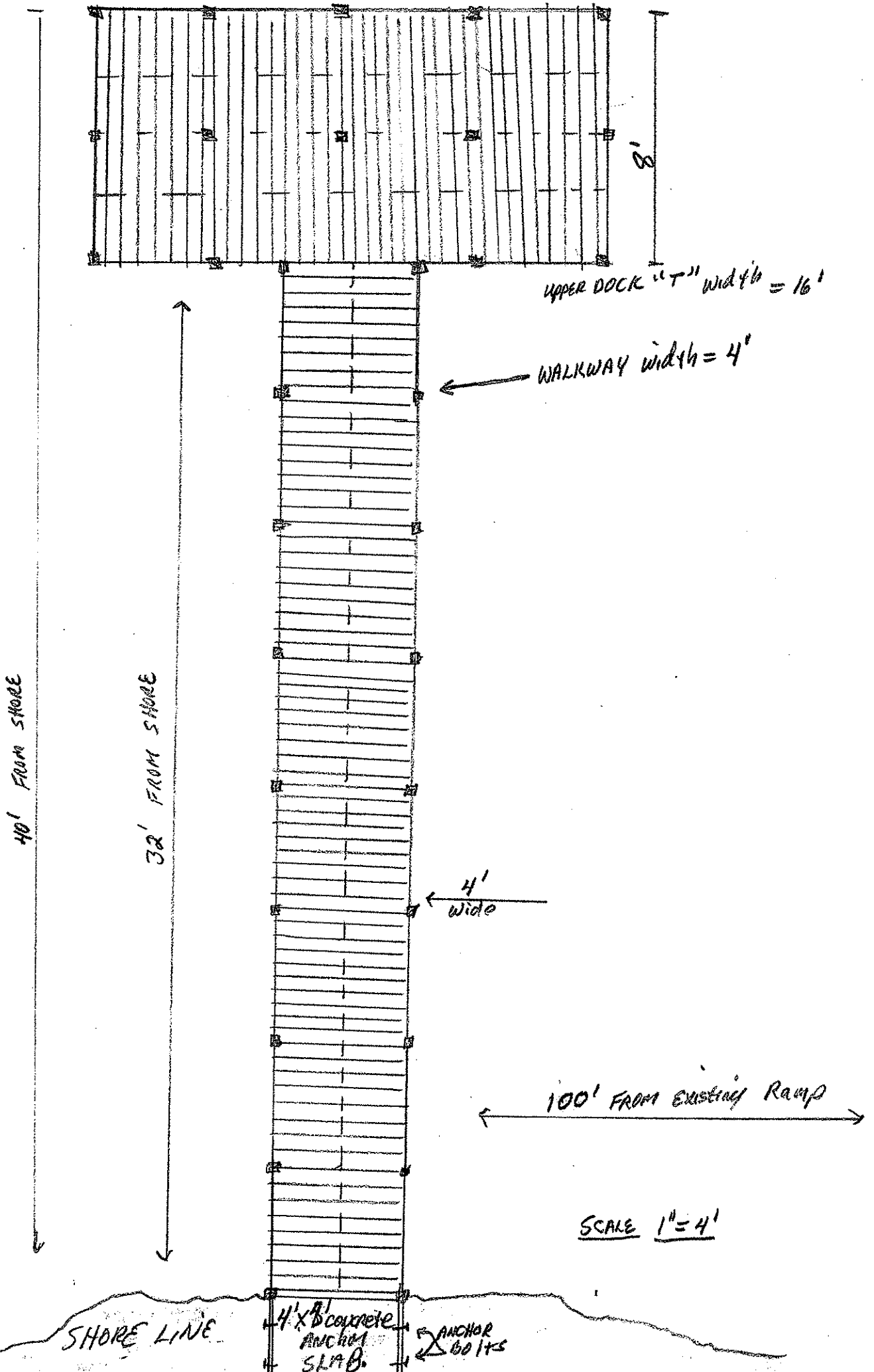
DATE 12/15/06  
Month Day Year

\_\_\_\_\_  
Applicant(s) Signature

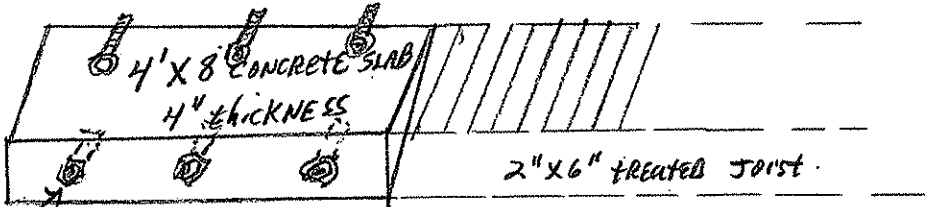
City Engineer Approval \_\_\_\_\_ Date \_\_\_\_\_  
Lake Beaverfork Caretaker Approval [Signature] Date 2-14-05  
Building Inspector Approval \_\_\_\_\_ Date \_\_\_\_\_

**BOTH PROPERTY OWNERS MUST SIGN ON A JOINT BOAT HOUSE**

Complete Application form and return to: **City of Conway**  
**Parks & Recreation Department**  
**Conway, AR 72032**



