



City of Conway, Arkansas
CITY COUNCIL
Agenda • April 12, 2022

www.conwayarkansas.gov

Elected Officials

Mayor Bart Castleberry
City Clerk Michael O. Garrett
City Attorney Charles Finkenbinder

Ward 1 Position 1 – Andy Hawkins
Ward 1 Position 2 – David Grimes
Ward 2 Position 1 – Anne Tucker
Ward 2 Position 2 – Shelley Mehl
Ward 3 Position 1 – Mark Ledbetter
Ward 3 Position 2 – Mary Smith
Ward 4 Position 1 – Theodore Jones Jr.
Ward 4 Position 2 – Shelia Isby

5:30pm:

No Committee Meeting

6:00pm:

City Council Meeting • City Council Chambers • 1111 Main Street

Call to Order:

Bart Castleberry, Mayor

Roll Call:

Michael O. Garrett, Clerk/Treasurer

Minutes Approval:

March 22, 2022

A. Community Development Committee (Airport, Community Development, Code Enforcement, Permits, Inspections, & Transportation, Planning & Development)

1. Ordinance authorizing the issuance of capital improvement bonds for the Community Center and Soccer Complex.
2. Ordinance approving the location of a private club permit for Marriott Courtyard Hotel Café 501 of Conway, Inc.
3. Consideration to approve the nomination for the Oak Grove Cemetery Board.
4. Consideration to approve the nomination for the Conway Corporation Board of Directors.
5. Resolution requesting the Faulkner County Tax Collector place a lien against property located at 1450 Rachel Dr. for expenses incurred by the City.
6. Resolution to condemn the structure located at 44 Thousand Oaks for the Code Enforcement Department.
7. Resolution to approve the bid for the Harkrider Street Sidewalk Project for the Transportation Department.
8. Ordinance amending Ordinance No. O-19-35 for revised methods for the removal from city boards, commissions, and committees.
9. Ordinance to amend the Conway Zoning Code Revisions of definitions and table for office, bank, and financial institution, etc. for the Planning & Development Department.
10. Resolution to amend the Master Street & Trail Plan addressing Connect Conway for the Planning & Development Department.
11. Consideration to modify the Conditional Use Permit No. 1042 to allow a Childcare Facility in the O-1 zoning district for property located at 700 Salem Road. (CUP-0122-0182).
12. Consideration to modify the Conditional Use Permit no. 1277REV to allow Retail Restricted and General in the O-1 zoning district for property located at 2525 Prince Street.
13. Ordinance to rezone property located at 1 & 3 Azalea Lane and 65 Azalea Loop from A-1 to R-2A.
14. Ordinance to rezone property located at 3055 Stermer Road from RU-1 to A-1.
15. Ordinance to rezone ± 3.70 acres located at 2522 and 2600 College Avenue from O-2 to PUD.

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

1. Ordinance appropriating funds for the completion of landscape planting on Prince Street.
2. Ordinance to enter into an independent contractor agreement and appropriate funds for the hanging baskets in Downtown Conway.
3. Resolution to enter into an agreement for construction management services for the Conway Soccer Complex.
4. Resolution to enter into an agreement for construction management services for the Conway Community Center.

C. Public Safety Committee (District Court, Department of Information Systems & Technology, Animal Welfare, Communication Emergency Operations Center, Police, Fire, & Office of the City Attorney)

1. Ordinance appropriating grant funding received from the Department of Justice for the Connect and Protect grant for the Conway Police Department.
2. Ordinance appropriating fund for the purchase of property located on 1108 Deer Street for the Conway Police Department.
3. Ordinance appropriating insurance proceeds funds for the Conway Fire Department.
4. Resolution to enter into an agreement for construction management services for Conway Fire Station #3.

D. New Business

1. Discussion of the Reed vs. City of Conway case.

Adjournment

KUTAK ROCK LLP
DRAFT 03/02/2022

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE ISSUANCE AND SALE OF \$ [REDACTED] OF THE CITY'S RESTAURANT GROSS RECEIPTS TAX CAPITAL IMPROVEMENT AND REFUNDING BONDS, SERIES 2022, FOR THE PURPOSE OF FINANCING CERTAIN COMMUNITY CENTER AND SOCCER FIELD IMPROVEMENTS AND REFUNDING THE CITY'S OUTSTANDING RESTAURANT GROSS RECEIPTS TAX REFUNDING BONDS, SERIES 2017; AUTHORIZING THE EXECUTION AND DELIVERY OF A TRUST INDENTURE PURSUANT TO WHICH THE SERIES 2022 BONDS WILL BE ISSUED AND SECURED; AUTHORIZING THE EXECUTION AND DELIVERY OF AN OFFICIAL STATEMENT PURSUANT TO WHICH THE SERIES 2022 BONDS WILL BE OFFERED; AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND PURCHASE AGREEMENT PROVIDING FOR THE SALE OF THE SERIES 2022 BONDS; AUTHORIZING THE EXECUTION AND DELIVERY OF A CONTINUING DISCLOSURE AGREEMENT; PRESCRIBING OTHER MATTERS RELATING THERETO; AND DECLARING AN EMERGENCY.

WHEREAS, the City of Conway, Arkansas (the "City") is authorized and empowered under the provisions of the Constitution and laws of the State of Arkansas, including particularly Arkansas Code Annotated (2020 Repl.) Sections 26-75-601 *et seq.* (as from time to time amended, the "Advertising and Promotion Commission Act") and Arkansas Code Annotated (1998 Repl. & 2021 Supp.) Sections 14-164-301 *et seq.* (as from time to time amended, the "Local Government Bond Act"), to issue and sell its capital improvement bonds to finance and refinance the costs of various capital improvements, which capital improvement bonds may be secured by and payable from the receipts of the taxes on the sale of prepared food and beverages within the City authorized by the Advertising and Promotion Commission Act; and

WHEREAS, as authorized by the Advertising and Promotion Commission Act, the City has previously levied (i) a one percent (1%) tax ("A&P Tax No. 1") pursuant to Ordinance No. O-05-97 adopted on August 16, 2005, as amended, and (ii) a one percent (1%) tax ("A&P Tax No. 2") pursuant to Ordinance No. O-05-98 adopted on August 16, 2005, as amended, upon the portion of gross receipts received by restaurants, cafes, cafeterias, delicatessens, drive-in restaurants, carry-out restaurants, concession stands, convenience stores, grocery store-restaurants and similar businesses within the City from the sale of prepared food and beverages for on-premises or off-premises consumption; and

WHEREAS, as authorized under the provisions of the Local Government Bond Act and the Advertising and Promotion Commission Act, the City, pursuant to Ordinance No. O-17-112 adopted on October 10, 2017, previously issued and sold its Restaurant Gross Receipts Tax Refunding Bonds, Series 2017 (the "Series 2017 Bonds"), in the original principal amount of \$9,115,000, of which \$6,730,000 in principal amount remains outstanding; and

WHEREAS, the City Council of the City has determined (i) that there is an urgent need for the acquisition, construction and equipping of a community center and additional soccer fields within the City and (ii) that the debt service obligations of the City secured by A&P Tax No. 1 and A&P Tax No. 2 can be restructured through the refunding of the Series 2017 Bonds; and

WHEREAS, pursuant to the provisions of Ordinance No. O-21-117 of the City, adopted and approved on November 23, 2021 (the “Election Ordinance”), and as authorized by the Advertising and Promotion Commission Act and the Local Government Bond Act, there was submitted to the qualified electors of the City the questions of (i) the issuance of not to exceed \$27,300,000 in principal amount of capital improvement bonds for the purpose of financing a community center, (ii) the issuance of not to exceed \$5,500,000 in principal amount of capital improvement bonds for the purpose of financing additional soccer fields, and (iii) the issuance of not to exceed \$6,900,000 in principal amount of refunding bonds for the purpose of refunding the Series 2017 Bonds, said bonds to be secured by a pledge of and lien upon 75% of the receipts of A&P Tax No. 1 and 100% of the receipts of A&P Tax No. 2 (collectively, the “Tax Receipts”); and

WHEREAS, at a special election held February 8, 2022, a majority of the qualified electors of the City voting on the aforementioned questions approved all of said questions; and

WHEREAS, the City desires to accomplish such financing of improvements and refinancing of the Series 2017 Bonds, as approved by the voters, through the issuance of its Restaurant Gross Receipts Tax Capital Improvement and Refunding Bonds, Series 2022 (the “Series 2022 Bonds”), in the principal amount of \$ [REDACTED]; and

