

**Mayor Tab Townsell**

**City Attorney Michael Murphy**

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



**City Council Members**

**Ward 1 Position 1 – Andy Hawkins**

**Ward 1 Position 2 – David Grimes**

**Ward 2 Position 1 – Mark Vaught**

**Ward 2 Position 2 – Shelley Mehl**

**Ward 3 Position 1 – Jim Rhodes**

**Ward 3 Position 2 – Mary Smith**

**Ward 4 Position 1 – Theodore Jones Jr.**

**Ward 4 Position 2 – Shelia Whitmore**

**City of Conway - City Council Meeting**

[www.cityofconway.org](http://www.cityofconway.org)

**Tuesday, December 11<sup>th</sup>, 2012 @ 6:30pm**

**Judge Russell L. "Jack" Roberts District Court Building – 810 Parkway St., Conway, AR 72032**

**5:30pm - Committee Meeting:**

**2013 Street Improvements**

\*\*\*\*\*

**Call to Order: Mayor Tab Townsell**  
**Roll Call: Michael O. Garrett, City Clerk/Treasurer**  
**Minutes: November 27<sup>th</sup>, 2012 City Council Meeting**  
**Announcements/Proclamations/Recognitions:**

**1. Report of Standing Committees:**

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

1. Resolution requesting the Faulkner County Tax Collector place a certified lien on property located at 445 Louise Lane for incurred expenses by the City of Conway.
2. Resolution approving and authorizing the issuance of refunding revenue bonds for Conway Christian School.
3. Consideration to accept nominations for the following board: Planning Commission, Board of Appeals, & Oak Grove Cemetery Board.
4. Consideration to enter into an agreement with the Cooperative Extensive Service for horticulture services for the City of Conway.
5. Consideration of Prince Street Improvements Right of Way Acquisition (Western Ave to Shady Lane) for Parcels 4, 5, 6, 8, & 18.
6. Consideration to accept bids on a track mounted hydraulic excavator and an equipment trailer for the Conway Street Department.
7. Consideration to accept bids on traffic signal modification for Oak Street, & Museum Road, Harkrider Street, and Elsinger Blvd for the Street Department.
8. Ordinance waiving bids for the purchase and repair of traffic signal products for the Street Dept.
9. Consideration to approve the 2013 Street Projects.
10. Consideration to withdraw the request for a conditional use permit to allow a retail pharmacy drive through for property located at 2521 College Avenue.
11. Ordinance to rezone property located at the southeast corner of College Avenue and Prince Street from O-2 to PUD.

12. Ordinance to rezone property located at the southeast corner of Meadowlake Road at Donaghey Avenue (2007 & 2011 Meadowlake) from R-1 to C-2.
13. Consideration of a request for a conditional use permit to allow gas pumps in a C-2 zone for property located at Meadowlake at Donaghey (2007 & 2011 Meadowlake).
14. Ordinance to rezone property located at 2005 Meadowlake Road from R-1 to C-2.

**B. Public Services Committee (Sanitation, Parks & Recreation, & Physical Plant)**

1. Ordinance accepting and appropriating donation funds for the Conway Parks Department.
2. Ordinance authorizing personnel changes within the Conway Parks Department.

**C. Public Safety Committee (Police, Fire, CEOC, Information Technology, City Attorney, & Animal Welfare)**

1. Ordinance appropriating funds for the purchase of a bucket truck and server system upgrade for the IT Department.
2. Ordinance accepting donated items (handheld radio) to the Conway Police Department.
3. Ordinance accepting and appropriating reimbursement and restitution funds from various entities for the Conway Police Department.
4. Consideration to accept bids for two Honda motorcycles for the Conway Police Department.

**D. Personnel**

1. Consideration to accept bids for the 2013 Medical Benefits for the City of Conway.  
*(Information will be provided prior to meeting)*

**Old Business**

**New Business**

1. Consideration to move the next regularly scheduled City Council meeting from December 25<sup>th</sup>, 2012 to an alternative date.

**Adjournment**

# Committee Meeting

**CITY OF CONWAY  
POSSIBLE STREET PROJECTS FOR 2013  
December 11, 2012**

**A. AVAILABLE FUNDS FOR MAINTENANCE & REHAB PROJECTS IN STREET FUND BUDGET:**

\$ 820,000	Street Fund Budget Overlay & Rehabilitation Allowance
\$ 300,000	Additional Street Fund From AHTD 1/2 cent Sales Tax
\$ 150,000	Severance Tax (Alternative Transportation)
<b>Total Funds</b>	<b>\$ 1,270,000</b>

**B. 2012 PROJECTS FUNDED AND NOT COMPLETED**

1 LOWER RIDGE @ U.S. 65	Realign Intersection & Create Level Approach to U.S. 65	\$ 125,000
2 Mill Pond for 200' south of Collins Dr. (Water Imp District Funds)		\$ 15,328
3 Ditch Improvement & Drainage improvements in Richland Hills (Water Imp District Funds)		\$ 19,130

**C. NEEDED STREET RECONSTRUCTION PROJECTS:**

			CITY FORCES	CONTRACTOR EST. COST
1 MARKHAM STREET	Van Ronkle to Garland	Street Recon + Street Scape	\$ 150,000	\$ 300,000
2 AIRPORT ENTRANCE ROAD	New Airport Access off Lollie Rd. 2,200'	Curbed + 3,600 open ditch	\$ 575,000	\$ 940,000
3 MAIN & FRONT West Side	Adjacent parking lots + Main	Street Rehab + Street Scape	\$ 100,000	\$ 175,000
4 OAK & VAN RONKLE REHAB	Add West bound lane to Oak From Hark to Court to Van Ronkle		\$ 150,000	\$ 250,000
5 WESTERN AVE.	Caldwell to Robinson	Right of Way now available	\$ 90,000	\$ 200,000
6 MIDDLE ROAD	Amity to Southland	2000' 36' curbed	\$ 300,000	\$ 550,000
7 MIDDLE ROAD	Southland to E. German	1800' - 36' curbed	\$ 275,000	\$ 500,000
8 BLANEY HILL ROAD	HWY 25 to Stone Rd.	3600'	\$ 540,000	\$ 900,000
9 STANLEY RUSS ROAD	Bill Bell Lane to S.Donaghey	6000' 36' curbed	\$ 900,000	\$ 1,500,000
10 GRIFFIN STREET	Bruce to McKay	630' 27' curbed	\$ 55,000	\$ 120,000
11 WESCON LANE	Westin Park to College	36' Curbed + New Box Culvert	\$ 180,000	\$ 500,000
12 WASHINGTON AVE	Fleming to Front	36' Curbed -3,000'	\$ 300,000	\$ 600,000
13 NUTTER CHAPEL ROAD	Catherine Place to Salem	36' Curbed - 1,800'	\$ 275,000	\$ 540,000
14 SHADY LANE	Red Oak to End	Replace Concrete	\$ 40,000	\$ 85,000
15 RED OAK	Shady Lane to Salem	Replace Concrete	\$ 66,000	\$ 130,000
16 SMOKING OAKS RD.	Salem to Morningside	Replace Concrete	\$ 126,000	\$ 260,000
17 JEFFERSON PLACE	Lexington Crown Pt to Yorktown	Replace Concrete -900'	\$ 60,000	\$ 120,000
18 JEFFERSON PLACE	Lexington - CC to CrownPt.	Replace Concrete - 1,000'	\$ 70,000	\$ 140,000
19 JEFFERSON PLACE	Lexington - Prince to Yorktown	Replace Concrete -400'	\$ 35,000	\$ 70,000
20 JEFFERSON PLACE	West Point	Replace Concrete	\$ 37,000	\$ 75,000
21 JEFFERSON PLACE	Brandywine	Replace Concrete	\$ 25,000	\$ 50,000
22 JEFFERSON PLACE	Bunker Hill	Replace Concrete	\$ 27,000	\$ 54,000
23 JEFFERSON PLACE	Yorktown	Replace Concrete	\$ 27,000	\$ 54,000
24 SANDSTONE	South of Tucker Creek	Replace Concrete	\$ 100,000	\$ 200,000
25 AUGUSTA	Robinson to Louvenia (Hospital)	New Asphalt Street	\$ 90,000	\$ 180,000
<b>SUBTOTAL STREET RECONSTRUCTION PROJECTS</b>			<b>\$ 4,593,000</b>	<b>\$ 8,493,000</b>

**D. NEEDED STREET ASPHALT OVERLAYS & REPAIRS:**

				Ward
1 HOGAN LANE	College to Dave Ward (Pavement starting to fail)		\$ 150,000	1
2 HOGAN LANE	Tyler to Prince (Pavement starting to fail)		\$ 150,000	3
3 TYLER STREET	Country Club to Hogan		\$ 195,000	3
4 SHERMAN OAKS	South of Prince & East of Country Club		\$ 33,000	3
5 Dallas Lp	Royal Oaks / Kooked kreek		\$ 25,000	3
6 Benton Cv	Royal Oaks / Kooked kreek		\$ 5,000	3
7 Chicot Dr.	Royal Oaks / Kooked kreek		\$ 45,000	3
8 Drew Dr.	Royal Oaks / Kooked kreek		\$ 3,500	3
9 Baxter Dr.	Royal Oaks / Kooked kreek		\$ 36,000	3
10 Royal Dr.	Royal Oaks / Kooked kreek		\$ 34,000	3
11 Colombia Dr.	Royal Oaks / Kooked kreek		\$ 33,000	3
12 Vineyard	Quail Creek	asphalt overlay	\$ 39,000	2
13 Chablis	Quail Creek	asphalt overlay	\$ 15,000	2
14 Marlsgate	Quail Creek	asphalt overlay	\$ 39,000	2
15 Phippenpost Streets		asphalt overlay	\$ 85,000	1
<b>TOTAL STREET OVERLAY</b>			<b>\$ 887,500</b>	

**F. SIDEWALK PROJECTS**

				Ward
\$8,800 in the in-lieu of sidewalk fund				
1 Timberpeg Court	Salem to Hubbard (1,300')		\$ 26,000	1
2 Siebenmorge Rd (South Side)	Bob Courtway to Museum		\$ 25,000	2
3 Farris Road (East Side)	Collge to Prince		\$ 70,000	3
4 Padgett Rd	Sanson to Woodrow Cummins (1,800') No Easement		\$ 40,000	3
5 South German (west side)	Dave Ward to Robins		\$ 90,000	4
<b>TOTAL SIDEWALKS</b>			<b>\$ 251,000</b>	

**G. PROJECTS APPROVED FOR 2013 at 11-13-12 Meeting**

		Street Fund	Pay as You Go Sales Tax
1 AIRPORT ENTRANCE ROAD	New Airport Access off Lollie Rd. 2,200' Curbed + 3,600 open ditch		\$ 575,000
2 MAIN & FRONT West Side	Adjacent parking lots + Main Street Rehab + Street Scape	\$ 100,000	
3 MIDDLE ROAD	Amity to Southland 2000' 36' curbed	\$ 300,000	
<b>Net Street Funds Not Committed</b>			<b>\$ 870,000</b>

**CITY OF CONWAY, ARKANSAS  
FUNDS AVAILABLE FOR MAJOR STREET PROJECTS:**

DECEMBER 2012

		ESTIMATED STREET PROJECT REVENUE		CUMULATIVE REVENUE	Funds needed For Projects	Cummulative Funds Needed	NET FUND BALANCE
		PAY AS YOU GO SALES TAX	IMPACT FEE				
End 2012		\$ 2,500,000	\$ 950,000	\$ 3,450,000			\$ 300,000
2012 Projects Balance Carried Forward to 2013:							
	Prince Street - Western to Salem				\$ 2,000,000		
	Prince Street Right of Way				\$ 400,000		
	Old Military - McNutt Realignment (Complete Earthwork)				\$ 100,000		
	Old Military - Nutter Chapel - Project 1 (McNutt to Nutter Chapel)				\$ 400,000		
	Museum Road - Oak to Halter				\$ 140,000		
	Museum at Oak Signal Modification				\$ 60,000		
Total	2012	\$ 2,500,000	\$ 600,000	\$ 3,400,000	\$ 3,100,000	\$ 3,100,000	\$ 300,000
2013 Projects							
NEW	ELSINGER I-40 OVERPASS	Design Engineering			\$ 400,000		
NEW	AIRPORT ENTRANCE RD	By Street Dept Forces			\$ 575,000		
	Western Loop - Structures & Grading - Stage 1a (RR to Sturgis)				\$ 4,500,000		
	2013	\$ 2,500,000	\$ 600,000	\$ 6,500,000	\$ 5,475,000	\$ 8,575,000	\$ (2,075,000)
2014 Projects							
	Interest on 2013 Loan				\$ 103,750		
NEW	Mid Town Expressway	Design Engineering			\$ 125,000		
	Sturgis Rd Imp (Round Mtn Rd. to Loop) + Roundabout at Sturgis & Round Mtn.				\$ 500,000		
	Western Loop - Base & Surfacing - Stage 1a (RR to Sturgis)				\$ 3,300,000		
	2014	\$ 2,500,000	\$ 600,000	\$ 9,600,000	\$ 4,028,750	\$ 12,603,750	\$ (3,003,750)
2015 Projects							
NEW	Mid Town Expressway - Phase I - Oak @ I-40 to Elsinger Overpass				\$ 3,000,000		
NEW	Mid Town Expressway - Phase II - Elsinger Overpass to Bruce-Harkrider Int.				\$ 3,000,000		
	Interest on 2014 Loan				\$ 150,188		
	2015	\$ 2,500,000	\$ 600,000	\$ 12,700,000	\$ 6,150,188	\$ 18,753,938	\$ (6,053,938)
2016 Projects							
	Interest on 2015 Loan				\$ 302,697		
	2016	\$ 2,500,000	\$ 700,000	\$ 15,900,000	\$ 302,697	\$ 19,056,634	\$ (3,156,634)



**City of Conway, Arkansas**  
**Resolution No. R-12-\_\_\_\_\_**

**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 445 Louise Lane 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 \$7,397.42 (\$7,294.48 + Penalty-\$72.94 + 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 **December 11<sup>th</sup>, 2012** 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 11<sup>th</sup> day December, 2012.

**Approved:**

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

**Attest:**

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

**City of Conway**  
Planning & Development  
1201 Oak Street  
Conway, Arkansas 72032



**J. Lynn Hicks**  
CBO- Chief Building Official  
Assistant Director of Permits,  
Inspections & Code Enforcement  
Phone: 501-450-6107  
Fax: 501-450-6144

## MEMO:

To: Mayor Tab Townsell  
CC: City Council Members

From: Lynn Hicks  
Date: September 4, 2012  
Re: 445 Louise Lane

- 
- June 13th, 2012 –Violation was written regarding a dilapidated structure by Grant Tomlin.
  - Property Owner is listed as Ephrain & Gina Valdez.
  - Letters were sent to the homeowners on 6/14/2012.
  - Mr. Valdez had contacted Code Enforcement stating that they had been out of home since last summer being that the bank foreclosed on house.
  - The Bank was contacted by phone on 6/25/2012 and the Bank was letting the property maintenance department know that it needed to be repaired or demolished.
  - Neighbor called with concern of the gable leaning out at end of house and that it could be fall at any time. The fire department went and put Fire Line tape around it for caution.
  - Property was rechecked on 7/25/2012 with no change.
  - I made contact with Bank again giving them till 8/6/2012 to repair the damage or demolish the house.
  - Property was rechecked on 8/6/2012 with no progress.
  - Certified letter and regular letter was mailed 8/6/2012 giving them 10 days to remove gable and 30 days to demolish the house and was given the time and place of the City Council Meeting.
  - House was condemned by City Council on September 11<sup>th</sup>, 2012 and bids were taken out 10/4/2012. House was torn down on 11/1/2012.
  - Certified letter and regular letter was mailed 11/13/2012 including date, time & place of the city council meeting.

If you have any questions please advise.