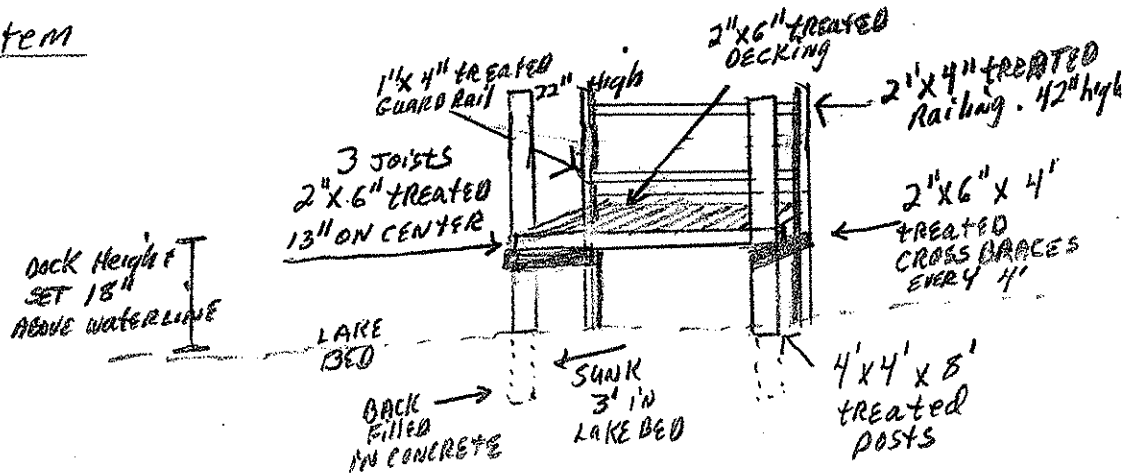
GALV.  
BOLTS EMBEDDED IN CONCRETE SLAB



6 - 6" x 1/2" - GALVANIZED  
NUTS - BOLTS AND WASHERS

SHORE ANCHORING SYSTEM

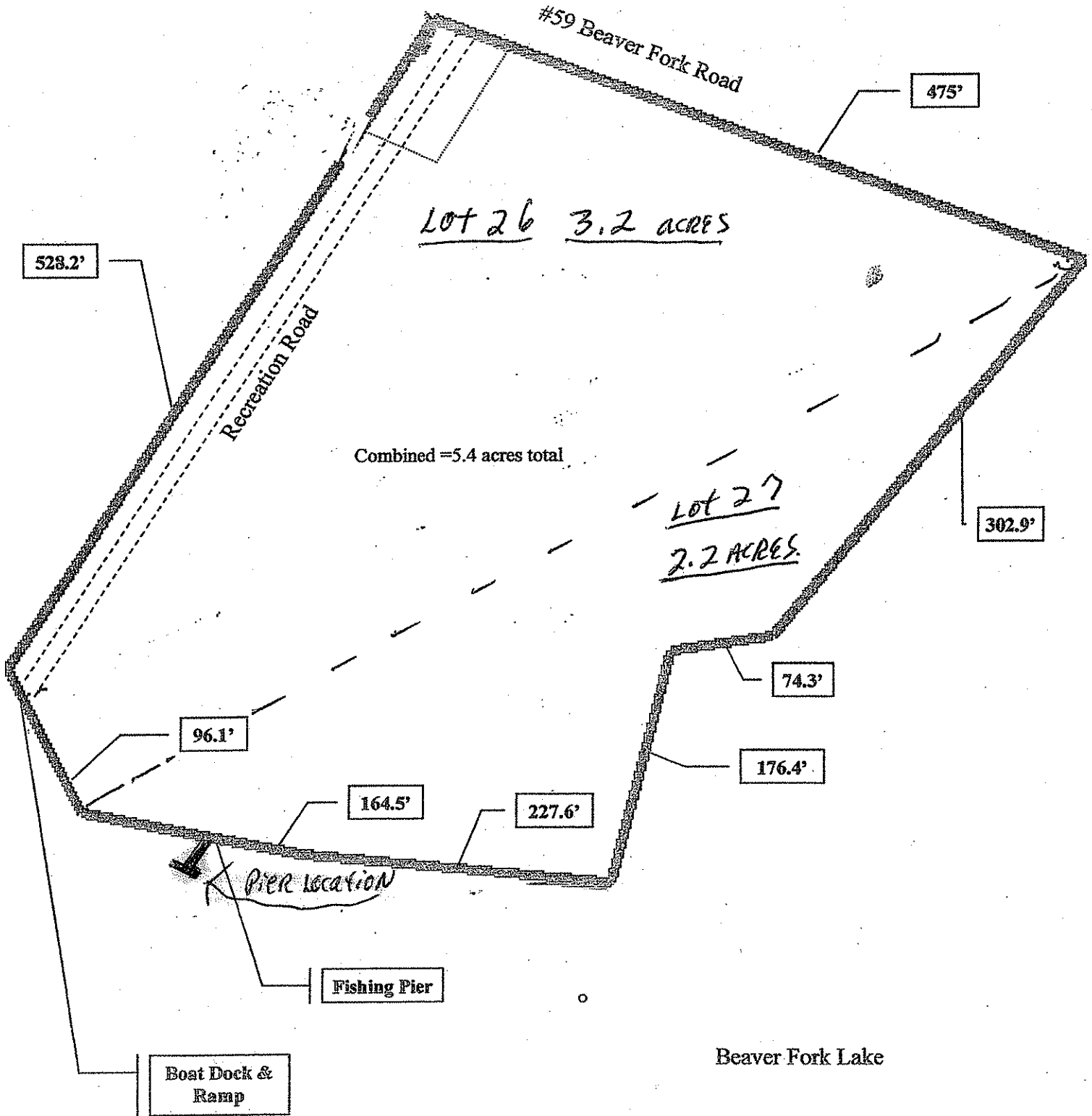
Exploded View



## SPECIFICATIONS AND MATERIALS

1. FURTHER MOST POSTS WILL HAVE REFLECTORS
2. ANCHOR BOLTS FOR MOORING DOCK TO SHORE WILL BE  
6" X 1/2" GALVANIZED BOLTS, NUTS AND WASHERS EMBEDDED  
IN THE CONCRETE DOCK PAD. (4' X 8' PAD)
3. ALL WOOD ABOVE AND BELOW THE WATERLINE WILL BE TREATED  
LUMBER.
4. DOCK HEIGHT AT TOP OF DECKING TO BE SET 18 INCHES  
ABOVE SPILLWAY WATER LINE
5. ALL POSTS ARE TREATED 4" X 4" X 8' SET 4' ON CENTER.
6. CROSS BRACING WILL SPAN EACH 4' WIDTH AND WILL  
PROVIDE SUPPORT FOR THE JOISTS.
7. 3 JOISTS WILL RUN THE LENGTH OF THE DOCK,  
SET 13" ON CENTER AND BOLTED TO THE 4" X 4" SUPPORTS  
WITH THE CENTER JOIST TOP NAILED TO THE CROSS BRACE
8. ALL 4' X 4' POSTS WILL BE SET IN CONCRETE
9. 2" X 6" CROSS BRACES AND JOISTS WILL BE BOLTED TO  
THE 4" X 4" POSTS
10. ALL NUTS, BOLTS, WASHERS AND SCREWS WILL BE  
GALVANIZED.

