



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

Council Meeting: **Tuesday, March 25th, 2014**

5:30pm - Committee: **No Committee Meeting**

6:30pm - Council Meeting

Call to Order: Mayor Tab Townsell

Roll Call: City Clerk/Treasurer Michael O. Garrett

Minutes Approval: ***None***

Employee Service Awards

1. Report of Standing Committees:

A. Public Hearing:

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

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

1. Consideration to award the Community Hangar at the new Conway Municipal Airport.
2. Ordinance waiving bids & appropriating funds for the purchase of furniture and interior finishes for the terminal at the New Conway Municipal Airport.
3. Consideration of a request from Gladys Sullivan for a conditional use permit to allow a child care for property that is located at 705 Donaghey Avenue.
4. Consideration of a request from Robinson & Center Church of Christ for a conditional use permit to allow religious activities for property that is located at 620 and 622 Center Street.

New Business:

1. Ordinance appropriating reimbursement funds for the Administration Department.
2. Ordinance to amend the sign ordinance prohibiting billboards or lowering the cap on billboards.
3. Ordinance amending Ordinance No. O-87-20; providing for City employees & City Council members to do business with the City of Conway.

Special Announcement:

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

Adjournment



MEMO

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

Message:

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

They are as follows:

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

Join us to thank them for their service.



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

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

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

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

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

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

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

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

Right of Way and Easement Doc. #2013-17132

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

Right of Way and Easement Doc. #2013-17131

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

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

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

Passed this 25th day of March, 2014.

Approved:

Mayor Tab Townsell

Attest:

Michael O. Garrett
City Clerk/Treasurer



Exchange Avenue

United Drive

Bronnie Lane

Courtesy

S. Harkade Drive

Superior Dr

Lendmark Dr

353

353



BEARINGS SET AND LINES
BY STATE PLANS COORDINATED
HARN 97 (ROAD E), ARKANSAS
NORTH ZONE

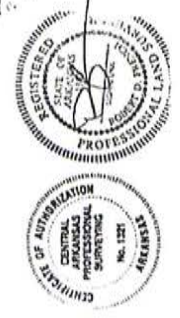
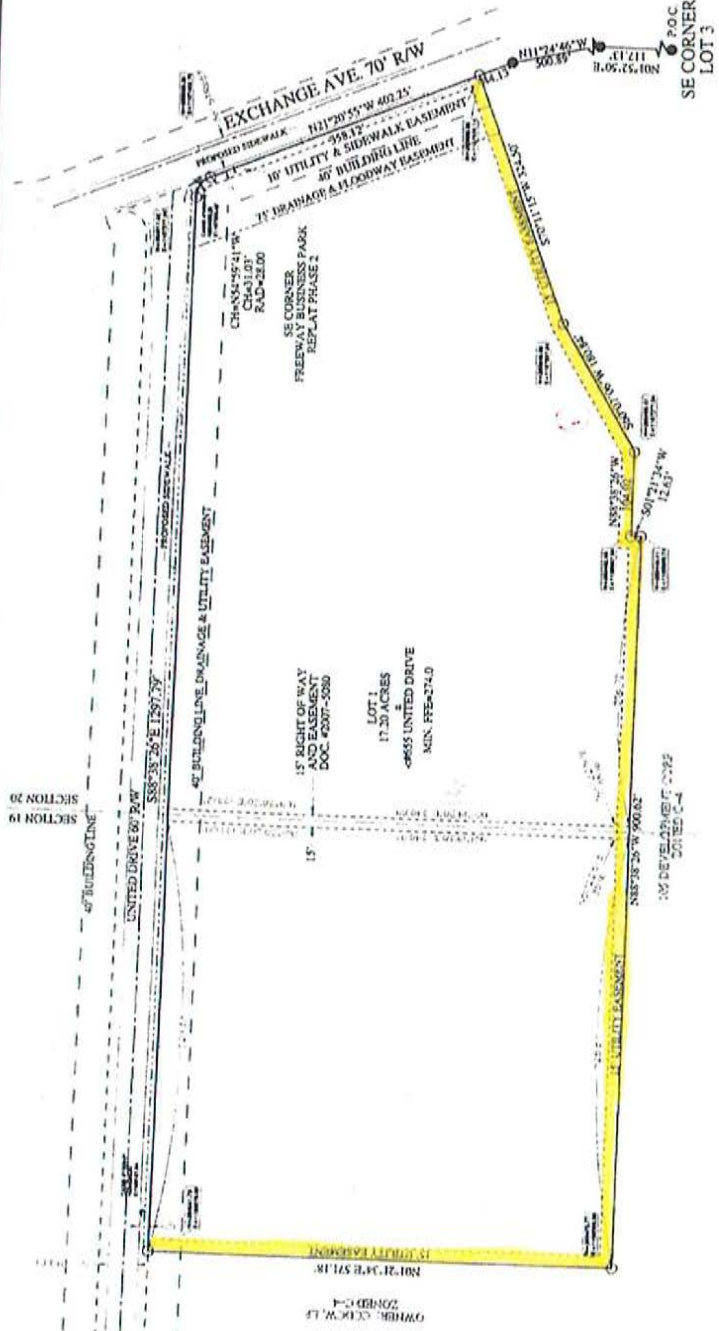
- ROUND UT BEARS
WITH TYPICAL CAP
- SET UP BEARS
- △ COMPUTED POINT
UNDOCUMENTED



- GENERAL NOTES:**
1. THIS PROPERTY SURVEYED ON 02/25/13
 2. WITH A CLOSED ERROR OF 1/31.651
 3. THIS PROPERTY SURVEYED BY CONWAY
 4. OPERATIONAL UTILITIES - WATER AND SEWER
 5. THIS PLAT TIED TO C.G.L.S. MONUMENT
 6. NO STRUCTURES, FILL OR OBSTRUCTIONS SHALL BE PLACED IN THE FLOORWAY
 7. WITHIN THE FLOORWAY SUDBURY SHALL BE MAINTAINED TO THE CITY STANDARD. NO RECORD SHALL BE IN THE FLOORWAY EASTWARD.

HOSPITAL REPLAT

PROJECT:	HOSPITAL REPLAT
SCALE:	1 OF 1
DATE:	04/12/13
BY:	CONWAY
CHECKED BY:	CONWAY
APPROVED BY:	CONWAY
DATE:	04/12/13



CERTIFICATE OF SURVEYING ACCURACY

I, ROBERT D. FRENCH, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN SHOWN AND ALL MEASUREMENTS, BEARINGS, DISTANCES, AND MATERIAL ARE CORRECTLY FOR SURVEYORS HAVE BEEN MET.