# INVOICE

**City of Conway**  
Code Enforcement

DATE: DECEMBER 3, 2012

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

TO City Mortgage  
Code Violation Department  
1000 Technology Drive  
O' Fallon, MO 63368-2240

Description: Mowing/Clean up/Admin Fees  
associated with the nuisance abatement at  
445 Louise Lane

CODE ENFORCEMENT OFFICER	PARCEL NUMBER	PAYMENT TERMS	DUE DATE
Grant Tomlin	711-12151-026	Due upon receipt	December 13th, 2012

HOURS	DESCRIPTION	UNIT PRICE	LINE TOTAL
	Demolition	6800.00	6800.00
	Removed Gable prior to Demolition	380.00	380.00
	Legal Notice	33.50	33.50
1	Administrative Fee (Barbara McElroy)	24.15	24.15
1	Administrative fee (Grant Tomlin)	19.10	19.10
1	Administrative Fee (Glenn Berry)	21.70	21.70
3	Certified Letter	3.29	9.87
14	Regular letter (11 bid letters)	.44	6.16
TOTAL BY 12/13/2012			\$7294.48
TOTAL AFTER 12/13/2012			\$7397.42

- Total amount due after 12/13/2012 includes collection penalty & filing fees

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

**Payments are due 30 days from date of this letter.**

**City of Conway**  
**Code Enforcement**

1201 Oak Street  
Conway, Arkansas 72032  
[www.cityofconway.org](http://www.cityofconway.org)



**Barbara McElroy**  
Permits & Planning Dept.  
Phone 501-450-6107  
Fax 501-450-6144

November 13, 2012

Citi Mortgage Company  
Code Violation Department  
1000 Technology Drive  
O'Fallon, MO 63368-2240

**Parcel # 711-12151-026**

**RE: Nuisance Abatement at 445 Louise Lane, Conway AR**  
**Cost of Clean-Up, Amount Due: \$7294.48**

To whom it may concern,

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 **December 11<sup>th</sup>, 2012 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





**City of Conway, Arkansas**  
**Resolution No. R-12-\_\_\_\_\_**

**A RESOLUTION APPROVING AND AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$6,200,000 PUBLIC FACILITIES BOARD OF THE CITY OF CONWAY, ARKANSAS (CONWAY CHRISTIAN SCHOOL PROJECT) REFUNDING REVENUE BONDS, SERIES 2012**

**WHEREAS**, upon the request of Conway Christian School (the "School"), the City Council of the City of Conway, Arkansas (the "City"), has determined that it would be in the best interest of the City to approve and recommend to the Public Facilities Board of the City of Conway, Arkansas (the "Board"), the issuance of the Board's Refunding Revenue, Series 2012 for the purpose of refunding the Board's Educational Facilities and Refunding Revenue Bonds (Conway Christian School Project) Series 2006 (the "Series 2006 Bonds") and certain additional bank loans of the School (collectively, the "Prior Obligations"), the proceeds of which were used to finance the acquiring, constructing and equipping certain improvements to the School's campus.

**NOW, THEREFORE**, be it resolved by the City Council of the City:

**Section 1:** The City Council of the City, hereby approves and recommends to the Board the issuance by the Board of its Refunding Revenue Bonds (Conway Christian School Project), Series 2012 in one or more series of tax exempt or taxable bonds in an aggregate principal amount not to exceed \$6,200,000 at an average interest rate not to exceed 4.50%, for the purpose of refinancing the Prior Obligations.

**ADOPTED:** December 11, 2012

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**Mayor Tab Townsell**

**Attest:**

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



# CONWAY PLANNING COMMISSION

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

November 20, 2012

Council Members  
Conway, AR 72032

Dear Council Members:

The Planning Commission's nominating committee completed its task of interviewing applicants for the two positions that become vacant at each year's end when two of the ten commissioners complete their term of service. The two commissioners rotating off the Planning Commission are Craig Cloud and Kimberly Gardner. From a pool of twenty applicants, the Nominating Committee voted to submit the following two candidates to the full Planning Commission for its approval to recommend them to the city council for appointment to the Planning Commission.

1. Marilyn Armstrong, 1910 Amelia Drive (Ward 3) — 5-year term
2. Stan Hobbs, 4 Thousand Oaks Circle (Ward 2) — 5-year term

A representative can attend the City Council meeting at which the nominations will be considered and will be pleased to share details of the selection process that culminated in the recommendation of the nominees to the Planning Commission at its regular meeting on Monday, November 20, 2012. The representative will endeavor to answer any questions the Council may have about the process. The Planning Commission decision to recommend these nominees for confirmation to the Council was unanimous.

Submitted by,

Craig Cloud, Chairman  
Planning Commission

Attachments:  
Nomination Forms



RECEIVED  
10/17/12

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

Date: 10-8-12

Board applying for: (One board per form)

Planning Commission

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

Person Nominated: Marilyn Armstrong  
Address: 1910 Amelia Dr. City, State, Zip Conway, AR 72034  
Phone/Home: 501-336-8752 Work: Retired Teacher

Person making nomination: Marilyn Armstrong  
Address: 1910 Amelia Dr. Conway, AR 72034  
Phone/Home: 501-336-8752 Work: Retired Teacher

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 served on the Faulkner County Library Board of Directors for seven years from 2004-2011.

I volunteer twice a week at the Heritage Living Center in Conway, 1175 Morningside.

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

It is important to me to give something back to the community in which I live. I love Conway. This is a wonderful place to live, work and raise a family.

What contributions do you hope to make?

I hope to give my time, contribute my intelligence and common sense, and work with other commissioners for the good of Conway.

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

The City of Conway strives to ensure all City Boards are representative of our diverse community.

To assist in these endeavors; please provide the following information on a voluntary basis:

Age: 60 Sex: Female Race: Black/African American

Occupation: Retired Educator Ward 3  
(Conway School District)

Email Address: mwarms@conwaycorp.net

Marilyn Armstrong 10-8-12  
Signature of Applicant or Nominator Date





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

Date: 10/1/2012

Board applying for: (One board per form)

Conway Planning Commission

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

Person Nominated: Stan Hobbs

Address: 4 Thousand Oaks Cir. Conway, AR 72032

Phone/Home: 501 336-4297 Work: 501 505-5119

Person making nomination: BRAO HEGEMAN

Address: 930 WAKEFIELD DR CONWAY AR

Phone/Home: 501 329 2135 Work: 501 505 5118

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.

Past Chairman AGC/AIA Joint Committee  
Past Member U of A Fay Jones School of Architecture Advisory Board  
15 year member of BOMA

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

Member American Institute of Architects  
42 years in planning, design and construction

What contributions do you hope to make?

I hope to bring planning and development experience to help keep Conway progressively involved in development of projects that improve the quality of life for all Conway residents, present and future.

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

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

Age: 47 Sex: M Race: W

Occupation: Architect / Dir. of Constructability Ward 2A

Email Address: stan.holtz@uabholz.com

Stan Holtz  
Signature of Applicant or Nominator

10/1/2012  
Date

# CITY OF CONWAY, ARKANSAS

Department of Planning & Development  
1201 Oak Street Conway, Arkansas 72032  
J. Lynn Hicks, CBO - Building Official / Assistant Director of  
Permits, Inspections & Code Enforcement  
Phone 501-450-6107 Fax 501-513-3504



## MEMO

**TO:** Bryan Patrick – Director of Planning and Development  
**FROM:** Lynn Hicks – Building Official / Assistant Director of  
Permits, Inspections and Codes Enforcement  
**DATE:** 11-20-12  
**SUBJECT:** Recommendations for Appointment and  
Re-Appointments to the City of Conway Building  
Code Board of Appeals

**I would like to recommend the following appointment and re-appointments to the City of Conway Building Code Board of Appeals:**

<b>Mr. Kevin Rowell</b>	<b>(Alternate Member)</b>	<b>Public Citizen at Large</b>	<b>1 Year Term</b>
<b>Mr. Terry Clowers</b>	<b>(Alternate Member)</b>	<b>Industry Citizen at Large</b>	<b>1 Year Term</b>
<b>Mr. George Carroll</b>	<b>(Regular Member)</b>	<b>Electrical Contractor</b>	<b>4 Year Term</b>
<b>Mr. Roger Kubli</b>	<b>(Regular Member)</b>	<b>Residential Contractor</b>	<b>4 Year Term</b>

**The Citizen at Large positions are limited to 1 year terms.**

**Mr. Carroll was initially appointed in 2009 and is now eligible for reappointment to a 4 year term.**

**Mr. Kubli has submitted the attached application to serve as the Residential Contractor on the Board.**

**I respectfully request your review and recommendation to City Council for the appointments of Mr. Rowell and Mr. Clowers to 1-year term At Large positions, the re-appointment of Mr. Carroll to 4-year term as electrical contractor, and Mr. Kubli to a 4-year term as residential contractor, at the next City Council meeting.**

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

**Thank you**

# CITY OF CONWAY, ARKANSAS

Department of Planning & Development  
1201 Oak Street Conway, Arkansas 72032  
J. Lynn Hicks, CBO - Building Official / Assistant Director of  
Permits, Inspections & Code Enforcement  
Phone 501-450-6107 Fax 501-513-3504



## APPLICATION FOR APPOINTMENT TO THE CITY OF CONWAY BUILDING CODE BOARD OF APPEALS

Full Name: Robert Kevin Rowell

Address: 2 Pin Oak Dr. Conway, AR 72034

Phone Number: 327-1962 Cell Number: 269-8213 Fax Number: 450-5424

Email Address: kevinr@uca.edu

Education, Certifications, Licenses and Experience applicable to meeting the qualifications necessary to serve on the Board of Appeals: *(Please list qualifications below or attach a resume listing education and experience)*

attached  
resume' \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_

The Board of Appeals consists of a cross-section of the building community with members from specific trades along with two citizens at large.

Please mark the positions for which you are interested and qualified to fill on the Board:

- Architect or Engineer       Residential Contractor       Commercial Contractor
- Fire Protection Contractor       Electrical Contactor       Mechanical Contractor
- Industry Citizen at Large       Public Citizen at Large

Thank you for your interest in serving on the City of Conway Building Code Board of Appeals





# CITY OF CONWAY, ARKANSAS

Department of Planning & Development  
 1201 Oak Street Conway, Arkansas 72032  
 J. Lynn Hicks, CBO - Building Official / Assistant Director of  
 Permits, Inspections & Code Enforcement  
 Phone 501-450-6107 Fax 501-513-3504



**APPLICATION FOR APPOINTMENT  
 TO THE  
 CITY OF CONWAY  
 BUILDING CODE BOARD OF APPEALS**

Full Name: GEORGE H. CARROLL JR.  
 Address: 2370 LANDOVER TRC  
 Phone Number: 501 327 2252 Cell Number: 501 574 0605 Fax Number: 501 358 4681  
 Email Address: GEORGE@GEORGECCARROLLENGINEERING.COM

Education, Certifications, Licenses and Experience applicable to meeting the qualifications necessary to serve on the Board of Appeals: *(Please list qualifications below or attach a resume listing education and experience)*

BSEE, M.DIV., MASTER ELECTRICIAN N-3356,  
ARK. Board of Reg. For PE. + LS. Certificate No. 5445

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

The Board of Appeals consists of a cross-section of the building community with members from specific trades along with two citizens at large.

Please mark the positions for which you are interested and qualified to fill on the Board:

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Architect or Engineer | <input type="checkbox"/> Residential Contractor          | <input type="checkbox"/> Commercial Contractor |
| <input type="checkbox"/> Fire Protection Contractor       | <input checked="" type="checkbox"/> Electrical Contactor | <input type="checkbox"/> Mechanical Contractor |
| <input type="checkbox"/> Industry Citizen at Large        | <input type="checkbox"/> Public Citizen at Large         |  |

Thank you for your interest in serving on the City of Conway Building Code Board of Appeals

If you have any questions, please call Lynn Hicks @ 501-450-6107.



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

Date: 3-11-09

Board applying for: (One board per form)

BUILDING CODE BOARD OF APPEALS

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

Person Nominated: GEORGE CARROLL JR.

Address: 2370 LAD LANDOVER TRL City, State, Zip CONWAY AR

Phone/Home: 514 327-2252 Work: 514-0605

Person making nomination: LYNN HICKS

Address: 1201 OAK ST.

Phone/Home: ~~450-6107~~ 901-409-1393 Work: 450-6107

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



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

Date: 10/31/12

Board applying for: (One board per form)

Building Code of Appeals

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

Person Nominated: Roger Kubli

Address: 13 Windrath City, State, Zip 72032

Phone/Home: 501 324 4721 Work: 501 428 3038

Person making nomination: SELF

Address: \_\_\_\_\_

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)

RECEIVED  
10/31/12  
K Francis



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.

Annual 2 yrs in church membership and various activities of my church

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

I have worked as a remodeling contractor / builder / construction company superintendent for over 30 yrs - 22 in Conway area. I have years of experience working with various building codes of several states. I have a very good understanding of most issues related to building codes.

What contributions do you hope to make?

I would like to offer my experience, and sound and balanced judgement for the betterment of the community.

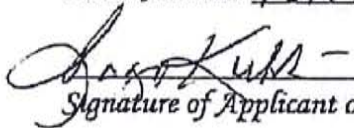
Please feel free to attach to this application any additional information.

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

Age: 53 Sex: M Race: White

Occupation: Construction Manager / Licensed Const. Ward

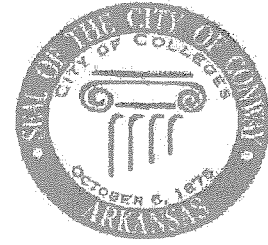
Email Address: KCK-123@MSGM.COM

  
Signature of Applicant or Nominator

10/31/12  
Date

# CITY OF CONWAY, ARKANSAS

Department of Planning & Development  
1201 Oak Street Conway, Arkansas 72032  
J. Lynn Hicks, CBO - Building Official / Assistant Director of  
Permits, Inspections & Code Enforcement  
Phone 501-450-6107 Fax 501-513-3504



## APPLICATION FOR APPOINTMENT TO THE CITY OF CONWAY BUILDING CODE BOARD OF APPEALS

Full Name: Terry W. Clowers  
Address: 3290 Sterner Road Conway, Ar. 72034  
Phone Number: 501-329-8600 Cell Number: 501-730-8950 Fax Number: 501-329-2888  
Email Address: twclowers@gmail.com

Education, Certifications, Licenses and Experience applicable to meeting the qualifications necessary to serve on the Board of Appeals: (Please list qualifications below or attach a resume listing education and experience)

32 years experience construction industry  
Bachelor Science Degree - University of Central Arkansas  
Residential Building Contractors License  
Arkansas Real Estate License - Principal Broker  
Member Faulkner Co HBA

The Board of Appeals consists of a cross-section of the building community with members from specific trades along with two citizens at large.

Please mark the positions for which you are interested and qualified to fill on the Board:

- Architect or Engineer
- Residential Contractor
- Commercial Contractor
- Fire Protection Contractor
- Electrical Contactor
- Mechanical Contractor
- Industry Citizen at Large
- Public Citizen at Large

Thank you for your interest in serving on the City of Conway Building Code Board of Appeals

If you have any questions, please call Lynn Hicks @ 501-450-6107.

City of Conway  
Mayor's Office  
1201 Oak Street  
Conway, AR 72032  
[www.cityofconway.org](http://www.cityofconway.org)

# Memo:

**To:** Mayor Tab Townsell  
**CC:** City Council Members  
Patricia Thessing  
**From:** Felicia Rogers  
**Date:** December 3<sup>rd</sup>, 2012  
**Re:** Oak Grove Cemetery Board

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The City of Conway took annual nominations for all open positions on city boards from October 1<sup>st</sup>, 2012 to October 31<sup>st</sup>, 2012. The Oak Grove Cemetery Board has selected Jim Owens for a five year term.

Please advise if you have any questions.



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

Date: 12/31/12

Board applying for: (One board per form)

DAKOTA Community Board

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

Person Nominated: JAMES C. OWEN

Address: 2750 Tyler City, State, Zip Conway Ark

Phone/Home: 501-329-5086 Work: Retired

Person making nomination: JAMES C. OWEN

Address: Same

Phone/Home: Same Work: Same

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

RECEIVED  
OCT 31 2012  
*[Signature]*



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.

First United Methodist Church  
County Public Schools - Street Council, PDS Board

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

Redemption through public service  
Excellent people skills, Able communicate,  
have for thirty eight years inspired students to  
community service, public policy interest and systematic  
improving.

What contributions do you hope to make?