# Treasure Hills Park





FILE COPY

Walkway at boat ramp for:

**TREASURE HILLS PROPERTY OWNER'S ASSOCIATION  
IN 5-ACRE COMMUNITY PARK**

I hereby certify the plans conform to the following minimum design load requirements:

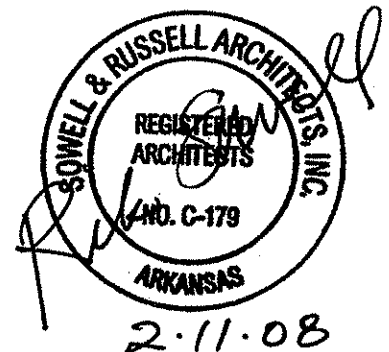
Live load – 50#/SF

Dead load – 30#/SF

Wind load – 20#/SF

The structure is a platform only so roof load requirements do not apply.

All lumber must be treated. The 4x4 posts must penetrate min. 3' below firm lake bottom and set in concrete.



4'-0"

5/4" PECK  
BOARDS

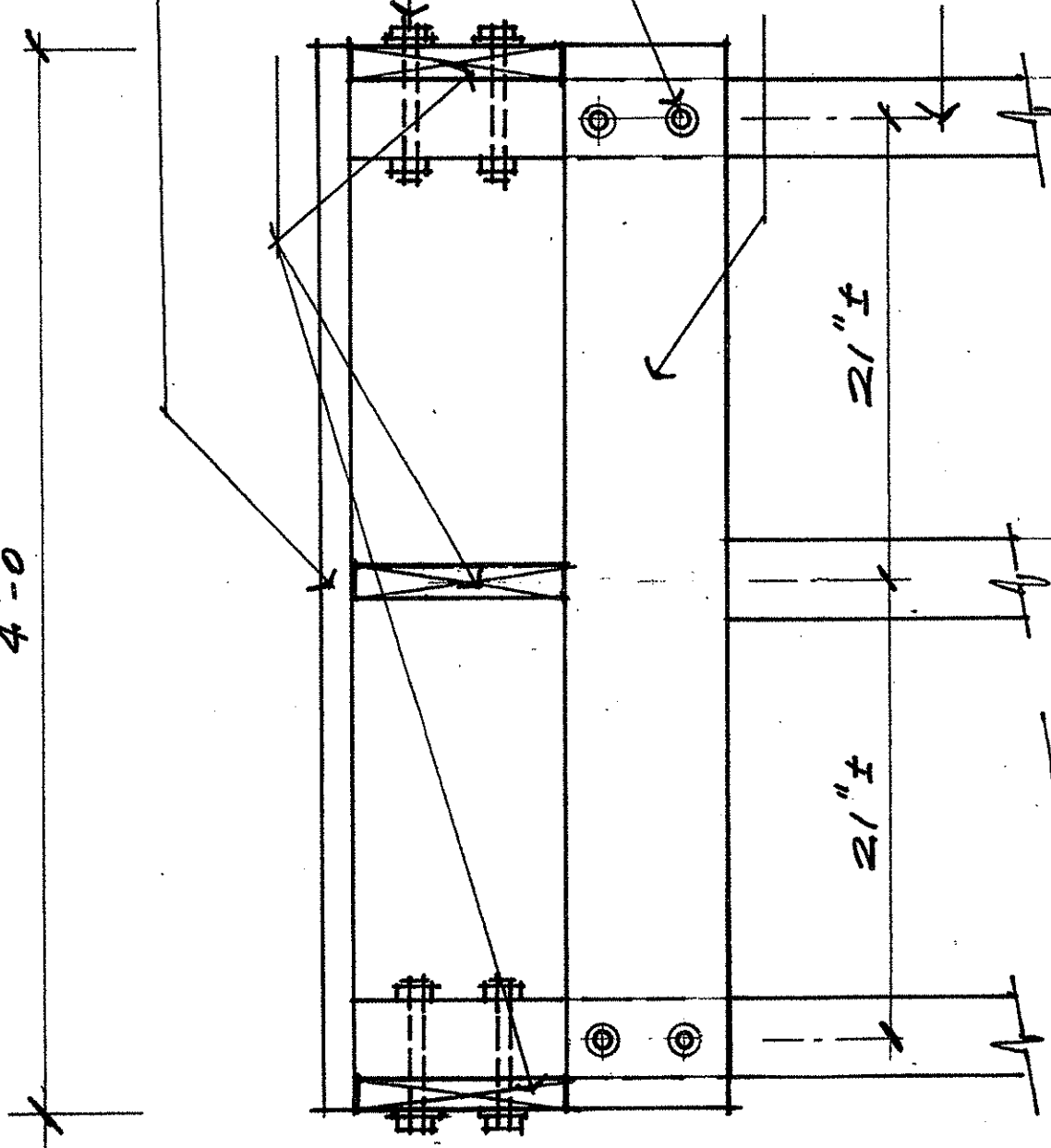
2x10 FLOOR  
JOISTS @  
24" O.C. MAX.