DATE OF EXECUTION: 5/1/13

SIGNED: [Signature]

REGISTERED LAND SURVEYOR
STATE OF ARKANSAS

CERTIFICATE OF FINAL PLAT APPROVAL

PURSUANT TO THE CONWAY SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS PRESCRIBED BY THE CONWAY SUBDIVISION REGULATIONS, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID ALLES AND REGULATIONS.

DATE OF EXECUTION: 5/1/13

SIGNED: [Signature]

CONWAY PLANNING DIRECTOR

CERTIFICATE OF OWNER

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN DO HEREBY CERTIFY THAT WE HAVE READ AND UNDERSTAND THE CONTENTS AND DO HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STRAIGHT RIGHTS OF WAY, AND EASEMENTS AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: 5/1/13

SIGNED: [Signature]

ANDRE CONWAY LLC
2007 E. STATE ST. SUITE 111
TERRY, AR 72476

SOURCE OF TITLE D.R. DOC. 201121183
DOC. 201217996

CERTIFICATE OF RECORDING

THIS DOCUMENT FILED FOR RECORD IN PLAT BOOK NO. 1 PAGE 151

DATE: 5/13/13

FILED FOR RECORD

BY: [Signature]

CIRCUIT CLERK

SEWER CONSTRUCTION REQUIREMENTS:

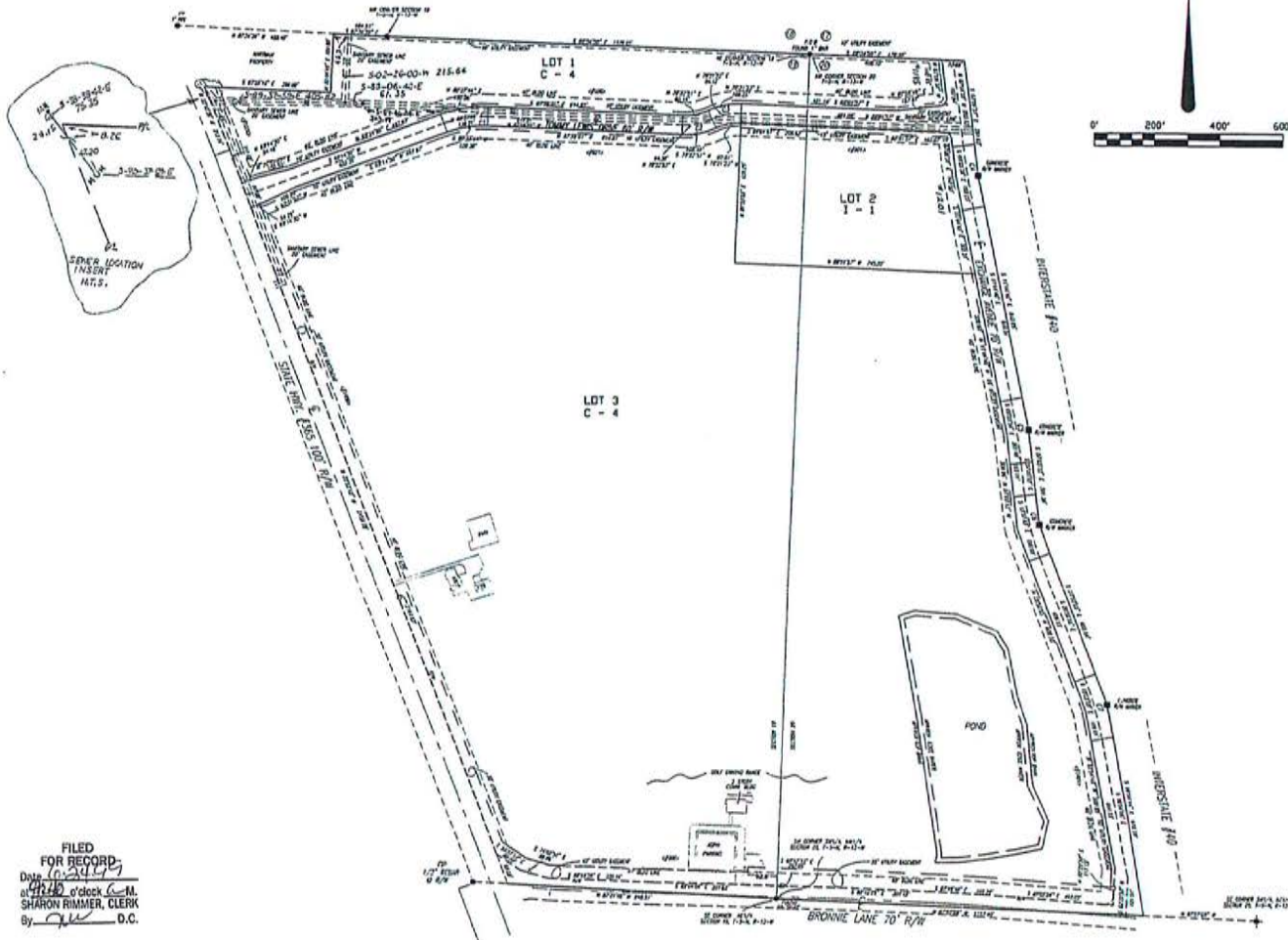
SEWER SHALL BE A MINIMUM OF 15" DIAMETER AND SHALL BE PLACED IN THE FLOORWAY WITHIN THE FLOORWAY SUDBURY SHALL BE MAINTAINED TO THE CITY STANDARD. NO RECORD SHALL BE IN THE FLOORWAY EASTWARD.

