



City of Conway Council Agenda

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 1 – Theodore Jones Jr.
Ward 4 Position 2 – Shelia Whitmore

Tuesday, January 14th, 2014

5:30pm - Committee: City Council Retreat Discussion
2014 Street Improvement Projects

6:30pm - Council Meeting

Call to Order: Mayor Tab Townsell

Roll Call: City Clerk/ Michael O. Garrett

Minutes Approval: ***December 17th, 2013 &***
December 23rd, 2013 (Special)

1. Report of Standing Committees:

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

1. Consideration to enter into agreement with Faulkner County Senior Citizens, Boys & Girls Club of Faulkner County and FCCDD for transportation services.
2. Consideration to accept nominations for the Conway Tree Board.
3. Consideration to accept the nomination for the Bicycle & Pedestrian Advisory Board.
4. Consideration to waive the temporary fencing fees for property located at 912 Front Street.
5. Resolutions requesting the Faulkner County Tax Collector to place a certified lien on certain properties as a result of incurred expenses by the City.
6. Resolution setting a public hearing to discuss the closing of a portion of South Baridon Street in Bear's Den Subdivision.
7. Resolution setting a public hearing to discuss the closing of an alley running west to east in the R.L. Hayes Addition Block 3 (815 4th Avenue).
8. Consideration to acquire right of way from Walgreen for Oak Street Improvements (Court to Harkrider).
9. Consideration for Tract 75 to be provided a rent subsidy in conjunction with the Conway Western Arterial Loop Project (Baker Willis Parkway).
10. Consideration to approved 2014 Street Improvement Projects for the Conway Street Department.
11. Ordinance accepting & appropriating funds from Faulkner County for GIS per interlocal agreement with the Planning and Development Department.

12. Ordinance amending the notification requirements for conditional use permits, zoning amendments, and zoning variance requests for the Planning and Development Department.
 13. Ordinance amending the Conway Zoning Ordinance to require child care facilities to seek a conditional use permit in all office zoning districts.
 14. Ordinance to rezone property located at the southwest corner of Prince Street and Farris Road (963 & 975 Farris Street and 2515 & 2525 Prince Street from O-1, O-2, and R-1 to C-2.
 15. Consideration of a request from Kum & GO for a conditional use permit to allow gas pumps for property located at 963 & 975 Farris Road and 2515 & 2525 Prince Street.
- B. Public Services Committee (Sanitation, Parks & Recreation & Physical Plant)**
1. Consideration to accept annual bids for green and blue carts for the Sanitation Department.
- C. Personnel**
1. Ordinance appropriating funds for the fitness facility membership for City Employees and retirees for FY2014.

Adjournment

CITY OF CONWAY
STREET DEPARTMENT
2014 STREET FUND SUMMARY

Committee Meeting

A. ESTIMATED STREET FUND BALANCE @ END 2013

\$ 1,200,000

APPROVED & FUNDED PROJECTS FROM PRIOR YEARS:

1 Lower Ridge Road at U.S. 65	Remaining	
2 Lexington Reconstruction	Cost	
3 Favre Lane - Sagegrass to Greenwood Cr.	\$	100,000
4 Oak Street - Court to Harkrider (\$77,000) for Walgreen ROW & Sign)	\$	150,000
5 Main & Front Street - Rehab Parking Lot and Street Scape	\$	75,000
	\$	177,000
	\$	100,000
TOTAL CARRIED OVER STREET CONSTRUCTION PROJECTS	\$	602,000

ESTIMATED STREET FUND BALANCE PRIOR TO 2014 REVENUE OR EXPENSES

\$ 598,000

B ESTIMATED STREET FUND REVENUE FOR 2014

State Fuel Tax Turn Back	\$	2,502,296
Property Tax (50% 3 mil Co.. road tax)	\$	1,450,000
Sales Tax (St. Fund Share of Salary Tax)	\$	245,000
City Share of 1/2 cent AHTD Sales Tax	\$	900,000
Conway Corp Franchise Fee (Traffic Signal System)	\$	-
Misc Revenue (Severance Tax)	\$	250,000
Misc. (Interest, signs Fees & other)	\$	29,000
TOTAL ESTIMATED REVENUE FOR 2014	\$	5,376,296

			AMOUNT
1 BUDGETED PERSONAL SERVICES COST		\$	2,135,284
2 BUDGETED OPERATING COST (Patching & Construction Material, Fuel, Equip. maint., Etc)	\$	-	\$ 980,800
3 PROFESSIONAL SERVICES		\$	35,000
4 TRAFFIC SIGNAL MAINTENANCE		\$	200,000
5 VEHICLES (2 pickup)		\$	50,000
6 EQUIPMENT			
Backhoe	85000	\$	-
Motor Grader Lease	24000	\$	-
Service Truck & Bed	80000	\$	-
Dump Truck	50000	\$	-
Total Equipment		\$	239,000
7 Computers & Accountable Equipment		\$	15,500
8 Sr. Citizens & Others		\$	140,000
9 Reserve for Major Street Projects Loan Payment (Rev. from AHTD 1/2 cent Sales Tax)		\$	900,000
10 ALLOWANCE FOR ALLOCATION TO STREET PROJECTS	\$	-	\$ 680,712
TOTAL SALARIES AND USUAL OPERATING COST		\$	5,376,296

C POSSIBLE 2014 STREET PROJECTS

Street Reconstructions

			CITY	Private
			FORCES	Contractor
1 Lollie Road	Dave Ward To Cooper Lane	3000 Reconstruct to 24' Open Ditch Roadway	\$ 225,000	\$ 300,000
2 Lollie Road	Cooper Lane to Sand Plant	5200 Reconstruct to 24' Open Ditch Roadway	\$ 325,000	\$ 520,000
3 Wescon Lane Box Culvert	Between Park Place & College	50 L.F. Double 7'x4' Box Culvert	\$ 15,000	\$ 30,000
4 Wescon Lane	Parkplace to College	Reconstruct to 27' Curbed Street	\$ 130,000	\$ 300,000
5 Artis Lane	Lee Andrew to Dave Ward	Reconstruct to 24' Open Ditch Roadway	\$ 120,000	\$ 250,000
6 S. Donaghey - Favre Ln Roundabout (Maybe Impact Fee Project)		Est \$120,000 Right of Way (15,000 S.F.) Cost	\$ 220,000	\$ 370,000
7 Western Ave - Caldwell to Robinson		Construct 27' Street	\$ 90,000	\$ 200,000
8 Mitchell Street - Bruce to Robins		Reconstruct to 27' Curbed Street	\$ 165,000	\$ 330,000
9 Davis Street - Robins to S. Boulevard		Reconstruct to 27' Curbed Street	\$ 80,000	\$ 160,000
10 Middle Road Southerland Rd to E. German.		Reconstr to 36' Curbed	\$ 275,000	\$ 550,000
11 Washington Ave. - Winfield to Front. (Maybe Impact Fee Project)		Reconstr to 36' Curbed	\$ 200,000	\$ 550,000
12 BLANEY HILL ROAD	HWY 25 to Stone Rd.	3600'	\$ 550,000	\$ 1,000,000
13 STANLEY RUSS ROAD	Bill Bell Lane to S. Donaghey	6000' 36' curbed	\$ 900,000	\$ 1,800,000
14 NUTTER CHAPEL ROAD	Catherine Place to Salem	36' Curbed - 1,800'	\$ 275,000	\$ 550,000
15 PIN OAK	Shady Ln.to Water Oak	Replace Concrete	\$ 80,000	\$ 175,000
17 Ryan Road & Shock Loop	Off Reedy South of College	Reconstruct to 24' Open Ditch Roadway	\$ 90,000	\$ 180,000
18 Shock Loop		Reconstruct to 24' Open Ditch Roadway	\$ 90,000	\$ 180,000
19 Mattison Road - Nutter Chapel to Pebble Beach (IMPACT FE	4000	Reconstruct to 24' Open Ditch Roadway	\$ 250,000	\$ 344,000
		TOTAL STREET RECONSTRUCTION	\$ 4,080,000	\$ 7,789,000

STREET OVERLAYS

20 TJ	Gertrude to Oak Meadows	2000	overlay	\$ 44,000	\$ 44,000
21 Jaci - Amos to Woodland Spring		800		18000	18000
22 Nathan Dr - Jaci to Autumn Wood		350		8000	8000
23 Autumnwood - Springwood to Nathan		1200		\$ 27,000	\$ 27000
24 Hubbard - Bruce to College Overlay				\$ 30,000	\$ 30,000
25 Stermer - Salem to Country Club Overlay				\$ 60,000	\$ 60,000
26 Westport Circle Overlay				\$ 12,000	\$ 12,000
27 Alley along RR - Mill to		600		\$ 16,000	\$ 20,000
		TOTAL RESIDENTIAL OVERLAYS		\$ 215,000	\$ 219,000

POSSIBLE CITY AID OVERLAY PROJECTS

28 Hogan Lane- 300' North of Tyler to College		5600 Edge Milling + Overlay + Restripe	\$ 200,000	\$ 280,000
29 HoganLane - College to Dave Ward		7000 Edge Milling + Overlay + Restripe	\$ 215,000	\$ 275,000
30 McNutt Road - Dave Ward to Old Military		3000 Edge Milling + Overlay + Restripe	\$ 85,000	\$ 90,000
31 Tyler Street - 300' East Hogan to Eve Lane		3300 Edge Milling + Overlay + Restripe	\$ 120,000	\$ 170,000
32 Tyler Street - Eve Lane to Sena Drive		3600 50% Base Stab+Edge Milling + Overlay + Restripe	\$ 250,000	\$ 300,000
33 Favre Lane - Salem to Ellen Smith		4000 25% Base Stab+Edge Milling + Overlay + Restripe	\$ 200,000	\$ 275,000
34 Salem Road - Pheasant to Nutter Chapel		1300 Edge Milling + Overlay + Restripe	\$ 50,000	\$ 65,000
35 South German Ln - Dave Ward to Robins		3300 Edge Milling + Overlay + Restripe	\$ 119,000	\$ 165,000
36 Robins Street - Harkrider to Davis		4000 Edge Milling + Overlay + Restripe	\$ 140,000	\$ 200,000
		TOTAL CITY AID OVERLAYS	\$ 1,379,000	\$ 1,820,000

SIDEWALKS

37 So. German - Robins to Nabholz Ave - Sidewalk (East Side)			\$ 20,000	\$ 20,000
38 Robinson Avenue across Laural Park - Sidewalk			\$ 18,000	\$ 18,000
39 Tyler - Donaghey to Library - Sidewalk North Side			\$ 25,000	\$ 25,000
40 Tyler - Library to Meadowbrook - Sidewalk North Side		Wall & Large Tree Removal may be required	\$ 20,000	\$ 20,000
		TOTAL SIDEWALKS	\$ 83,000	\$ 83,000

TOTAL ALL PROJECTS \$ 5,757,000 \$ 9,911,000



MEMO

TO: Mayor Tab Townsell
CC: City Council Members
FROM: Felicia Rogers
DATE: January 3rd, 2014
SUBJECT: 2014 Transportation Services

Message:

The following funding requests were made for transportation services for the FY2014 and approved with the budget.

We are asking for permission to enter into an agreement with each of these organizations for the following amounts:

- | | |
|---|----------|
| 1. Faulkner County of Senior Citizens | \$55,000 |
| 2. Boys & Girls Club of Faulkner County | \$55,000 |
| 3. FCC/DD | \$30,000 |

Please advise if you have any questions.

Thank you for your consideration.



CONTRACT FOR
TRANSPORTATION SERVICES WITH
FAULKNER COUNTY SENIOR CITIZENS PROGRAM

For the fee of \$55,000 Faulkner County Senior Citizens Program shall provide transportation services to the senior citizens of Conway, Arkansas. Length of contract shall be January 1st, 2014 through December 31st, 2014.

Transportation services shall include but not limited to:

- Employment transportation
- Medical transportation
- Educational transportation
- Recreational transportation
- Transportation for personal needs (shopping, bill paying, prescriptions, etc.)

All services shall be provided on request and as vehicle scheduling permits

Faulkner County Senior Citizens Program shall maintain daily trip sheets of all transportation services. Any further documentation necessary or required by City, State, or Federal requirements will be maintained and available upon request for review or audit by City officials.

Faulkner County Senior Citizens Program will provide services to all mentioned above classes without regard to race, color, religion, sex, national origin, disability, veteran status, or marital status.