Increase public awareness of local history the  
cemeteries represents - work with local educational  
institutions to utilize the cemetery as a primary source  
of local history

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

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

Age: 64 Sex: M Race: Hispanic

Occupation: Retired History Teacher Ward

Email Address: jim.cover8@gmail.com

James C. Cover  
Signature of Applicant or Nominator

10/31/12  
Date

MEMORANDUM OF AGREEMENT  
BETWEEN  
BOARD OF TRUSTEES OF THE UNIVERSITY OF ARKANSAS, ACTING FOR AND ON BEHALF  
OF THE UNIVERSITY OF ARKANSAS COOPERATIVE EXTENSION SERVICE  
AND  
City of Conway

Relative to: Horticulture Program Funding

This agreement is entered into this first day of January 2013, by and between the Board of Trustees of the University of Arkansas, acting for and on behalf of the University of Arkansas Cooperative Extension Service (hereinafter referred to as UACES) and City of Conway (hereinafter referred to as City).

**PURPOSE:** The purpose of this agreement is to establish the terms of UACES to provide educational programming in the City of Conway. Educational priorities and activities are planned with the input of the County Extension Council and are offered at locations and times appropriate to meet the needs of the citizens who receive them. In return, the City agrees to pay an annual appropriation for the programs delivered.

UACES agrees to:

Provide educational programming in the area of Urban Horticulture; related community and leadership development and related 4-H youth development.

Maintain a staff necessary to fulfill the programming efforts in the City of Conway, as requested by the City in agreement with Uniform Funding.

City of Conway Government agrees to:

Pay an assessment of \$ 25,000.00 for educational programming.

Payment in four equal installments, as invoiced, due on or before the last working day of March, June, September and December.

In the event a vacancy occurs in a funded position, UACES will attempt to fill the vacancy in a timely manner. However, any carryover funds as a result of a vacancy will be retained in a UACES account for use in support of this City program.

This agreement shall remain in effect through December 31, 2013

This agreement may be terminated by either party at any time by providing written notice to the other party within 30-days advance notice. Amounts due or paid by the City will be pro-rated, thus allowing for payment only for the time period in which the contract was in place.

Signatures

**City of Conway**

\_\_\_\_\_  
**Tab Townsell**  
**City of Conway Mayor**

\_\_\_\_\_  
**Date**

**BOARD OF TRUSTEES OF THE UNIVERSITY OF ARKANSAS**  
**acting for and on behalf of THE UNIVERSITY OF ARKANSAS**  
**COOPERATIVE EXTENSION SERVICE.**

\_\_\_\_\_  
**Dr. Tony Windham**  
**Associate Vice President for**  
**Agriculture - Extension**

\_\_\_\_\_  
**Date**

Reviewed by:

\_\_\_\_\_  
**Sharon Reynolds**  
**Ozark District Director**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Henry M. Chaney**  
**Faulkner County Staff Chair**

\_\_\_\_\_  
**Date**



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

Ronnie Hall, P.E.  
 City Engineer  
[ronnie.hall@cityofconway.org](mailto:ronnie.hall@cityofconway.org)  
 501-450-6165

December 6, 2012

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

Re: Prince Street Improvements -Western Ave. to Shady Lane  
 Right of Way Acquisition Parcels 4, 5, 6, 8, and 18

Dear Mayor Townsell;

The right of way negotiations by OR Colan & Associates along with Plan revisions have resulted in the following offers appearing to be acceptable to the property owners:

Tract 4 – Mercantile Bank – 1,385 SF Right of Way + Sign Relocation and joint access agreement to eliminate Prince St. Driveway and utilize driveway on adjacent Thomas James Property.  
 Proposed settlement amount \$27,750.

Tract 5 – Thomas F. James Property (Little Caesars Site) – 240 SF of Right of Way + Sign Relocations (No relocation required for Freds & Ace Pylon sign) and allow joint access to adjacent Mercantile Bank Site.  
 Proposed settlement amount \$23,000.

Tract 6 – Williams/Martin Partnership (Sonic) – 1,764 SF Right of Way + Sign relocations.  
 Proposed settlement amount \$18,000.

Tract 8 - Mizan Rahman and Elizabeth Barnett (Conway Gardens) – 1,382 SF Right of Way + fence relocation + driveway modification due to change in access + allow building footprint to remain at current building location.

Proposed settlement amount:	\$16,400 – Right of Way
	<u>\$8,390</u> – Decorative Fence
Total Amount	\$24,790

+ Provided documents to allow a building setback from the new right of way so than the front (south) side of the existing building can be the south side of any new structure on that site.

+ Construct new concrete driveway connecting Holiday Drive with rear drive near north end of site.

Tract 18 – Regions Bank – 2,467 SF Right of Way + Sign Relocation + Landscape Replacement + Parking Lot Modifications.

Proposed Settlement Amount	\$34,853 Right of Way
	<u>\$160,000</u> Sign + Landscaping + Site Modifications
Total Amount	\$194,850

I am requesting approval of the above offer amounts and added work.

Please advise if you have questions or need additional information.

Sincerely,

Ronnie Hall, P.E.

**MEMORANDUM**

TO: MAYOR TAB TOWNSELL  
 FROM: RONNIE HALL, P.E.  
 DATE: December 5, 2012  
 REFERENCE: STREET DEPARTMENT 2012 EQUIPMENT BIDS

Bids were received at 10:00 am Tuesday, December 4, 2012 for a trackhoe and heavy equipment trailer. The results of the bids are summarized as follows:

**Bid 2012-38 - Hydraulic Excavator (115 Min. Hp. – 37,200 Lbs. Min Wt.) with Trade-In of 1988 Cat 953 Track Loader**

<u>Bidder</u>	<u>Bid</u>	<u>Trade-In</u>	<u>Net Bid</u>
<i>Scott Equipment - SK-170 Kobelco (used w/250 Hrs)</i>	\$119,800	\$7,500	\$112,300
<i>Century Equipment Rental Hyundai 160LC-9 (Used w/292Hrs)</i>	\$123,000	-0-	\$123,000
<i>JCB of Arkansas JCB JS160NLC</i>	123,000	\$8,000	\$124,487
<i>Riggs CAT Cat 315SL (used w/300 Hrs)</i>	\$143,271	\$7,000	\$136,271

Bids were received for this equipment in November of 2011 with Hugg & Hall being awarded the bid for a Volvo Trackhoe with a 6 month delivery time & loaner provided until delivered. When received in May 2012 the equipment width exceeded specs and would require a permit for all moves and the equipment was unbalanced and rocked excessively when operated. We returned the unit as unacceptable and have rented a track hoe since that time.

The JCB machine and Hyundai appear to be a class lower than the CAT and about the same as the Volvo that had significant operation problems with a 42" bucket. In addition, our equipment maintenance personnel have the electronic equipment to diagnose problems with the CAT equipment. The other machines would require utilizing dealer personnel and equipment for machine diagnosis. It is our opinion that the Cat 315 SL is superior to the other machines in operating characteristics, ability to secure prompt and reliable parts and service.

We request award of this bid to Riggs Equipment for the Cat 315SL.

**Bid 2012-38 - 25 Ton Equipment Trailer**

<i>Carolina Trailer &amp; Equipment</i>	<i>Carolina KP4222DT-A</i>	<i>\$21,940</i>
<i>JCB of Arkansas</i>	<i>Holden HLB25</i>	<i>\$24,760</i>
<i>Holden Industries, Inc.</i>	<i>Holden HLB25</i>	<i>\$24,947</i>
<i>JCB of Arkansas</i>	<i>Felling FT-50-2MX-L</i>	<i>\$25,100</i>
<i>Fiser Kubota</i>	<i>Felling FT50-2MX-L</i>	<i>\$27,640.99</i>
<i>Scott Equipment</i>	<i>Interstate 50LBG</i>	<i>\$32,884</i>

The Carolina Trailer does not meet our deck dimension requirements included in the specifications.

We request that the award of this bid to JCB for the Holden HLB25.



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

B. Finley Vinson, P.E.  
Traffic Engineer  
[finley.vinson@cityofconway.org](mailto:finley.vinson@cityofconway.org)  
501-450-6165

December 6, 2012

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

Re: Traffic Signal Modifications  
Oak Street & Museum Road, Harkrider Street, and Elsinger Boulevard

Dear Mayor Townsell,

Bids were received at 10:00 AM, Tuesday, December 4, 2012 at Conway City Hall for the above referenced project. This project involves modification of the traffic signal at Oak Street and Museum Road to accommodate the Museum Road reconstruction. In addition, the project includes the replacement of the old damaged wiring at Oak Street and Harkrider Street as well as the installation of a battery back-up system at Oak Street and Elsinger Boulevard. Two bids were received and are listed below. Details are included on the enclosed bid tab.

All Service Electric, Inc.	\$71,805.00
DeSoto County Electric, Inc.	\$85,700.00

I recommend award of this project to the low bidder All Service Electric, Inc. of Hot Springs, Arkansas in the amount of \$71,805.00.

Please advise if you have questions or need additional information.

Sincerely,

B. Finley Vinson III, P.E.

TRAFFIC SIGNAL MODIFICATIONS FOR OAK STREET & MUSEUM ROAD, HARRIDER STREET, AND ELSINGER BOULEVARD  
 CONWAY, ARKANSAS

SUMMARY OF BIDS RECEIVED 10:00A.M., DECEMBER 4, 2012

ITEM	DESCRIPTION	DeSoto Country Electric, Inc.			All Service Electric, Inc.			ENGINEER'S ESTIMATE			
		ESTIMATED QUANTITY	UNITS	PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	OAK & MUSEUM TRAFFIC SIGNAL MODIFICATIONS	1	L.S.	\$ 62,500.00	\$ 62,500.00	\$ 52,800.00	\$ 52,800.00	\$ 45,000.00	\$ 45,000.00		
2	OAK & HARRIDER TRAFFIC SIGNAL MODIFICATIONS	1	L.S.	\$ 19,500.00	\$ 19,500.00	\$ 16,505.00	\$ 16,505.00	\$ 10,000.00	\$ 10,000.00		
3	OAK & ELSINGER TRAFFIC SIGNAL MODIFICATIONS	1	L.S.	\$ 3,700.00	\$ 3,700.00	\$ 2,500.00	\$ 2,500.00	\$ 1,500.00	\$ 1,500.00		
TOTAL				\$ 85,700.00	\$ 85,700.00	\$ 71,805.00	\$ 71,805.00	\$ 56,500.00	\$ 56,500.00		





**City of Conway, Arkansas**  
**Ordinance No. O-12- \_\_\_\_**

**AN ORDINANCE WAIVING BIDS FOR THE PURCHASE & REPAIR OF TRAFFIC SIGNAL PRODUCTS FOR THE CONWAY STREET DEPARTMENT; AND FOR OTHER PURPOSES**

**WHEREAS**, the traffic signal industry is highly specialized and limited in available products are controlled by regional vendors; and

**WHEREAS**, Temple Inc. is the only available source for Siemens traffic control products and traffic camera products as well as other specialized products; and

**WHEREAS**, Mid American Signal is the only available source for the repair and purchase of autoscope camera systems and specialized equipment; and

**WHEREAS**, Pinkley Sales is the only available source for the repair and purchase of Peek Camera equipment as well as other specialized equipment.

**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 competitive bids and shall accept Temple Inc. & Mid American Signal as well as Pinkley Sales as the vendors for traffic signal and specialized equipment purchase or repair for the fiscal year 2013.

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

**PASSED** this 11<sup>th</sup> day of December, 2012.

**Approved:**

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

**Attest:**

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

**CITY OF CONWAY**  
**POSSIBLE STREET PROJECTS FOR 2013**  
**December 11, 2012**

**A. AVAILABLE FUNDS FOR MAINTENANCE & REHAB PROJECTS IN STREET FUND BUDGET:**

	\$ 820,000	Street Fund Budget Overlay & Rehabilitation Allowance
	\$ 300,000	Additional Street Fund From AHTD 1/2 cent Sales Tax
	\$ 150,000	Severance Tax (Alternative Transportation)
Total Funds	\$ 1,270,000	

**B. 2012 PROJECTS FUNDED AND NOT COMPLETED**

1 LOWER RIDGE @ U.S. 65	Realign Intersection & Create Level Approach to U.S. 65	\$ 125,000
2 Mill Pond for 200' south of Collins Dr. (Water Imp District Funds)		\$ 15,328
3 Ditch Improvement & Drainage improvements in Richland Hills (Water Imp District Funds)		\$ 19,130

**C. NEEDED STREET RECONSTRUCTION PROJECTS:**

			CITY FORCES	CONTRACTOR EST. COST
1 MARKHAM STREET	Van Ronkle to Garland	Street Recon + Street Scape	\$ 150,000	\$ 300,000
2 AIRPORT ENTRANCE ROAD	New Airport Access off Lollie Rd. 2,200'	Curbed + 3,600 open ditch	\$ 575,000	\$ 940,000
3 MAIN & FRONT West Side	Adjacent parking lots + Main	Street Rehab + Street Scape	\$ 100,000	\$ 175,000
4 OAK & VAN RONKLE REHAB	Add West bound lane to Oak From Hark to Court to Van Ronkle		\$ 150,000	\$ 250,000
5 WESTERN AVE.	Caldwell to Robinson	Right of Way now available	\$ 90,000	\$ 200,000
6 MIDDLE ROAD	Amity to Southland	2000' 36' curbed	\$ 300,000	\$ 550,000
7 MIDDLE ROAD	Southland to E. German	1800' - 36' curbed	\$ 275,000	\$ 500,000
8 BLANEY HILL ROAD	HWY 25 to Stone Rd.	3600'	\$ 540,000	\$ 900,000
9 STANLEY RUSS ROAD	Bill Bell Lane to S.Donaghey	6000' 36' curbed	\$ 900,000	\$ 1,500,000
10 GRIFFIN STREET	Bruce to McKay	630' 27' curbed	\$ 55,000	\$ 120,000
11 WESCON LANE	Westin Park to College	36' Curbed + New Box Culvert	\$ 180,000	\$ 500,000
12 WASHINGTON AVE	Fleming to Front	36' Curbed -3,000'	\$ 300,000	\$ 600,000
13 NUTTER CHAPEL ROAD	Catherine Place to Salem	36' Curbed - 1,800'	\$ 275,000	\$ 540,000
14 SHADY LANE	Red Oak to End	Replace Concrete	\$ 40,000	\$ 85,000
15 RED OAK	Shady Lane to Salem	Replace Concrete	\$ 66,000	\$ 130,000
16 SMOKING OAKS RD.	Salem to Morningside	Replace Concrete	\$ 126,000	\$ 260,000
17 JEFFERSON PLACE	Lexington Crown Pt to Yorktown	Replace Concrete -900'	\$ 60,000	\$ 120,000
18 JEFFERSON PLACE	Lexington - CC to CrownPt.	Replace Concrete - 1,000'	\$ 70,000	\$ 140,000
19 JEFFERSON PLACE	Lexington - Prince to Yorktown	Replace Concrete -400'	\$ 35,000	\$ 70,000
20 JEFFERSON PLACE	West Point	Replace Concrete	\$ 37,000	\$ 75,000
21 JEFFERSON PLACE	Brandywine	Replace Concrete	\$ 25,000	\$ 50,000
22 JEFFERSON PLACE	Bunker Hill	Replace Concrete	\$ 27,000	\$ 54,000
23 JEFFERSON PLACE	Yorktown	Replace Concrete	\$ 27,000	\$ 54,000
24 SANDSTONE	South of Tucker Creek	Replace Concrete	\$ 100,000	\$ 200,000
25 AUGUSTA	Robinson to Louvenia (Hospital)	New Asphalt Street	\$ 90,000	\$ 180,000
<b>SUBTOTAL STREET RECONSTRUCTION PROJECTS</b>			<b>\$ 4,593,000</b>	<b>\$ 8,493,000</b>

**D. NEEDED STREET ASPHALT OVERLAYS & REPAIRS:**

				Ward
1 HOGAN LANE	College to Dave Ward (Pavement starting to fail)		\$ 150,000	1
2 HOGAN LANE	Tyler to Prince (Pavement starting to fail)		\$ 150,000	3
3 TYLER STREET	Country Club to Hogan		\$ 195,000	3
4 SHERMAN OAKS	South of Prince & East of Country Club		\$ 33,000	3
5 Dallas Lp	Royal Oaks / Kooked kreek		\$ 25,000	3
6 Benton Cv	Royal Oaks / Kooked kreek		\$ 5,000	3
7 Chicot Dr.	Royal Oaks / Kooked kreek		\$ 45,000	3
8 Drew Dr.	Royal Oaks / Kooked kreek		\$ 3,500	3
9 Baxter Dr.	Royal Oaks / Kooked kreek		\$ 36,000	3
10 Royal Dr.	Royal Oaks / Kooked kreek		\$ 34,000	3
11 Colombia Dr.	Royal Oaks / Kooked kreek		\$ 33,000	3
12 Vineyard	Quail Creek	asphalt overlay	\$ 39,000	2
13 Chablis	Quail Creek	asphalt overlay	\$ 15,000	2
14 Marlsgate	Quail Creek	asphalt overlay	\$ 39,000	2
15 Phippenpost Streets		asphalt overlay	\$ 85,000	1
<b>TOTAL STREET OVERLAY</b>			<b>\$ 887,500</b>	