2- 1/2" GALV.  
THRU-BOLTS  
AT EACH  
POST

2x8 BEAMS  
@ 4' O.C.

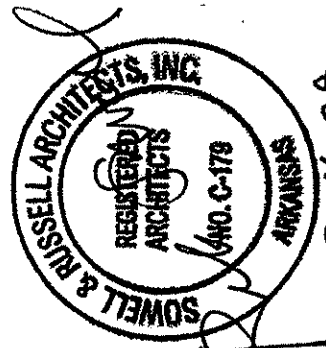
4x4 POSTS  
@ 4' O.C.

SECURE CENTER  
FLOOR JOIST TO  
TOP OF CENTER  
POST.



TYPICAL SECTION

1 1/2" = 1'-0"



2-11-08

Renovation of Existing Structure

1st Lot  
of 2 Lots

TREASURE HILLS PROPERTY

OWNERS ASSOCIATION:

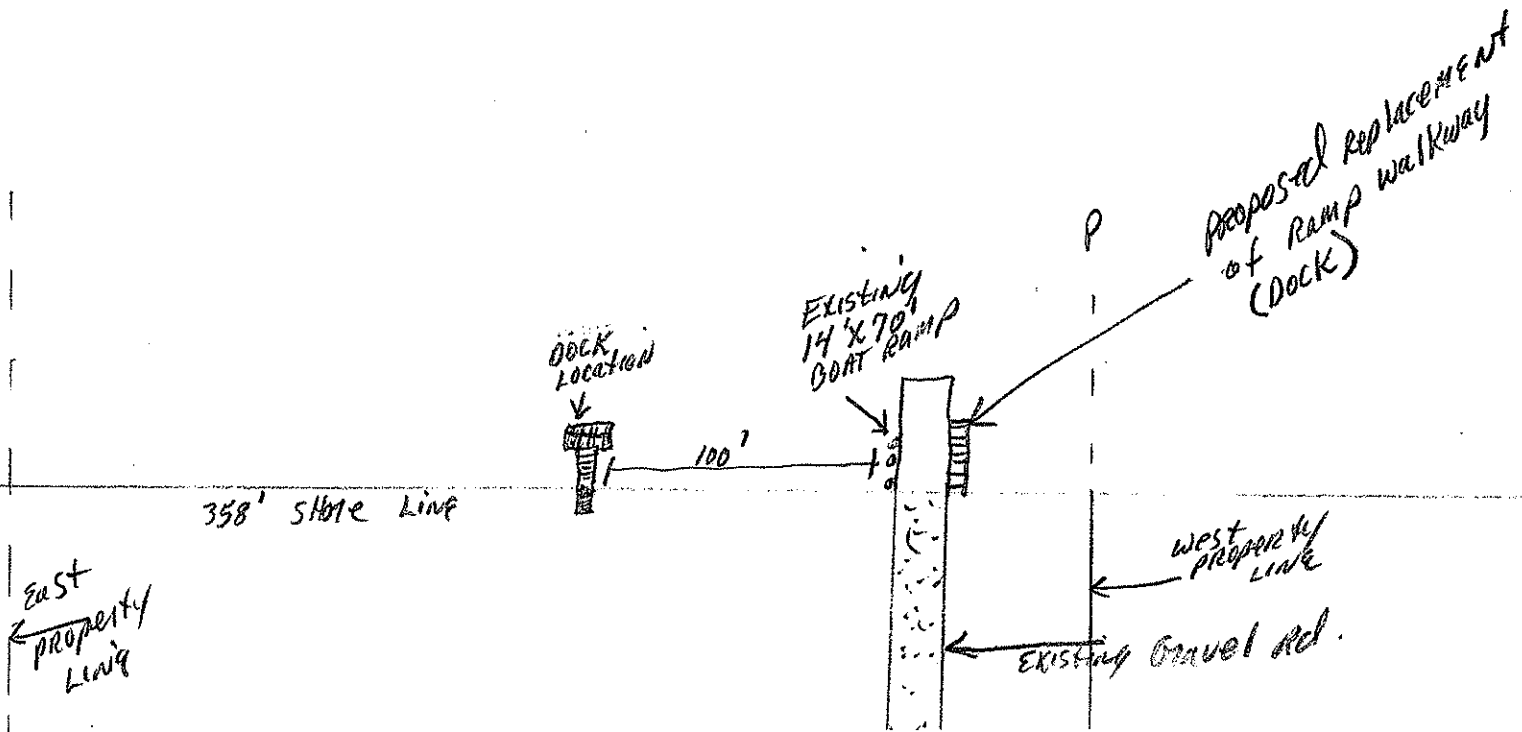
Ramp Walkway Plans and  
Specifications

DECEMBER 2006

LAKE BEAVERFORK, Conway, Arkansas

59 BEAVERFORK ROAD

Submitted BY:  
Rich Gavin  
122 NO. Woodland Dr.  
Conway, AR. 72032  
501-450-7441



APPLICATION FOR PRIVATE PIER OR BOAT HOUSE

(Please type or print)

FIRST NAME & INITIAL Richard L LAST NAME GAVIN

INITIAL & MIDDLE NAME \_\_\_\_\_

MAILING ADDRESS 122 NO. Woodland DR.

CITY Conway STATE AR. ZIP CODE 72032-9115

LAKE STREET ADDRESS 59 BEAVERFORK Road

CITY CONWAY ZIP CODE 72032

HOME PHONE 501-450-7441 BUSINESS PHONE 501-851-4450

I am applying for a permit to cover the following:

(Please check) DOCK/PIER  SINGLE BOAT HOUSE \_\_\_\_\_ JT. BOAT HOUSE \_\_\_\_\_

The structure is to be constructed on Beaverfork Lake, Sub-Division TREASURE HILLS  
Lot(s) \_\_\_\_\_, Block(s) \_\_\_\_\_, with materials composed of:  
WOOD , METAL \_\_\_\_\_, FIBERGLASS \_\_\_\_\_, OTHER \_\_\_\_\_

The Lake Beaverfork Caretaker may contact me to arrange to inspect my property and plans:

(phone) 501-450-7441 (address) 122 NO. Woodland DR.

Attached is a rough sketch of the structure I propose to build, indicating dimensions and distance from shoreline of lake. Enclosed is my remittance of \$ \_\_\_\_\_ to cover the permit.

I agree to comply with all items listed in the POLICIES ON LAND USE AROUND BEAVERFORK LAKE. I agree to remove the structure, if abandoned. I understand that I must renew my permit annually. Failure to comply with commission codes and regulations will result in cancellation of this permit and the removal of the structure.