Mayor Tab Townsell
City of Conway

Debra Robinson
Faulkner County Senior Citizens Program

Michael O. Garrett
City Clerk/Treasurer
City of Conway

Faulkner County Senior Citizens Program
Board President



CONTRACT FOR
TRANSPORTATION SERVICES WITH
BOYS & GIRLS CLUB OF FAULKNER COUNTY

For the fee of \$55,000 Boys & Girls Club of Faulkner County shall provide transportation services. Length of contract shall be January 1st, 2014 through December 31st, 2014.

Transportation services shall include but not limited to:

- After school transportation
- Summer transportation
- Transportation expenses
- Transportation needs as permitted by program

All services shall be provided on request and as vehicle scheduling permits

The Boys & Girls Club of Faulkner County shall maintain accurate records of all transportation services. Any further documentation necessary or required by City, State, or Federal requirements will be maintained and available upon request for review or audit by City officials.

The Boys & Girls Club of Faulkner County will provide services to all mentioned above classes without regard to race, color, religion, sex, national origin, disability, veteran status, or marital status.

Mayor Tab Townsell
City of Conway

Clint Brock, Chief Professional Officer
Boys & Girls Club/Faulkner County

Michael O. Garrett
City Clerk/Treasurer
City of Conway

Board President
Boys & Girls Club/Faulkner County



CONTRACT FOR
TRANSPORTATION SERVICES WITH
FAULKNER COUNTY COUNCIL ON DEVELOPMENTAL
DISABILITIES

For the fee of \$30,000 Faulkner County Council on Development Disabilities shall provide transportation services to persons who are 18 years of age or older with developmental disabilities. Length of contract shall be January 1st, 2014 through December 31st, 2014.

Transportation services shall include but not limited to:

- Employment transportation
- Transportation needs as permitted by program

All services shall be provided on request and as vehicle scheduling permits

Faulkner County Council on Developmental Disabilities shall maintain accurate records of all transportation services. Any further documentation necessary or required by City, State, or Federal requirements will be maintained and available upon request for review or audit by City officials.

Faulkner County Council on Developmental Disabilities will provide services to all mentioned above classes without regard to race, color, religion, sex, national origin, disability, veteran status, or marital status.

Mayor Tab Townsell
City of Conway

Rennia Johnston, Executive Director
FCC/DD

Michael O. Garrett
City Clerk/Treasurer
City of Conway

Board President
FCC/DD



MEMO

TO: Mayor Tab Townsell & City Council
CC: Bryan Patrick
FROM: Kami Marsh
DATE: January 8th, 2014
SUBJECT: New Tree Board Member

Message:

All,

Due to lack of application during the annual nomination period (October 2013) for board members, we are just filling the vacant position on our board. We request approval for the following:

- Daniel Derden will be filling a vacant position
- Tonya Musial will be serving a second term
- Trey Massingill will also be serving a second term

All terms will end December 2016.

Please advise if you have any questions.

Thank you for your consideration.



City of Conway, Arkansas
www.cityofconway.org
Board/Commission Nomination Form:

Date: 1/7/2014

Board applying for: (One board per form)

City of Conway Tree Board

(If you are applying for more than one board, you will only need to fill out the second page once.)

Person Nominated: Daniel Derden

Address: 16 Daniel Drive *City, State, Zip* Conway, Arkansas 72032

Phone/Home: 501-428-4668 *Work:* 501-514-3864

Person making nomination: Barry Williams

Address: 170 Commerce Road, Building 201 Conway, Arkansas 72032

Phone/Home: 501-590-9590 *Work:* 501-328-3325

Please send to: Michael O. Garrett
City Clerk/Treasurer
1201 Oak Street
Conway, AR 72032
(501) 450-6100
(501) 450-6145 (f)

RECEIVED
K Francis
1/8/14

Please provide the following information for consideration to a City of Conway Board/Commission.

List community/civic activities. Indicate activities in which you (or your nominee) are or have been involved.

Member of Conway Area Chamber of Commerce

Member of the Arkansas Green Industry Association

Landscape Designer for Designer House of the Conway Symphony Orchestra

Indicate why you (or your nominee) are interested in serving on this board or commission and what other qualifications apply to this position.

I am interested in serving on the Tree Board to be involved in preserving the natural landscape of Conway.

I have been in the landscaping field for over 20 years and as a landscape contractor, I acknowledge that the

City of Conway is being developed at a very fast rate and keeping as many trees during this process is important

for the community along with the higher quality of life.

What contributions do you hope to make?

I hope that I may contribute ideas and opinions that might help in the preservation of the trees in Conway

and look forward to seeing a productive outcome on the decisions that are made within the Tree Board.

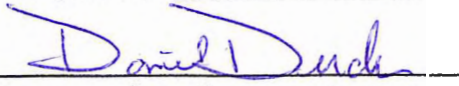
Please feel free to attach to this application any additional information.

The City of Conway strives to ensure all City Boards/Commissions are a representative of our diverse community. To assist in these endeavors; please provide the following information on a voluntary basis:

Age: 37 Sex: Male Race: White

Occupation: Business Owner - Derden Landscape Ward 2

Email Address: derdenlandscape@gmail.com


Signature of Applicant or Nominator

1/7/2014

Date



**BICYCLE & PEDESTRIAN
ADVISORY BOARD**
CITY OF CONWAY, ARKANSAS

December 20, 2013

**Memorandum for Action: To approve the nomination of certain Bicycle and Pedestrian
Advisory Board members.**

Dear Mayor and City Councilmembers,

On behalf of the board, as approved by a vote of members, I hereby recommend Adam Davis
be approved for the position Member-at-Large for a three year term.

Please contact me with any additional questions.

Regards,

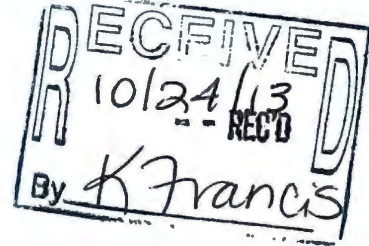
Duston Morris
BPAB Chair



City of Conway, Arkansas

www.cityofconway.org

Board/Commission Nomination Form:



Date: 10/24/13

Board applying for: (One board per form)

Bicycle and Pedestrian Board

(If you are applying for more than one board, you will only need to fill out the second page once.)

Person Nominated: Adam Davis

Address: 1500 Angeline Dr City, State, Zip Conway, AR 72032

Phone/Home: (501) 288-2558 Work: (501) 358-3551

Person making nomination: Adam Davis

Address: Same

Phone/Home: _____ Work: _____

Please send to: Michael O. Garrett
City Clerk/Treasurer
1201 Oak Street
Conway, AR 72032
(501) 450-6100
(501) 450-6145 (f)

Please provide the following information for consideration to a City of Conway Board/Commission.

List community/civic activities. Indicate activities in which you (or your nominee) are or have been involved.

I have presently not been involved with any activities and thus a major reason why I would love to get involved.

Indicate why you (or your nominee) are interested in serving on this board or commission and what other qualifications apply to this position.

As I have become a resident of Conway I find myself wanting to keep Conway as nice as it is now, so I will be very involved. In relation to the position I love how Conway has some trails for our community and I would love to see that grow.

What contributions do you hope to make?

~~As a resident of Conway~~ That when Conway is viewed from a website or spoken about from a citizen that it is held in high regard in relation to the trails, paths, that we have, and know I ^{would love to} help make the trails and paths to a superior standard and will give my all to achieve that.

Please feel free to attach to this application any additional information.

The City of Conway strives to ensure all City Boards/Commissions are a representative of our diverse community. To assist in these endeavors; please provide the following information on a voluntary basis:

Age: 30 Sex: Male Race: White

Occupation: Farmers Insurance Ward: _____

Email Address: adavis@farmersagent.com


Signature of Applicant or Nominator

10/24/13
Date



MEMO

TO: Mayor Tab Townsell & City Council
CC: Bart Castleberry
FROM: Felicia Rogers
DATE: January 9th, 2014
SUBJECT: 912 Front Street

Message:

On December 10th, 2013, City Council approved waiving the incurred expenses by the City for temporary fencing in the amount of \$2615 at property located at 912 Front Street.

However the property had additional incurred expenses that was related to temporary fencing as follows:

• Temporary Fencing (06/17/2011 – 01/15/2012)	\$3196.00
• Temporary Fencing (01/16/2012 – 11/15/2012)	\$2403.50
Total:	\$5,599.50

We ask that Council consider waiving the above charges for temporary fencing for property located at 912 Front Street in the amount of \$5,599.50

Please advise if you have any questions.

Thank you for your consideration.

INVOICE

City of Conway
Planning & Permits Department

DATE: JANUARY 25, 2012

1201 Oak Street
Conway, AR 72032
Phone: 501-450-6107
Fax 501-450-6144

TO Mr. & Mrs. Randy Dyer
65 Springhill Drive
Greenbrier, AR 72058

Description: Temporary Fencing, Legal Notice &
Wall Bracing Plan & Structural Report at
912 Front Street

PARCEL NUMBER	PAYMENT TERMS	DUE DATE
710-05567-000C	Due upon receipt	February 25, 2012

DESCRIPTION	TOTAL
Temporary Fencing (6/17/2011 thru 1/15/2012)	3196.00
Legal Notice	43.40
Bracing Plan & Structural Evaluation Report	5000.00
2 Certified Letters	10.14
2 Regular Letters	.88
Total Due	\$8250.42

Make all checks payable to:

City of Conway Permit & Planning Department

1201 Oak Street Conway Arkansas 72032

Payments are due 30 days from date of this letter

INVOICE

City of Conway
Permit & Planning Department

DATE: DECEMBER 4, 2012

1201 Oak Street
Conway, AR 72032
Phone: 501-450-6191
Fax 501-450-6144
barbara.mcelroy@cityofconway.org

TO Mr. & Mrs. Randy Dryer
65 Springhill Drive
Greenbrier, AR 72058

DESCRIPTION	FEE AMOUNT
Temporary Fencing at 910 & 912 Front Street	
Invoice # 20-11-6543F-(1-16 thru 2-15-2012)	235.00
Invoice #20-11-6543G (2-16 thru 3-15-2012)	235.00
Invoice #20-12-2695A (3-16 thru 4-15-2012)	470.00
Invoice #20-12-2695B (5-16 thru 6-15-2012)	235.00
Invoice #20-12-2695C (6-16 thru 8-15-2012)	470.00
Invoice #20-12-2695D (8-16-2012 thru 10-15-2012)	470.00
Invoice #20-12-2695E (10-16 thru 11-15-2012)	235.00
Total Due by January 8 th , 2013	\$2350.00
Total Due After January 8 th , 2013 (includes penalties & filing fees)	\$2403.50

**Make all checks payable to City of Conway Permit Department @ 1201 Oak Street
Conway Arkansas 72032**



MEMO

TO: Mayor Tab Townsell
CC: City Council Members
FROM: Barbara McElroy
DATE: January 6, 2014
SUBJECT: Certified Liens – Code Enforcement

The following resolutions are included for a request to the Faulkner County Tax collector to place a certified lien against real property as a result of incurred expenses by the City.

The properties & amount (plus a ten percent collection penalty) are as follows:

- | | |
|-----------------------|----------|
| 1. 526 First Avenue | \$169.29 |
| 2. 423 Mildred Street | \$169.29 |

Please advise if you have any questions.

Thank you for your consideration.



City of Conway, Arkansas
Resolution No. R-14-_____

A RESOLUTION REQUESTING THE FAULKNER COUNTY TAX COLLECTOR PLACE A CERTIFIED LIEN AGAINST REAL PROPERTY AS A RESULT OF INCURRED EXPENSES BY THE CITY OF CONWAY; AND FOR OTHER PURPOSES.

WHEREAS, in accordance with Ark. Code Ann. § 14-54-901, the City of Conway has corrected conditions existing on **526 First Avenue** within the City of Conway and is entitled to compensation pursuant to Ark. Code § 14-54-904: and

WHEREAS, State law also provides for a lien against the subject property, with the amount of lien to be determined by the City Council at a hearing held after the notice to the owner thereof by certified mail with said amount **\$169.29** (\$126.63 + Penalty-\$12.66 + filing fee-\$30.00) to be thereafter certified to the Faulkner County Tax Collector; and

WHEREAS, a hearing for the purpose of determine such lien has been set for **January 14th, 2014** in order to allow for service of the attached notice of same upon the listed property owners, by certified or publication as is necessary.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Conway, Arkansas that:

SECTION 1: That after said public hearing the amount listed above is hereby certified and is to be forwarded to the Faulkner County Tax Collector and Assessor by the City of Conway.