WHEREAS, the City’s Advertising and Promotion Commission (the “A&P Commission”), by resolution adopted March [REDACTED], 2022, has consented to the issuance of the Series 2022 Bonds by the City and the pledge of the Tax Receipts to secure the Series 2022 Bonds; and

WHEREAS, the City has made arrangements for the sale of the Series 2022 Bonds to Crews & Associates, Inc. and Stephens Inc. (the “Underwriters”), pursuant to the terms of a Bond Purchase Agreement between the City and the Underwriters (the “Bond Purchase Agreement”) in substantially the form presented to and before this meeting;

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

Section 1. Under the authority of the Constitution and laws of the State of Arkansas, including particularly the Advertising and Promotion Commission Act and the Local Government Bond Act, there is hereby authorized the issuance of bonds of the City to be designated as “Restaurant Gross Receipts Tax Capital Improvement and Refunding Bonds, Series 2022” (the “Series 2022 Bonds”). The Series 2022 Bonds shall be issued in the original aggregate principal amount of [REDACTED] Dollars (\$ [REDACTED]), shall mature on the dates and in the amounts, and shall bear interest at the rates, all as specified in the Bond Purchase Agreement presented to this meeting. The proceeds

of the Series 2022 Bonds will be utilized (i) to redeem all of the outstanding Series 2017 Bonds, (ii) to finance the acquisition, construction and equipping of certain community center and soccer field improvements within the City, (iii) to establish a debt service reserve/ to purchase a surety bond or insurance policy for reserve purposes, and (v) to pay printing, underwriting, legal and other expenses incidental to the issuance of the Series 2022 Bonds. The Series 2022 Bonds shall be issued in the form and denominations, shall be dated, shall be numbered, shall mature, shall be subject to redemption prior to maturity, and shall contain such other terms, covenants and conditions, all as set forth in that certain Trust Indenture (as hereinafter defined) to be executed in substantially the form submitted to this meeting.

The Mayor is hereby authorized and directed to execute and deliver the Series 2022 Bonds in substantially the form thereof contained in the Trust Indenture submitted to this meeting, and the City Clerk is hereby authorized and directed to execute and deliver the Series 2022 Bonds and to affix the seal of the City thereto, and the Mayor and City Clerk are hereby authorized and directed to cause the Series 2022 Bonds to be accepted and authenticated by the Trustee (hereinafter defined). The Mayor is hereby authorized to confer with the Trustee, the Underwriters and Kutak Rock LLP, Little Rock, Arkansas (“Bond Counsel”), in order to complete the Series 2022 Bonds in substantially the form thereof contained in the Trust Indenture submitted to this meeting, with such changes as shall be approved by such persons executing the Series 2022 Bonds, their execution to constitute conclusive evidence of such approval.

Section 2. In order to pay the principal of and interest on the Series 2022 Bonds as they mature or are called for redemption prior to maturity, there is hereby pledged all of the Tax Receipts as approved by the voters. As provided in the Indenture, the receipts of A&P Tax No. 2 will be applied first to the satisfy the obligations of the City with respect to the Series 2022 Bonds, and the 75% pledged portion of the receipts of A&P Tax No. 1 will be utilized only to the extent needed to satisfy such obligations after application of the receipts of A&P Tax No. 2. The levy and collection of A&P Tax No. 1 and A&P Tax No. 2 shall not be discontinued or reduced while any of the Series 2022 Bonds are outstanding unless sufficient funds are on deposit with the Trustee under the Indenture to redeem the Series 2022 Bonds in full. The City covenants and agrees that all of the Tax Receipts will be accounted for separately as special funds on the books of the City, and all Tax Receipts will be deposited and will be used solely as provided in the Indenture.

Section 3. To prescribe the terms and conditions upon which the Series 2022 Bonds are to be executed, authenticated, issued, accepted, held and secured, the Mayor is hereby authorized and directed to execute and acknowledge a Trust Indenture to be dated as of the date of its execution (the “Trust Indenture”), by and between the City and Bank OZK, an Arkansas banking corporation, as trustee (the “Trustee”), and the City Clerk is hereby authorized and directed to execute and acknowledge the Trust Indenture and to affix the seal of the City thereto, and the Mayor and the City Clerk are hereby authorized and directed to cause the Trust Indenture to be accepted, executed and acknowledged by the Trustee. The Trust Indenture is hereby approved in substantially the form submitted to this meeting, including, without limitation, the provisions thereof pertaining to the pledge of the Tax Receipts and the terms of the Series 2022 Bonds. The Mayor is hereby authorized to confer with the Trustee, the Underwriters and Bond Counsel in order to complete the Trust Indenture in substantially the form submitted to this

meeting, with such changes as shall be approved by such persons executing the Trust Indenture, their execution to constitute conclusive evidence of such approval.

(Advice is given that a copy of the Trust Indenture in substantially the form authorized to be executed is on file with the City Clerk and is available for inspection by any interested person.)

Section 4. There is hereby authorized and approved a Preliminary Official Statement of the City, including the cover page and appendices attached thereto, relating to the Series 2022 Bonds. The previous distribution and use of the Preliminary Official Statement in connection with the offer and sale of the Series 2022 Bonds is hereby ratified. The Preliminary Official Statement is hereby “deemed final” by the City within the meaning of U.S. Securities and Exchange Commission Rule 15c2-12. The Preliminary Official Statement, as amended to conform to the terms of the Bond Purchase Agreement, including Exhibit A thereto, and with such other changes and amendments as are mutually agreed to by the City and the Underwriters, is herein referred to as the “Official Statement,” and the Mayor is hereby authorized to execute the Official Statement for and on behalf of the City. The Official Statement is hereby approved in substantially the form of the Preliminary Official Statement submitted to this meeting, and the Mayor is hereby authorized to confer with the Trustee, the Underwriters and Bond Counsel in order to complete the Official Statement in substantially the form of the Preliminary Official Statement submitted to this meeting, with such changes as shall be approved by such persons, the Mayor’s execution to constitute conclusive evidence of such approval.

(Advice is given that a copy of the Preliminary Official Statement is on file with the City Clerk and is available for inspection by any interested person.)

Section 5. There is hereby authorized and directed the acceptance of the offer of the Underwriters, pursuant to a Bond Purchase Agreement to be dated as of the date of its execution (the “Bond Purchase Agreement”), to purchase the Series 2022 Bonds at a purchase price of _____% of the principal amount thereof [plus][less] a net reoffering [premium][discount] of \$_____. In order to prescribe the terms and conditions upon which the Series 2022 Bonds are to be sold to the Underwriters, the Mayor is hereby authorized and directed to execute the Bond Purchase Agreement on behalf of the City, and the Bond Purchase Agreement is hereby approved in substantially the form submitted to this meeting. The Mayor is hereby authorized to confer with the Underwriters and Bond Counsel in order to complete the Bond Purchase Agreement in substantially the form submitted to this meeting, with such changes as shall be approved by such persons executing the Bond Purchase Agreement, their execution to constitute conclusive evidence of such approval.

(Advice is given that a copy of the Bond Purchase Agreement in substantially the form authorized to be executed is on file with the City Clerk and is available for inspection by any interested person.)

Section 6. In order to provide for continuing disclosure of certain financial and operating information with respect to the Tax Receipts and the City in compliance with the provisions of Rule 15c2-12 of the U. S. Securities and Exchange Commission, the Mayor is hereby authorized and directed to execute a Continuing Disclosure Agreement to be dated as of

the date of its execution (the “Continuing Disclosure Agreement”), by and between the City and the Trustee, as dissemination agent (the “Dissemination Agent”), and the Mayor is hereby authorized and directed to cause the Continuing Disclosure Agreement to be executed by the Dissemination Agent. The Continuing Disclosure Agreement is hereby approved in substantially the form submitted to this meeting, and the Mayor is hereby authorized to confer with the Dissemination Agent, the Underwriters and Bond Counsel in order to complete the Continuing Disclosure Agreement in substantially the form submitted to this meeting, with such changes as shall be approved by such persons executing the Continuing Disclosure Agreement, their execution to constitute conclusive evidence of such approval.

(Advice is given that a copy of the Continuing Disclosure Agreement in substantially the form authorized to be executed is on file with the City Clerk and is available for inspection by any interested person.)

Section 7. The Underwriters have proposed that the City consider the purchase of a surety bond or debt service reserve insurance policy with a portion of the proceeds of the Series 2022 Bonds. If deemed economically advantageous by the Mayor, the Mayor is hereby authorized to execute a commitment with respect to a surety bond or debt service reserve insurance policy and to do any and all other things necessary to accomplish the delivery of a surety bond or debt service reserve insurance policy with respect to the Series 2022 Bonds.