**F. SIDEWALK PROJECTS**

\$8,800 in the in-lieu of sidewalk fund

				Ward
1 Timberpeg Court	Salem to Hubbard (1,300')		\$ 26,000	1
2 Siebenmorge Rd (South Side)	Bob Courtway to Museum		\$ 25,000	2
3 Farris Road (East Side)	Collge to Prince		\$ 70,000	3
4 Padgett Rd	Sanson to Woodrow Cummins (1,800') No Easement		\$ 40,000	3
5 South German (west side)	Dave Ward to Robins		\$ 90,000	4
<b>TOTAL SIDEWALKS</b>			<b>\$ 251,000</b>	

**G. PROJECTS APPROVED FOR 2013 at 11-13-12 Meeting**

		Street Fund	Pay as You Go Sales Tax
1 AIRPORT ENTRANCE ROAD	New Airport Access off Lollie Rd. 2,200' Curbed + 3,600 open ditch		\$ 575,000
2 MAIN & FRONT West Side	Adjacent parking lots + Main Street Rehab + Street Scape	\$ 100,000	
3 MIDDLE ROAD	Amity to Southland 2000' 36' curbed	\$ 300,000	
Net Street Funds Not Committed			\$ 870,000

**CITY OF CONWAY, ARKANSAS  
FUNDS AVAILABLE FOR MAJOR STREET PROJECTS:**

DECEMBER 2012

		ESTIMATED STREET PROJECT REVENUE		CUMULATIVE REVENUE	Funds needed For Projects	Cummulative Funds Needed	NET FUND BALANCE
		PAY AS YOU GO SALES TAX	IMPACT FEE				
End 2012		\$ 2,500,000	\$ 950,000	\$ 3,450,000			\$ 300,000
2012 Projects Balance Carried Forward to 2013:							
	Prince Street - Western to Salem				\$ 2,000,000		
	Prince Street Right of Way				\$ 400,000		
	Old Military - McNutt Realignment (Complete Earthwork)				\$ 100,000		
	Old Military - Nutter Chapel - Project 1 (McNutt to Nutter Chapel)				\$ 400,000		
	Museum Road - Oak to Halter				\$ 140,000		
	Museum at Oak Signal Modification				\$ 60,000		
Total	2012	\$ 2,500,000	\$ 600,000	\$ 3,400,000	\$ 3,100,000	\$ 3,100,000	\$ 300,000
2013 Projects							
NEW	ELSINGER I-40 OVERPASS	Design Engineering			\$ 400,000		
NEW	AIRPORT ENTRANCE RD	By Street Dept Forces			\$ 575,000		
	Western Loop - Structures & Grading - Stage 1a (RR to Sturgis)				\$ 4,500,000		
	2013	\$ 2,500,000	\$ 600,000	\$ 6,500,000	\$ 5,475,000	\$ 8,575,000	\$ (2,075,000)
2014 Projects							
	Interest on 2013 Loan				\$ 103,750		
NEW	Mid Town Expressway	Design Engineering			\$ 125,000		
	Sturgis Rd Imp (Round Mtn Rd. to Loop) + Roundabout at Sturgis & Round Mtn.				\$ 500,000		
	Western Loop - Base & Surfacing - Stage 1a (RR to Sturgis)				\$ 3,300,000		
	2014	\$ 2,500,000	\$ 600,000	\$ 9,600,000	\$ 4,028,750	\$ 12,603,750	\$ (3,003,750)
2015 Projects							
NEW	Mid Town Expressway - Phase I - Oak @ I-40 to Elsinger Overpass				\$ 3,000,000		
NEW	Mid Town Expressway - Phase II - Elsinger Overpass to Bruce-Harkrider Int.				\$ 3,000,000		
	Interest on 2014 Loan				\$ 150,188		
	2015	\$ 2,500,000	\$ 600,000	\$ 12,700,000	\$ 6,150,188	\$ 18,753,938	\$ (6,053,938)
2016 Projects							
	Interest on 2015 Loan				\$ 302,697		
	2016	\$ 2,500,000	\$ 700,000	\$ 15,900,000	\$ 302,697	\$ 19,056,634	\$ (3,156,634)

**Graddy & Adkisson, LLP**

Larry E. Graddy  
William C. Adkisson  
Beau Wilcox

Attorneys at Law  
711 Locust Avenue  
Post Office Box 996  
Conway, AR 72033

501-327-0220  
501-329-5662  
Fax 501-327-0509  
[larry@graddyandadkissonllp.com](mailto:larry@graddyandadkissonllp.com)

November 29, 2012

Mr. Tab Townsell, Mayor  
Office of the Mayor  
1201 Oak Street  
Conway, AR 72032

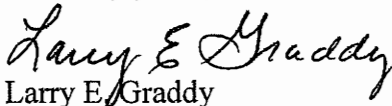
Re: Conditional Use Permit for Drive Thru Window at Pharmacy on College

Dear Mr. Townsell:

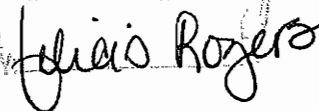
Thanks to the Council for the extension to December 11<sup>th</sup>. I previously advised that the parties needed additional time to negotiate. As a result of those negotiations, my clients, Larry Sparks, Ed Glover and Gayle Fowlkes wish to withdraw the application for conditional use permit.

I will not be appearing at the scheduled meeting on December 11, 2012 unless it is absolutely necessary.

Sincerely yours,

  
Larry E. Graddy

LEG:mb  
cc:  
Dick Downing

RECEIVED  
DEC - 6 2012  




**City of Conway, Arkansas**  
**Ordinance No. O-12- \_\_\_\_\_**

**AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING ORDINANCE TO REZONE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF COLLEGE AVENUE AND PRINCE STREET FROM O-2 TO PUD:**

**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-2** symbols and indications as shown on the Zoning District Boundary Map in an area described as follows:

All that land shown on the plat of Westin Office Park Subdivision, as recorded in Plat Book J, page 301, Faulkner County, Arkansas.

to those of **PUD**, 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 11<sup>th</sup> of December, 2012.

**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](http://www.conwayplanning.org)

November 19, 2012

**MEMO**

From: Bryan Patrick

To: Mayor and City Council

**Johnson PUD Appeal**

Mr. Keller Johnson is appealing the Planning Commission's August denial of his PUD request. The Planning Commission heard opposition mostly from neighbors to the south who live in Westin Estates. Concerns were noise, lighting, and possible drainage issues. The neighbors want to see the quiet office zoning remain.

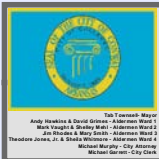
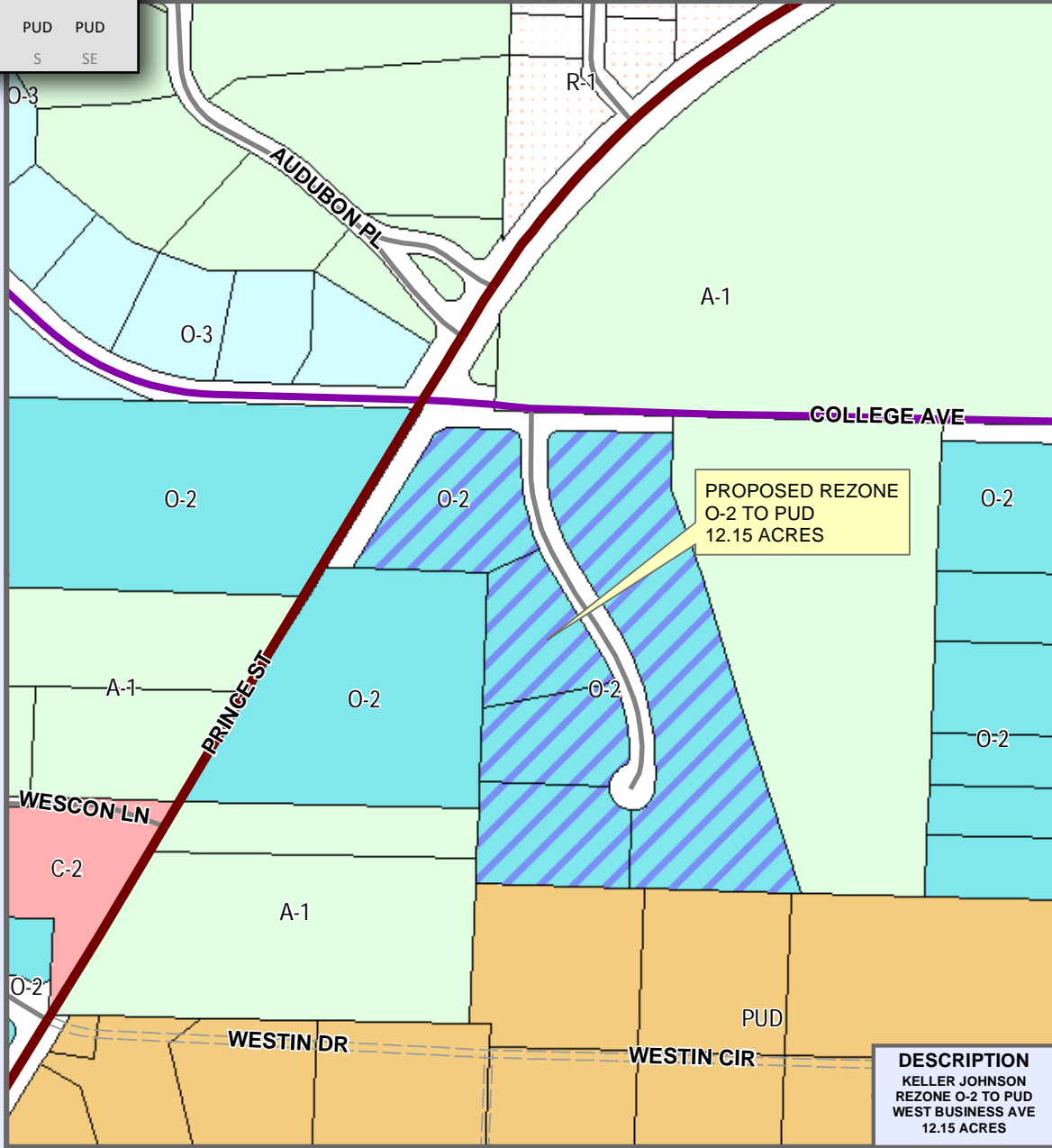
The original plan submitted to the Planning Commission was more vague and did not show actual home designs placed on the lots. The applicant has now resubmitted a new plan that shows better definition and home plans. The commercial area on the north side of the property has been decreased. The number of homes has been decreased from 33 to 27. Although the the plan has changed from the August presentation to the Planning Commission, it is still very much the same except for better definition and a decrease in commercial area and number of homes.

The Planning Commission Staff Report has been included. The staff recommended conditions are the same, but have been revised to match the new plan. The conditions actually voted on by the Planning Commission are included in the typical Council letter. The question of the desired land use; C-2 or O-2, should be decided.

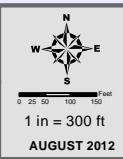
NW	N	NE
O-3	A-1	A-1
W	O-2	Site A-1 E
O-2	PUD	PUD
SW	S	SE

# CITY OF CONWAY

## KELLER JOHNSON REZONE -- O-2 TO PUD



INTERSTATE	LOT LINE	<b>Residential</b>	<b>Industrial</b>
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		<b>Commercial Office</b>	<b>Special</b>
RAILROADS		C-1	O-1
		C-2	O-2
		C-3	O-3
		C-4	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 NOTICE 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 INFO WEBSITE  
 (937) 439-0000 or (937) 439-0001  
 E-MAIL: Jason.Lynn@CityOfConway.org

Printing Date: 8/15/2012  
 File Name: RezoneO2toPUD081512.dwg  
 Plot Date: 8/15/2012

**JOHNSON REZONING FROM O-2 (QUIET OFFICE) TO PUD (PLANNED UNIT DEVELOPMENT)**

**APPLICANT / OWNER**

Keller Johnson  
 PO Box 1251  
 Conway, AR 72033

**STAFF REVIEW BY**

Bryan Patrick - Director  
 1201 Oak Street  
 Conway AR 72032

**SITE DATA**

**Location.** West Business Ave (Southeast corner of College and Prince St)  
**Legal Description.** On file  
**Site Area.** 12.15 Acres  
**Existing Structures.** Office building at northwest corner of property.  
**Current Zoning.** O-2 (Quite Office)  
**Requested Zoning:** PUD (Planned Unit Development)

**Overlay District.** None

**STAFF COMMENTS**

This request is for a Planned Unit Development. This property was originally developed as a professional office park. The applicant would like to develop the property as a mixed use, new-urban style development with retail/office on the north and residential on the south.

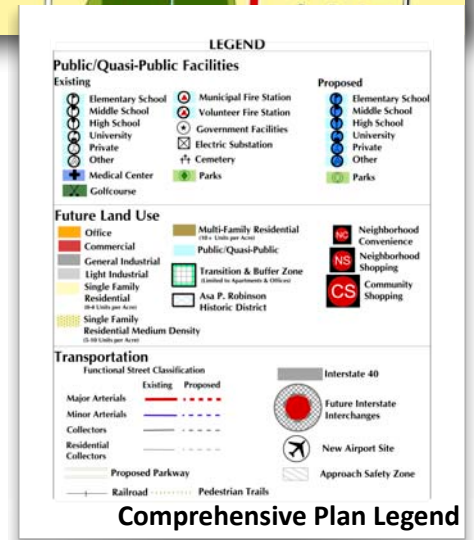
**Projected Traffic Impacts.** If the property were developed as allowed with professional offices, around 800 vehicle trips per day could be expected. If the request for PUD is approved as submitted, 350 vehicle trips per day could be expected from the residences, and depending on the commercial space use, anywhere from 500-1000 cars per day could be expected.

**Street Improvements.** There are no street improvements scheduled in the area at this time.

**Utility Infrastructure.** There are adequate utilities in the area to serve development.

**Flood / Drainage.** A large portion of this property is shown on the FEMA flood insurance maps as being in the floodway and floodplain. In order to develop the property as proposed, a flood hazard study,

plan, and mitigation will need to be approved by FEMA before building permits can be issued. Paperwork was submitted to FEMA several years ago to



revise the flood areas, but it would appear that the revisions were never finalized. FEMA approval must be obtained before the eastern portion of the property can be developed.

**Conway 2025.** Several recommendations in the Conway 2025 plan would add support for this development:

“In 2025, Conway has a number of walkable/livable “villages” that were developed using planning tools such as Traditional Neighborhood Development and form-based zoning.”

“In 2025, mixed use developments are prevalent throughout Conway. The city has moved away from its previous “subdivision ordinance” style of planning.”



## PUD Specific Requirements

- **Relation to Utilities and Major Roads** - A PUD shall be located in relation to utility systems, drainage systems, and major roads so that neither extension or enlargement of public facilities shall be at the public's expense. *The proposal does not affect any major public utility or public road expense.*
- **Internal Street Network** - A PUD shall include an internal system of streets, parking aisles, and/or cross access drives that can safely and efficiently accommodate vehicular traffic generated by the PUD. *The proposal would utilize an existing street as its main ingress/egress. A second Prince Street access is also planned. The existing street was designed to commercial standards and is 32 feet wide. This could allow one row of parallel parking along the east side. Connecting streets and alleys provide access to the residential lots.*

*The alleys (marked with a star on the plan, page 18) could provide future connectivity to the adjoining western property. One, or both of these alleys should be increased to 30 feet in width to provide a stub out(s) to the adjoining property.*

*A 60 foot wide drive is sketched in on Lot 2. Driveways are limited to 40 feet in width maximum. The proper location and width will be determined during development review.*
- **Sidewalk System** - Unless there are outstanding reasons that warrant otherwise, all internal streets within the PUD shall include pedestrian sidewalks. *Sidewalks should be included throughout the development and along Prince and College.*
- **Common Space** - The incorporation of plazas, courtyards, and other outdoor spaces for people to gather is encouraged. *A common space is included as a part of the green space. A park and pavilion lot is shown between West Business Drive and the walking trail green space.*
- **Green Space** - PUDs over 3 acres in area shall dedicate a minimum of 20% of the development as green space. Green space is defined as permeable area set aside for open space or landscaping. This proposal shows a large green space along the creek on the east. Other

smaller additional green space are shown in the residential area. To meet the 20% green space requirement, 2.4 acres must be set aside. The submitted proposal meets this requirement.