SECTION 2: That this Resolution shall be in full force and effect from and after its passage and approval.

ADOPTED this 14th day of January, 2014.

Approved:

Mayor Tab Townsell

Attest:

Michael O. Garrett
City Clerk/Treasurer

City of Conway

Permits & Code Enforcement
1201 Oak Street
Conway, Arkansas 72032



Barbara McElroy

Administrative Assistant
Phone: 501-450-6107
Fax: 501-450-6144

MEMO:

To: Mayor Tab Townsell
CC: City Council Members

From: Barbara McElroy
Date: December 17, 2013

Re: 526 First Avenue

- October 22nd, 2013– Warning Violation written regarding grass, rubbish & trash in the yard by Tim Wells.
- Property Owner is listed as Toni Thomason but was foreclosed on by JP Morgan Chase Bank.
- Property was rechecked on 10/30/2013 with no progress made.
- Certified and regular letters were mailed to JP Morgan Chase Bank on 11/4/2013 address on file and was signed by James Gilbert on 11/7/2013.
- Property was rechecked on 11/13/2013 with no action.
- Final Cleanup finished on 11/21/2013.
- Certified and regular letters were sent including date, time & place of the City Council meeting.

If you have any questions please advise.

INVOICE

City of Conway Code Enforcement

DATE: DECEMBER 17, 2013

1201 Oak Street
Conway, AR 72032
Phone: 501-450-6191
Fax 501-450-6144
barbara.mcelroy@cityofconway.org

TO Toni Thomason
526 First Avenue
Conway, AR 72032

Description: Mowing/Cleanup/Admin Fees
associated with the nuisance abatement at
526 First Avenue, Conway Arkansas

CODE ENFORCEMENT OFFICER	PARCEL NUMBER	PAYMENT TERMS	DUE DATE
Tim Wells	710-03961-000		1/14/2014

HOURS	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	1 Employee -Mowing	17.90	17.90
1	1 Employee -Mowing	16.22	16.22
1	Maintenance Fee (mower)	15.00	15.00
1	Administrative Fee (Barbara McElroy)	24.15	24.15
1	Administrative fee (Tim Wells)	16.32	16.32
1	Administrative Fee (Glenn Berry)	26.50	26.50
2	Certified Letter	4.81	9.62
2	Regular letter	.46	.92
TOTAL BY 1/14/2014			\$126.63
TOTAL AFTER 1/14/2014			\$169.29

- Total amount due after 1/14/2014 includes collection penalty & filing fees

Make all checks payable to City of Conway Code Enforcement @ 1201 Oak Street Conway Arkansas 72032

City of Conway
Code Enforcement

1201 Oak Street
Conway, Arkansas 72032
www.cityofconway.org



Barbara McElroy

Conway Permits & Code Enforcement
Phone 501-450-6107
Fax 501-450-6144

November 25, 2013

Parcel # 710-03961-000

Toni Thomason
526 First Avenue
Conway, AR 72032

RE: Nuisance Abatement at 526 First Avenue, Conway AR
Cost of Clean-Up, Amount Due: \$126.63

Dear Mrs. Thomason,

Because you failed or refused to remove, abate or eliminate certain conditions on the aforementioned real property in the City of Conway, after having been given seven (7) days notice in writing to do so, the City of Conway was forced to undertake the cleanup of this property to bring it within compliance of the Conway Municipal Code.

The City of Conway is requesting payment for all costs expended in correcting said condition. If after thirty (30) days from the receipt of this letter notifying you of the cost to correct said condition, such payment has not been remitted to the City, the City has the authority to file a lien against real estate property for the cost expended after City Council approval.

At its **January 14th, 2014 Meeting**, 6:30 p.m. located at 810 Parkway Street, the City Council will conduct a public hearing on three items:

1. Consideration of the cost of the clean-up of your real property.
2. Consideration of placing a lien on your real property for this amount.
3. Consideration of certifying this amount determined at the hearing, plus a ten percent (10%) penalty for collection & filing fees, to the Tax Collector of Faulkner County to be placed on the tax books as delinquent taxes and collected accordingly.

None of these actions will be necessary if full payment is received before the meeting date. Please make check payable to the **City of Conway** and mail to **1201 Oak Street Conway Arkansas 72032** with the **attention** to **Barbara McElroy**. If you have any questions, please feel free to call me at 501-450-6191.

Sincerely,

Barbara McElroy

**Conway Code Enforcement
Incident Report**

Date of Violation: 10/22/13

Violator Name: Toni Thomason

Address of Violation: 526 First Avenue

Violation Type: Grass over 8 inches, Rubbish/Trash

Warning #: CE8993

Description of Violation and Actions Taken: On 10/22/13, Code Enforcement Officer Tim Wells wrote a warning to correct violation at 526 First Avenue for grass over eight inches long and rubbish/trash. On 10/30/13 a recheck was conducted and there was no progress made. Certified letter was sent on 11/04/13. A second recheck was conducted on 11/13/13 and there was no progress. Cleanup was scheduled. Cleanup was completed on 11/19/13

Code Enforcement Officer: Tim Wells

Officer Signature: T. Wells

Date: 01/03/14

Time: 3:00



City of Conway, Arkansas
Resolution No. R-14-_____

A RESOLUTION REQUESTING THE FAULKNER COUNTY TAX COLLECTOR PLACE A CERTIFIED LIEN AGAINST REAL PROPERTY AS A RESULT OF INCURRED EXPENSES BY THE CITY OF CONWAY; AND FOR OTHER PURPOSES.

WHEREAS, in accordance with Ark. Code Ann. § 14-54-901, the City of Conway has corrected conditions existing on 423 Mildred Street within the City of Conway and is entitled to compensation pursuant to Ark. Code § 14-54-904: and

WHEREAS, State law also provides for a lien against the subject property, with the amount of lien to be determined by the City Council at a hearing held after the notice to the owner thereof by certified mail with said amount \$169.29 (\$126.63 + Penalty-\$12.66 + filing fee-\$30.00) to be thereafter certified to the Faulkner County Tax Collector; and

WHEREAS, a hearing for the purpose of determine such lien has been set for **January 14th, 2014** in order to allow for service of the attached notice of same upon the listed property owners, by certified or publication as is necessary.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Conway, Arkansas that:

SECTION 1: That after said public hearing the amount listed above is hereby certified and is to be forwarded to the Faulkner County Tax Collector and Assessor by the City of Conway.

SECTION 2: That this Resolution shall be in full force and effect from and after its passage and approval.

ADOPTED this 14th day of January, 2014.

Approved:

Mayor Tab Townsell

Attest:

Michael O. Garrett
City Clerk/Treasurer

City of Conway

Permitting & Code Enforcement
1201 Oak Street
Conway, Arkansas 72032



Barbara McElroy

Administrative Assistant
Phone: 501-450-6107
Fax: 501-450-6144

MEMO:

To: Mayor Tab Townsell
CC: City Council Members

From: Barbara McElroy
Date: December 17th, 2013

Re: 423 Mildred Street

- October 3rd, 2013– Warning Violation written regarding grass, rubbish & trash in the yard by Tim Wells.
- Property Owner is listed as Tyfanny Bailey.
- Property was rechecked on 10/15/2013 with no progress made.
- Certified and regular letters were mailed 10/16/2013 to address on file and a notice was left by post office.
- Property was rechecked on 10/30/2013 with no action taken.
- Final Cleanup finished on 11/21/2013.
- Certified and regular letters were sent including date, time & place of the City Council meeting.

If you have any questions please advise.

INVOICE

City of Conway Code Enforcement

DATE: DECEMBER 17, 2013

1201 Oak Street
Conway, AR 72032
Phone: 501-450-6191
Fax 501-450-6144
barbara.mcelroy@cityofconway.org

TO Tiffany Bailey
423 Mildred Street
Conway, AR 72034

Description: Mowing/Cleanup/Admin Fees
associated with the nuisance abatement at
423 Mildred Street, Conway Arkansas

CODE ENFORCEMENT OFFICER	PARCEL NUMBER	PAYMENT TERMS	DUE DATE
Tim Wells	710-04588-002		1/14/2014

HOURS	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	1 Employee -Mowing	17.90	17.90
1	1 Employee -Mowing	16.22	16.22
1	Maintenance Fee (mower)	15.00	15.00
1	Administrative Fee (Barbara McElroy)	24.15	24.15
1	Administrative fee (Tim Wells)	16.32	16.32
1	Administrative Fee (Glenn Berry)	26.50	26.50
2	Certified Letter	4.81	9.62
2	Regular letter	.46	.92
TOTAL BY 1/14/2014			\$126.63
TOTAL AFTER 1/14/2014			\$169.29

- Total amount due after 1/14/2014 includes collection penalty & filing fees

Make all checks payable to City of Conway Code Enforcement @ 1201 Oak Street Conway Arkansas 72032

City of Conway
Code Enforcement

1201 Oak Street
Conway, Arkansas 72032
www.cityofconway.org



Barbara McElroy

Conway Permits & Code Enforcement
Phone 501-450-6107
Fax 501-450-6144

November 25, 2013

Parcel # 710-04588-002

Tiffany Bailey
423 Mildred Street
Conway, AR 72034

RE: Nuisance Abatement at 423 Mildred Street, Conway AR
Cost of Clean-Up, Amount Due: \$126.63

Dear Mrs. Bailey,

Because you failed or refused to remove, abate or eliminate certain conditions on the aforementioned real property in the City of Conway, after having been given seven (7) days notice in writing to do so, the City of Conway was forced to undertake the cleanup of this property to bring it within compliance of the Conway Municipal Code.

The City of Conway is requesting payment for all costs expended in correcting said condition. If after thirty (30) days from the receipt of this letter notifying you of the cost to correct said condition, such payment has not been remitted to the City, the City has the authority to file a lien against real estate property for the cost expended after City Council approval.

At its **January 14th, 2014 Meeting**, 6:30 p.m. located at 810 Parkway Street, the City Council will conduct a public hearing on three items:

1. Consideration of the cost of the clean-up of your real property.
2. Consideration of placing a lien on your real property for this amount.
3. Consideration of certifying this amount determined at the hearing, plus a ten percent (10%) penalty for collection & filing fees, to the Tax Collector of Faulkner County to be placed on the tax books as delinquent taxes and collected accordingly.

None of these actions will be necessary if full payment is received before the meeting date. Please make check payable to the **City of Conway** and mail to **1201 Oak Street Conway Arkansas 72032** with the **attention** to **Barbara McElroy**. If you have any questions, please feel free to call me at 501-450-6191.

Sincerely,

Barbara McElroy

**Conway Code Enforcement
Incident Report**

Date of Violation: 10/03/13

Violator Name: Tyffanny Bailey

Address of Violation: 423 Mildred Street

Violation Type: Grass over 8 inches, Rubbish/Trash

Warning #: CE7915

Description of Violation and Actions Taken: On 10/03/13, Code Enforcement Officer Tim Wells wrote a warning to correct violation at 423 Mildred Street for grass over eight inches long and rubbish/trash. On 10/15/13 a recheck was conducted and there was no progress made. Certified letter was sent on 10/16/13. A second recheck was conducted on 10/30/13 and there was no progress. Cleanup was scheduled. Cleanup was completed on 11/19/13.

Code Enforcement Officer: Tim Wells

Officer Signature: Tim Wells

Date: 01/03/14

Time: 2:50



City of Conway, Arkansas
Resolution No. R-14- _____

A RESOLUTION SETTING A PUBLIC HEARING TO DISCUSS THE CLOSING OF A PORTION OF SOUTH BARIDON STREET IN THE BEAR'S DEN SUBDIVISION:

Whereas, a petition has been filed with the City Council of the City of Conway, Arkansas by to abandon a portion of South Baridon Street in the Bear's Den Subdivision within the corporate limits of the City of Conway, Arkansas; and

Whereas, upon the filing of the petition with the City, the City shall set a date and time for a hearing before the City Council for consideration of the petition.

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

1. That the City Council shall hear said petition at its regular meeting to be held at the Russell L. "Jack" Roberts District Court Building, 810 Parkway Street, Conway, Arkansas, on January 28th, 2014 at 6:30 p.m.
2. That the City Clerk is hereby directed to publish notice of the filing of said petition and of said hearing for the time and in the manner prescribed by law.