Section 8. The Mayor and City Clerk, for and on behalf of the City, are hereby authorized and directed to do any and all things necessary to effect the issuance, sale, execution and delivery of the Series 2022 Bonds and to effect the execution and delivery of the Trust Indenture, the Bond Purchase Agreement, the Official Statement, the Continuing Disclosure Agreement, a Tax Compliance Agreement relating to the tax exemption of interest on the Series 2022 Bonds, and, if necessary, an Escrow Deposit Agreement relating to the redemption of the Series 2017 Bonds, and to perform all of the obligations of the City under and pursuant thereto. The Mayor and the City Clerk are further authorized and directed, for and on behalf of the City, to execute all papers, documents, certificates and other instruments that may be required for the carrying out of such authority or to evidence the exercise thereof.

Section 9. The provisions of this Ordinance are hereby declared to be severable, and if any section, phrase or provision shall for any reason be declared to be illegal or invalid, such declaration shall not affect the validity of the remainder of the sections, phrases or provisions of this Ordinance.

Section 10. All ordinances, resolutions and parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Section 11. It is hereby found and determined that there is an urgent need for community center and soccer field improvements within the City and to restructure the indebtedness represented by the Series 2017 Bonds, and in order to do so on the most favorable terms, it is necessary to enter into the Bond Purchase Agreement as soon as possible. Therefore, an emergency is hereby declared to exist and this Ordinance, being necessary for the immediate preservation of the public health, safety and welfare, shall be in force and take effect immediately upon and after its passage.

ADOPTED AND APPROVED THIS ____ DAY OF _____, 2022.

APPROVED:

Mayor

ATTEST:

City Clerk

(S E A L)



City of Conway, Arkansas
Ordinance No. O-22-_____

AN ORDINANCE APPROVING THE PRIVATE CLUB PERMIT FOR CAFÉ 501 OF CONWAY, INC. AND ALLOWING FOR THE APPLICATION OF THE REQUIRED PERMITS FROM THE ARKANSAS ALCOHOLIC BEVERAGE CONTROL DIVISION PER ARKANSAS CODE ANNOTATED §3-9-222 AS AMENDED

Whereas, Café 501 of Conway, Inc. has applied for a private club permit as required under Chapter 4.12.04 of the Conway City Code per Ordinance No. O-17-100 and A.C.A §3-9-222; and

Whereas, the application is limited and specific to Café 501 of Conway, Inc. located at 1301 E Dave Ward Drive, Conway, AR 72032; and

Whereas, the applicant has provided all the information required in permit application process and met all the standards set forth by the Conway City Council; and

Whereas, the City Council for the City of Conway hereby approves the application for permit for the proposed location to operate a private club within the City limits of Conway; and

Whereas, this approval does not authorize the operation of a private club within the City of Conway but does function as an authorization to apply for a private club permit through the Arkansas Alcoholic Beverage Control Division per A.C.A §3-9-222.

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

Section 1. That the application for private club permit is hereby approved for and Café 501 of Conway, Inc. located at 1301 E Dave Ward Drive, Conway, AR 72032.

Section 2. That no private club operations will begin unless and until a permit to operate a private club is issued by the Arkansas Alcoholic Beverage Division.

Section 3. That the approval and permit are subject to suspension or revocation by the City in the event the applicant violates Conway City Code or State law.

Passed this 12th day of April, 2022.

Approved:

Mayor Bart Castleberry

Attest:

Michael O. Garrett
City Clerk/Treasurer



CITY OF CONWAY, ARKANSAS

Office of the Mayor

Mayor Bart Castleberry

www.conwayarkansas.gov

1111 Main Street

Conway, AR 72032

T 501.450.6110

F 501.450.6145

MEMO

To: Mayor Bart Castleberry
City Council Members

From: Felicia T. Rogers

Date: April 8th, 2022

Re: Oak Grove Cemetery

The Oak Grove Cemetery would like to nominate David Reynolds to the Oak Grove Cemetery Board.

Mr. Reynolds will replace Ellen Gordy who term expires on December 31st, 2026.

Please advise if you have any questions.



March 16, 2022

The Honorable Bart Castleberry, Mayor
and Members of the City Council
City of Conway, Arkansas
1201 Oak Street
Conway, AR 72032

Dear Ladies and Gentlemen:

The Board of Directors of the Conway Corporation, in conformance with Resolution 88-11, published a legal notice in the Log Cabin Democrat on February 8, 2022, advertising for nominees to the Conway Corporation Board of Directors. (A copy of that legal notice is enclosed.)

As of March 8, 2022, the expiration of the nominating period, two nominations had been received.

The Conway Corporation Board of Directors met on March 15, 2022, and Osmar A. Garcia was elected to succeed Dr. Brad Teague, whose term expires May 8, 2022.

As mandated by the Articles of Incorporation of the Conway Corporation, it is my pleasure to submit to the Conway City Council for its ratification and approval the election of Osmar A. Garcia.

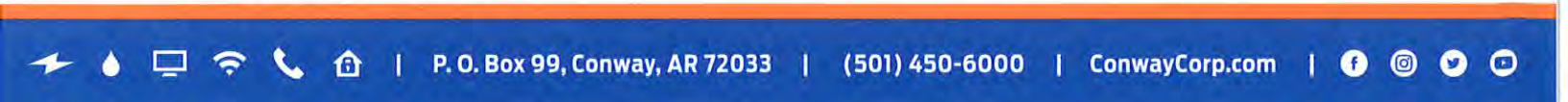
We respectfully request your favorable consideration.

Sincerely,

Bret Carroll
Chief Executive Officer
Conway Corporation

BC:na

Enclosure (legal notice)



AFFP
Public Notice

Affidavit of Publication

STATE OF AR }
COUNTY OF FAULKNER } SS

Matthew Smith, being duly sworn, says:

That he is Classified Director of the Log Cabin Democrat, a daily newspaper of general circulation, printed and published in Conway, Faulkner County, AR; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

February 08, 2022

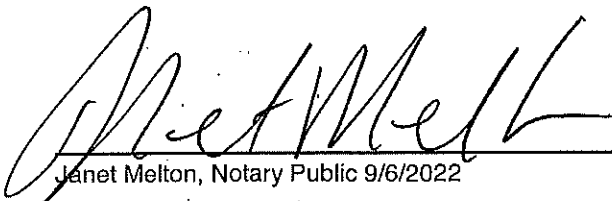
Publisher's Fee: \$ 96.00

That said newspaper was regularly issued and circulated on those dates.

SIGNED:



Subscribed to and sworn to me this 8th day of February 2022.


Janet Melton, Notary Public 9/6/2022

00007536 70282031

CONWAY CORPORATION
PO BOX 99
CONWAY, AR 72033

Public Notice:
Conway Corp accepting board of director-nominations

Conway Corp is accepting nominations for board membership. The Conway Corp Board of Directors elects one director annually to serve a seven-year term. Nominees are being accepted for the term to begin May 8, 2022.

Nominations will be accepted at the office of the Chief Executive Officer, 650 Locust St., Conway, Arkansas 72034, on or before March 8, 2022. Nominations should be submitted in writing and include the following information: (1) name and address of person making nomination; (2) name and address of nominee; (3) personal background information, qualifications, and the reason(s) the nominee wishes to be considered; and (4) signatures of nominator and nominee, if different.

Nominees must be a Conway citizen willing to serve the community without compensation, philosophically in tune with municipal ownership of utility systems, free of conflicts of interest, and firmly established in Conway.

Information included in all applications will become public information.

Conway Corp is accepting nominations for board membership. The Conway Corp Board of Directors elects one director annually to serve a seven-year term. Nominees are being accepted for the term to begin May 8, 2022.

Nominations will be accepted at the office of the Chief Executive Officer, 650 Locust St., Conway, Arkansas 72034, on or before March 8, 2022. Nominations should be submitted in writing and include the following information: (1) name and address of person making nomination; (2) name and address of nominee; (3) personal background information, qualifications, and the reason(s) the nominee wishes to be considered; and (4) signatures of nominator and nominee, if different.

Nominees must be a Conway citizen willing to serve the community without compensation, philosophically in tune with municipal ownership of utility systems, free of conflicts of interest, and firmly established in Conway.

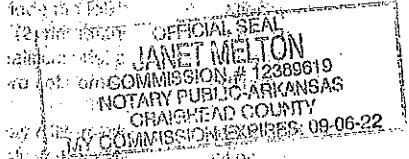
Information included in all applications will become public information.