- **Property Owners Association** - PUDs may require the formation of a property owners association to oversee the upkeep of common area and green spaces. *A property owners association will need to be created to collect dues for upkeep and maintenance of the common areas.*
- **Required Meetings** - A PUD request requires two specific meetings in addition to the Planning Commission public hearing; a development review meeting, and a public informational meeting. The development review meeting was held on August 9. This meeting is a technical meeting between the applicant and city officials to determine any technical development issues. Several concerns were pointed out concerning; utility locations, residential sprinklers, fire truck clearances, floodway revisions, right of way for a roundabout at Prince and College, and streets and alleys abutting neighboring properties. The included PUD plan is a revised plan based on comments from the technical meeting.

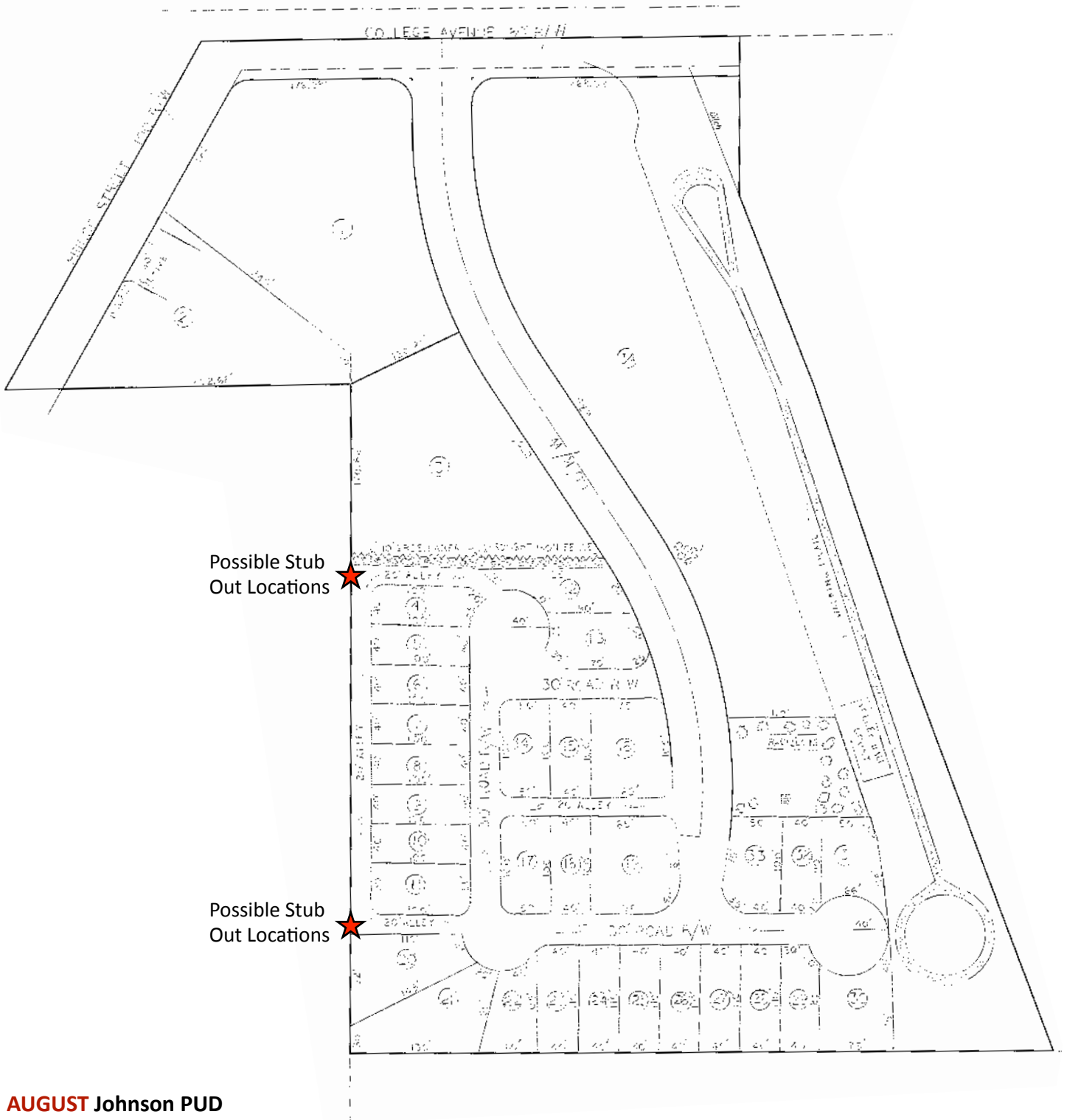
On August 15, a public informational meeting will be held at an office building on the property at 465 West Business Drive. This report was written on August 13, and addendum will be provided with any updates.
- **Signage** - Unless specified otherwise, a PUD is subject to current Conway sign regulations. However, as part of the PUD's final development plan, signage may deviate from these requirements. The applicant has not requested any sign variances as part of the PUD.
- **Platting, Development Review** - Platting and staff development review will be required upon approval of the PUD prior to issuance of building permits.

## **Staff Suggested PUD Conditions (Revised for Nov. 27, 2012 City Council Meeting)**

The Commission may set conditions it feels will make the project compatible with the surrounding area. A list of possible conditions is presented below. The Commission should examine these suggested conditions and delete, modify, or add to as needed.

1. Platting shall be required. The plat shall show properly established floodway/floodplain.
2. Setbacks. Building setbacks must be established and shown on plat.
3. ***(Lot numbers revised for new plan.*** Lots 28,29, and 30 shall be allowed O-2 ***(C-2?)*** land uses. Lots 1-27 shall be single-family residential dwellings. These uses are defined in the Conway Zoning Ordinance.
4. A property owners association must be formed in order to provide maintenance for common green space areas.
5. Additional right of way shall be dedicated as requested by the City Engineer for the construction of a roundabout at Prince and College.
6. ***(Revised for new plan) The street as shown between lots 6, 7, and 8 shall be stubbed out to the west to provide future connectivity. The southwest 20 foot alley shall be widened to a 30 foot full street. A cross access agreement shall be created allowing future access to the adjoining western property.***
7. Development review is required on all commercial and office structures. Proper ingress/egress, driveway widths, etc. shall be determined during this review.
8. Sidewalks shall be constructed throughout the PUD and along Prince Street and College Avenue.
9. ***(Added based on August public hearing comments) An 8 foot wooden privacy fence shall be constructed along the south property line from lots 7 to 15.***

**AUGUST PLAN FOR REFERENCE - SEE NEW PLAN**



**AUGUST Johnson PUD**  
**Site Plan**

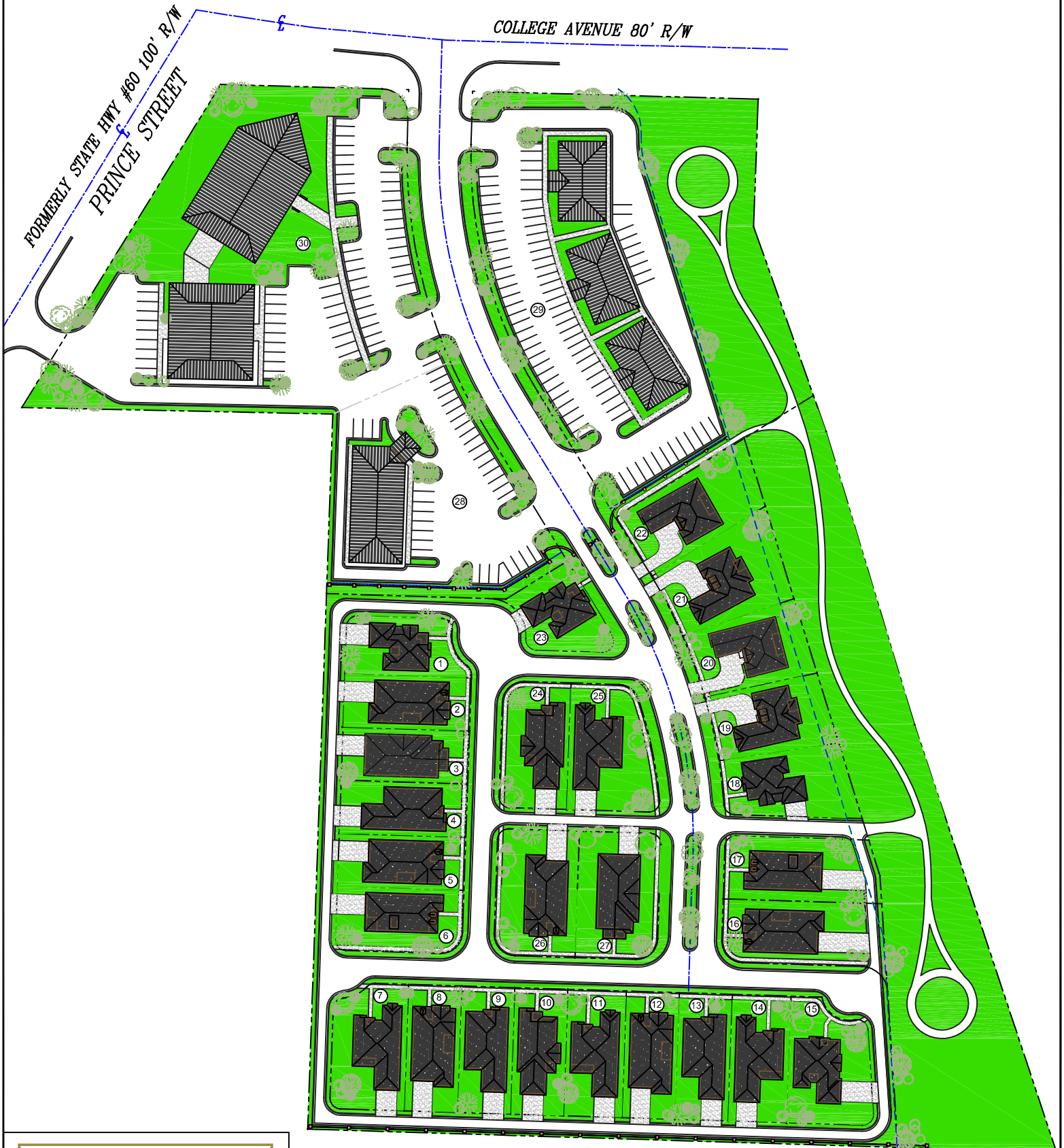




**Johnson PUD  
Aerial Photo**



# Proposed Princeton West Subdivision



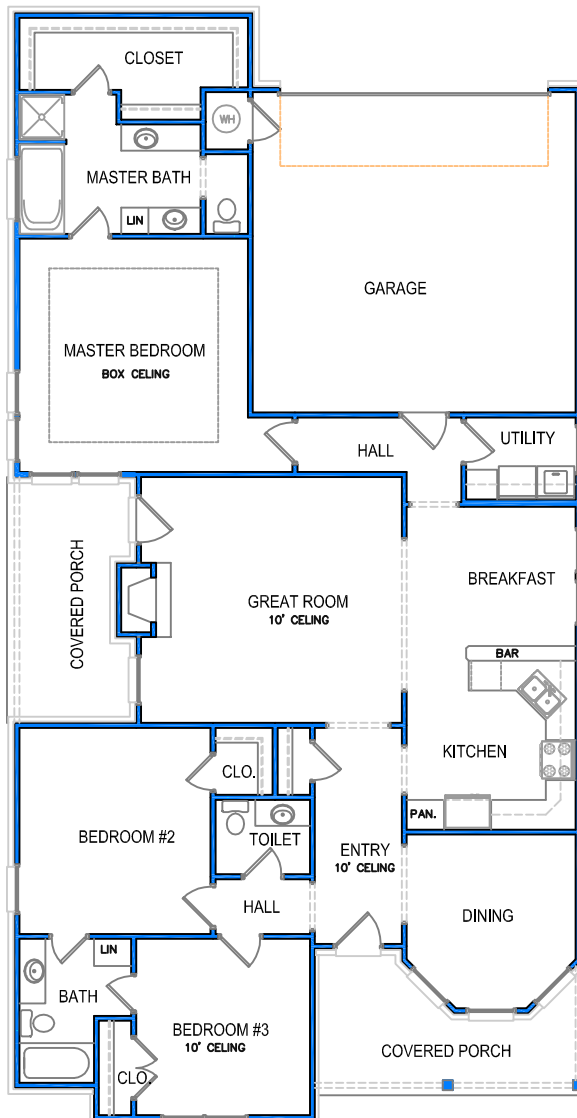
*Keller Johnson*  
BUILDERS, Inc.



SITE PLAN

**NORTH**

*Proposed Home for Princeton West Subdivision*



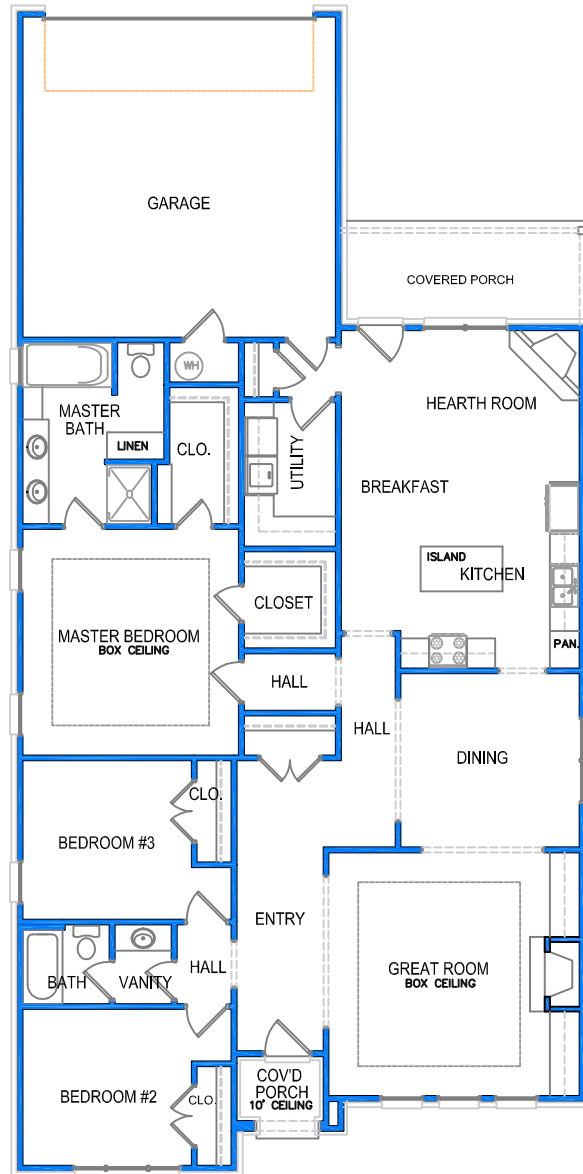
FLOOR PLAN

**PLAN #1**

FIRST FLOOR	1910
SECOND FLOOR	00
TOTAL HEATED	1910
BONUS ROOM	NA
GARAGE	492
STORAGE	W/GAR
PORCHES	262
TOTAL	2664
TOTAL HTD W/BRICK	1984