PASSED this 14th day of January, 2014.

Approved:

Attest:

Mayor Tab Townsell

Michael O. Garrett
City Clerk/Treasurer

CITY OF CONWAY

S BARIDON STREET -- ROW CLOSING



25 FOOT
S BARIDON ST
RIGHT OF WAY CLOSING

DESCRIPTION
UNBUILT S BARIDON ST
25 FT STREET ROW CLOSING

Tab Towmass- Mayor
Wesley Pruitt & Shalvey Murr - Aldermen Ward 2
Mark Ledbetter & Mary Smith - Aldermen Ward 1
Theodore Jones, Jr. & Sheila Williams - Aldermen Ward 3
Michael Burgett - City Attorney
Michael Garrett - City Clerk

Bryan Patrick - Director
Wes Crutcher - Deputy Director
Christy Sutherland - Planner
Linda Shea - Planning Tech
Jason Lyon - GIS Coordinator

CONWAY PLANNING COMMISSION
Jeff Allender - Chair
Lee Washington - Vice-Chair

<ul style="list-style-type: none"> INTERSTATE MAJOR ARTERIAL MINOR ARTERIAL COLLECTOR RESIDENTIAL PRIVATE ROAD INTERSTATE RAMP RAILROADS 	<ul style="list-style-type: none"> LOT LINE STREAMS LAKES & PONDS CITY LIMITS 	<p>Residential</p> <ul style="list-style-type: none"> R-1 R-2A R-2 HR SR 	<p>Industrial</p> <ul style="list-style-type: none"> MF-1 MF-2 MF-3 RMH 	<p>Commercial</p> <ul style="list-style-type: none"> C-1 C-2 C-3 C-4 	<p>Office</p> <ul style="list-style-type: none"> O-1 O-2 O-3 	<p>Special</p> <ul style="list-style-type: none"> I-1 I-2 I-3 SP S-1 A-1 PUD
--	---	--	--	---	--	--

1 in = 200 ft
JANUARY 2014

THIS MAP WAS PREPARED BY THE CITY OF CONWAY PLANNING AND DEVELOPMENT DEPARTMENT FOR ITS USE, AND MAY BE REVISED AT ANY TIME WITHOUT NOTIFICATION TO ANY USER. THE CITY OF CONWAY PLANNING AND DEVELOPMENT DEPARTMENT DOES NOT GUARANTEE THE CORRECTNESS OR ACCURACY OF ANY FEATURES ON THIS MAP. CITY OF CONWAY ASSUMES NO RESPONSIBILITY IN CONNECTION THEREWITH.

CONTACT INFORMATION
LANDMARK: IHS WEBSITE:
gls.cityofconway.org (UNDER DEVELOPMENT)
E-MAIL: Jason.Lyon@CityofConway.org



**City of Conway, Arkansas
Resolution No. R-14- _____**

A RESOLUTION SETTING A PUBLIC HEARING TO DISCUSS THE CLOSING OF AN ALLEY RUNNING WEST TO EAST IN THE R. L. HAYES ADDITION BLOCK 3:

WHEREAS, a petition has been filed with the City Council of the City of Conway, Arkansas by Diamond State Oil to abandon an alley located in the R. L. Hayes Addition Block 3 within the corporate limits of the City of Conway, Arkansas; and

WHEREAS, upon the filing of the petition with the City, the City shall set a date and time for a hearing before the City Council for consideration of the petition.

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

1. That the City Council shall hear said petition at its regular meeting to be held at the Russell L. "Jack" Roberts District Court Building, 810 Parkway Street, Conway, Arkansas, on January 28th, 2014 at 6:30 p.m.
2. That the City Clerk is hereby directed to publish notice of the filing of said petition and of said hearing for the time and in the manner prescribed by law.

PASSED this 14th day of January, 2014.

Approved:

Attest:

Mayor Tab Townsell

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

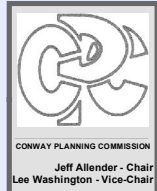
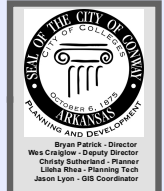
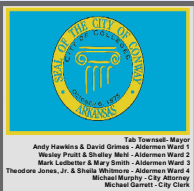
CITY OF CONWAY

BLOCK 3 R L HAYES ADDN -- ALLEY CLOSING

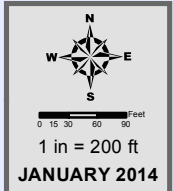


10 FOOT
DIAMOND STATE OIL
ALLEY CLOSING

DESCRIPTION
10 FT ALLEY CLOSING



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



THIS MAP WAS PREPARED BY THE CITY OF CONWAY PLANNING AND DEVELOPMENT DEPARTMENT FOR ITS USE, AND MAY BE REVISED AT ANY TIME WITHOUT NOTIFICATION TO ANY USER. THE CITY OF CONWAY PLANNING AND DEVELOPMENT DEPARTMENT DOES NOT GUARANTEE THE CORRECTNESS OR ACCURACY OF ANY FEATURES ON THIS MAP. CITY OF CONWAY ASSUMES NO RESPONSIBILITY IN CONNECTION THEREWITH.

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



City of Conway
 Street and Engineering Department
 100 East Robins Street
 Conway, AR 72032

Ronnie Hall, P.E.
 City Engineer
ronnie.hall@cityofconway.org
 501-450-6165

December 12, 2013

Mayor Tab Townsell
 1201 Oak Street
 Conway, Arkansas 72032

**RE: Walgreen Property at Oak & Harkrider
 Right of Way Acquisition For
 Oak Street Improvements – Court to Harkrider**

Dear Mayor Townsell:

Approximately 3,555 square feet of Walgreen property on the north side of Oak Street is required to complete the Oak Street Improvements between Court and Harkrider. The completed street will have two west bound traffic lanes instead of the current one lane and will allow two west bound lanes to proceed thru the Oak and Harkrider Intersection. Thus, the right turn only for the outside lane of the west bound traffic entering this intersection will be eliminated. The additional right of way allows this portion of Oak Street to be shifted slightly northerly to accommodate the new entry arch and maintain two east bound traffic lanes for the Oak Street approaches to the intersection.

Arkansas Appraisal Associates has prepared an appraisal for this right of way. As summarized on the attached the estimated "Just Compensation" for this right of way is as follows:

3,555 Square Feet of Property	\$57,100
Sign Replacement	\$11,000
Value of Parking Lot Improvements Lost	<u>\$8,900</u>
TOTAL ESTIMATED JUST COMPENSATION	\$77,000

An offer letter for the above amount along with the appraisal report was submitted to Walgreen by e-mail October 22, 2013. Several e-mail exchanges have been occurred from Walgreen indicating the information is being forwarded to individuals for evaluation. The latest is included herewith along with the offer letter.

I am requesting approval to acquire this right of way at the appraised "Just Compensation" amount of \$77,000.

Mayor Tab Townsell
December 12, 2013
Page 2

In addition, in an effort to avoid unnecessary project delays, I am requesting that you authorize the City Attorney to proceed with the necessary steps to acquire this right of way using condemnation proceeding. It is likely that due process thru corporate Walgreen will involve an extended period of time. I do not believe they would be offended by using this method to expedite the acquisition process. Please advise if you are in agreement with this request.

Thanks,
Ronnie Hall, P.E.

Arkansas Appraisal Associates

1309 South Broadway, Little Rock, Arkansas 72202
Office (501) 223-2010 Fax (501) 228-9985

Dwight Pattison, AICP
Brett Sullivan
Joslyn Galloway
Jay Porter

John Duce
Braden Chadick
Michael Cantrell
Luke Sanders

City of Conway
Ronnie Hall
100 Robbins Street
Conway, Arkansas 72032

Subject Property: 850 Oak Street (Walgreens)

Whole Property:	53,446 SF
Acquisition Area:	3,555 SF
Temporary Const. Esmnt	0 SF
Permanent Const. Esmnt	0 SF
Remainder:	49,890 SF

Dear Mr. Ronnie Hall:

In accordance with your request, we have inspected the above referenced property for the purpose of estimating the market value of the whole property before the acquisition and to estimate the market value of the remaining property after the acquisition, as of September 9, 2013.

The site was inspected on by Dwight Pattison, and Luke Sanders.

The following report has been prepared, to the best of our knowledge and ability, in conformity with Uniform Standards of Professional Appraisal Practice, 2012 - 2013 Edition as adopted by the Appraisal Standards Board of the Appraisal Foundation. Your particular attention is directed to the "*Limiting and Contingent Conditions*" and the "*Certification of the Appraiser*" sections, and in particular to the remarks contained in the "*Highest and Best Use Analysis*," sections of this report. The limiting conditions are incorporated herein for all purposes. All data gathered during our research is obtained from sources believed to be reliable. We certify that we have no present or contemplated interest in the property, and that the fee for providing this study is in no way dependent or contingent upon the value conclusion.

Based upon the investigation and analyses undertaken, it is our opinion, that the estimated Just Compensation due the property owner, Harkrider & Oak, LLC, as of September 9, 2013, is:

Estimated Value / Whole Property:	855,136
Estimated Value / Remainder:	798,240
Permanent Easements:	\$0
Temporary Easements:	\$0
Cost to Cure Items:	\$11,000
Cost of acquisitioned improvements:	\$8,900
ESTIMATED JUST COMPENSATION:	\$77,000
	Rounded

Respectfully submitted,



Dwight Pattison
State Cert. Gen. Real Estate Appraiser
AR Lic No. CG0200



Luke Sanders
State Registered Appraiser
AR Lic. No. SR3640

There is an extraordinary assumption that that the proposed roadway improvements have been completed, per construction plans described herein and contained in the Addenda section of this report.

¹ **Cost to Cure**

Our estimation for the sign removal and replacement is approximately \$11,000.

¹ The City of Conway will also have to acquire the asphalt parking area, concrete ingress/egress, landscaping, cost to repaint striping for parking, and concrete curbing. Our estimations for acquiring these improvements is estimated at approximately \$8,900 according to the Marshal & Swift Handbook and estimates gathered from local contractors in the central Arkansas area.

Ronnie Hall

From: Ronnie Hall
Sent: Tuesday, November 19, 2013 4:04 PM
To: 'Kaufman, Charles'
Subject: RE: Store # 4794/Conway, Arkansas

The work on the north side of Oak Street is completed to the western property line of the Walgreen store with the exception of the final asphalt surface.

We are not working on this section of street until after the Christmas Holidays.

The work on the south side of Oak Street will commence immediately after the Christmas Holidays and likely continue thru Mid February.

We would then proceed with the completion of the work along the southern boundary of Walgreen. Likely mid February 2014 to mid March 2014. This would be followed immediately by the final asphalt surfacing and placement of pavement marking on Oak Street from Court Street to Harkrider. That would place the entire project completion about the end of March.

Please let me know if you have questions or need additional information.