Conway Corp is accepting nominations for board membership. The Conway Corp Board of Directors elects one director annually to serve a seven-year term. Nominees are being accepted for the term to begin May 8, 2022.

Nominations will be accepted at the office of the Chief Executive Officer, 650 Locust St., Conway, Arkansas 72034, on or before March 8, 2022. Nominations should be submitted in writing and include the following information: (1) name and address of person making nomination; (2) name and address of nominee; (3) personal background information, qualifications, and the reason(s) the nominee wishes to be considered; and (4) signatures of nominator and nominee, if different.

Nominees must be a Conway citizen willing to serve the community without compensation, philosophically in tune with municipal ownership of utility systems, free of conflicts of interest, and firmly established in Conway.

Information included in all applications will become public information.





City of Conway, Arkansas
Resolution No. R-22-

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 1450 Rachel Dr. 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 \$161.77 (\$119.79 + Penalty \$11.98 + 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 **April 12, 2022** 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 12th day of April, 2022.

Approved:

Mayor Bart Castleberry

Attest:

Michael O. Garrett
City Clerk/Treasurer

City of Conway
Code Enforcement

1111 Main St.
Conway, Arkansas 72032
www.conwayarkansas.gov



Phone 501-450-6191
Fax 501-450-6144

SHEILA A WRIGHT
1450 RACHEL DR
CONWAY AR 72032

Parcel # 711-07132-205

RE: Nuisance Abatement at 1450 Rachel Dr. Conway AR
Cost of Clean-Up, Amount Due: \$119.79

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 **April 12, 2022 Meeting**, 6:30 p.m. located at 1111 Main 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 **1111 Main Street Conway Arkansas 72032** with the **attention** to **Missy Schrag**. If you have any questions, please feel free to call me at 501-450-6191.

Respectfully,

Spencer Clawson
City of Conway
Code Enforcement

SC:ms

INVOICE

City of Conway Code Enforcement

DATE: APRIL 8, 2022

822 Locust St.
Conway, AR 72034
Phone: 501-450-6191
Fax 501-450-6144
missy.schrag@conwayarkansas.gov

TO SHEILA A WRIGHT
1450 RACHEL DR
CONWAY AR 72032

Description: Mowing/Clean-up/Admin Fees
associated with the nuisance abatement at
1450 RACHEL DR. Conway Arkansas

CODE ENFORCEMENT OFFICER	PARCEL NUMBER	PAYMENT TERMS	DUE DATE
Kim Beard	711-07132-205		April 12, 2022

HOURS	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	MOWING & DEBRIS REMOVAL BY C.E.P.P.	54.54	54.54
	Maintenance Fee (Mower/bush hog/weed eat)	15.00	15.00
1	Administrative Fee (Code Enforcement)	20.49	20.49
1	Administrative Fee (Code Officer)	17.46	17.46
2	Regular Letter	.55	1.10
2	Cert5ified Letter	5.60	11.20
TOTAL			\$119.79
TOTAL WITH PENALTY & FILING FEES			\$161.77

- Total amount due after April 12, 2022 includes collection penalty & filing fees

Make all checks payable to City of Conway Code Enforcement @ 1111 Main Street Conway Arkansas 72032



CODE CASE DETAILED REPORT RESPROP-0222-0625 FOR CITY OF CONWAY

Case Type: Residential Property Maintenance **Project:** **Opened Date:** 02/07/2022
Status: Schedule City Clean up **District:** City of Conway **Closed Date:** NOT CLOSED
Assigned To: Austin Sullivan **Description:**

Parcel: 711-07132-205 Main **Address:** 1450 Rachel Dr Main
Conway, AR 72032

Owner	Owner
Sheila Wright	Sheila Wright
1450 Rachel	1450 Rachel
Conway, AR 72032	Conway, AR 72032

Note	Created By	Date and Time Created
1. 2-28. Mail pink slip	Kim Beard	2/28/2022 8:27 am

Violation Code: 3.2.4 Grass or Weeds **Violation Status:** In Violation **Citation Issue Date:** 02/07/2022
Code Description: Tall grass or weeds **Compliance Date:** 03/07/2022
Corrective Action: The grass must be cut within seven (7) days of receipt of this notice. **Resolved Date:**

Inspection Number	Inspection Type	Inspection Status	Inspection Date
ICODE-6108-2022	Property Maintenance Follow-up Investigation	No Progress	02/23/2022 7:56 am
Inspector: Kim Beard			
Checklist Comments:			

ICODE-6287-2022	Code Enforcement Final Investigation	No Progress
Inspector: Kim Beard		
Checklist Comments:		



**City of Conway, Arkansas
Resolution No. R-22-_____**

A RESOLUTION TO CONDEMN THE STRUCTURE LOCATED AT 44 THOUSAND OAKS, CONWAY, ARKANSAS AND FOR CODE ENFORCEMENT TO RAZE SAID PROPERTY IN ACCORDANCE WITH ARKANSAS STATE LAW AND CITY ORDINANCE

Whereas, the structure located at 44 Thousand Oaks, Conway, Arkansas 72032, has been deemed a nuisance and unfit for human habitation, unsafe, unsanitary, and detrimental to the public safety, health, and welfare by Code Enforcement Officials for the City of Conway; and

Whereas, the structure appears to be a manufactured home, sage green in color with white trim, and combustible siding; and

Whereas, from land documents, Hilda Farthing have owned the property since 2002; and

Whereas, the structure has been inspected and issues thoroughly documented by Conway Code Enforcement; and

Whereas, after a hearing in the presence of the Conway City Council with all parties given the opportunity to be heard, the City Council has determined this structure should be condemned.

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

Section 1: That after said public hearing the structure located at 44 Thousand Oaks, has been condemned by vote of the City Council.

Section 2: That this decision is in the best interest of the public health, safety, and welfare.

Section 3: That it is the will of the Conway City Council that the structure located at 44 Thousand Oaks, be razed thirty (30) days from today if it is still standing as per the authority granted by Arkansas State law and any costs of the demolition be assessed to the property owner(s).

Adopted this 12th day of April, 2022.

Approved:

Mayor Castleberry

Attest:

Michael O. Garrett
City Clerk/Treasurer



CODE CASE DETAILED REPORT RESPROP-0322-0678 FOR CITY OF CONWAY

Case Type: Residential Property Maintenance **Project:** **Opened Date:** 03/16/2022
Status: Open **District:** City of Conway **Closed Date:** NOT CLOSED
Assigned To: Kim Beard **Description:** Home is dilapidated. Process is beginning for demolition approval by city council.

Parcel: 711-00125-000	Main	Address: 44 Thousand Oaks Cir	Main
		Conway, AR 72032	

Owner
Dawn Farthing
11111 Lockwood Dr
Silver Spring, MD 20901

Violation Code: 4.2.2 Nuisance Structures **Violation Status:** In Violation **Citation Issue Date:** 03/16/2022
Code Description: Unsafe, unfit for human occupancy, or otherwise unlawful **Compliance Date:** 04/07/2022
Corrective Action: Residence needs to be demolished. **Resolved Date:**

Inspection Number	Inspection Type	Inspection Status	Inspection Date
ICODE-7183-2022	Property Maintenance Follow-up Investigation	No Progress	04/07/2022 2:15 pm

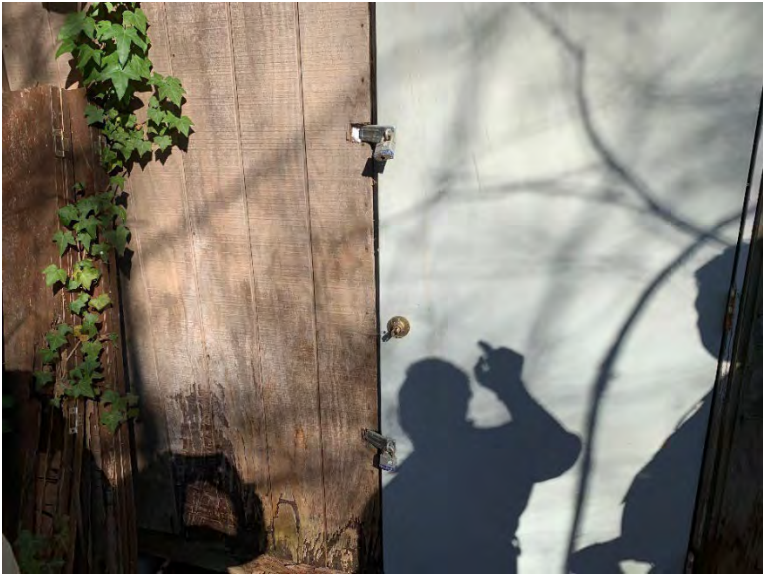
Inspector: Kim Beard
Checklist Comments:



CODE CASE HISTORY REPORT RESPROP-0322-0678 FOR CITY OF CONWAY

Changed On	User	Description	Before	After	Additional Info
03/16/2022	Kim Beard	Code Case added			Code Case (RESPROP-0322-0678)
03/16/2022	Kim Beard	Due Date	[none]	3/16/2022	Code Case Workflow Step (Violations)
	Kim Beard	Step Workflow Status	Not Started	Started	Code Case Workflow Step (Violations)
	Kim Beard	Code Case Workflow Step Action added			Code Case Workflow Step Action (4.2.2 Nuisance Structures)
03/31/2022	Kim Beard	Due Date	[none]	3/16/2022	Code Case Workflow Step (Notice of Violation)
	Kim Beard	Code Case Workflow Step Start Date	[none]	3/31/2022	Code Case Workflow Step (Notice of Violation)
	Kim Beard	Step Workflow Status	Not Started	Started	Code Case Workflow Step (Notice of Violation)
	Kim Beard	Inspection added			Inspection ([Auto])
	Kim Beard	Action Workflow Status	Not Started	Failed	Code Case Workflow Step Action (Property Maintenance Follow-up Investigation)
	Kim Beard	Violation Compliance Date	3/30/2022	4/7/2022	Violation (4.2.2 Nuisance Structures)

44 Thousand Oaks











City of Conway, Arkansas
Resolution No. R-22-

A RESOLUTION APPROVING THE LOWEST CONSTRUCTION BID FOR HARKRIDER SIDEWALK AND DRAINAGE; AND FOR OTHER PURPOSES

Whereas, the City of Conway solicited bids for the construction of approximately 1,000 LF of 5' concrete sidewalks, concrete curb and gutter, RCP storm drain pipes, concrete curb inlets and driveways along Harkrider from Bruce Street to E. Robins Street; and

Whereas, the City of Conway received four responses as follows; Red Roc, Inc. \$506,942.60, Paladino-Nash, Inc. \$530,114.99, Burkhalter Technologies, Inc. \$597,591.50 and Weaver-Bailey Contractors, Inc. \$654,860.39; and

Whereas, the City request that Council approve the lowest bid from Red Roc, Inc. in the amount of \$506,942.60. Funds for this project are included in the Pay as You Go Sales and Use Tax Fund CIP Account 613.201.5990.

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

Section 1. The City of Conway shall accept the lowest bid from Red Roc, Inc. in the amount of \$506,942.60 and enter into an agreement with Red Roc, Inc. to construct the project stated above.

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

PASSED this 12th day of April 2022.

Approved:

Mayor Bart Castleberry

Attest:

Michael O. Garrett
City Clerk/Treasurer

CERTIFIED BID TAB

PROJECT: 19 S755 Re-Bid Harkrider Sidewalk (Conway) (S), ARDOT Job No. 080663
 BID LOCATION: City of Conway Town Hall Square, 1111 Main Street, Conway, AR
 BID TIME AND DATE: 10:00 AM, Wednesday, March 16, 2022

Certified by: 
 James S. Whicker, P.E., License #10907

Item No.	ARDOT Item No.	Item Description	Units	Quantity	CONTRACTORS NAME		CONTRACTORS LICENSE NO.		Paladino-Nash, Inc.		Burkhalter Technologies, Inc.		Weaver-Bailey Contractors, Inc.	
					Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost		
1	202	Removal and Disposal of Curb and Gutter	LF	22	\$15.00	\$330.00	\$15.00	\$330.00	\$25.00	\$550.00	\$25.00	\$550.00	\$43.13	\$948.86
2	202	Removal and Disposal of Concrete Driveways	SY	21	\$15.00	\$315.00	\$22.00	\$462.00	\$25.00	\$525.00	\$44.00	\$924.00	\$44.00	\$924.00
3	202	Removal and Disposal of Pipe Culverts	EA	4	\$600.00	\$2,400.00	\$400.00	\$1,600.00	\$500.00	\$2,000.00	\$2,000.00	\$8,000.00	\$2,790.62	\$11,162.48
4	202	Removal and Disposal of Ditch Paving	SY	8	\$15.00	\$120.00	\$125.00	\$1,000.00	\$100.00	\$800.00	\$24.46	\$595.68	\$24.46	\$595.68
5	202	Removal and Relocation of Sign	EA	3	\$150.00	\$450.00	\$1,400.00	\$4,200.00	\$300.00	\$900.00	\$110.00	\$330.00	\$110.00	\$330.00
6	210	Unclassified Excavation	CY	302	\$40.00	\$12,080.00	\$30.00	\$9,060.00	\$60.00	\$18,120.00	\$137.98	\$41,669.96	\$137.98	\$41,669.96
7	210	Compaction Embankment	CY	366	\$50.00	\$18,300.00	\$38.00	\$13,908.00	\$60.00	\$21,960.00	\$80.25	\$29,409.00	\$80.25	\$29,409.00
8	SS & 303	Aggregate Base Course (Class 7)	TON	75	\$40.00	\$3,000.00	\$148.00	\$11,100.00	\$90.00	\$6,750.00	\$120.12	\$9,009.00	\$120.12	\$9,009.00
9	309	Portland Cement Concrete Base (4" Uniform Thickness)	SY	516	\$67.00	\$34,572.00	\$64.00	\$33,024.00	\$69.00	\$35,508.00	\$64.46	\$33,261.36	\$64.46	\$33,261.36
10	309	Portland Cement Concrete Base (6 1/2" Uniform Thickness)	SY	230	\$91.25	\$20,987.50	\$72.00	\$16,560.00	\$72.00	\$16,560.00	\$56.37	\$12,965.10	\$56.37	\$12,965.10
11	SS & 401	Tack Coat	GA	30	\$11.00	\$330.00	\$60.00	\$1,800.00	\$20.00	\$600.00	\$22.00	\$660.00	\$22.00	\$660.00
12	SP, SS, & 407	Mineral Aggregate in AC1M Surface Course (1/2")	TON	84	\$229.00	\$19,236.00	\$336.00	\$28,224.00	\$175.00	\$14,700.00	\$209.50	\$17,599.00	\$209.50	\$17,599.00
13	SP, SS, & 407	Asphalt Binder (PG 70-22 in AC1M Surface Course (1/2"))	TON	5	\$660.00	\$3,300.00	\$414.00	\$2,070.00	\$225.00	\$1,125.00	\$209.50	\$1,047.50	\$209.50	\$1,047.50
14	412	Cold Milling Asphalt Pavement	SY	959	\$16.50	\$15,923.50	\$60.00	\$33,540.00	\$24.00	\$13,416.00	\$22.00	\$11,298.00	\$22.00	\$11,298.00
15	SS & 505	Portland Cement Concrete Driveway	SY	403	\$78.20	\$31,514.60	\$66.00	\$26,598.00	\$87.00	\$35,061.00	\$90.17	\$36,338.51	\$90.17	\$36,338.51
16	601	Mobilization	LS	1	\$20,000.00	\$20,000.00	\$19,500.00	\$19,500.00	\$128,000.00	\$128,000.00	\$128,000.00	\$128,000.00	\$128,000.00	\$128,000.00
17	603	Maintenance of Traffic	LS	1	\$25,000.00	\$25,000.00	\$26,000.00	\$26,000.00	\$7,500.00	\$7,500.00	\$85,350.00	\$85,350.00	\$85,350.00	\$85,350.00
18	SS & 604	Signs	SP	167	\$24.00	\$4,008.00	\$33.00	\$5,527.70	\$40.00	\$6,680.00	\$13.00	\$2,181.00	\$13.00	\$2,181.00
19	SS & 604	Traffic Drums	EA	82	\$75.00	\$6,150.00	\$120.00	\$9,840.00	\$60.00	\$4,920.00	\$38.50	\$3,157.00	\$38.50	\$3,157.00
20	604	Removable Construction Pavement Markings	LF	2,896	\$6.00	\$17,376.00	\$8.00	\$23,168.00	\$3.00	\$8,688.00	\$3.30	\$9,556.80	\$3.30	\$9,556.80
21	604	Removal of Permanent Pavement Markings	LF	2,652	\$4.50	\$11,934.00	\$5.20	\$13,790.40	\$1.50	\$3,978.00	\$0.66	\$1,750.32	\$0.66	\$1,750.32
22	606	38" Reinforced Concrete Pipe Culverts (Class III)	LF	20	\$146.40	\$2,928.00	\$66.00	\$1,320.00	\$111.00	\$2,220.00	\$270.23	\$5,404.60	\$270.23	\$5,404.60
23	606	22" x 14" Reinforced Concrete Arch Pipe Culverts (Class II)	LF	270	\$116.45	\$31,441.50	\$69.00	\$18,630.00	\$124.00	\$33,480.00	\$124.82	\$33,701.40	\$124.82	\$33,701.40
24	606	29" x 38" Reinforced Concrete Arch Pipe Culverts (Class III)	LF	591	\$123.70	\$73,106.70	\$93.00	\$54,963.00	\$139.00	\$82,149.00	\$124.87	\$73,798.37	\$124.87	\$73,798.37
25	606	38" Flared End Sections for Reinforced Concrete Pipe Culverts	EA	5	\$1,350.00	\$6,750.00	\$750.00	\$3,750.00	\$1,200.00	\$6,000.00	\$1,587.97	\$7,939.85	\$1,587.97	\$7,939.85
26	606	22" x 14" Flared End Sections for Reinforced Concrete Arch Pipe Culverts	EA	1	\$2,460.00	\$2,460.00	\$1,250.00	\$1,250.00	\$1,200.00	\$1,200.00	\$2,084.39	\$2,084.39	\$2,084.39	\$2,084.39
27	606	29" x 38" Flared End Sections for Reinforced Concrete Arch Pipe Culverts	EA	1	\$2,625.00	\$2,625.00	\$1,800.00	\$1,800.00	\$2,200.00	\$2,200.00	\$2,137.66	\$2,137.66	\$2,137.66	\$2,137.66