Proposed Home for Princeton West Subdivision

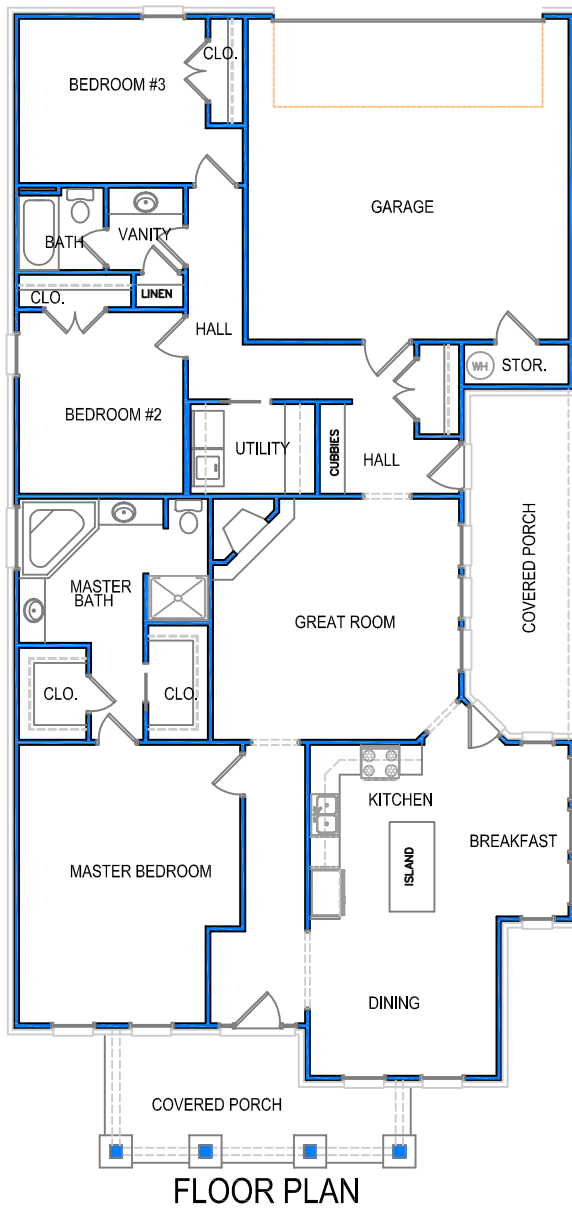
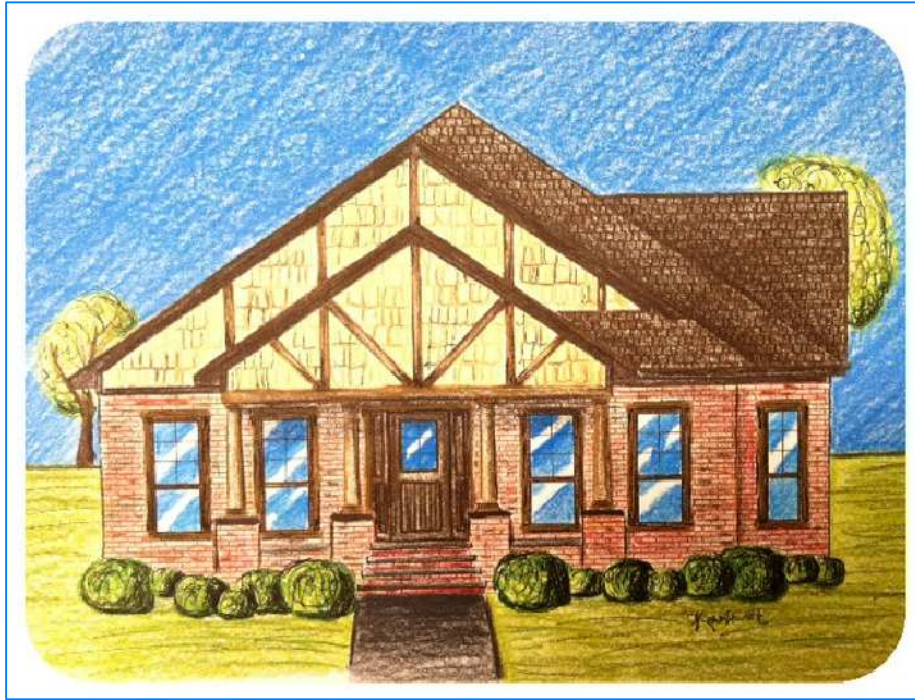


FLOOR PLAN

PLAN #2	
FIRST FLOOR	1995
SECOND FLOOR	00
TOTAL HEATED	1995
BONUS ROOM	NA
GARAGE	486
STORAGE	W/GAR
PORCHES	138
TOTAL	2619
TOTAL HTD W/BRICK	2056



Proposed Home for Princeton West Subdivision



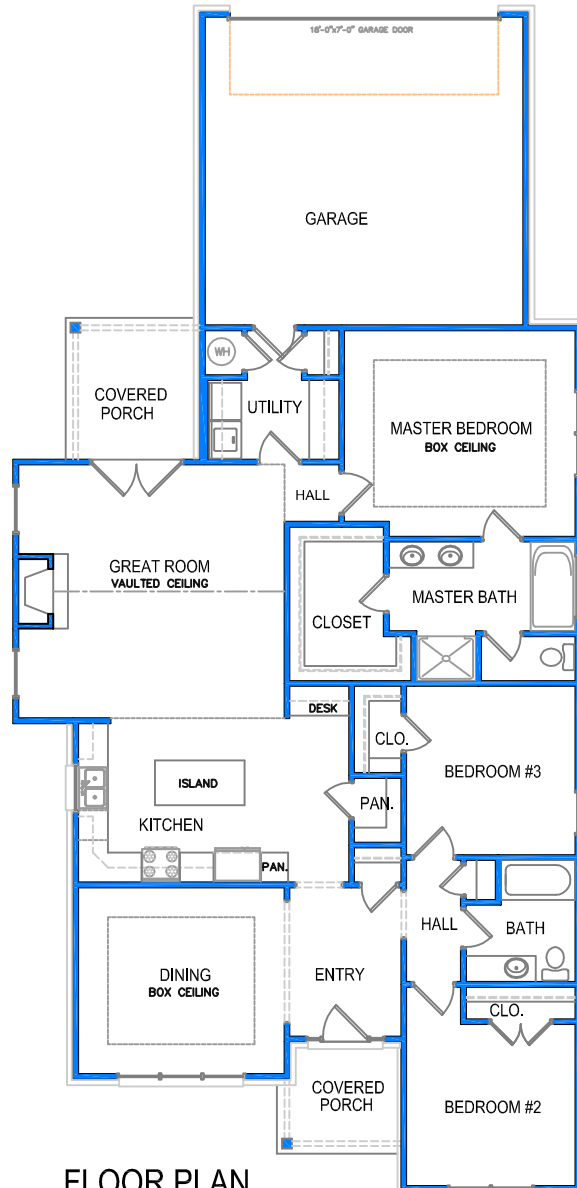
FLOOR PLAN

PLAN #3	
FIRST FLOOR	1892
SECOND FLOOR	00
TOTAL HEATED	1892
BONUS ROOM	NA
GARAGE	501
STORAGE	W/GAR
PORCHES	311
TOTAL	2704
TOTAL HTD W/BRICK	1955





Proposed Home for Princeton West Subdivision

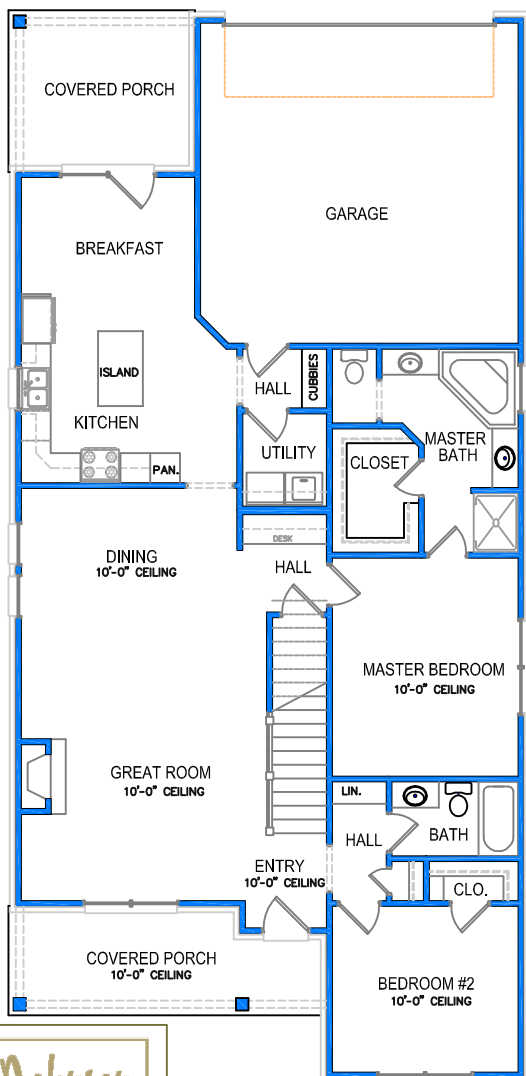


FLOOR PLAN

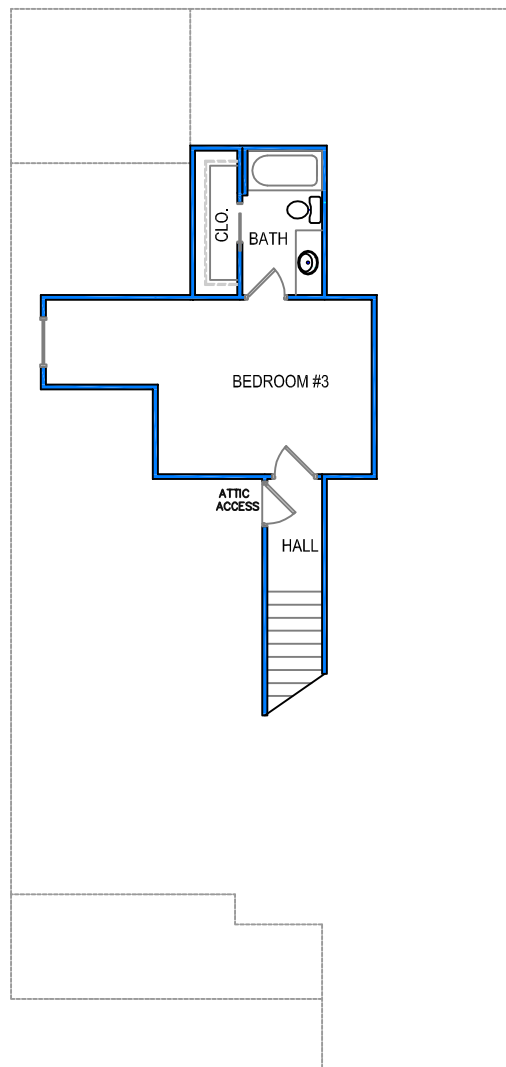
PLAN #4

FIRST FLOOR	1773
SECOND FLOOR	00
TOTAL HEATED	1773
BONUS ROOM	NA
GARAGE	471
STORAGE	W/GAR
PORCHES	131
TOTAL	2375
TOTAL HTD W/BRICK	1822

Proposed Home for Princeton West Subdivision



FIRST FLOOR PLAN

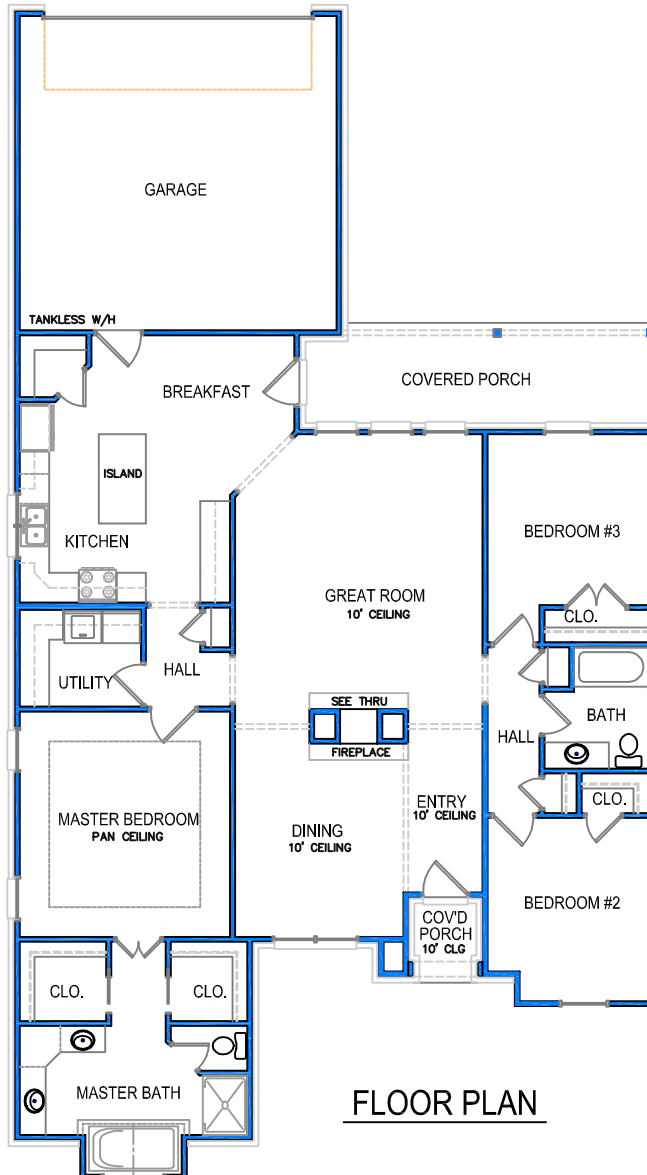


SECOND FLOOR PLAN

PLAN #5	
FIRST FLOOR	1586
SECOND FLOOR	356
TOTAL HEATED	1942
BONUS ROOM	NA
GARAGE	475
STORAGE	W/GAR
PORCHES	256
TOTAL	2673
TOTAL HTD W/BRICK 1998	



Proposed Home for Princeton West Subdivision

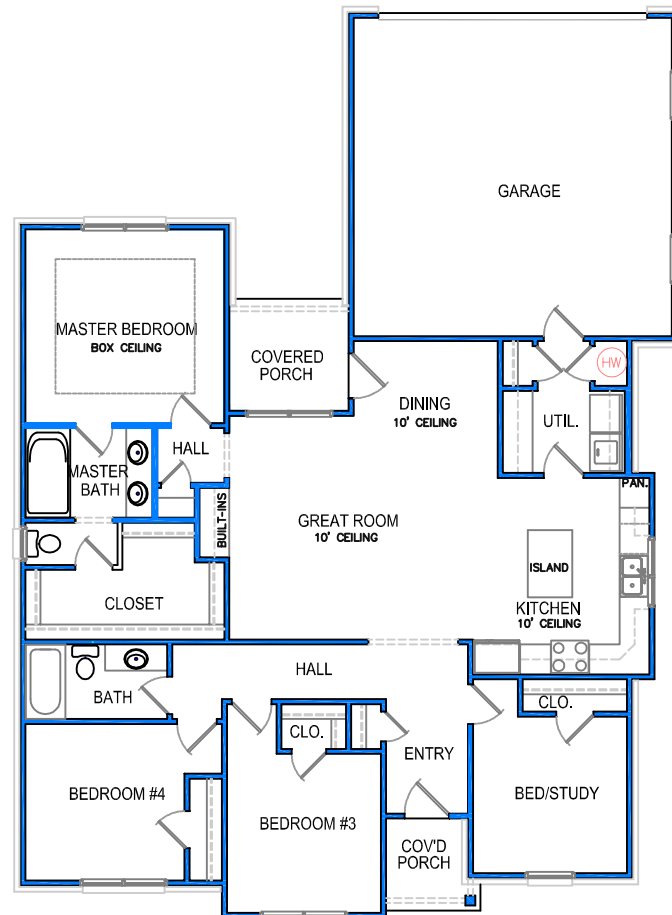


FLOOR PLAN

PLAN #6	
FIRST FLOOR	1874
SECOND FLOOR	00
TOTAL HEATED	1874
BONUS ROOM	NA
GARAGE	474
STORAGE	W/GAR
PORCHES	189
TOTAL	2537
TOTAL HTD W/BRICK	1934