Thanks
Ronnie Hall, P.E.
Conway City Engineer
501-450-6165

From: Kaufman, Charles [<mailto:charles.kaufman@walgreens.com>]
Sent: Tuesday, November 19, 2013 11:04 AM
To: Ronnie Hall
Subject: Store # 4794/Conway, Arkansas

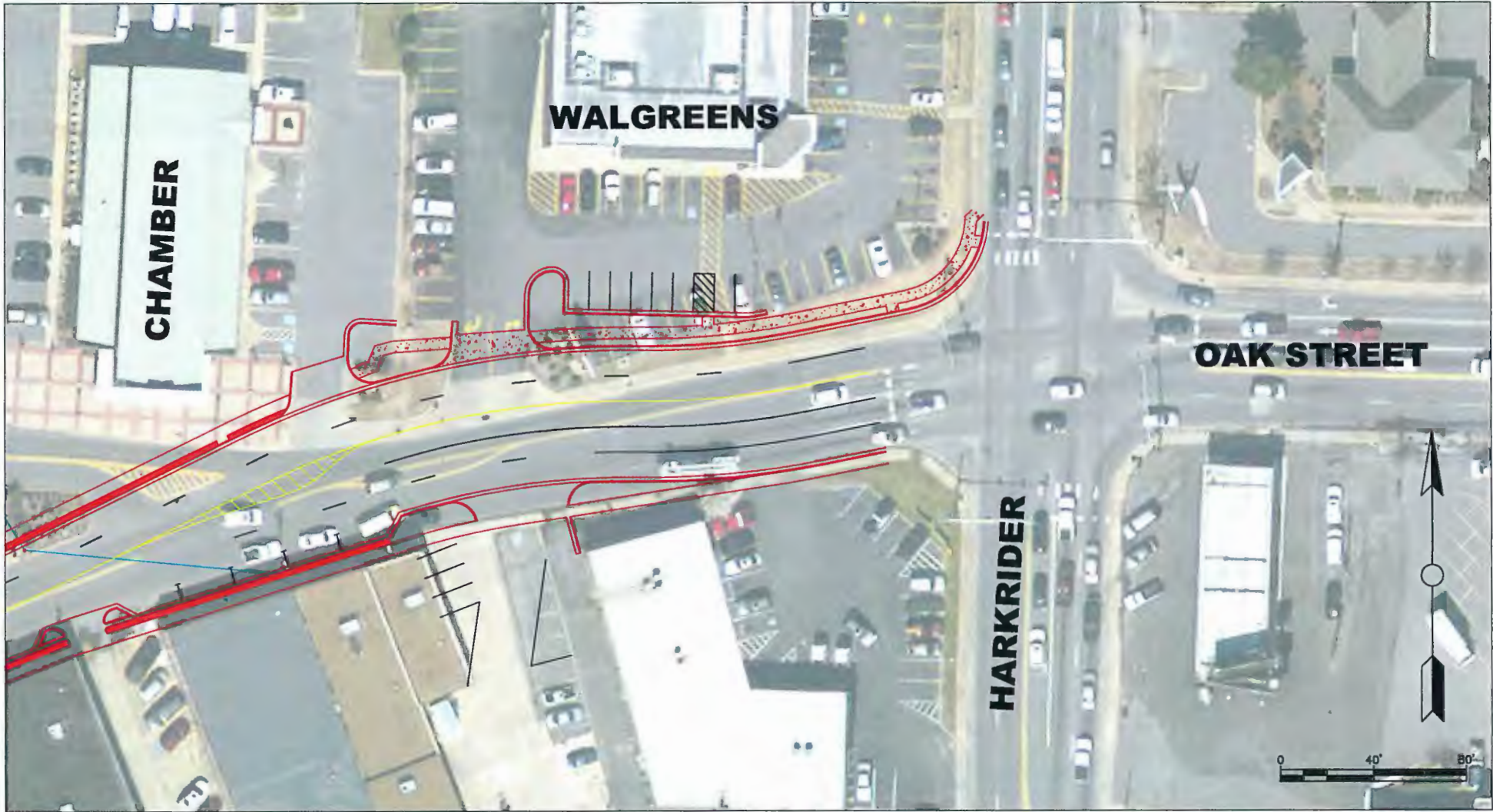
Your request regarding the propose right of way related to our site at NWC of Harkrider and Oak was directed to me to facilitate with the various Walgreens personnel.

Could you provide a timeline regarding the work that will be done? When is it expected for such work to be done and will it be done in phases or at one time?

Please advise.

**Be well,
Chuck**

Charles Kaufman
Sr. Legal Assistant
Community & Real Estate Law – Southeast
Walgreens
104 Wilmot Rd. MS # 1420
Deerfield, Illinois 60015
Phone: (847) 315-4568
Fax: (847) 315-4825
Charles.Kaufman@walgreens.com



CITY OF CONWAY, ARKANSAS
 STREET & ENGINEERING DEPARTMENT
 100 EAST RONBINS
 CONWAY, ARKANSAS 72034
 501-450-6165

ROGERS PLAZA
 ROADWAY IMPROVEMENTS
 CONWAY, AR

SITE IMPROVEMENTS
 WALGREENS
 OAK & HARKRIDER

DRAWN BY	BFV3	INCH
CHECKED BY	RDH	2
ISS	7/29/13	
SCALE	1"=20'	



City of Conway
Street and Engineering Department
100 East Robins Street
Conway, AR 72032

Ronnie Hall, P.E.
City Engineer
ronnie.hall@cityofconway.org
501-450-6165

January 8, 2014

Mayor Tab Townsell
1201 Oak Street
Conway, Arkansas 72032

RE: Conway Western Arterial Loop (Baker Wills Parkway)
AHTD Job 080174
FAP No. HPP2-0169(4) & HPP2-3742(1)
South Interchange
Right of Way Acquisition

Dear Mayor Townsell:

The renters, Francis Butler and John Ethridge, were displaced from Tract 75 (Brownlee Property), and request payment for eligible rental subsidy in the amount of \$12,600 for the difference between their previous housing cost and the current housing cost as presented on the attached form.

This amount is computed by our right of way acquisition consultant, OR Colan & Associates, based on eligible compensation for person relocated by a highway construction project..

Please advise if you are in agreement with this request.

Funds for the property acquisition have been previously identified as the street project sales tax revenue.

Thanks,

Ronnie Hall, P.E.

ARKANSAS STATE HIGHWAY AND TRANSPORTATION DEPARTMENT
Rental Subsidy Claim

TO: Arkansas State Highway and Transportation Department
Relocation Section

Job No. 080430 Tract No. 75X Date of Claim 12/18/13

Displaced Person Francis Butler and John Ethridge

1. Tenant Short Term Owner _____ Long Term Owner _____
If Long or Short Term Owner show replacement housing payment offer.....\$ _____

SUBJECT DWELLING UNIT:

Address 360 Sturgis Road, Conway, AR 72034 Date Occupied 12/1/12

Type Dwelling Unit single family house Rental Fee including utility costs (Last 3 months average) \$600.00

REPLACEMENT HOUSING UNIT - Occupied at the time Subject Payment is Being Claimed

Address 727 Highway 365 Apartment C-16, Mayflower, AR 72106 Date Occupied 5/31/13

Type Dwelling Unit Multi-Family New Telephone No. _____

Replacement Was Located With Without _____ Assistance from Department Personnel

Replacement Dwelling Is _____ Is Not _____ Located in Public Subsidized Rental Housing.

Relocatee Is _____ Is Not _____ Receiving Rental Subsidy Payments from any other Public Agency. If so, Amount

Received per Month \$ _____ Agency's Name N/A

PAYMENT COMPUTATION:

Rental Fee and utility costs for Replacement No. 1, which is considered most nearly comparable to

1. Subject is \$ 600 x 42 months =\$ 25,200.00

2. Subject's existing _____ economic _____ Rental Fee and utility costs \$ _____ or if less, 30% of monthly gross income \$ _____ or if less, other government assistance for housing \$ _____ x 42 months =
\$ _____

3. Computed increased rental cost (subtract line 2 from line 1).....\$25,200.00/2.....\$ 12,600.00

Butler/Ethridge moved separately and are eligible to receive up to 1/2 of the calculated increased rental cost or \$12,600.00

4. Rental fee and utility costs of actual replacement \$ 650.00 x 42 months =\$ 27,300.00

5. Subject's existing _____ economic _____ Rental Fee and utility costs \$ _____ or if less, 30% of monthly gross income \$ _____ or if less, other government assistance for housing \$ _____ x 42 months =
\$ _____

6. Actual increased rental and utility cost (subject line 5 from line 4).....\$ 27,300.00

7. Total rental subsidy payment due (line 3 or 6 whichever is less).....\$ 12,600.00

The undersigned certifies that I/We legally occupied the above subject dwelling unit for not less than 90 consecutive days prior to the date that negotiations were initiated by the Department for the subject property. I/We further certify that the subject dwelling unit was my/our principal and legal residence. I/We further certify that the replacement dwelling unit meets decent, safe and sanitary standards as outlined in the Department's relocation brochure. I/We further certify that to the best of our knowledge and belief we are eligible for the payment claimed herein.

I/WE further CERTIFY that I/WE are either a (check one) U. S. Citizen, _____ U. S. National, or a legal alien in the U. S. _____

If applicable add special instructions for payee, check distribution, or multiple checks here:

Daisy Butler may be submitting a claim for her portion of the eligible calculated increased rental cost in the near future

Signature Francis Butler
SS# _____

Signature John Ethridge
SS# _____

CITY OF CONWAY
STREET DEPARTMENT
2014 STREET FUND SUMMARY

1A-10

A. ESTIMATED STREET FUND BALANCE @ END 2013

\$ 1,200,000

APPROVED & FUNDED PROJECTS FROM PRIOR YEARS:

1 Lower Ridge Road at U.S. 65	Remaining Cost	\$ 100,000
2 Lexington Reconstruction		\$ 150,000
3 Favre Lane - Sagegrass to Greenwood Cr.		\$ 75,000
4 Oak Street - Court to Harkrider (\$77,000) for Walgreen ROW & Sign)		\$ 177,000
5 Main & Front Street - Rehab Parking Lot and Street Scape		\$ 100,000
TOTAL CARRIED OVER STREET CONSTRUCTION PROJECTS		\$ 602,000

ESTIMATED STREET FUND BALANCE PRIOR TO 2014 REVENUE OR EXPENSES

\$ 598,000

B ESTIMATED STREET FUND REVENUE FOR 2014

State Fuel Tax Turn Back	\$ 2,502,296
Property Tax (50% 3 mil Co.. road tax)	\$ 1,450,000
Sales Tax (St. Fund Share of Salary Tax)	\$ 245,000
City Share of 1/2 cent AHTD Sales Tax	\$ 900,000
Conway Corp Franchise Fee (Traffic Signal System)	\$ -
Misc Revenue (Severance Tax)	\$ 250,000
Misc. (Interest, signs Fees & other)	\$ 29,000
TOTAL ESTIMATED REVENUE FOR 2014	\$ 5,376,296

AMOUNT

1 BUDGETED PERSONAL SERVICES COST	\$ -	\$ 2,135,284
2 BUDGETED OPERATING COST (Patching & Construction Material, Fuel, Equip. maint., Etc)	\$ -	\$ 980,800
3 PROFESSIONAL SERVICES	\$ -	\$ 35,000
4 TRAFFIC SIGNAL MAINTENANCE	\$ -	\$ 200,000
5 VEHICLES (2 pickup)	\$ -	\$ 50,000
6 EQUIPMENT		
Backhoe	85000	\$ -
Motor Grader Lease	24000	\$ -
Service Truck & Bed	80000	\$ -
Dump Truck	50000	\$ -
Total Equipment		\$ 239,000
7 Computers & Accountable Equipment	\$ -	\$ 15,500
8 Sr. Citizens & Others	\$ -	\$ 140,000
9 Reserve for Major Street Projects Loan Payment (Rev. from AHTD 1/2 cent Sales Tax)	\$ -	\$ 900,000
10 ALLOWANCE FOR ALLOCATION TO STREET PROJECTS	\$ -	\$ 680,712
TOTAL SALARIES AND USUAL OPERATING COST		\$ 5,376,296

C POSSIBLE 2014 STREET PROJECTS

Street Reconstructions

			CITY FORCES	Private Contractor
1 Lollie Road	Dave Ward To Cooper Lane	3000 Reconstruct to 24' Open Ditch Roadway	\$ 225,000	\$ 300,000
2 Lollie Road	Cooper Lane to Sand Plant	5200 Reconstruct to 24' Open Ditch Roadway	\$ 325,000	\$ 520,000
3 Wescon Lane Box Culvert	Between Park Place & College	50 L.F. Double 7'x4' Box Culvert	\$ 15,000	\$ 30,000
4 Wescon Lane	Parkplace to College	Reconstruct to 27' Curbed Street	\$ 130,000	\$ 300,000
5 Artis Lane	Lee Andrew to Dave Ward	Reconstruct to 24' Open Ditch Roadway	\$ 120,000	\$ 250,000
6 S. Donaghey - Favre Ln Roundabout (Maybe Impact Fee Project)		Est \$120,000 Right of Way (15,000 S.F.) Cost	\$ 220,000	\$ 370,000
7 Western Ave - Caldwell to Robinson		Construct 27' Street	\$ 90,000	\$ 200,000
8 Mitchell Street - Bruce to Robins		Reconstruct to 27' Curbed Street	\$ 165,000	\$ 330,000
9 Davis Street - Robins to S. Boulevard		Reconstruct to 27' Curbed Street	\$ 80,000	\$ 160,000
10 Middle Road Southerland Rd to E. German.		Reconstr to 36' Curbed	\$ 275,000	\$ 550,000
11 Washington Ave. - Winfield to Front. (Maybe Impact Fee Project)		Reconstr to 36' Curbed	\$ 200,000	\$ 550,000
12 BLANEY HILL ROAD	HWY 25 to Stone Rd.	3600'	\$ 550,000	\$ 1,000,000
13 STANLEY RUSS ROAD	Bill Bell Lane to S. Donaghey	6000' 36' curbed	\$ 900,000	\$ 1,800,000
14 NUTTER CHAPEL ROAD	Catherine Place to Salem	36' Curbed - 1,800'	\$ 275,000	\$ 550,000
15 PIN OAK	Shady Ln.to Water Oak	Replace Concrete	\$ 80,000	\$ 175,000
17 Ryan Road & Shock Loop	Off Reedy South of College	Reconstruct to 24' Open Ditch Roadway	\$ 90,000	\$ 180,000
18 Shock Loop		Reconstruct to 24' Open Ditch Roadway	\$ 90,000	\$ 180,000
19 Mattison Road - Nutter Chapel to Pebble Beach (IMPACT FE	4000	Reconstruct to 24' Open Ditch Roadway	\$ 250,000	\$ 344,000
		TOTAL STREET RECONSTRUCTION	\$ 4,080,000	\$ 7,789,000