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TOMMY LEWIS ADDITION PHASE II

LYING IN THE W1/2, NW1/4, SECTION 20 AND
THE NE1/4, SECTION 19
T-5-N, R-13-W FAULKNER COUNTY
ARKANSAS



FILED FOR RECORD
Date: 10/21/19
at 10:00 o'clock A.M.
SHARON RIMMER, CLERK
By: [Signature]

Certificate of Owner
I, the undersigned, owner of the real estate shown and described herein do hereby certify that I have had all plat and subdivision and all hereby laid off and subdivided in accordance with the within plat, and do hereby dedicate to the use of the public, the streets as shown on said plat.
Date of execution: 10/21/19
Tommy Lewis
110 South Andy Rd. Conway Arkansas 72032

Certificate of Survey Accuracy
I, [Signature], hereby certify that this plat correctly represents a boundary survey made by me and boundary markers and all corners shown herein actually exist and their location, type and material are correctly shown and all minimum requirements of the Arkansas Minimum Standards for Land Surveys have been met.
Date of execution: 10/21/19
Tim P. Tjue, Arkansas Professional Land Surveyor No. 1243



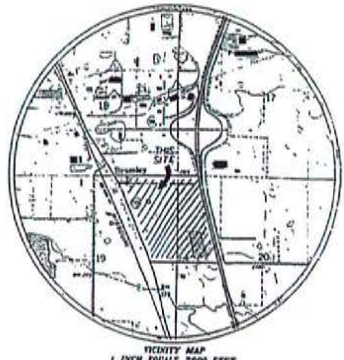
Certificate of Final Plat Approval
Pursuant to the Conveyance Subdivision Regulations, this document was given approval by the Planning Director of the City of Conway. All conditions of approval having been completed, this document is hereby accepted and the certificate recorded under the authority of such regulations.
Date of execution: 10/21/19
[Signature]
Chairman, Conway Planning Commission

Certificate of Recording
This document number [] filed for record in Plat Book [] of the Office of the Recorder of Deeds, Conway, Arkansas.
Date of execution: 10/21/19
[Signature]
Sharon Rimmer, Faulkner County Circuit Clerk, Faulkner County, Arkansas

This property is serviced by Conway Utilities Water, Electricity and GATV Conway, Arkansas, Faulkner County.
Deed recorded in Deed Book [] page []
Zoning of property LOT 1 & 3 ARE C-4
Zoning of property LOT 2 IS 1-1.

Iron pins are set at all lot corners and at points of curve. Lots with rounded corners are 25' radius. Distances on corners are chard distances. All easements shall be for general utilities and or drainage. Building lines are 40'. All easements are 7.5' wide on each side of lot unless otherwise noted.
This plat was prepared by Tim P. Tjue, Arkansas Professional Land Surveyor No. 1243
24 West Coburn Edge Road, Grenada, Arkansas 72026 870-3305

LEGAL DESCRIPTION
Being a part of the W1/2 of the NE1/4 of Section 20 and also a part of the NE1/4 of Section 19 of T-5-N, R-13-W Faulkner County Arkansas as described as beginning at the NE corner of the NW1/4 of Section 20 thence S-82-04-50'-47.84" feet to the East right of way of Interstate 490, thence along said right of way to a point S-70-06-37'-0" 201.83 feet thence to a point S-71-14-40'-0" 818.83 feet thence to a point S-71-03-15'-0" 301.36 feet thence to a point S-71-50-53'-0" 170.54 feet thence to a point S-10-54-46'-0" 672.38 feet to the South line of said W1/2, NE1/4, thence having said right of way along said South line N-27-37-08'-0" 1137.40 feet to the SE corner of the NW1/4, NE1/4, Section 20, thence N-82-07-14-08'-0" 848.51 feet to the East right of way of State Hwy. 283, thence having the South line of the NE1/4, Section 19 along said right of way N-20-52-42'-0" 2458.28 feet thence to a point N-27-10-38'-0" 213.71 feet to the SE corner of the Hartman property, thence having said right of way along the South line of said (Hartman Property) S-82-05-10'-0" 388.0 feet thence N-7-04-48'-0" 104.00 feet to the NE corner of said (Hartman Property) and point being on the North line of the NW1/4, NE1/4, Section 19, thence along said South line S-87-34-29'-0" 144.51 feet to the NE corner of the NE1/4, NE1/4 of Section 19, thence S-82-04-50'-0" 1228.65 feet to the point of beginning containing 131.32 acres.



NO.	LENGTH	BEARING	AREA	PERCENT
01	1231.20	N 82° 07' 14" E	150,443.20	75.49
02	1137.40	S 71° 03' 15" E	128,101.18	64.52
03	2458.28	N 20° 52' 42" E	304,111.18	152.06
04	144.51	S 87° 34' 29" E	17,343.24	8.67
05	104.00	N 7° 04' 48" E	12,480.00	6.24
06	170.54	S 71° 50' 53" E	20,464.80	10.23
07	1228.65	S 82° 04' 50" E	148,458.22	74.23

**TOMMY LEWIS ADDITION
PHASE II**
LYING IN THE W1/2, NW1/4, SECTION 20 AND
THE NE1/4, SECTION 19
T-5-N, R-13-W FAULKNER COUNTY
ARKANSAS

City of Conway

02895



Doc#2011- 2858
Date 02/18/2011
03:57:58 PM
Filed & Recorded in
Official Records of 349873
Faulkner County
RHONDA WHARTON
FAULKNER COUNTY CIRCUIT CLERK
Fees \$20.00
By D.C.

City of Conway, Arkansas
Ordinance No. O-11-01

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

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

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

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

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

Tommy Lewis addition Phase 2, Lot 3

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

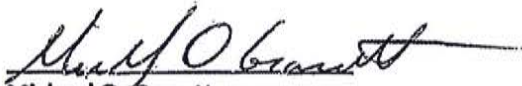
Section 3. This ordinance shall take effect and be in force from and after its passage.

Passed this 11th day of January, 2011.

Approved:


Mayor Tab Townsell

Attest:


Michael O. Garrett
City Clerk/Treasurer



Lynda Palmer
AT&T Arkansas
Mgr.-OSP PIng & Engr Design
Right-of-Way
Joint Use of Poles

1111 West Capitol, Rm 941
Little Rock, AR 72201
Phone: (501) 373.5255
Fax: (501) 373.0229 Fax
lynda.palmer@att.com

February 19, 2014

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

sent via email

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

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

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

Sincerely,

A handwritten signature in cursive script that reads "Lynda Palmer".

CC: Lannie Page, AT&T engr.



817 N Creek Dr
Conway, AR 72032
Fax: 501 336 8372

February 21, 2014

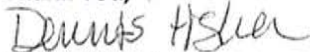
Alex Bennett
EVP Development
Avere Real Estate
2800 E State Highway 114, Suite 300
Trophy Club, TX 76262

RE: Conway Hospital Easement Request

Dear Mr. Bennett:

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

Thank You,

Handwritten signature of Dennis Fisher in cursive.

Dennis Fisher

Tanya Malcolm 



Conway Corporation

Operators of the City-owned Electric, Electronic & Water Systems

February 17, 2014

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

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

Dear Mayor Townsell:

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

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

If you have any questions, please let me know.