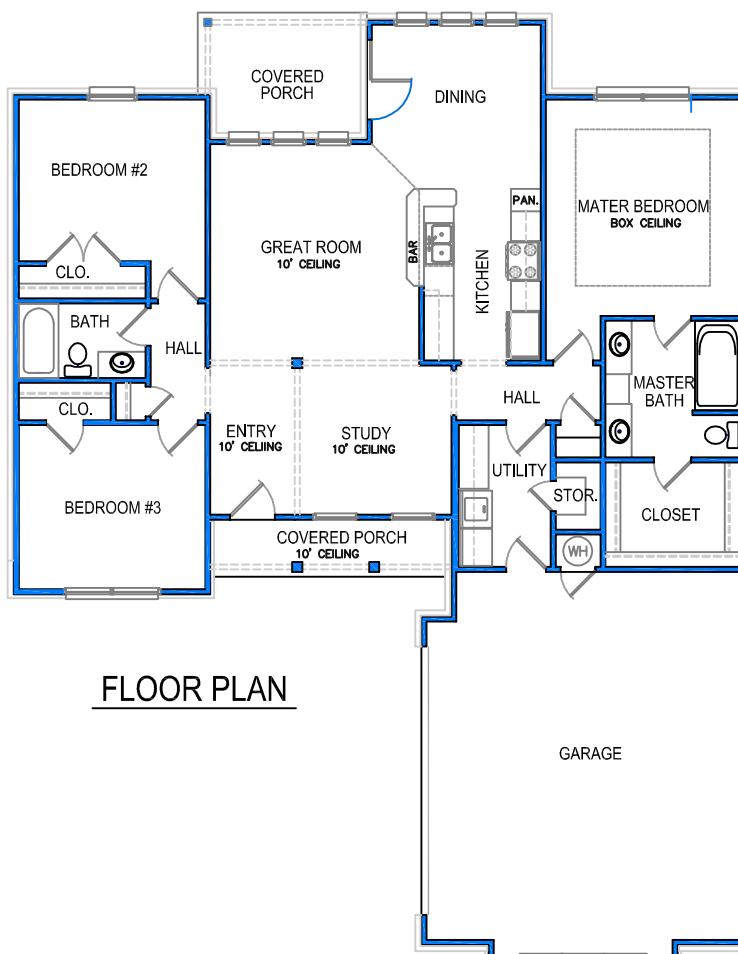
Proposed Home for Princeton West Subdivision



FLOOR PLAN

PLAN #7	
FIRST FLOOR	1588
SECOND FLOOR	0
TOTAL HEATED	1588
BONUS ROOM	NA
GARAGE	464
STORAGE	W/GAR
PORCHES	86
PATIO	00
TOTAL	2147
TOTAL HTD W/BRK	1635

Proposed Home for Princeton West Subdivision

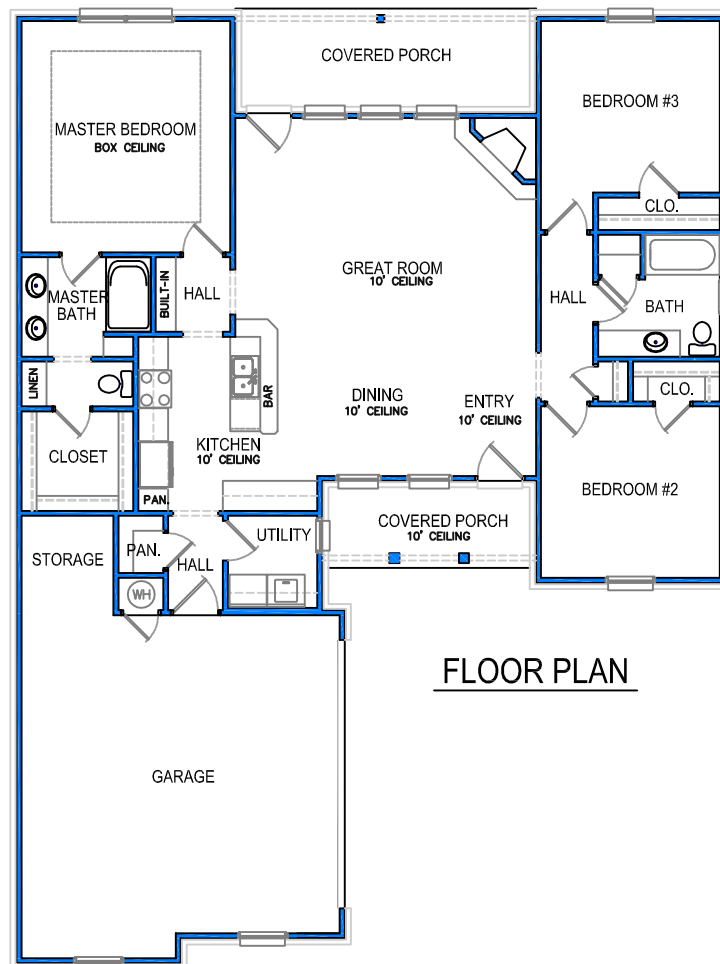


FLOOR PLAN

PLAN #8	
FIRST FLOOR	1552
SECOND FLOOR	0
TOTAL HEATED	1552
BONUS ROOM	NA
GARAGE	548
STORAGE	W/GAR
PORCHES	140
PATIO	00
TOTAL	2240
TOTAL HTD W/BRK	1601



Proposed Home for Princeton West Subdivision



FLOOR PLAN

PLAN #9	
FIRST FLOOR	1577
SECOND FLOOR	0
TOTAL HEATED	1577
BONUS ROOM	NA
GARAGE	539
STORAGE	W/GAR
PORCHES	207
PATIO	00
TOTAL	2323
TOTAL HTD W/BRK	1636



**City of Conway, Arkansas**  
**Ordinance No. O-12- \_\_\_\_**

**AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING ORDINANCE TO REZONE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF MEADOWLAKE ROAD AT DONAGHEY AVENUE (2007 AND 2011 MEADOWLAKE FROM 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 **R-1** symbols and indications as shown on the Zoning District Boundary Map in an area described as follows:

Part of the SW $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 36, T6N, R14W, described as follows: Beginning at a point 382 yards west of the NE corner of said SW $\frac{1}{4}$  SW $\frac{1}{4}$  and running thence west 150 feet to the NW corner of said SW $\frac{1}{4}$  SW $\frac{1}{4}$ ; thence south 660 feet; thence east 150 feet, more or less to a point due south of the point of beginning; thence north 660 feet to the point of beginning, **less and except** the south 295 feet.

Part of the SW $\frac{1}{4}$  SW $\frac{1}{4}$ , Section 36, Township 6 North, Range 14 West, Faulkner County, AR described as beginning at a point 1014.0 west of the NE corner of said SW $\frac{1}{4}$  SW $\frac{1}{4}$ ; thence west 132.0 feet; thence south 0 degrees 25 minutes 06 seconds east, 660.6 feet (deeded south, 660.0 feet); thence east 132.0 feet; thence north 0 degrees 25 minutes 06 seconds west, 660.6 feet (deeded north 660.0) to the point of beginning containing 2.00 acres, more or less, **less and except** the south 295 feet.

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 11<sup>th</sup> day of December, 2012.

**Approved:**

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

**Attest:**

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



# CONWAY PLANNING COMMISSION

---

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

November 20, 2012

Council Members  
Conway, AR 72032

Dear Council Members:

A request for a rezoning from R-1 to C-2 for property that is located at 2007 and 2011 Meadowlake Road (southeast corner) with the legal description

Part of the SW $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 36, T6N, R14W, described as follows: Beginning at a point 382 yards west of the NE corner of said SW $\frac{1}{4}$  SW $\frac{1}{4}$  and running thence west 150 feet to the NW corner of said SW $\frac{1}{4}$  SW $\frac{1}{4}$ ; thence south 660 feet; thence east 150 feet, more or less to a point due south of the point of beginning; thence north 660 feet to the point of beginning, **less and except** the south 295 feet.

Part of the SW $\frac{1}{4}$  SW $\frac{1}{4}$ , Section 36, Township 6 North, Range 14 West, Faulkner County, AR described as beginning at a point 1014.0 west of the NE corner of said SW $\frac{1}{4}$  SW $\frac{1}{4}$ ; thence west 132.0 feet; thence south 0 degrees 25 minutes 06 seconds east, 660.6 feet (deeded south, 660.0 feet); thence east 132.0 feet; thence north 0 degrees 25 minutes 06 seconds west, 660.6 feet (deeded north 660.0) to the point of beginning containing 2.00 acres, more or less, **less and except** the south 295 feet.

was reviewed by the Planning Commission at their regular meeting on November 19, 2012. The Planning Commission voted 6 – 2 to forward this request to the City Council with a recommendation for approval. Planning Commissioners Jeff Allender and Kimberly Gardner voted against the motion.

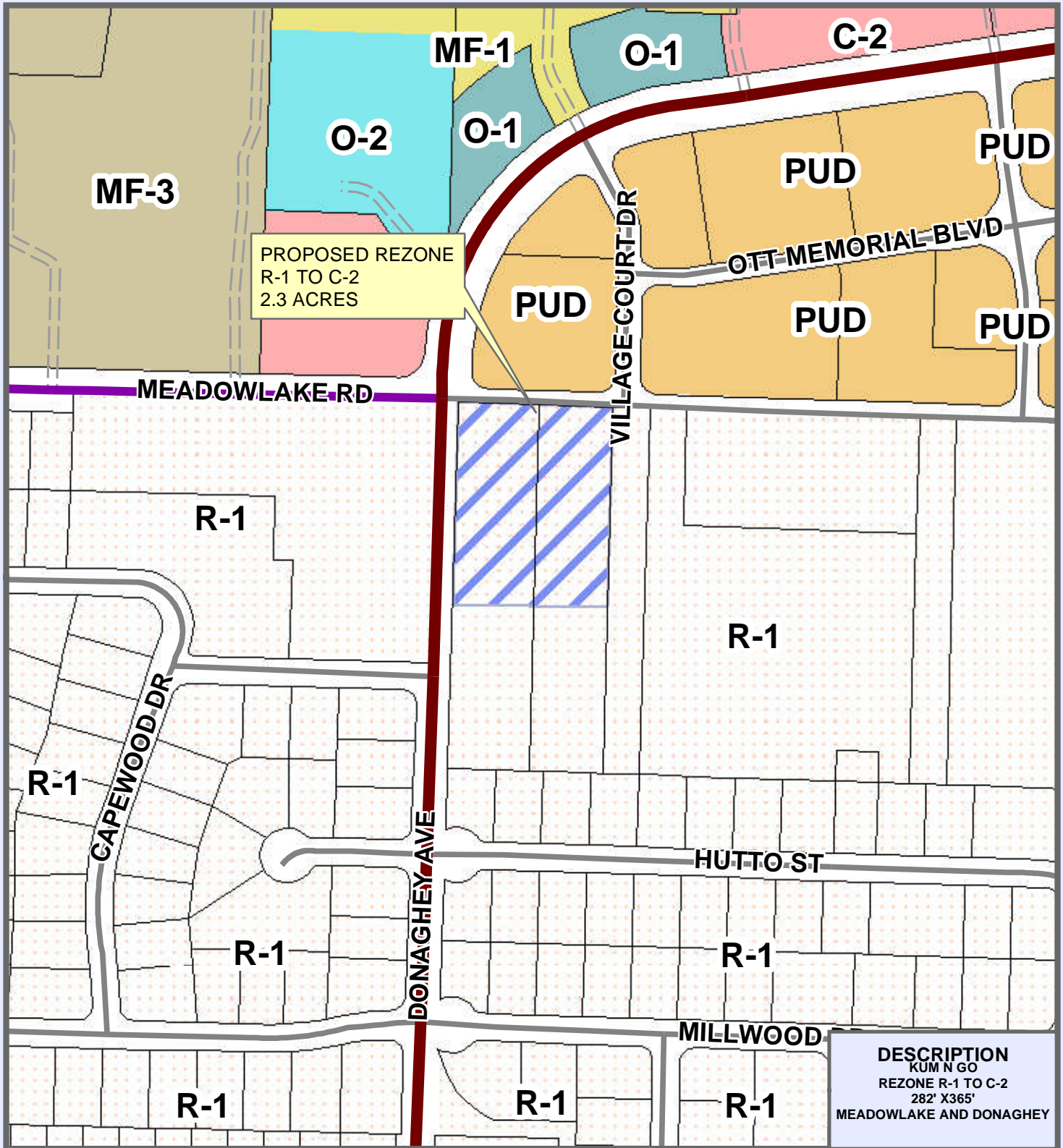
Sincerely,

Craig Cloud, Chair  
Planning Commission

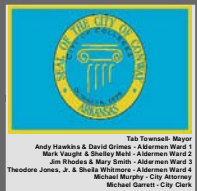


# CITY OF CONWAY

## KUM N GO R-1 TO C-2 -- AMENDED



**DESCRIPTION**  
KUM N GO  
REZONE R-1 TO C-2  
282' X365'  
MEADOWLAKE AND DONAGHEY



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		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
PUD
TJ



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



# CONWAY PLANNING COMMISSION

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

November 20, 2012

Council Members  
Conway, AR 72032

Dear Council Members:

A request for a conditional use permit to allow gas pumps in a C-2 zone for property that is located at Meadowlake at Donaghey (2011 and 2007 Meadowlake) with the legal description

Part of the SW $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 36, T6N, R14W, described as follows:  
Beginning at a point 382 yards west of the NE corner of said SW $\frac{1}{4}$  SW $\frac{1}{4}$  and running thence west 150 feet to the NW corner of said SW $\frac{1}{4}$  SW $\frac{1}{4}$ ; thence south 660 feet; thence east 150 feet, more or less to a point due south of the point of beginning; thence north 660 feet to the point of beginning, **less and except** the south 295 feet.

Part of the SW $\frac{1}{4}$  SW $\frac{1}{4}$ , Section 36, Township 6 North, Range 14 West, Faulkner County, AR described as beginning at a point 1014.0 west of the NE corner of said SW $\frac{1}{4}$  SW $\frac{1}{4}$ ; thence west 132.0 feet; thence south 0 degrees 25 minutes 06 seconds east, 660.6 feet (deeded south, 660.0 feet); thence east 132.0 feet; thence north 0 degrees 25 minutes 06 seconds west , 660.6 feet (deeded north 660.0) to the point of beginning containing 2.00 acres, more or less, **less and except** the south 295 feet.

was reviewed by the Planning Commission at their regular meeting on November 19, 2012. The Planning Commission voted 6 – 2 to forward this request to the City Council with a recommendation for approval subject to the below stated conditions. Commissioners Jeff Allender and Kimberly Gardner voted against the motion to approve.

1. Hours of operation shall be 24 hours a day, 7 days a week.
2. Conditional use permit is limited to the north 365 feet of the property as measured from the centerline of Meadowlake Road.
3. Outdoor sound system is prohibited.
4. Fuel center canopy columns shall be wrapped in brick.
5. Canopy colors shall be muted—similar to those approved at the Donaghey/Dave Ward Drive location.
6. Hours of external construction shall be limited to between 7:00am and 7:00pm.
7. Additional right-of-way to allow a roundabout shall be dedicated to the City per City Engineer's requirements.
8. Meadowlake frontage shall be improved as required per City Engineer's requirements.