STREET OVERLAYS

20 TJ	Gertrude to Oak Meadows	2000 overlay	\$ 44,000	\$ 44,000
21 Jaci - Amos to Woodland Spring		800	18000	18000
22 Nathan Dr - Jaci to Autumn Wood		350	8000	8000
23 Autumnwood - Springwood to Nathan		1200	\$ 27,000	\$ 27000
24 Hubbard - Bruce to College Overlay			\$ 30,000	\$ 30,000
25 Stermer - Salem to Country Club Overlay			\$ 60,000	\$ 60,000
26 Westport Circle Overlay			\$ 12,000	\$ 12,000
27 Alley along RR - Mill to		600	\$ 16,000	\$ 20,000
		TOTAL RESIDENTIAL OVERLAYS	\$ 215,000	\$ 219,000

POSSIBLE CITY AID OVERLAY PROJECTS

28 Hogan Lane- 300' North of Tyler to College	5600 Edge Milling + Overlay + Restripe	\$ 200,000	\$ 280,000
29 HoganLane - College to Dave Ward	7000 Edge Milling + Overlay + Restripe	\$ 215,000	\$ 275,000
30 McNutt Road - Dave Ward to Old Military	3000 Edge Milling + Overlay + Restripe	\$ 85,000	\$ 90,000
31 Tyler Street - 300' East Hogan to Eve Lane	3300 Edge Milling + Overlay + Restripe	\$ 120,000	\$ 170,000
32 Tyler Street - Eve Lane to Sena Drive	3600 50% Base Stab+Edge Milling + Overlay + Restripe	\$ 250,000	\$ 300,000
33 Favre Lane - Salem to Ellen Smith	4000 25% Base Stab+Edge Milling + Overlay + Restripe	\$ 200,000	\$ 275,000
34 Salem Road - Pheasant to Nutter Chapel	1300 Edge Milling + Overlay + Restripe	\$ 50,000	\$ 65,000
35 South German Ln - Dave Ward to Robins	3300 Edge Milling + Overlay + Restripe	\$ 119,000	\$ 165,000
36 Robins Street - Harkrider to Davis	4000 Edge Milling + Overlay + Restripe	\$ 140,000	\$ 200,000
	TOTAL CITY AID OVERLAYS	\$ 1,379,000	\$ 1,820,000

SIDEWALKS

37 So. German - Robins to Nabholz Ave - Sidewalk (East Side)		\$ 20,000	\$ 20,000
38 Robinson Avenue across Laural Park - Sidewalk		\$ 18,000	\$ 18,000
39 Tyler - Donaghey to Library - Sidewalk North Side		\$ 25,000	\$ 25,000
40 Tyler - Library to Meadowbrook - Sidewalk North Side	Wall & Large Tree Removal may be required	\$ 20,000	\$ 20,000
	TOTAL SIDEWALKS	\$ 83,000	\$ 83,000

TOTAL ALL PROJECTS

\$ 5,757,000 \$ 9,911,000



City of Conway, Arkansas
Ordinance No. O-14-___

AN ORDINANCE ACCEPTING PROCEEDS FROM FAULKNER COUNTY FOR GIS (GEOGRAPHIC INFORMATION SYSTEM) WORK IN UPDATING FAULKNER COUNTY GIS DATA, PER INTERLOCAL AGREEMENT (R-11-71) AND APPROPRIATING FUNDS FOR GIS PURPOSES WITHIN THE PLANNING AND DEVELOPMENT DEPARTMENT, AND FOR OTHER PURPOSES:

WHEREAS; Faulkner County has agreed that it is in the best interests of Faulkner County to contract with Conway to extend the operation of GIS under an arrangement to Faulkner County. These proceeds will provide funding for updates to the Conway GIS including but not limited to GIS software, maintenance, and asset upgrades. No city match is required as part of this agreement; and

WHEREAS; Faulkner County has provided an agreement in the amount of \$14,000 for the cost of work performed by the Conway GIS Coordinator for GIS updates and map updates to be disbursed quarterly (Invoice January 15th, April 15th, July 15th, October 15th) in calendar year 2013;

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

SECTION 1: The City of Conway shall accept proceeds from Faulkner County in the amount of \$3,500 each quarter (total of \$14,000 for year) and appropriate said funds from (399-000-4200, Miscellaneous Grant Fund Revenue Account); into the following account:

\$14,000 **399-105-5930 (Project E)**

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

PASSED this 14th day of January, 2014.

Approved:

Mayor Tab Townsell

Attest:

Michael O. Garrett
City Clerk/Treasurer



City of Conway, Arkansas
Ordinance No. O-14-__

AN ORDINANCE AMENDING THE CONWAY ZONING ORDINANCE O-94-54 NOTIFICATION REQUIREMENTS FOR CONDITIONAL USE PERMITS, ZONING AMENDMENTS, AND ZONING VARIANCE REQUESTS; AND FOR OTHER PURPOSES:

WHEREAS, The City of Conway would like to reduce required paperwork and update mail notification requirements for conditional use permits, rezoning requests, and zoning variances using current USPS services to reduce applicant costs and add convenience;

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

SECTION 1. The Conway Zoning Ordinance O-94-54. 801.4 Procedure For Appeals, B. Public Notice and Hearing shall be amended as follows:

In addition, the petitioner shall be required to notify by **certified USPS First Class** mail with **Certificate of Mailing** ~~return receipts requested~~ and/or petition, all property owners within two hundred (200) feet of ~~his~~ **the** property of ~~his~~ **their** intentions to seek a variance, not less than fifteen (15) days prior to the hearing. The petitioner shall state the date and time and location of the public hearing and describe the requested variance with the **certified** letter and/or petition. The **Certificates of Mailing** ~~postmarked certified receipts and/or return receipts~~ and/or petition shall be submitted to the Planning Department staff not less than **ten (10) five (5)** days prior to the meeting of the Planning Commission along with a map showing the location of the property in question, as well as the owners within 200 feet of the property and a letter from the petitioner certifying that the map shows a complete list of those property owners.

SECTION 2. The Conway Zoning Ordinance O-94-54. 901.4 Amendments. C. Procedure. 2. Shall be amended as follows:

A petition giving the legal description of the property involved and the zoning classification requested for the property, shall be submitted to the Planning Commission by the agent of the property owner no less than seventeen (17) days prior to the public hearing. The petition shall also include a statement and diagram explaining why the proposed changes will not conflict with the surrounding land uses. ~~A proposed ordinance rezoning the property shall also be submitted with the petition for approval as to its correctness and form.~~

SECTION 3. The Conway Zoning Ordinance O-94-54. 901.4 Amendments. C. Procedure. 3.(c) be amended as follows:

In addition, the petitioner will be required to notify by **certified USPS First Class** mail with **Certificate of Mailing** ~~return receipts requested~~ and/or petition, all property owners within two hundred (200) feet of ~~his~~ **the** property of ~~his~~ **their** intentions to rezone not less than fifteen (15) days prior to the hearing. The petitioner shall state the date and time of the public hearing with the **certified** letter and/or petition. The **Certificates of Mailing** ~~postmarked certified receipts and/or return receipts~~ and/or petition shall be submitted to the Planning Department staff not less than ten (10) days prior to the Planning Commission meeting along with a map showing the

location of the property in question as well as the owners within 200 feet of the property and a letter from the petitioner certifying that the map shows a complete list of those property owners.

SECTION 4. The Conway Zoning Ordinance O-94-54. 901.2 Conditional Use C. be amended as follows:

In addition, the property owner will be required to notify by ~~certified USPS First Class~~ mail with ~~Certificate of Mailing return receipts requested~~ and/or petition, all property owners within two hundred (200) feet of the property of ~~his their~~ intention to apply for a conditional use permit no less than fifteen (15) days prior to the public hearing. The petitioner shall state the date and time of the public hearing with a ~~certified~~ letter and/or petition. The ~~Certificates of Mailing postmarked certified receipts and/or return receipts~~ and/or petitions shall be submitted to the Planning Department staff not less than ten (10) days prior to the Planning Commission meeting along with a map showing the location of the property in question as well as the owners within 200 feet of the property and a letter from the petitioner certifying that the map shows a complete list of those property owners.

SECTION 5. All ordinances in conflict herewith are repealed to the extent of the conflict.

PASSED this 14th day of January, 2014.

Approved:

Mayor Tab Townsell

Attest:

Michael O. Garrett
City Clerk/Treasurer



CITY OF CONWAY
Planning and Development

1201 Oak Street
Conway, AR 72032

T 501.450.6105
F 501.450.6144

www.conwayplanning.org

December 30, 2013

MEMO

From: Bryan Patrick

To: Mayor and City Council

Amendment to the Zoning Ordinance to Revise Notification Requirements for Conditional Use Permits, Re-Zonings, and Zoning Variances; Also Omit Requirement for Applicant Created Ordinance

Certified Letter with Return Receipts

A request for a conditional use permit, re-zoning, and zoning variance requires three notifications; a newspaper public notice, a public hearing sign on the property, and certified letters to property owner's within 200 feet of the property boundaries. The certified letter requirement was written many years ago. Newer and less expensive mailing options now exists.

An amending ordinance has been prepared to change the certified letter requirement to a first class letter with certificate of mailing. This would reduce the costs of mailing notification while still providing the ability to confirm delivery.

Typical cost of mailing for certified letter vs. First class with certificate of mailing:

First Class with Certificate of Mailing = \$1.60

First Class Certified with return receipt = \$5.75

Cost Savings 20 letters - $20 \times 5.75 = \$115$ $20 \times 1.60 = \$18.40$; Cost savings of \$96.60

Applicant Created Ordinance as Part of Rezoning Application

This amending ordinance would also do away with the requirement for an applicant prepared ordinance as part of a re-zoning application. Currently, a rezoning applicant must prepare and submit an ordinance for the property in question. This requirement was written when ordinances were typewritten and was a time saving measure for City workers. Ordinances are now prepared on computer in a standard format. This requirement is no longer necessary and adds confusion to the submittal process.



**City of Conway, Arkansas
Ordinance No. O-14-___**

AN ORDINANCE AMENDING THE CONWAY ZONING ORDINANCE O-94-54 TO REQUIRE CHILD CARE FACILITIES TO SEEK A CONDITIONAL USE PERMIT IN ALL OFFICE ZONING DISTRICTS; AND FOR OTHER PURPOSES:

WHEREAS, The City of Conway would like to update mail notification requirements for conditional use and rezoning requests to utilize current USPS services and reduce costs for applicants; and

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

SECTION 1. The Conway Zoning Ordinance O-94-54. Section 401.5, Commercial and Office Districts, C. Use Regulations, 1. Permitted Uses, 1. Commercial, Child Care Facilities, be amended as follows with all other listed uses unchanged:

Zoning Districts

Uses (Permitted - X) (conditional - C)	C-1	C-2	C-3	C-4	O-1	O-2	O-3
1. Commercial							
Child Care Facilities*	XC	X	X	X	XC	XC	C
* See Article 601 Special Provisions Conditions Applying to Uses							

SECTION 2. The Conway Zoning Ordinance O-94-54. Addendum A to the Conway Zoning Ordinance, Uses Allowed in Various Zoning Districts shall be amended as follows with all other listed uses unchanged:

Uses (Permitted - X) (conditional - C)	R-1	R-2A	R-2	SR	MF-1	MF-2	MF-3	RMH	HR	C-1	C-2	C-3	C-4	O-1	O-2	O-3	I-1	RU-1	I-3	A-1	S-1	S-2	TJ
Child Care Facilities*			C	C	C	C	C	C		X	X	X	X	XC	XC	C	C	C	C	C	X	X	C

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

PASSED this 14th day of January, 2014.