City of Conway, Arkansas
Ordinance No. O-22- _____

AN ORDINANCE AMENDING ORDINANCE O-19-35 PROVIDING FOR REVISED METHODS FOR THE REMOVAL FROM OFFICE OF MEMBERS OF BOARDS, COMMISSIONS, AND COMMITTEES; DECLARING AND EMERGENCY; AND FOR OTHER PURPOSES:

Whereas, the boards, commissions, and committees of the City of Conway are a vital part of the proper administration of government functions; and

Whereas, it is necessary and indispensable that members of the boards, commissions, and committees be in attendance at the meetings of said boards, commissions, and committees; and

Whereas, it is equally as important that members of boards, commissions, and committees conduct themselves with professionalism and integrity at all times as to live up to the confidence placed in them by the City of Conway and Conway City Council in appointing them to their respective positions; and

Whereas, current procedures for removing members of the boards, commissions, and committees for failure to attend meetings or for other good cause should be amended to allow timely and consistent corrective action to ensure attendance and high standards of conduct.

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

SECTION 1: The Ordinance shall be amended as follows:

- A. ***Standards of Membership:*** The City of Conway shall require, in addition to any standards of conduct adopted in the official bylaws of a board, commission, or committee, that members of any board, commission, or committee meet the following standards of conduct and attendance. Bylaws of a board, commission, or committee may be more stringent than these standards but may not be less stringent.
1. Attendance Standards: Members of boards, commissions, and committees shall be in attendance, if possible, at all meetings of said boards, commissions, and committees.
 - a. After four (4) absences within any twelve (12) month period the member of the board, commission, or committee shall be deemed to have vacated their appointment, and shall be removed from membership upon official written notice by the City Attorney, Mayor, or by staff upon direction by the Mayor.
 - b. Any member of a board, commission, or committee which, after adoption of this ordinance, already has four (4) absences within the previous twelve (12) month period shall not be immediately removed. Such member may be permitted one (1) additional absence without removal until returning to compliance with the attendance standards.
 - c. Each board, commission, or committee shall be required to maintain attendance records for all meetings. A city staff member or chair shall be required to notify a member if they have three (3) or more absences within any twelve (12) month period. Failure to provide this notice shall not be grounds to prevent removal of a member of a board, commission, or committee.

2. Conduct Standards: Inherent in the appointment to a board, commission, or committee there is an expectation that the appointees will conduct themselves in a professional, honorable manner at all times so as not to impugn the integrity of the board or commission on which they serve, the City of Conway, or the City Council who appointed them to the position they hold.
 - a. The following behavior shall constitute good cause for removal from membership of a board, commission, or committee:
 1. Chronic discourteous behavior to other board/commission/committee members, staff, or the general public;
 2. Conduct constituting a criminal offense;
 3. Gross dereliction of duty; or
 4. Gross abuse of authority.
 - b. The Mayor may remove any member of a board, commission, or committee who has engaged in behavior that constitutes good cause for removal. Notice of such action shall be sent by mail to the chairperson of the board, commission or committee, to the member and to the City Council.
 - c. Any board, commission or committee member removed for conduct may, in writing, object to such removal within fifteen (15) days of issuance of the written notice of removal, and request the matter be scheduled at the next regularly scheduled council meeting being at least fifteen (15) days from the receipt of the member's objection. A majority vote of the entire city council is necessary to overturn the Mayor's decision and reinstate the member.

SECTION 2: Sections 2 through 10 are hereby repealed.

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

SECTION 4: That it being necessary for the public peace and welfare of the citizens of the City of Conway, Arkansas, an emergency is hereby declared to exist and this Ordinance shall take effect and be in force from and after its passage and publication.

PASSED this 12th day of April, 2022.

Approved:

Mayor Bart Castleberry

Attest:

Michael O. Garrett
City Clerk/Treasurer



**City of Conway, Arkansas
Ordinance No. O-22-___**

**AN ORDINANCE AMENDING THE CONWAY ZONING CODE REVISING DEFINITIONS AND USE
TABLE FOR OFFICE, BANKS, AND FINANCIAL INSTITUTIONS:**

Whereas, current distinctions between office uses, banks, and financial institutions do not adequately serve the general welfare of the community and introduce unnecessary burdens to the operation of financial management firms and mortgage companies;

Whereas, Arkansas Code Annotated § 14-56-416 provides authority through to regulate such issues;

Whereas, The Conway Planning Commission has prepared amendments to the Conway Zoning Code, gave proper public notice in accordance with Arkansas Code Annotated § 14-56-422, held a duly authorized public hearing on March 21st, 2022, and adopted the prepared amendments.

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

SECTION 1. The Conway Zoning Code be amended as follows:

Section 301.2 DEFINITIONS OF TERMS AND USES.

The following terms shall be redefined:

Bank or Savings and Loan: A completely enclosed facility, with or without a drive-through, the primary use of which is the custody, loan, exchange or issue of money, the extension of credit, and the transmission of funds.

Office: A business without a drive-through providing administrative, executive, financial management/services, professional services, or medical clinic. Examples include architect, accountant, engineer, attorney, doctor, dentist, financial advisory or similar profession.

Retail – Restricted: An enclosed facility or group of facilities providing for the sale of retail products or personal service enterprises. These facilities are typically designed to serve surrounding residential neighborhoods. Uses include but are not limited to:

Antique store	Hardware store
Apparel and accessory store	Health studio or spa
Bakery or confectionary shop	Hobby shop
Bank or savings and loan	Ice vending machine establishment
Barber or beauty shop	Jewelry: sales and repair
Bicycle store	Laundry, self-service and pickup station, laundry services, laundromat_
Billiard or pool parlor	Music, musical instruments or phonograph record store
Blueprinting, photocopying and similar reproductive services	Locksmith, key shop
Bookstore	

Camera and photographic supply store
 Catering service
 Cigar, tobacco and candy store
 Clothing, custom dress making or altering for retail, including tailoring and millinery
 Diaper service
 Drafting service
 Drugstore or pharmacy
 Drycleaning, pickup or self-service
 Dry goods store
 Eating Place
 Florist shop
 Food store including bakery (retail only)
 Furniture, home furnishings, and equipment store: sales and repair
 Garden supply store
 General store; general merchandise store
 Gift, novelty, or souvenir shop
 Handcraft, ceramic sculpture or similar artwork– sales

Newsstand
 Nursery (plants) sales
 Optical laboratory
 Optical shop
 Photo finishing service
 Picture framing
 Radio, phonograph, television or other household electronics equipment store
 Religious goods store
 Shoe sales and repair
 Sporting goods store
 Stationery store
 Store selling architect’s, artist’s, engineer’s supplies & equipment or dental, medical, or office supplies or equipment
 Studio – photographic
 Tailor
 Toy store
 Transportation ticket service
 Travel arranging service
 Variety store

The following term shall be removed:

Financial Institution (Drive-Through): A facility which utilizes a drive-through window to conduct the transmission of funds. (Ordinance O-95-78)

Addendum A: Uses Allowed in the Various Districts

Allowed Uses	R-1	R-2A	R-2	SR	MF-1	MF-2	MF-3	RMH	HR	C-1	C-2	C-3	C-4	O-1	O-2	O-3	I-1	RU-1	I-3	A-1	S-1	S-2	TJ
Bank or savings and loan										X	X	X		C	C	C	X	C	C		C		C
Financial institution (drive through)										X	X	X	X	C	C	C	X	C	C		C	X	C
Office										X	X	X		X	X	X	X	X	X		X		C
Retail - Restricted										X	X	X		C	C	C	X	C	C		C		C

SECTION 2. That all ordinances in conflict herewith are hereby repealed to the extent of that conflict.