[Signature]  
Applicant(s) Signature

DATE 12/15/06  
Month Day Year

\_\_\_\_\_  
Applicant(s) Signature

City Engineer Approval \_\_\_\_\_ Date \_\_\_\_\_

Lake Beaverfork Caretaker Approval [Signature] Date 2-14-08

Building Inspector Approval [Signature] Date 2-20-2008

**BOTH PROPERTY OWNERS MUST SIGN ON A JOINT BOAT HOUSE**

Complete Application form and return to: City of Conway  
Parks & Recreation Department  
Conway, AR 72032

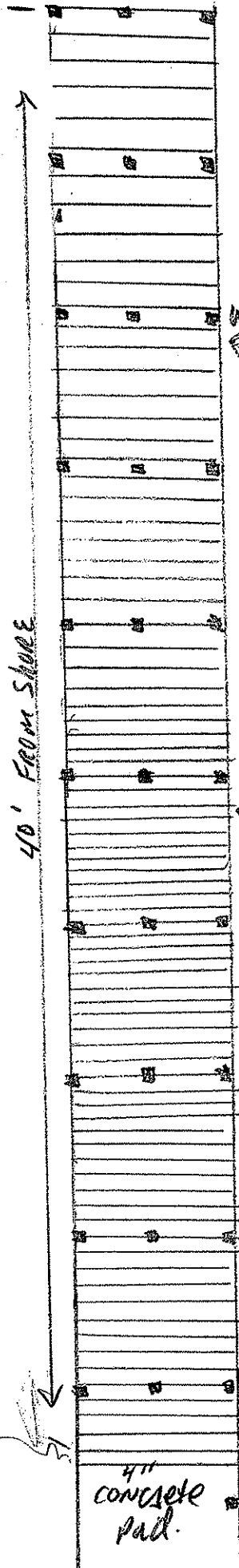
FOR TREASURE HILLS PROPERTY OWNERS ASSOCIATION - PARK

BOAT Ramp walkway  
Replacement.

OLD walkway WAS  
48' LONG  
9" wide  
Built IN 1982

14 x 70  
Concrete  
BOAT  
Ramp

scale =  
1" = 4'



walkway  
width = 4'

5/4" treated  
DECK BOARDS  
4'

40' FROM SHORE

4" concrete  
pad.