Respectfully yours,

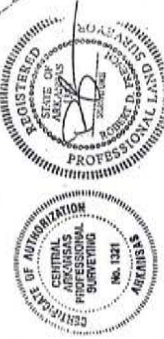
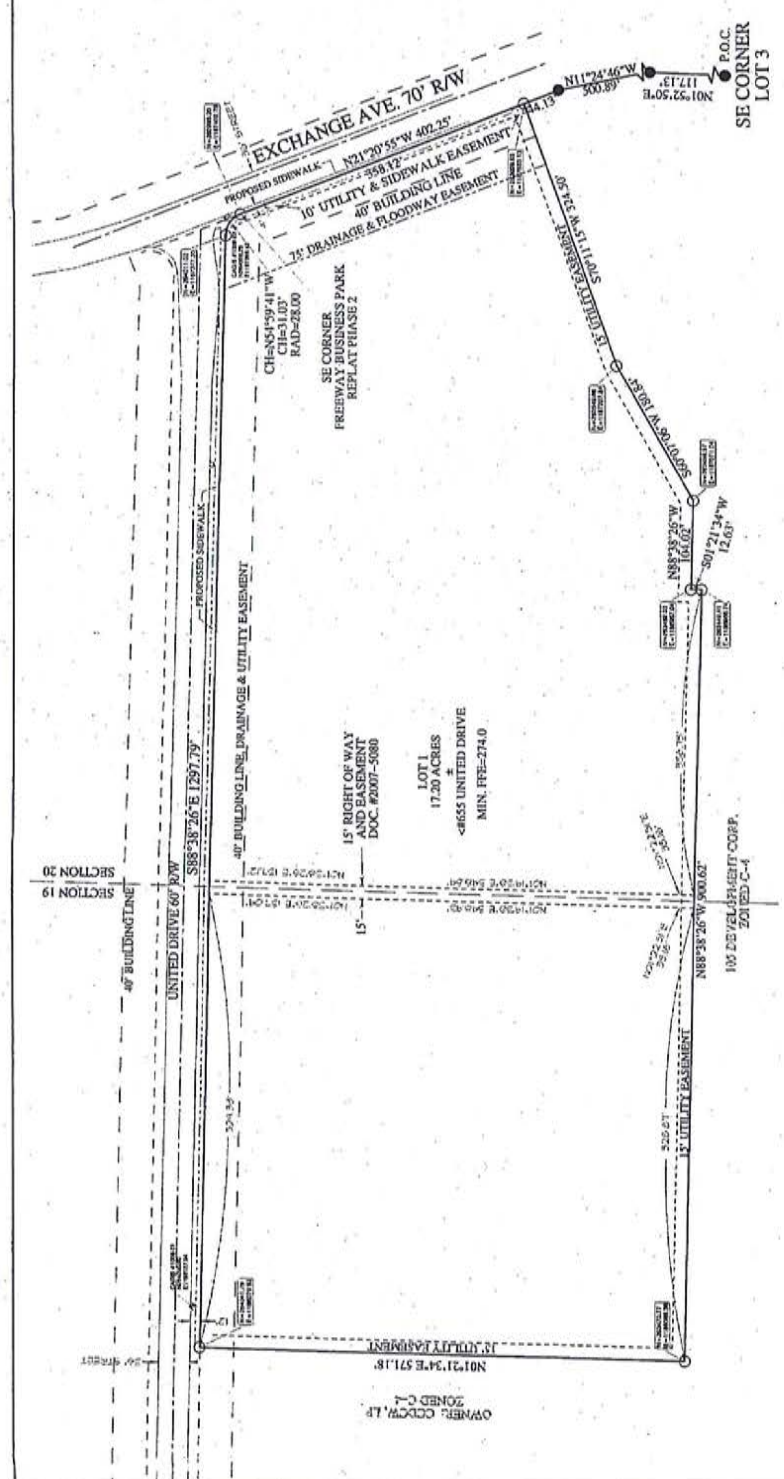
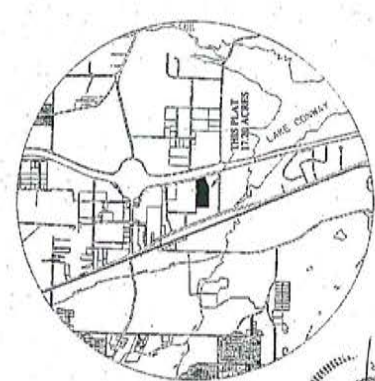
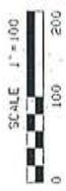
CONWAY CORPORATION

Leslie Guffey
Engineering & Planning

cc: CAPS

BEARINGS ESTABLISHED BY HARS 97 (NAD 83), ARKANSAS NORTH ZONE

- FOUND 1/2" REBAR
- SET 1/2" REBAR CAP
- SET 1/2" REBAR W/ID CAP
- △ COMPUTED POINT UNDOCUMENTED



CERTIFICATE OF SURVEYING ACCURACY

I, ROBERT D. HERREY, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE, AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR SURVEYS HAVE BEEN MET.

DATE OF EXECUTION: 5/2/13

SIGNED: *[Signature]*
REGISTERED LAND SURVEYOR
STATE OF ARKANSAS

CERTIFICATE OF OWNER

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED ABOVE, HEREBY CERTIFY THAT WE HAVE READ AND UNDERSTAND THE CONTENTS AND DO HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, RIGHTS OF WAY, AND EASEMENTS AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: 5/2/13

SIGNED: *[Signature]*
AVBER CONWAY REALTY LLC
2800 E STATE HIGHWAY 114
TERRY CLERK, TX 72561

SOURCE OF TITLE: D.R. DOC. #2012-21855
DOC. #2012-7896

CERTIFICATE OF RECORDING

THIS DOCUMENT FILED FOR RECORD IN PLAT BOOK NO. 1 PAGE 151

SIGNED: *[Signature]*
BRYAN PATRICK
CONWAY PLANNING DIRECTOR

FILED FOR RECORD
Date: 5/13/13
BRYAN PATRICK, CLERK

GENERAL NOTES:

1. THIS PROPERTY SURVEYED ON 05/02/13 WITH A CLOSURE ERROR OF 1/32.62.
2. THIS PROPERTY OWNED BY CONWAY CORPORATION UTILITIES - WATER AND SEWER.
3. THIS PLAT IS TO BE USED TO LOCATE AND SET THE CURB AND GUTTER FOR THE PROPOSED SIDEWALKS.
4. THIS PLAT IS TO BE USED TO LOCATE AND SET THE CURB AND GUTTER FOR THE PROPOSED SIDEWALKS.
5. THIS PLAT IS TO BE USED TO LOCATE AND SET THE CURB AND GUTTER FOR THE PROPOSED SIDEWALKS.