PASSED this 12th day of April, 2022.

Approved:

Mayor Bart Castleberry

Attest:

Michael O. Garrett
City Clerk/Treasurer



**City of Conway, Arkansas
Resolution No. R-22-___**

A RESOLUTION ADOPTING AN AMENDED MASTER STREET AND TRAILS PLAN FOR THE CITY OF CONWAY, ARKANSAS;

Whereas, cities of first class have the power to adopt and enforce plans for the coordinated, adjusted, and harmonious development of the municipality and its environs; and

Whereas, the City Council of the City of Conway, Arkansas wishes to adopt an amended Master Street and Trails Plan; and

Whereas, the Conway Planning Commission held a duly advertised Public Hearing on March 21st, 2022 to allow discussion and citizen comments on the proposed map; and

Whereas, the Planning Commission adopted the plan on March 21st, 2022 and has forwarded it to the City Council for adoption.

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

Section 1. The Master Street and Trails Plan is hereby adopted and shall be enforced through the Conway Subdivision Ordinance and other regulations of the City of Conway, Arkansas.

Section 2. That the City Clerk is directed to file a copy of the adopted plan with Faulkner County Circuit Clerk, and to ensure the Planning and Development Department maintains a copy for public review.

PASSED this 12th day of April 2022.

Approved:

Mayor Bart Castleberry

Attest:

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

1 inch = 1,750 feet



Legend

- Parks
- Education
- Health and Medical
- City Limits
- Planning Area Boundary
- Waterbodies
- Master Trail Plan**
 - Shared Use Path
 - Proposed Shared Use Path
 - Bikeway
 - Proposed Bikeway
- Master Street Plan**
 - Interstate
 - Interstate Ramp
 - Major Arterial
 - Major Arterial (Planned)
 - Minor Arterial
 - Minor Arterial (Planned)
 - Collector
 - Collector (Planned)
 - Local Residential
 - Local Residential (Planned)
 - Local Non-Residential
 - County Streets
- Roundabouts**
 - Existing
 - Future

Disclaimer:
The routes and locations represented on this map are intended to be a representation of the current and proposed trails and streets within the city of Conway. They are not survey grade or accurately mapped lines, but a simplified layout of the transportation routes in the city of Conway.





1111 MAIN STREET • CONWAY, AR 72032
 (501) 450-6105 • planningcommission@conwayarkansas.gov

MEMO

To: Mayor Bart Castleberry
 cc: City Council Members

From: Rhea Williams, 2022 Planning Commission Chairman
 Date: April 12, 2022

Re: Request to modify Conditional Use Permit No. 1042 to allow a Childcare Facility in the O-1 zone for property located at 700 Salem Road

Bryan Gibbs, has requested to modify Conditional Use Permit No. 1042 to allow a Childcare Facility in the O-1 zone for property located at 700 Salem Road, with the legal description:

LOT 2, WRIGHT'S SUBDIVISION

The applicant is proposing to modify the existing conditional use permit at the site, allowing health club/spa, to accommodate the operation of a childcare facility in the O-1 zoning district. This facility has been in use since 1997 and is consistent with the character of the area and a need has been shown for additional childcare facilities in this area.

Staff recommendation: Staff recommends approval of the conditional use permit with the following conditions:

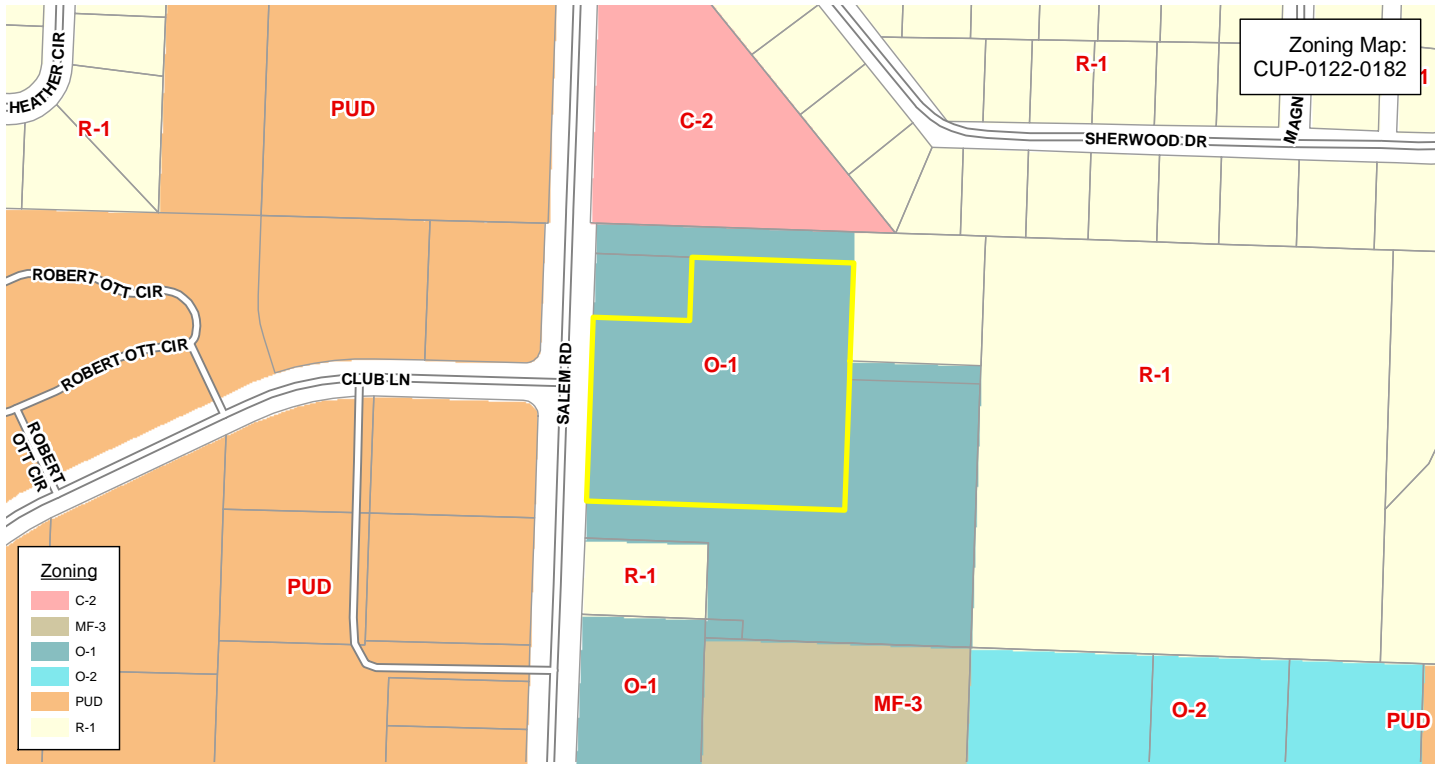
1. The facility will not be open any later than 10:00 p.m.
2. Approved uses are limited to: Health club, spa, day care center, nursery school, and day nursery.
3. Any expansions or additions to the structure as well as any changes in the use shall require an amended or new conditional use permit.
4. All state and local guidelines related to operating a day care must be followed by applicant.
5. All licenses must be obtained and kept current.







Approval of this conditional use permit will repeal the previous conditional use permit approved for this property, **Permit No. 1042.*

The Planning Commission reviewed the request at its regular meeting on March 21, 2022 and voted 6-0-1 that the request be forwarded to the City Council with a recommendation for approval.

Please advise if you have any questions.