Approved:

Mayor Tab Townsell

Attest:

Michael O. Garrett
City Clerk/Treasurer



CITY OF CONWAY
Planning and Development

1201 Oak Street
Conway, AR 72032

T 501.450.6105
F 501.450.6144

www.conwayplanning.org

December 27, 2013

MEMO

From: Bryan Patrick

To: Mayor and City Council

Amendment to the Zoning Ordinance to Require a Conditional Use Permit to operate a Child Care Facility in Office Zoning Districts

Several Council members have requested a change to the Zoning Ordinance to require the approval of a day care operation through the Conditional Use Permit process in all office zoning districts.

Currently, Child Care is allowed by right in O-1 (General Office) and O-2 (Quiet Office).

The amending ordinance also makes a "housekeeping" correction to the Zoning Ordinance. There are conflicting matrices concerning Child Care in C-1 (Downtown Commercial). Section 401.5 - Commercial and Office Districts, C. Use Regulations, 1. Permitted Uses, Child Care, indicates that a Conditional Use Permit is required to operate child care facilities in C-1. Addendum A list this use as allowed "by right". Section 1 of the proposed ordinance would correct the commercial district matrix to match the matrix found in Addendum A.



City of Conway, Arkansas
Ordinance No. O-14- _____

AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING ORDINANCE TO REZONE PROPERTY LOCATED AT THE SOUTHWEST CORNER OF PRINCE STREET AND FARRIS ROAD ADDRESSED AS 963 AND 975 FARRIS ROAD, AND 2515 AND 2525 PRINCE STREET FROM O-1, O-2, AND R-1 TO C-2:

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

SECTION 1: The Zoning District Boundary Map of the Conway Land Development Code be amended by changing all the **O-1, O-2, AND R-1** symbols and indications as shown on the Zoning District Boundary Map in an area described as follows:

A Tract of land being a portion of Deed Record Book 193, Page 373, a portion of Instrument No. 2009-17925, a portion of Deed Record Book 190, Page 102, a portion of Deed Record Book 121, Page 2, a portion of Deed Record Book 186, Page 124 and a portion of Instrument No. 2010-17861 in the Public Records of Faulkner County, Arkansas, and lying in the NE¼, NW¼, Section 11, Township 5 North, Range 14 West, Fifth Principal Meridian.

COMMENCING at the computed North quarter corner of said Section 11, per Certified Land Corner Restoration and Perpetuation and Filing, Record No. 016193, and shown in Survey Plat executed by Robert French, and dated 08/26/2009; Thence along the North line of said Section 11 North 88°21'08" West, a distance of 350.10 feet; Thence departing said North line, South 01°38'52" West, a distance of 50.00 feet to the POINT OF BEGINNING.

Thence South 88°21'08" East, a distance of 274.30 feet to the West right-of-way of Farris Road, per Instrument No. 2012-5560; Thence along said right-of-way, South 49°43'44" East, a distance of 23.43 feet to a found Rebar with cap LS 1759; Thence South 23°55'20" East, a distance of 38.75 feet; Thence departing said right-of-way, South 02°05'18" West, a distance of 235.03 feet to the South boundary of aforementioned Instrument No. 2010-17861; Thence along said boundary, North 88°00'50" West, a distance of 162.55 feet to a found Rebar with cap LS 1759 at the Southwest corner of said Instrument No. 2010-17861; Thence along the West boundary of said Instrument No. 2010-17861, North 02°05'18" East, a distance of 63.98 feet; Thence departing said West boundary, North 88°21'09" West, a distance of 145.46 feet; Thence North 01°38'52" East, a distance of 219.67 feet to the POINT OF BEGINNING, containing 77,645 Square Feet or 1.78 Acres, more or less subject to any easements, covenants or restrictions of record or fact.

to those of **C-2**, and a corresponding use district is hereby established in the area above described and said property is hereby rezoned.

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

PASSED this 14th day of January, 2014.

Attest:

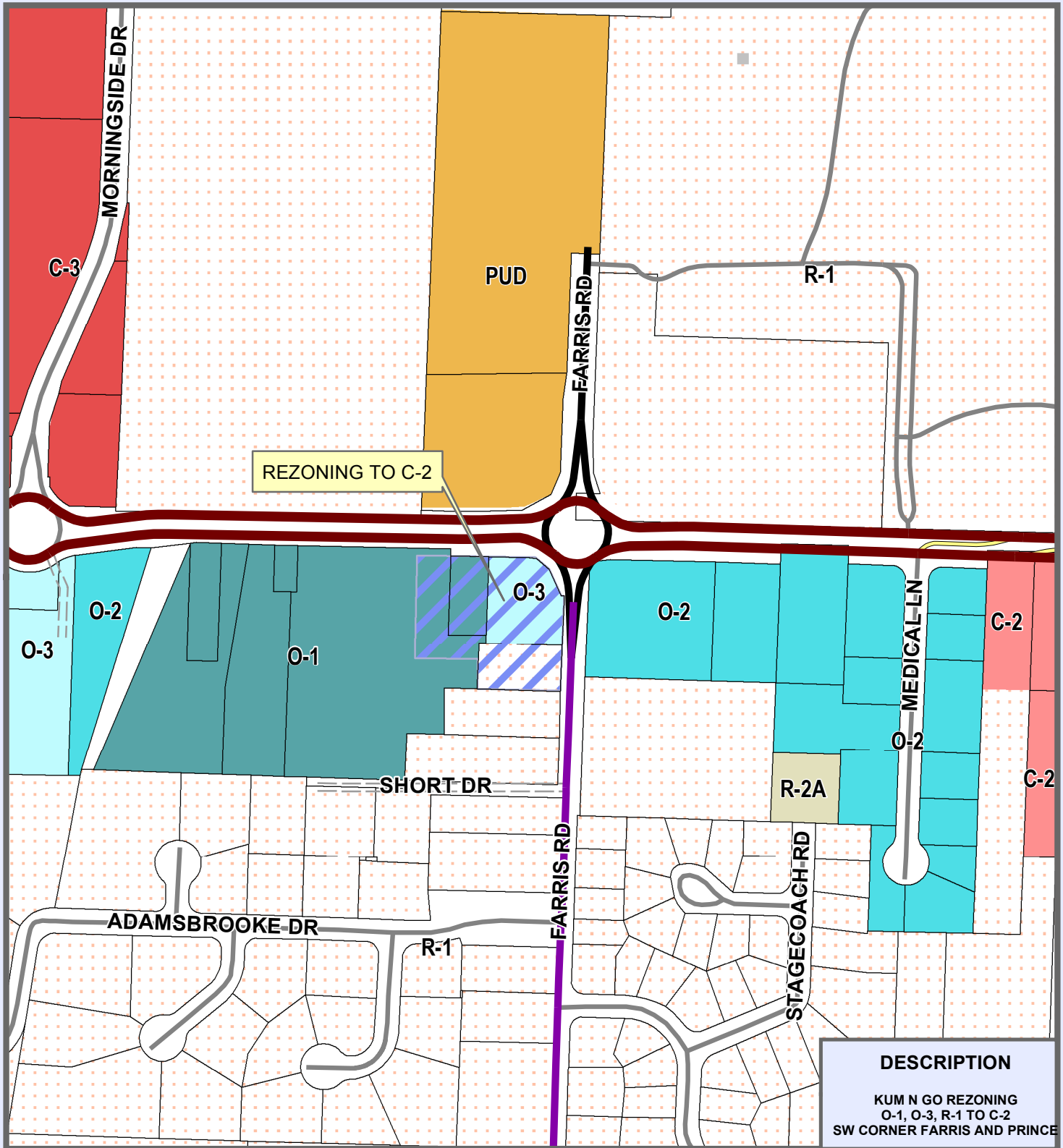
Approved:

Mayor Tab Townsell

Michael O. Garrett
City Clerk/Treasurer

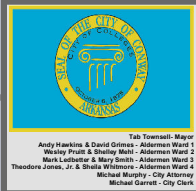
CITY OF CONWAY

KUM N GO REZONING TO C-2

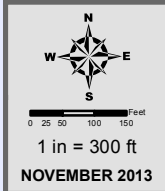


DESCRIPTION

KUM N GO REZONING
O-1, O-3, R-1 TO C-2
SW CORNER FARRIS AND PRINCE



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



THIS MAP WAS PREPARED BY THE CITY OF CONWAY PLANNING AND DEVELOPMENT DEPARTMENT FOR ITS USE, AND MAY BE REVISED AT ANY TIME WITHOUT NOTIFICATION TO ANY USER. THE CITY OF CONWAY PLANNING AND DEVELOPMENT DEPARTMENT DOES NOT GUARANTEE THE CORRECTNESS OR ACCURACY OF ANY FEATURES ON THIS MAP. CITY OF CONWAY ASSUMES NO RESPONSIBILITY IN CONNECTION THEREWITH.

CONTACT INFORMATION
 WWW.CONWAY-PLANNING.ORG/GIS
 E-MAIL: Jason.Lyon@CityOfConway.org

Printing Date: 11/01/2013
 File Location: \\server01\GIS\2013\KUM N GO REZONING TO C-2\912.dwg
 Prepared by: Jason Lyon



CONWAY PLANNING COMMISSION

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

January 7, 2014

Council Members
Conway, AR 72032

Dear Council Members:

A request for a rezoning from O-1, O-2, and R-1 to C-2 with a conditional use permit request for gas pumps for property that is located at the southwest corner of Prince Street and Farris Road addressed as 963 and 975 Farris Road, and 2515 and 2525 Prince Street with the legal description

A Tract of land being a portion of Deed Record Book 193, Page 373, a portion of Instrument No. 2009-17925, a portion of Deed Record Book 190, Page 102, a portion of Deed Record Book 121, Page 2, a portion of Deed Record Book 186, Page 124 and a portion of Instrument No. 2010-17861 in the Public Records of Faulkner County, Arkansas, and lying in the NE¼, NW¼, Section 11, Township 5 North, Range 14 West, Fifth Principal Meridian.

COMMENCING at the computed North quarter corner of said Section 11, per Certified Land Corner Restoration and Perpetuation and Filing, Record No. 016193, and shown in Survey Plat executed by Robert French, and dated 08/26/2009; Thence along the North line of said Section 11 North 88°21'08" West, a distance of 350.10 feet; Thence departing said North line, South 01°38'52" West, a distance of 50.00 feet to the POINT OF BEGINNING.

Thence South 88°21'08" East, a distance of 274.30 feet to the West right-of-way of Farris Road, per Instrument No. 2012-5560; Thence along said right-of-way, South 49°43'44" East, a distance of 23.43 feet to a found Rebar with cap LS 1759; Thence South 23°55'20" East, a distance of 38.75 feet; Thence departing said right-of-way, South 02°05'18" West, a distance of 235.03 feet to the South boundary of aforementioned Instrument No. 2010-17861; Thence along said boundary, North 88°00'50" West, a distance of 162.55 feet to a found Rebar with cap LS 1759 at the Southwest corner of said Instrument No. 2010-17861; Thence along the West boundary of said Instrument No. 2010-17861, North 02°05'18" East, a distance of 63.98 feet; Thence departing said West boundary, North 88°21'09" West, a distance of 145.46 feet; Thence North 01°38'52" East, a distance of 219.67 feet to the POINT OF BEGINNING, containing 77,645 Square Feet or 1.78 Acres, more or less subject to any easements, covenants or restrictions of record or fact.

was reviewed by the Planning Commission at their regular meeting on November 18, 2013. The Planning Commission voted 9 – 1 to forward this request to the City Council with a recommendation for denial. Commissioner Matthew Brown voted against the motion for denial. Kum and Go has requested to appeal these denials to Council at its January 14, 2014 meeting.

Possible conditions suggested in the Staff Report were as follows.