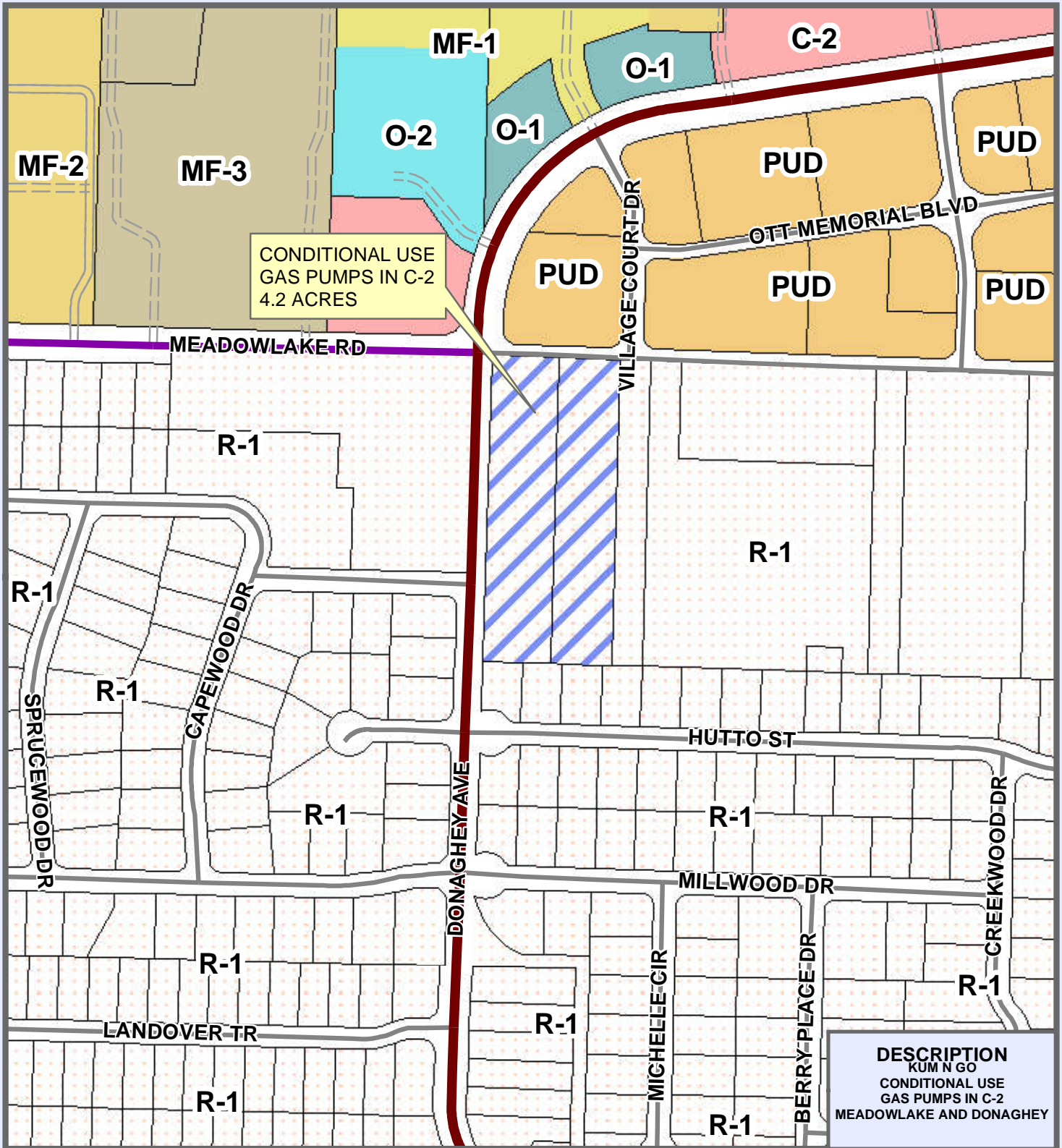
Sincerely,

Craig Cloud, Chair  
Planning Commission

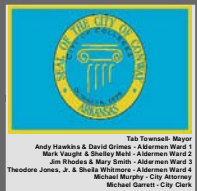


# CITY OF CONWAY

## KUM N GO CONDITIONAL USE

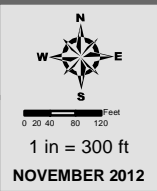


**DESCRIPTION**  
 KUM N GO  
 CONDITIONAL USE  
 GAS PUMPS IN C-2  
 MEADOWLAKE AND DONAGHEY



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		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

1 in = 300 ft
NOVEMBER 2012



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 E-MAIL: [Jason.Lyon@CityofConway.org](mailto:Jason.Lyon@CityofConway.org)

Printing Date: 11/11/2012  
 File Name: Maps\2012\11\NOV2012\KUM N GO CU.mxd  
 Prepared By: Jason Lyon



**City of Conway, Arkansas**  
**Ordinance No. O-12- \_\_\_\_\_**

**AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING ORDINANCE TO REZONE PROPERTY LOCATED AT 2005 MEADOWLAKE ROAD FROM 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 **R-1** symbols and indications as shown on the Zoning District Boundary Map in an area described as follows:

Part of the SW $\frac{1}{4}$  SW  $\frac{1}{4}$ , Section 36, T6N, R14W, Faulkner County, Arkansas, more particularly described as follows: Beginning at a point 316 yards West from the Northeast corner of said SW $\frac{1}{4}$  SW $\frac{1}{4}$  and running thence South 220 yards; thence West 22 yards; thence North 220 yards; thence East 22 yards to the point of beginning, **less and except** the South 295 feet.

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 11<sup>th</sup> day of December, 2012.

**Approved:**

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

**Attest:**

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



# CONWAY PLANNING COMMISSION

---

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

November 20, 2012

Council Members  
Conway, AR 72032

Dear Council Members:

A request for a rezoning from R-1 to C-2 for property that is located at 2005 Meadowlake Road with the legal description

Part of the SW $\frac{1}{4}$  SW  $\frac{1}{4}$ , Section 36, T6N, R14W, Faulkner County, Arkansas, more particularly described as follows:  
Beginning at a point 316 yards West from the Northeast corner of said SW $\frac{1}{4}$  SW $\frac{1}{4}$  and running thence South 220 yards; thence West 22 yards; thence North 220 yards; thence East 22 yards to the point of beginning, **less and except** the South 295 feet.

was reviewed by the Planning Commission at their regular meeting on November 19, 2012. At the applicant's behest, the Planning Commission amended the request to rezone **only** the North 365 feet from the centerline of Meadowlake Road south leaving the remainder as an R-1 buffer. The Planning Commission voted 8 – 0 to forward this request to rezone only the North 365 feet to the City Council with a recommendation for approval.

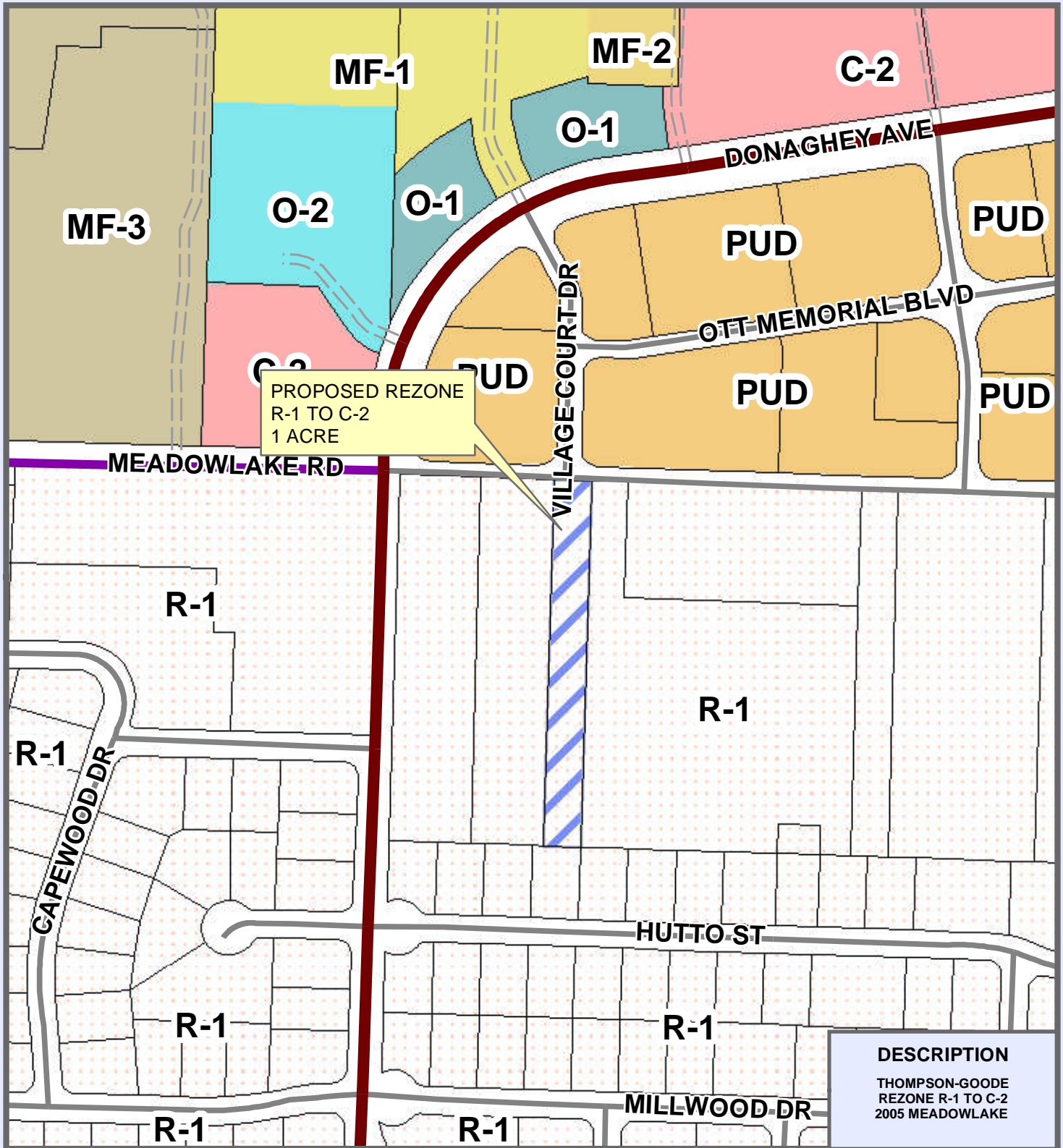
Sincerely,

Craig Cloud, Chair  
Planning Commission



# CITY OF CONWAY

## THOMPSON REZONE R-1 TO C-2



PROPOSED REZONE  
R-1 TO C-2  
1 ACRE

### DESCRIPTION

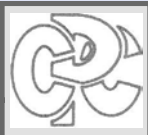
THOMPSON-GOODE  
REZONE R-1 TO C-2  
2005 MEADOWLAKE



Tab Townsend - Mayor  
Mark Vaughn & Shirley Mault - Aldermen Ward 1  
Jim Rhodes & Mary Smith - Aldermen Ward 3  
Theodore Jones, Jr. & Shelia Westmore - Aldermen Ward 4  
Michael Murphy - City Attorney  
Michael Garrett - City Clerk



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



CONWAY PLANNING COMMISSION  
Craig Cloud - Chair  
Chris Steptock - 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		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
			A-2



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CONTACT INFORMATION  
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Printing Date: 11/02/12  
File Name: Maps\2012\11\NOV2012\THOMPSON REZ.zwg  
Prepared By: Jason Lyon



**City of Conway, Arkansas  
Ordinance No. O-12-\_\_\_\_\_**

**AN ORDINANCE ACCEPTING AND APPROPRIATING DONATION FUNDS FOR THE CONWAY PARKS DEPARTMENT; AND FOR OTHER PURPOSES**

**WHEREAS**, The Conway Parks Department has received a \$ 5,000 donation from Lowe's to be used toward the purchase of a new scoreboard at Curtis Walker Park;

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

**Section 1.** The City of Conway shall accept donation funds in the amount of \$5,000 and appropriate said funds from the Donations Non Departmental Account (001-119-4705) to the Conway Parks Department Parks A&P Construction in Progress Account (252.140.5990).

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

**PASSED** this 11<sup>th</sup> day of December, 2012.

**Approved:**

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

**Attest:**

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



**City of Conway, Arkansas**  
**Ordinance No. O-12-\_\_\_\_\_**

**AN ORDINANCE AUTHORIZING PERSONNEL CHANGES WITHIN THE CONWAY PARKS DEPARTMENT; AND  
 FOR OTHER PURPOSES**

**WHEREAS**, The Conway Parks Department currently has a need for one (1) additional full time personnel in the Programs Division and one (1) Grounds Supervisor I; and

**WHEREAS**, The Conway Parks Department has a vacancy in the Complex Manager I position; and

**WHEREAS**, The financial impact of the new positions can be absorbed by the department's budget previously approved by City Council and therefore no current budget adjustment is warranted;

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

**SECTION 1.** The authorized positions in the City of Conway Parks & Recreation Department are changed to reflect the following position reclassifications:

- Reclassify one (1) Complex Manager Grade 05 to one (1) Recreation Supervisor Grade 61 (new position)
- Reclassify one (1) Grounds Maintenance Grade 01 to one (1) Grounds Supervisor I Grade 26

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

**PASSED** this 11<sup>th</sup> day of December, 2012.

**Approved:**

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

**Attest:**

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





**City of Conway, Arkansas**  
**Ordinance No. O-12-\_\_\_\_\_**

**AN ORDINANCE APPROPRIATING FUNDS FOR THE PURCHASE OF A BUCKET TRUCK AND A SERVER SYSTEM UPGRADE FOR THE IT DEPARTMENT; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.**

**Whereas,** The City's IT department has determined that a need exists for a bucket truck and an upgrade to the current computer server system in 2013; and

**Whereas,** The City's Finance department has determined that in order for sufficient funds to be available in the 2013 budget for a new employee salary scale, that these one time purchases should be done with part of the surplus that will be realized in the 2012 fiscal year.

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

**Section 1:** The City of Conway shall appropriate \$449,000 from the General Fund – Fund Balance Appropriation Account (001.119.4900) to expenditure accounts in the IT Department as follows: Machinery and Equipment (001.108.5910) \$120,000; and Computer Equipment (001.108.5930) \$329,000.

**Section 2:** All ordinances in conflict herewith are repealed to the 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 11<sup>th</sup> day of December, 2012.

**Approved:**

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

**Attest:**

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



**City of Conway, Arkansas  
Ordinance No. O-12-\_\_\_\_\_**

**AN ORDINANCE ACCEPTING DONATED ITEMS TO THE CONWAY POLICE DEPARTMENT; AND FOR OTHER PURPOSES**

**WHEREAS**, the Log Cabin Democrat has donated a Motorola handheld radio to the Conway Police Department with a stated value of \$2,000; and

**WHEREAS**, the Conway Police Department can use the radio in day to day operations and;

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

**Section 1.** The City of Conway shall accept the donated radio and add to the list of inventory items for the Conway Police Department:

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

**PASSED** this 11<sup>th</sup> day of December 2012.

**Approved:**

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

**Attest:**

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



**City of Conway, Arkansas**  
**Ordinance No. O-12-\_\_\_\_**

**AN ORDINANCE APPROPRIATING & ACCEPTING REIMBURSEMENTS AND RESTITUTION FUNDS FROM VARIOUS ENTITIES FOR THE CITY OF CONWAY POLICE DEPARTMENT; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES**

**WHEREAS**, the City of Conway Police Department has received reimbursements and restitution funds from the following entities:

Various Companies	\$20,778.12	Extra duty services rec'vd since October
Public Processing	\$ 8,445.00	Cars sold at auction
Municipal Vehicle Program	\$ 4,622.52	Insurance proceeds
ERTS	\$113,882.09	State funds for equipment upgrade
AEDC	\$18,770.00	Rebate for CNG Kits

**WHEREAS**, the Conway Police Department needs these funds to replenish their expenditure accounts; and

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

**Section 1.** The City of Conway shall accept reimbursement funds totaling \$20,778.12 and appropriate from 001.121.4185 to the Conway Police Department's overtime expense account, 001.121.5114.

**Section 2.** The City of Conway shall accept funds in the amount of \$8,445.00 and appropriate from 001.121.4799 to the Conway Police Department's bond capital vehicle expense account, 611.121.5920, to be used towards the purchase of two replacement motorcycles.

**Section 3.** The City of Conway shall accept funds in the amount of \$4,622.52 and appropriate from 001.119.4360 to the Conway Police Department's vehicle expense account, 001.121.5450.

**Section 4.** The City of Conway shall accept funds in the amount of \$113,882.09 from 001.119.4190 and appropriate to the Conway Police Department's capital equipment account, 001.121.5910, to be used towards the purchase of an 911 equipment upgrade at CEOC.

**Section 5.** The City of Conway shall accept rebate funds in the amount of \$18,770.00 and appropriate from 611.121.4799 to the Conway Police Department's bond capital vehicle expense account, 611.121.5920, to be used towards the purchase of two replacement motorcycles.

**Section 6.** This ordinance is necessary for the protection of the public peace, health and safety and an emergency is hereby declared to exist, and this ordinance shall be in full force and effect from and after its passage and approval.

**Section 7.** All ordinances in conflict herewith are repealed to the extent of the conflict.

**PASSED** this 11<sup>th</sup> day of December, 2012.

**Approved:**

**Attest:**

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

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

# MEMO

TO: City Council Members/Mayor Tab Townsell

FROM: Chief A.J. Gary

DATE: December 4<sup>th</sup>, 2012

SUBJECT: Acceptance of Bids

## Message:

Bids were opened in City Hall/Downstairs Conference Room @ 10:00am on November 27<sup>th</sup>, 2012 for the purchase of two (2) Honda motorcycles for the Conway Police Department, the bids were as follows:

Sunrise Honda	\$33,740
Richard Honda-Yamaha	\$34,265
DFW Honda	\$35,238

It is my recommendation that the Council accept the low bid from Sunrise Honda.

Thank you for your consideration.