SIDEWALK CONSTRUCTION REQUIREMENTS:

SIDEWALKS SHALL BE A MINIMUM OF FIVE FEET WIDE AND LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY. SIDEWALKS SHALL BE CONSTRUCTED WITHIN THE PUBLIC RIGHT-OF-WAY AND SHALL BE PLACED TO THE BACK OF THE CURB. SIDEWALKS SHALL BE CONSTRUCTED WITHIN THE PUBLIC RIGHT-OF-WAY AND SHALL BE PLACED TO THE BACK OF THE CURB. SIDEWALKS SHALL BE CONSTRUCTED WITHIN THE PUBLIC RIGHT-OF-WAY AND SHALL BE PLACED TO THE BACK OF THE CURB.

HOSPITAL REPLAT	
CITY OF CONWAY	
FINAL PLAT	
SHEETING:	1 OF 1
SCALE:	1"=100'
DATE:	04/12/13

SEAL OF THE CITY OF CONWAY, ARKANSAS
PLANNING DIRECTOR
BRYAN PATRICK

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

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

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

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

Conway Community Services
Roscoe Harrington - President

ACKNOWLEDGMENT

STATE OF ARKANSAS
County of ~~Faulkner~~ Pulaski

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

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

Sandra Carter
Notary Public

My Commission Expires:
2/5/2023



CERTIFICATE OF RECORD
Doc#2013- 17131
09/18/2013
09:25:19 AM

Filed and Recorded in Official Records of
FAULKNER COUNTY
RHONDA WHARTON
FAULKNER COUNTY CIRCUIT CLERK
by [Signature]

17395

ACT
(2)

Doc#2013- 17132

Date 09/18/2013

09:25:19 AM

Filed & Recorded in

Official Records of

Faulkner County

RHONDA WHARTON

FAULKNER COUNTY CIRCUIT CLERK

Fees \$20.00

by

Alm D.C.
389628

RIGHT OF WAY AND EASEMENT

CONWAY COMMUNITY SERVICES

To

THE CITY OF CONWAY, ARKANSAS

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

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

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

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

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

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

Conway Community Services
Russell Hanning - President

ACKNOWLEDGMENT

STATE OF ARKANSAS
County of ~~Faulkner~~ Pulaski

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

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

Sandra Carter
Notary Public

My Commission Expires:
2/5/2023



CERTIFICATE OF RECORD
Doc#2013- 17132

09/18/2013
09:25:19 AM
Filed and Recorded in Official Records of
FAULKNER COUNTY
RHONDA WRIGHT
FAULKNER COUNTY CIRCUIT CLERK
by [Signature] D.C.

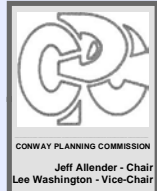
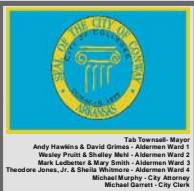
CITY OF CONWAY

AVERE LLC-- EASEMENT CLOSING

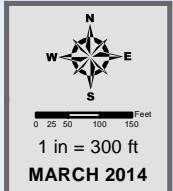


15' UTILITY EASEMENT CLOSING REQUEST

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



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



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 GIS 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

March 21, 2014

Mayor Tab Townsell
 1201 Oak Street
 Conway, Arkansas 72032

RE: Relocated Conway Airport
 Community Hangar Bids

Dear Mayor Townsell;

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

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

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

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

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

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

Thanks
 Ronnie Hall

**CONWAY MUNICIPAL AIRPORT
COMMUNITY HANGAR CONSTRUCTION
BID TABULATION
BID OPENING: FEBRUARY 26, 2014; 1:30PM**

ITEM NO.	SPEC. NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	Engineer's Estimate		Pick-it Construction		Davis Development, LLC		Salter Construction, Inc.		Doyne Construction Co., Inc.		Dayco Construction, Inc.	
					UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	SS-120-3.1	Site Preparation	L.S.	100%	\$46,030.00	\$46,030.00	\$0.00	\$0.00	\$19,800.00	\$19,800.00	\$13,268.00	\$13,268.00	\$9,400.00	\$9,400.00	\$10,000.00	\$10,000.00
2	SS-290-28.1	100' x 100' Community Hangar	EA.	1	\$585,000.00	\$585,000.00	\$635,720.00	\$635,720.00	\$632,000.00	\$632,000.00	\$589,164.00	\$589,164.00	\$837,149.50	\$837,149.50	\$897,000.00	\$897,000.00
3	33 41 20-3.5-1	4" Service Lateral	L.F.	163	\$30.00	\$4,890.00	\$15.00	\$2,445.00	\$20.00	\$3,260.00	\$72.00	\$11,736.00	\$20.00	\$3,260.00	\$12.00	\$1,956.00
4	33 41 20-3.5-2	Cleanouts	EA.	100%	\$500.00	\$500.00	\$405.00	\$405.00	\$250.00	\$250.00	\$3,300.00	\$3,300.00	\$100.00	\$100.00	\$300.00	\$300.00
5	33 41 20-3.5-3	Sand/Oil/Water Separator	EA.	1	\$4,000.00	\$4,000.00	\$8,000.00	\$8,000.00	\$15,500.00	\$15,500.00	\$15,505.00	\$15,505.00	\$15,000.00	\$15,000.00	\$10,000.00	\$10,000.00
6	P-209-5.1	Crushed Aggregate Base Course	S.Y.	59	\$20.00	\$1,180.00	\$4.75	\$280.25	\$5.08	\$299.72	\$303.00	\$17,877.00	\$7.50	\$442.50	\$16.00	\$944.00
7	P-610-5.1	Portland Cement Concrete	S.Y.	56	\$150.00	\$8,400.00	\$54.50	\$3,052.00	\$64.28	\$3,599.68	\$528.00	\$29,568.00	\$243.00	\$13,608.00	\$75.00	\$4,200.00
TOTAL BASE BIDS						\$650,000.00		\$649,902.25		\$674,709.40		\$680,418.00		\$878,960.00		\$924,400.00

DEDUCTIVE ALTERNATE #1

ITEM NO.	SPEC. NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	Engineer's Estimate of		Pick-it Construction		Davis Development, LLC		Salter Construction, Inc.		Doyne Construction Co., Inc.		Dayco Construction, Inc.	
					UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	SS-290-28.1	Deductive Alternate #1: Floor Coating	L.S.	1	\$50,000.00	\$50,000.00	\$37,200.00	\$37,200.00	\$42,000.00	\$42,000.00	\$37,200.00	\$37,200.00	\$53,550.00	\$53,550.00	\$51,000.00	\$51,000.00