Shore Line

Avg. Water Line

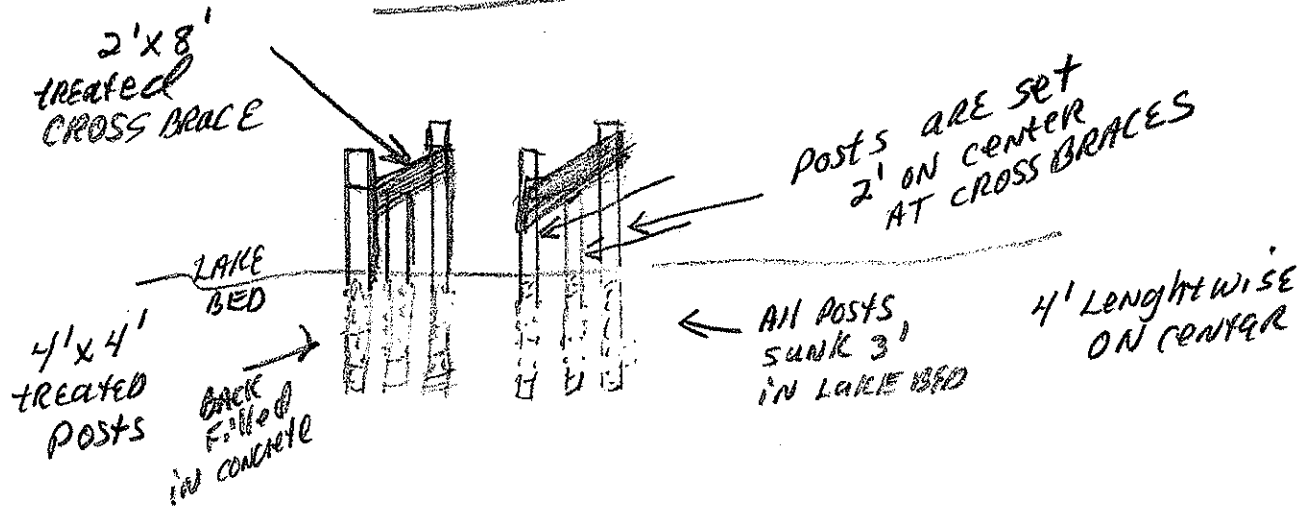
R.R. TIES

EXPLODED VIEWS

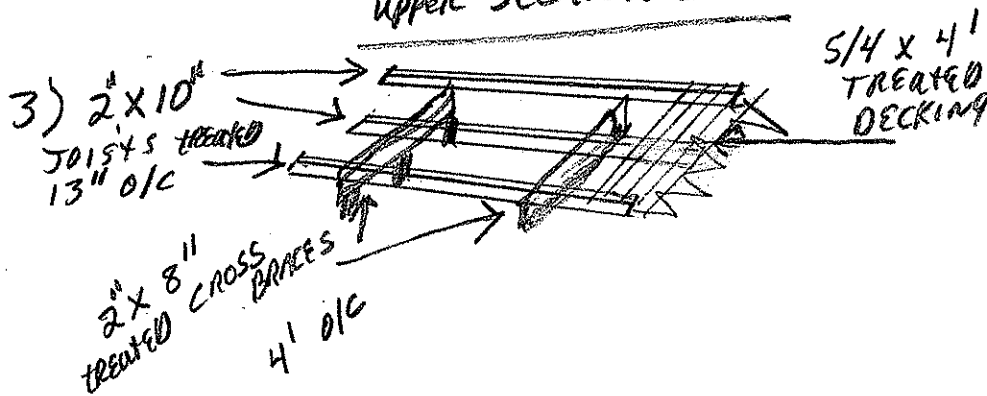
CONSTRUCTION SIDE VIEWS

4' SECTION

LOWER SECTION VIEW



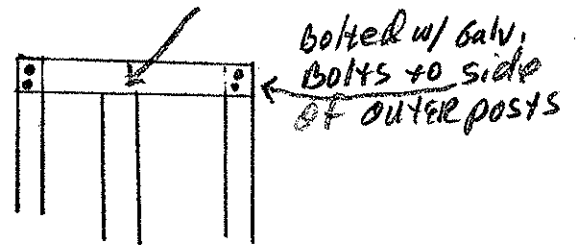
UPPER SECTION VIEW



POST - BRACE ANCHOR SYSTEM

2" x 8" TREATED CROSS BRACES SIT ON TOP OF CENTER POST

CENTER VIEW



## SPECIFICATIONS AND MATERIALS

1. FURTHER MOST POSTS WILL HAVE REFLECTORS
2. ALL WOOD ABOVE AND BELOW THE WATER LINE WILL BE TREATED LUMBER
3. DOCK HEIGHT AT TO OF DECKING TO BE SET 18" ABOVE SPILLWAY WATER LINE
4. ALL POSTS ARE TREATING 4" X 8' TIMBERS, SET 2' ON CENTER AT CROSS SECTIONS AND 4' ON CENTER AT THE LENGTHWISE 40' RUN.
5. CROSSBRACING WILL SPAN EACH 4' SECTION ON POSTS 2' ON CENTER AND WILL PROVIDE SUPPORT FOR THE JOISTS. CROSS BRACES ARE 2" X 8".
6. 3 JOISTS WILL RUN THE LENGTH OF THE WALKWAY, SET ON 13" CENTERS AND BOLTED WITH GALVANIZED BOLTS TO THE 4" POSTS. THE JOISTS WILL BE 2" X 10".
7. THE CENTER JOIST WILL BE DIRECTLY OVER TO THE CENTER POST AND WILL BE TOE-NAILED TO THE CROSS BRACE.
8. ALL POSTS WILL BE SET IN CONCRETE, 3' INTO THE LAKE BED.
9. 2" X 8"s WILL BE USED FOR CROSSBRACES AND WILL BE TREATED LUMBER - BOLTED TO THE POSTS
10. 2" X 10"s WILL BE USED FOR JOISTS AND WILL BE TREATED LUMBER - BOLTED TO THE POSTS
11. ALL NUTS, BOLTS, WASHERS, AND SCREWS WILL BE GALVANIZED.
12. DECKING WILL BE 5/4 TREATED LUMBER

# Treasure Hills Park