1. Hours of Operation – The applicant is requesting 24 hours per day, 7 days per week. (Walmart Market is limited to 6:00 a.m. to midnight 7 days a week; Chick-Fil-A is limited to 6:00 a.m. to midnight Monday through Saturday.)
2. Two curb cuts are allowed. One on Prince Street and one on Farris Road. These curb cuts are to be located as far from the roundabout as possible. The Prince Street curb cut shall provide joint access.
3. Outdoor sound system is prohibited.
4. Red brick similar to other area structures is required on all sides of the structure.
5. Fuel center canopy columns shall be wrapped in brick.
6. Canopy colors shall be muted similar to approved Donaghey/Dave Ward Drive location.
7. Conditional Use Permit is only applicable to Kum and Go. The permit does not run with the land and is non-transferrable.

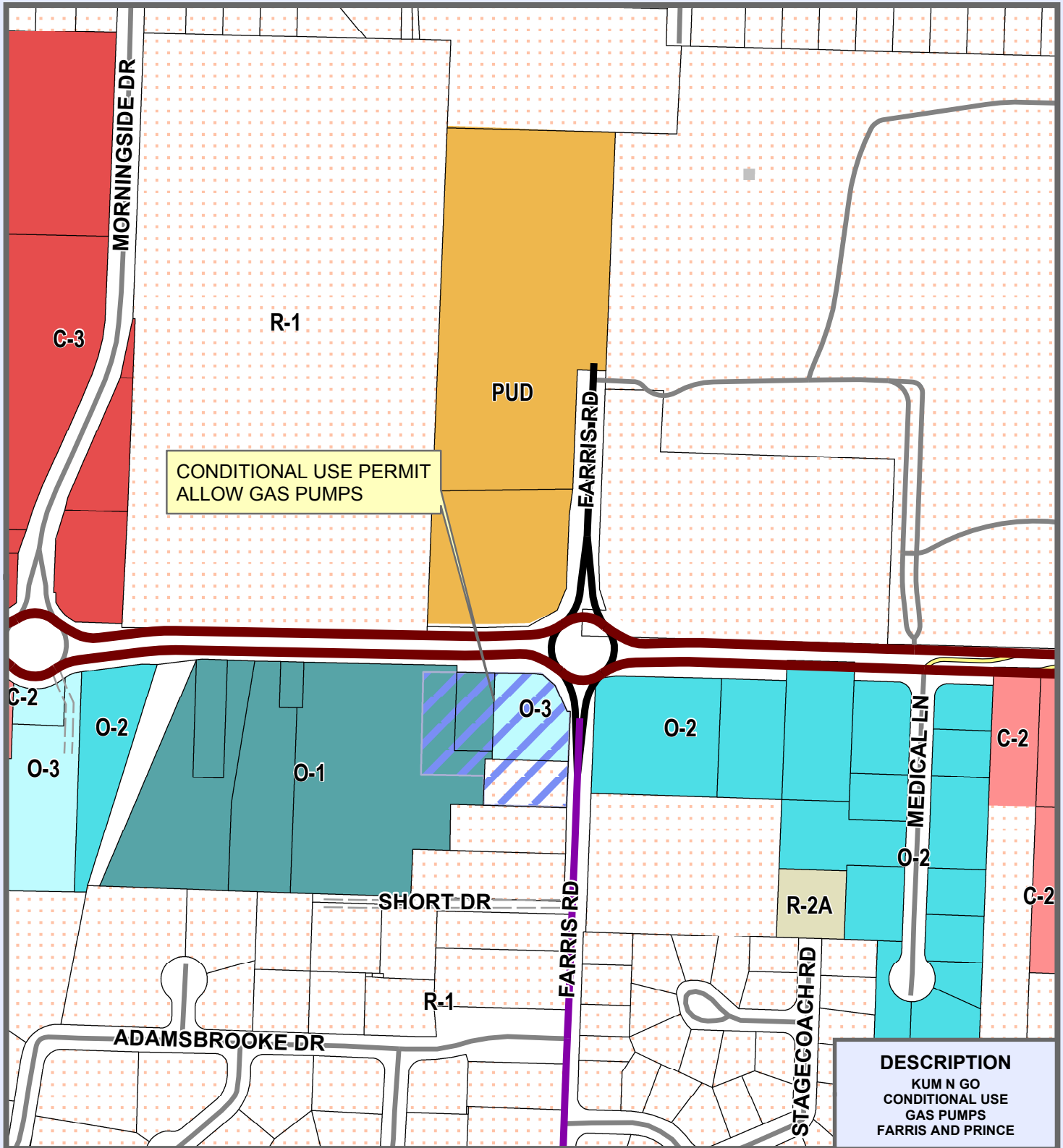
In considering these as possible conditions, Commission Bill Yates noted that they are requesting 24 hours a day operation and that we don't even allow Walmart or Chick-Fil-A across the street to do that. Twenty-four hours is out of the question, he said. The Planning Commission would not suggest 24 hours a day for operation.

Sincerely,

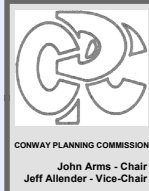
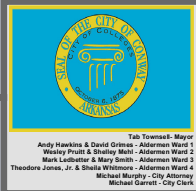
Jeff Allender, Chair
Planning Commission

CITY OF CONWAY

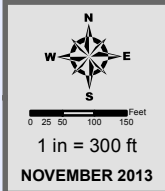
KUM N GO CONDITIONAL USE -- GAS PUMPS



DESCRIPTION
 KUM N GO
 CONDITIONAL USE
 GAS PUMPS
 FARRIS AND PRINCE



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



THIS MAP WAS PREPARED BY THE CITY OF CONWAY PLANNING AND DEVELOPMENT DEPARTMENT FOR ITS USE, AND MAY BE REVISED AT ANY TIME WITHOUT NOTIFICATION TO ANY USER. THE CITY OF CONWAY PLANNING AND DEVELOPMENT DEPARTMENT DOES NOT GUARANTEE THE CORRECTNESS OR ACCURACY OF ANY FEATURES ON THIS MAP. CITY OF CONWAY ASSUMES NO RESPONSIBILITY IN CONNECTION THEREWITH.

CONTACT INFORMATION
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 E-MAIL: Jason.Lyon@CityOfConway.org

Printing Date: 11/01/2013
 File: StoryMap2013\FINAL\KUM N GO USE.mxd
 Prepared By: Jason Lyon



CITY OF CONWAY
SANITATION DEPARTMENT

*P.O. Box 915
4550 Hwy. 64 West
Conway, AR 72033
(501) 450-6155
Fax: (501) 450-6157*

Cheryl Harrington
Director

December 19, 2013

Mayor Tab Townsell
1201 Oak Street
Conway, AR 72032

Re: Universal Refuse Roll Carts & Recycling Roll Carts

Dear Mayor Townsell,

Bids were submitted on Tuesday December 10, 2013 at City of Conway City Hall for 96 Gallon Universal Refuse and Recycling Roll Carts. Two bids were submitted:

Rehig-Pacific Company	\$51.46 ea
Toter Incorporated	\$53.76 ea

Recommendation is for Bid #2 from Toter Inc. for \$53.76 each. We have many Toter carts throughout the City and are impressed with the quality and design of the Toter product.

Sincerely,

Cheryl Harrington
Sanitation Director

BID SUMMARY
96 gallon Universal Refuse and Recycling Roll Carts
Bid #2014-07

Bid #1 submitted by Rehrig Pacific Company
\$51.46 each
Delivery time 30 to 45 Days after receipt of order
Amount per truck load 486

Bid #2 submitted by Toter Incorporated
\$53.76 each
Delivery time 4 Weeks
Amount per truck load 624

I recommend the bid from Toter Incorporated for \$53.76 each, these are the carts we currently use and they have a lower maintenance cost.



City of Conway – Annual Bid_Sanitation
Universal Refuse Roll (Green Carts) &
Universal Mobile Recycling Containers (Blue Carts)
Bid Number: 2014-07
Bid Opening Date: Tuesday, December 10th, 2013
City Hall, Downstairs Conference Room @ 10:00am

Authorized Agent bidding on this project:

Rehrig Pacific Company

Company Name

John Seabaugh, Sales Representative

Company Representative Name

Lisa Perkins, Municipal Contract Mgr. 12/6/13

Representative's Signature

Date

625 West Mockingbird Lane,

JSeabaugh@RehrigPacific.com

Address

Email Address

Dallas, TX 75247

City

State

Zip

800-426-9189

Cell: 972-977-2723

Telephone Number

214-638-7477

Fax Number

****Please include a separate sheet with cost of each product.***

****Unsigned bids will not be accepted.***

Rehrig Pacific Company

SINCE 1913

City of Conway, Arkansas
 Pricing Schedule – BID#2014-7
 Rehrig Pacific
 RC671 95 Gallon “NB” Style Roll-Out Cart

Product	Color	Quantity	Delivered Price	Truckload Quantity
RC671 95NB Refuse	Green	2,500	\$51.46	486
RC671 95NB Recycle	Blue	1,500	\$51.46	486

Pricing is delivered and includes freight and applicable taxes

LEAD TIME: 30-45 Days from receipt of purchase order
BODY HOT STAMP: Conway Solid Waste Custom Logo
LID STAMP: Property of the City of Conway; Do's and Do Nots
SERIAL NUMBER SEQUENCE: 014 000001 +



City of Conway – Annual Bid_Sanitation
Universal Refuse Roll (Green Carts) &
Universal Mobile Recycling Containers (Blue Carts)
Bid Number: 2014-07
Bid Opening Date: Tuesday, December 10th, 2013
City Hall, Downstairs Conference Room @ 10:00am

Authorized Agent bidding on this project:

Toter, LLC

Company Name

Laura P Hubbard, Director, Pricing

Company Representative Name

12-5-2013

Representative's Signature

*Please contact Kellie Clark, Sr. Manager, Bids/Contracts Date
in regards to this bid. 704-872-8171 Ext. 257

841 Meacham Road

kclark@toter.com

Address

Email Address

Statesville

NC

28677

City

State

Zip

800-424-0422 Ext. 257

704-878-0734

Telephone Number

Fax Number

****Please include a separate sheet with cost of each product.***

****Unsigned bids will not be accepted.***



TO: Ms. Cheryl Harrington
Sanitation Director
City of Conway

BID OPENING DATE: Dec. 10, 2013
BID IDENTIFICATION: "96 Gallon
Universal Refuse Roll Carts (Green)
& Specifications for Universal Mobile
Recycling Containers (Blue)"

NAME & ADDRESS OF BIDDER:

TOTER, LLC
P.O. BOX 5338
STATESVILLE, NC 28687-5338

TELEPHONE NUMBER: (704) 872-8171
TOLL-FREE NUMBER: (800) 424-0422
FAX NUMBER: (704) 878-0734

SIGNATURE & TITLE:

Laura P. Hubbard – Director, Pricing

DATE:
December 5, 2013

BID PROPOSAL

In response to your bid request, we are please to submit the following:

Unit Price: \$53.76* for Refuse and Recycling 96 Gallon Carts, Freight Included

Model: Model 79296 - Toter EVR II Universal/Nestable 96 Gallon Carts

- * Pricing is based on orders placed in lots of truckload quantities of 624 carts shipped together to one location. Carts to be shipped 2/3 assembled, with lid, stop bar and axle factory installed. Orders placed for other than these stated quantities may be made, but may be subject to additional freight.
- * Toter has the City's current markings as already created, in house markings. For each new hot stamp marking (never created by Toter), Toter requires an additional \$300.00 one-time die fee.
- * Add \$1.00 per cart for special granite color body with solid color lid.
- * **Delivery Timeframe:** Current lead time is 2-4 weeks after Toter's receipt of written purchase order, markings approvals, and order confirmations. Lead times are subject to fluctuate based on available capacity at time of order receipt.
- * **Taxes:** Pricing does not include applicable taxes.
- * **Payment Terms:** Net 30 Days



**City of Conway, Arkansas
Ordinance No. O-14-_____**

AN ORDINANCE APPROPRIATING FUNDS FOR FITNESS FACILITY MEMBERSHIP FOR THE CITY EMPLOYEES AND RETIREES; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES

Whereas, the City of Conway approved the 365 Fitness Statement of Qualifications for 2014 fitness facility membership for City of Conway employees and retirees in the amount of \$16, 237.50; and

Whereas, the 2014 Budget for the City was adopted absent of the funds needed for fitness facility membership for the City of Conway employees and retirees.

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

Section 1. The City of Conway shall appropriate \$16,237.50 from General Fund account 001.119.4900 to the General Fund account 001.119.5799.

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

Section 3. 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 14th day of January, 2014

Approved:

Mayor Tab Townsell

Attest:

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