DEDUCTIVE ALTERNATE #2

ITEM NO.	SPEC. NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	Engineer's Estimate of		Pick-it Construction		Davis Development, LLC		Salter Construction, Inc.		Doyne Construction Co., Inc.		Dayco Construction, Inc.	
					UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	SS-290-28.1	Deductive Alternate #2: Liner Panels	L.S.	1	\$35,000.00	\$35,000.00	\$46,827.00	\$46,827.00	\$43,000.00	\$43,000.00	\$27,439.00	\$27,439.00	\$15,000.00	\$15,000.00	\$18,000.00	\$18,000.00

DEDUCTIVE ALTERNATE #3

ITEM NO.	SPEC. NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	Engineer's Estimate of		Pick-it Construction		Davis Development, LLC		Salter Construction, Inc.		Doyne Construction Co., Inc.		Dayco Construction, Inc.	
					UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	SS-290-28.1	Deductive Alternate #3: Finish Color	L.S.	1	\$35,000.00	\$35,000.00	\$0.00	\$0.00	\$5,000.00	\$5,000.00	\$12,177.00	\$12,177.00	\$7,000.00	\$7,000.00	\$12,177.00	\$12,177.00

 Corrected Prices

GARVER 
Blake W. Roberson, AR PE 13646



CITY OF CONWAY, ARKANSAS

RELOCATED MUNICIPAL AIRPORT

SUMMARY OF LOCAL FUNDS BUDGET - March 2014

Date PROJECTS:
 2012 CONCEPT TERMINAL DESIGN
 Oct. 2012 CONCRETE PAVEMENT ADDITIONAL THICKNESS (11")
 Feb 2013 ACCESS ROAD
 May 2013 WATERLINE (Tupelo Bayou Plant to Site)
 May 2013 TERMINAL BUILDING & ENGINEERING
 August 2013 Concrete Pavement Added Thickness Stage 2B Paving
 Dec 2013 Engineering for T-hangar & Community Hangar
 March 2014 T- Hangar 3 @ 12 bays each) +Sunshade (10 Bay)
 Mar. 2014 COMMUNITY HANGAR (10,000 S.F.)
 May 2014 TERMINAL BUILDING FURNISHINGS & EQUIPMENT
 May 2014 FUELING FACILITIES
 June 2014 Concrete Pavement Added Thickness Stage 2C Paving
 June 2014 MAINT. EQUIP & BLDG. - Truck, Mowers, Sprayer, Tug
 August 2014 RESERVE FOR FBO BUYOUT
 Sept. 2014 PUBLIC HANGERS (1 Hangars @ 12 bays each)
 Nov 2014 RESERVE FOR POSSIBLE WILDLIFE MITIGATION
 SUBTOTAL LOCAL FUNDED PROJECTS

MATCH FOR FAA AIP GRANTS:
 Feb 2013 2010 GRANT MATCH (5%)
 Oct 2013 2011 GRANT MATCH (5%)
 Mar 2014 2012 GRANT MATCH (10%)
 May 2014 2013 GRANT MATCH (10%)
 Nov 2014 2014 GRANT MATCH (10%)
 Subtotal FAA GRANT MATCH

TOTAL

Project Cost	FUNDING SOURCE			
	City Funds	Conway Corporation	Cantrell Field Funds	Arkansas Dept of Aeronautics
\$ 80,000			\$ 80,000	
\$240,000			\$ 240,000	
\$1,500,000	\$ 1,500,000			
\$800,000		\$ 800,000		
\$1,655,000			\$ 1,355,000	\$ 300,000
\$60,133			\$ 60,133	
\$206,000			\$ 206,000	
\$1,949,004			\$ 1,599,004	\$ 350,000
\$649,902			\$ 649,902	\$ -
\$250,000			\$ 250,000	
\$300,000			\$ 300,000	
\$26,000			\$ 26,000	
\$150,000			\$ 150,000	
\$200,000			\$ 200,000	
\$540,000			\$ 190,000	\$ 350,000
\$200,000			\$ 200,000	
\$8,726,039	\$1,500,000	\$800,000	\$ 5,506,039	\$1,000,000
\$124,500				\$ 124,500
\$200,000				\$ 200,000
\$644,000			\$ 294,000	\$ 350,000
\$729,778			\$ 379,778	\$ 350,000
\$250,000			\$ -	\$ 250,000
\$1,948,278			\$673,778	\$1,274,500
\$10,674,317	\$1,500,000	\$800,000	\$6,179,817	\$2,274,500

TOTAL FUNDS AVAILABLE FROM CANTRELL FIELD PROPERTY SALES

\$ 6,100,000

AMOUNT OVER BUDGET

(\$79,816.70)



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

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

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

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

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

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

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

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

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

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

PASSED this 25th day of March, 2014.

Approved:

Mayor Tab Townsell

Attest:

Michael O. Garrett
City Clerk/Treasurer



CONWAY PLANNING COMMISSION

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

March 18, 2014

Council Members
Conway, AR 72032

Dear Council Members:

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

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

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

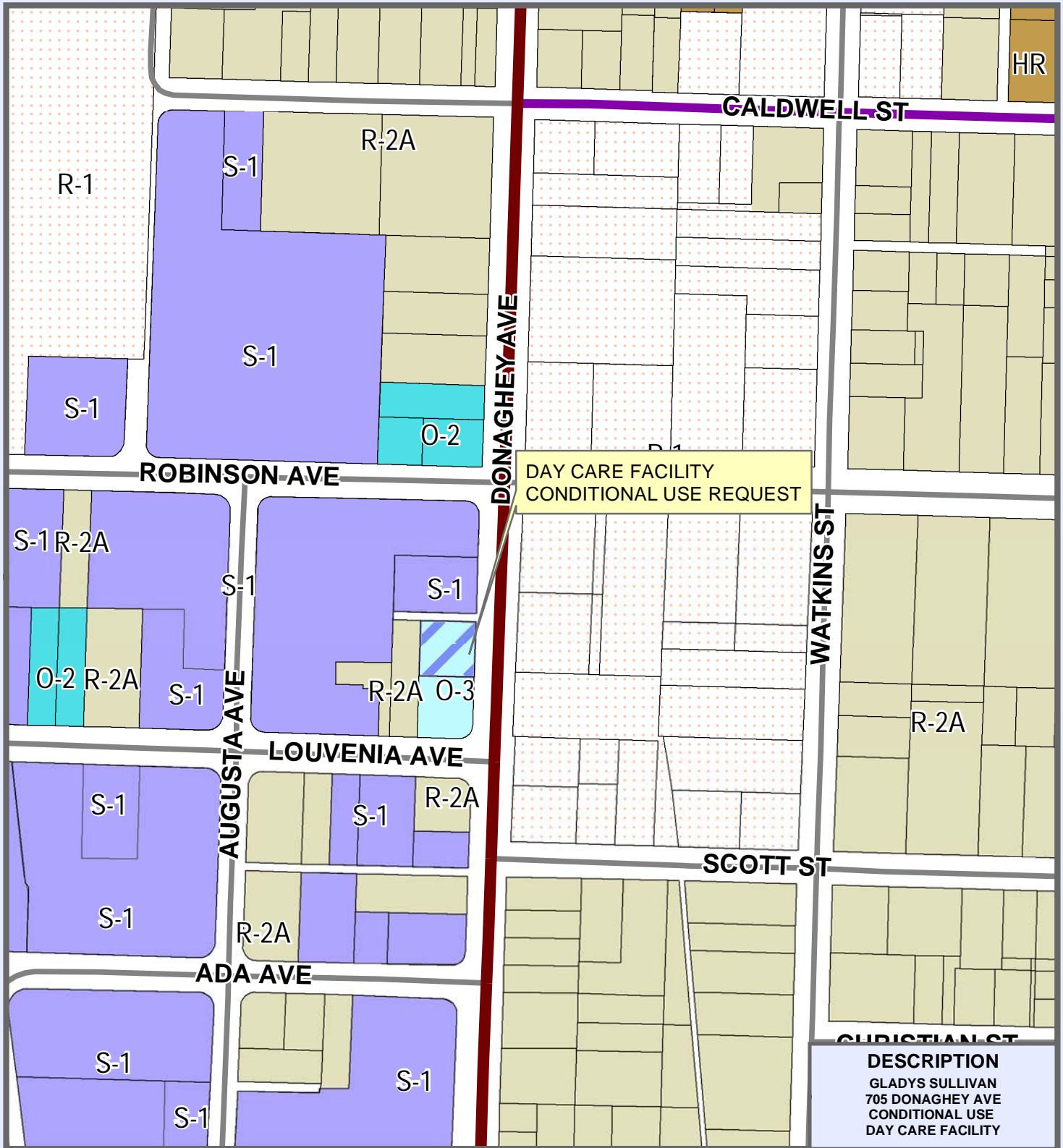
1. External Sound System – No external sound systems are permitted due the the site's proximity to other residences.
2. Conditional Use Permit shall be limited to the applicant only. It cannot be passed on to another owner of the property and does not "run with the land".
3. Signage – Signage is limited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

Sincerely,

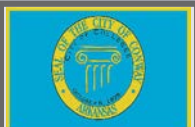
Jeff Allender, Chair
Planning Commission

CITY OF CONWAY

GLADYS SULLIVAN - CONDITIONAL USE REQUEST



DESCRIPTION
GLADYS SULLIVAN
705 DONAGHEY AVE
CONDITIONAL USE
DAY CARE FACILITY



Tab Townsend - Mayor
 Andy Hawkins & David Green - Aldermen Ward 1
 Wesley Pruitt & Shirley Meek - Aldermen Ward 2
 Mark Ledbetter & Mary Smith - Aldermen Ward 3
 Theodore Jones, Jr. & Sheila Wilkerson - Aldermen Ward 4
 Michael Murphy - City Attorney
 Michael Barnett - City Clerk

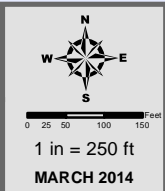


Bryan Patrick - Director
 Wes Criglow - Deputy Director
 Christy Sutherland - Planner
 Linda Rice - Planning Tech
 Jason Lyon - GIS Coordinator



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

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
			SP
			S-1
			A-1
			I-1
			I-3



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

Printing Date: 3/4/2014
 File: C:\GIS\Legal\Planning Commission\2014\303\MAR\SULLIVAN USE.mxd
 Prepared By: Jason



CONWAY PLANNING COMMISSION

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

March 18, 2014

Council Members
Conway, AR 72032

Dear Council Members:

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

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

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

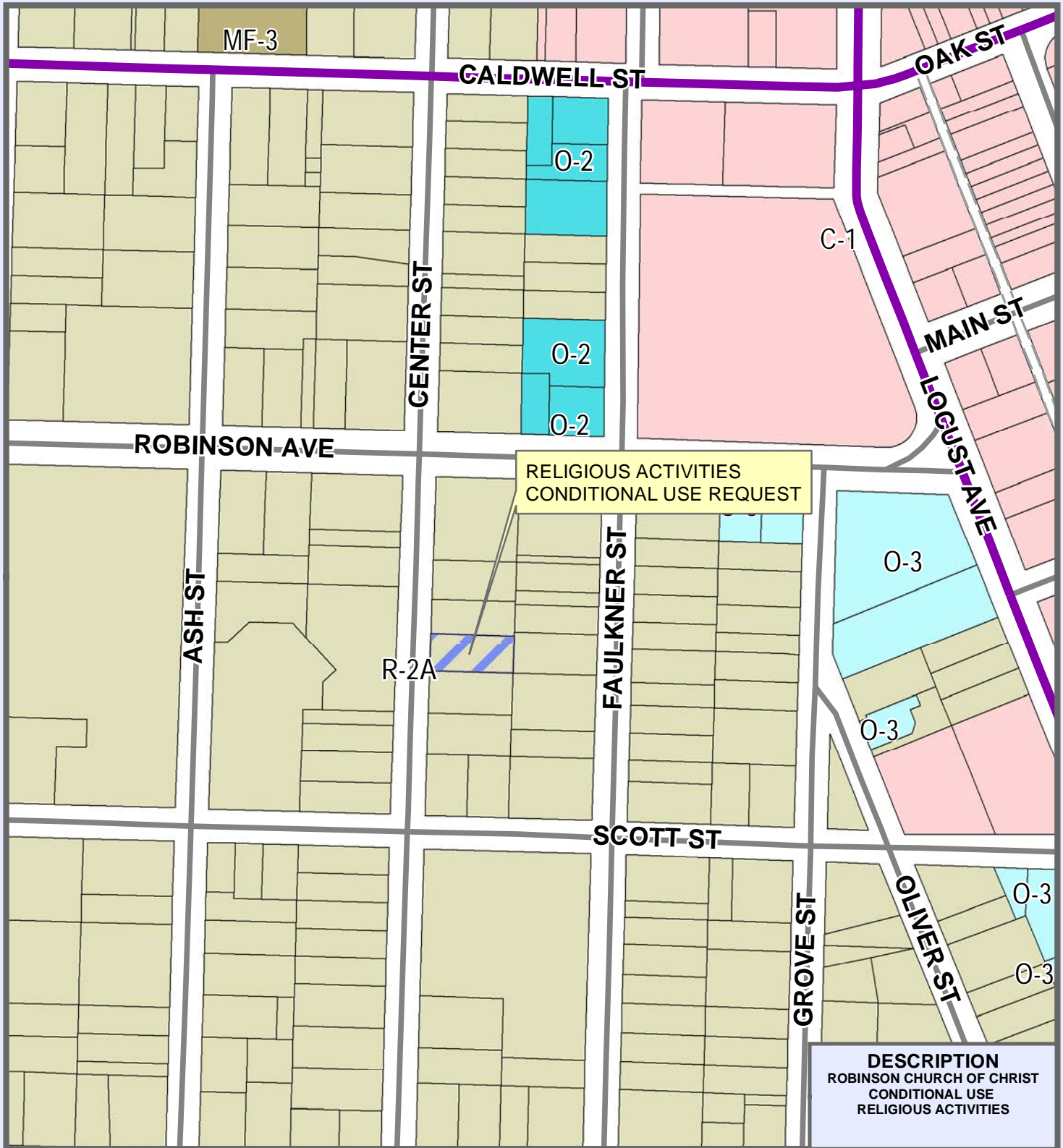
1. Installation of 6 foot high vinyl privacy fence with vinyl post at 8 foot intervals, where development abuts private property. Permit 1312 shall also be modified to match.
2. Lighting shall be inward, downward, and shrouded.
3. City Engineer approval of all civil work to insure no new drainage issues.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

Sincerely,

Jeff Allender, Chair
Planning Commission

CITY OF CONWAY

ROBINSON CHURCH OF CHRIST - CONDITIONAL USE REQUEST



RELIGIOUS ACTIVITIES
CONDITIONAL USE REQUEST

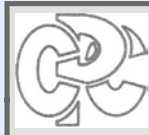
DESCRIPTION
ROBINSON CHURCH OF CHRIST
CONDITIONAL USE
RELIGIOUS ACTIVITIES



Tab Townsend - Mayor
Andy Hawkins & David Grims - Aldermen Ward 1
Wesley Pruitt & Sharilyn Meek - Aldermen Ward 2
Mark Ledbetter & Mary Smith - Aldermen Ward 3
Theodore Jones, Jr. & Sheila Wilcox - Aldermen Ward 4
Michael Murphy - City Attorney
Michael Barnett - City Clerk

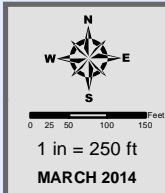


Bryan Patrick - Director
Wes Crigler - Deputy Director
Christy Sutherland - Planner
Linda Rice - Planning Tech
Jason Lyon - GIS Coordinator



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

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



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



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

AN ORDINANCE APPROPRIATING FUNDS FOR THE ADMINISTRATION DEPARTMENT (MAYOR'S OFFICE); AND FOR OTHER PURPOSES

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

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

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

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

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

PASSED this 25th day of March, 2014.

Approved:

Mayor Tab Townsell

Attest:

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



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

**AN ORDINANCE AMENDING THE CITY OF CONWAY SIGN ORDINANCE PROHIBITING BILLBOARDS;
REPEALING ANY ORDINANCES IN CONFLICT; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES:**

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

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

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

	<p><i>Billboard</i> Must be on property abutting Interstate 40</p>	<p><i>Billboards are prohibited within the Interstate Zone, Conway City limits, and Conway Territorial Jurisdiction. All existing billboards are legal pre-existing non-conforming signs. Subject to a cap of 33 billboards within the interstate zone. No additional billboard without loss of a billboard. Double stacked billboards count as one billboard. =< 672 sq. ft. =< 35 feet in height => 50 feet from the nearest free standing sign => 1000 feet from the nearest other billboard on the same side of the interstate. Must be mounted on a single pole and shall not be double stacked. Billboards shall not consist of, nor utilize electronic message boards.</i></p>
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Section 2. That any ordinance which conflicts with this ordinance is hereby repealed to the extent of the conflict.

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

PASSED this 25th day of March, 2014

APPROVED:

Mayor Tab Townsell

ATTEST:

Michael O. Garrett
City Clerk/Treasurer



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

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

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

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

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

Billboard - "Subject to a cap of ~~33~~ **32** billboards within the interstate zone. No additional billboards **may be constructed** without loss of a billboard. Double stacked billboards count as one billboard."

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

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

PASSED this 25th day of March, 2014

Approved:

Mayor Tab Townsell

Attest:

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



CITY OF CONWAY
Planning and Development

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March 20, 2014

MEMO

From: Bryan Patrick

To: Mayor and Council

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

Another ordinance has also been created that bans billboards within the City and the Conway Territorial Jurisdiction.



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

AN ORDINANCE AMENDING ORDINANCE NO. O-87-20; PROVIDING FOR EMPLOYEES OF THE CITY OF CONWAY AND MEMBERS OF THE CITY COUNCIL TO CONDUCT BUSINESS WITH THE CITY OF CONWAY SUBJECT TO STATE LAW PROHIBITIONS; REPEALING ANY ORDINANCES IN CONFLICT; AND FOR OTHER PURPOSES:

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

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

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

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

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

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

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

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

- A. _____
- B. _____
- C. _____

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

Section 5. The ordinance shall specifically recite the conditions that prompted the city council to approve such a transaction and the reasons and specific findings of any advantages to the city for such transactions.

Section 6. Any ordinances in conflict herewith are hereby repealed to the extent of the conflict.

Passed this 25th day of March, 2014.

Approved:

Mayor Tab Townsell

Attest:

Michael O. Garrett
City Clerk/Treasurer

ORDINANCE NO. 0-87- 20

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

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

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

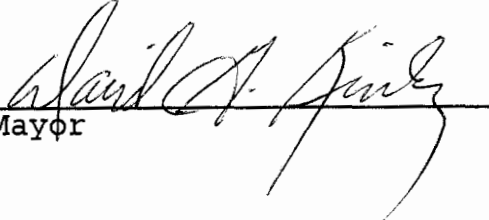
NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CONWAY, ARKANSAS:

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

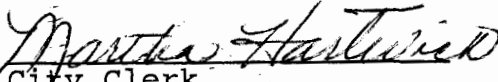
SECTION 2. That any contract or business transaction with any member of the City Council shall be governed by the same legal requirements as any contract with a private citizen.

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

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


Mayor

Attest:


City Clerk