Zoning Map:
CUP-0122-0182



Zoning	
	C-2
	MF-3
	O-1
	O-2
	PUD
	R-1



1111 MAIN STREET • CONWAY, AR 72032
 (501) 450-6105 • planningcommission@conwayarkansas.gov

MEMO

To: Mayor Bart Castleberry
 cc: City Council Members

From: Rhea Williams, 2022 Planning Commission Chairman
 Date: April 12, 2022

Re: Request to modify conditional use permit 1277REV to allow General & Restricted Retail for property located at 2525 Prince Street

Emily Ferris, has requested to modify conditional use permit 1277REV to allow General & Restricted Retail for property located at 2525 Prince Street, with the legal description:

FROM THE NORTHEAST CORNER OF SAID NE¼ NW¼ RUN THENCE SOUTH 25 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF HIGHWAY #60; THENCE WESTWARDLY ALONG SAID SOUTH RIGHT-OF-WAY LINE 186 FEET; THENCE SOUTH 185 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREBY CONVEYED; THENCE WEST 82 FEET; THENCE NORTH 185 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID HIGHWAY #60; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE 330.5 FEET; THENCE SOUTH 100 FEET; THENCE WEST 12 FEET; THENCE SOUTH 404 FEET TO THE DIVIDING LINE BETWEEN THE H.D. RUSSELL AND B.G. HOGAN PROPERTY; THENCE EAST 260.5 FEET; THENCE NORTH 102 FEET; THENCE EAST 80 FEET; THENCE NORTH 100 FEET; THENCE EAST 70 FEET; THENCE NORTH 100 FEET; THENCE EAST 14 FEET; THENCE NORTH 21.3 FEET, TO THE POINT OF BEGINNING, CONTAINING 3.98 ACRES, MORE OR LESS.

The applicant is proposing to develop a portion of the property for retail use including a drive-through restaurant. The development will be accessed by a singular drive from Prince St with the option of a future connection to Farris Rd to the east in conjunction with future development of the property on the southwest corner of Farris Rd and Prince St.

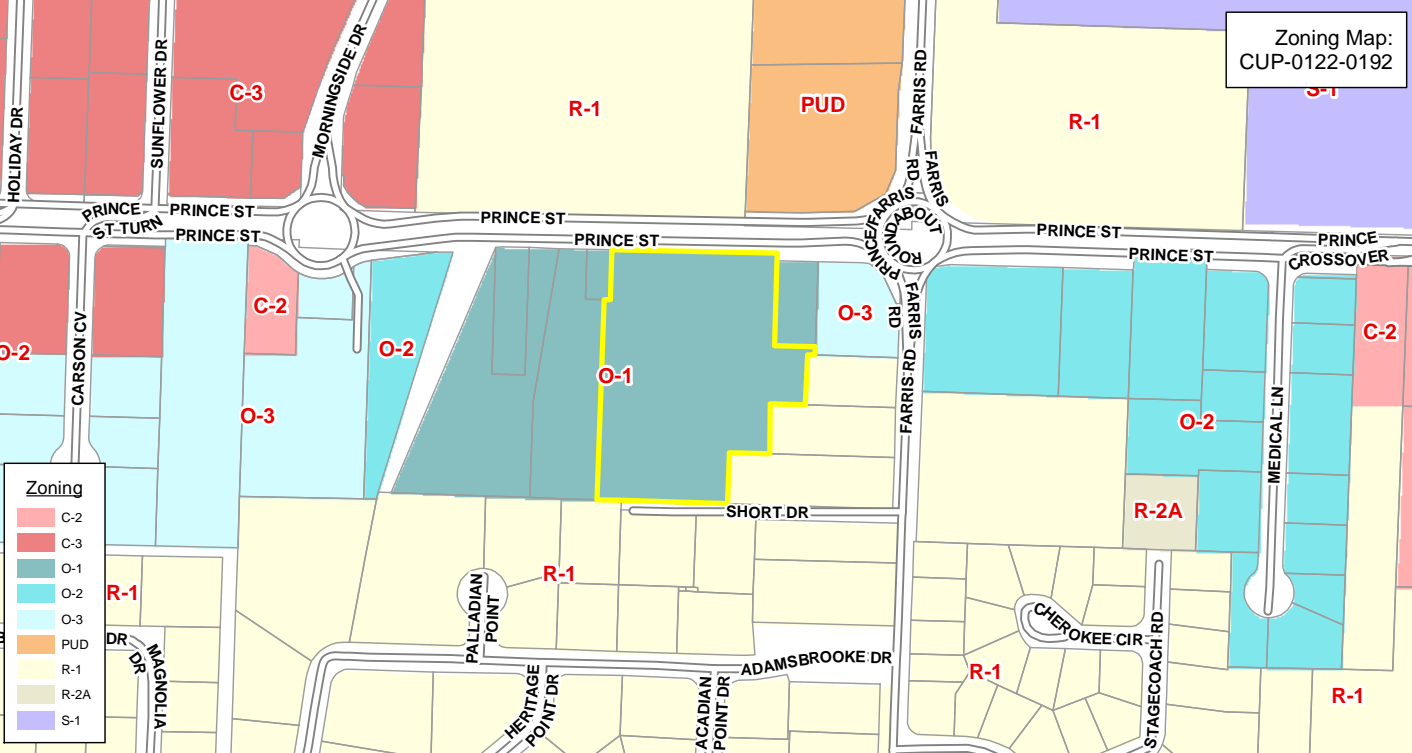
Staff recommendation: Staff recommends approval of the conditional use permit, specific to the subject property, with the following 13 conditions:










1. Allowed uses are limited to those permitted by right in the O-1 zoning district and those defined as Retail - General, excluding Gunsmith shop and Hay, grain, or feed store; and Retail - Restricted.
2. The subject property shall be removed/detached from conditional use permit no. 1277REV.
3. The development shall be built in a manner that's consistent with the conceptual site plan, included in this application. The location and/or orientation of the proposed Retail/Office structure will require revision given the location and orientation of proposed development on property adjacent to the west which is currently going through the site development review process.
4. All proposed site improvements shall be subject to development standards as outlined in Article 1101 of the Conway Zoning Code, unless otherwise noted in permit conditions.

5. All signage shall comply with standards for the O-1 zoning district as outlined in Article 1301 of the Conway Zoning Code (Sign Ordinance).
6. The property shall be platted in accordance with the Conway Subdivision Ordinance prior to the issuance of building permits. The development shall require a shared parking agreement to be recorded and referenced on the final plat.
7. Driveway separation/access management-curb cuts are to have a 300 feet separation and a minimum of 150 feet from side lot lines unless outstanding conditions warrant other locations.
8. A 30-foot undisturbed green space buffer [no parking or structures] is required along the southern and eastern property lines, where they abut residential zoning and uses, to be properly maintained by the property owner. 30-foot buffer to include the required increased landscaping when abutting residential uses per Article 1101 of the Conway Zoning Code.
9. All lighting shall not exceed twenty (20) feet in height and be full cut-off, shielded lighting as defined by the IESNA. Such lighting shall be directed to prevent the trespass of light onto the adjacent properties.
10. Any additional structures, expansion of uses not permitted by right, or additions to those structures indicated on the conceptual site plan shall be subject to review through an amended or new conditional use permit.
11. This conditional use permit expires 2 years from the date of issuance if no building permit has been issued.
12. If the site or any structure on an individual lot become vacant for a period of more than 18 consecutive months, the conditional use permit shall become void for the site or portion of the site as appropriate to the extent of the vacancy.
13. Hours of operation are limited to 6:00am-11:00pm.

The Planning Commission reviewed the request at its regular meeting on March 21, 2022 and voted 7-0-1 that the request be forwarded to the City Council with a recommendation for approval.

Please advise if you have any questions.



Zoning	
	C-2
	C-3
	O-1
	O-2
	O-3
	PUD
	R-1
	R-2A
	S-1



**City of Conway, Arkansas
Ordinance No. O-22- _____**

AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING CODE TO REZONE PROPERTY LOCATED AT 1 & 3 AZALEA LANE AND 65 AZALEA LOOP FROM A-1 TO R-2A:

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 **A-1** symbols and indications as shown on the Zoning District Boundary Map in an area described as follows:

LOT 53 & LOT 54 SUN VALLEY ESTATES, CORRINACRES SUBDIVISION

to those of **R-2A**, 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 12th day April, 2022.

Approved:

Mayor Bart Castleberry

Attest:

Michael O. Garrett
City Clerk/Treasurer



1111 MAIN STREET • CONWAY, AR 72032
501) 450-6105 • planningcommission@cityofconway.org

MEMO

To: Mayor Bart Castleberry
cc: City Council Members

From: Rhea Williams, 2022 Planning Commission Chairman

Date: April 12, 2022

Re: Request to rezone from A-1 to R-2A property located at 1 & 3 Azalea Lane and 65 Azalea Loop

The Tyler Group, has requested to rezone from A-1 to R-2A property located at 1 & 3 Azalea Lane and 65 Azalea Loop, with the legal description:

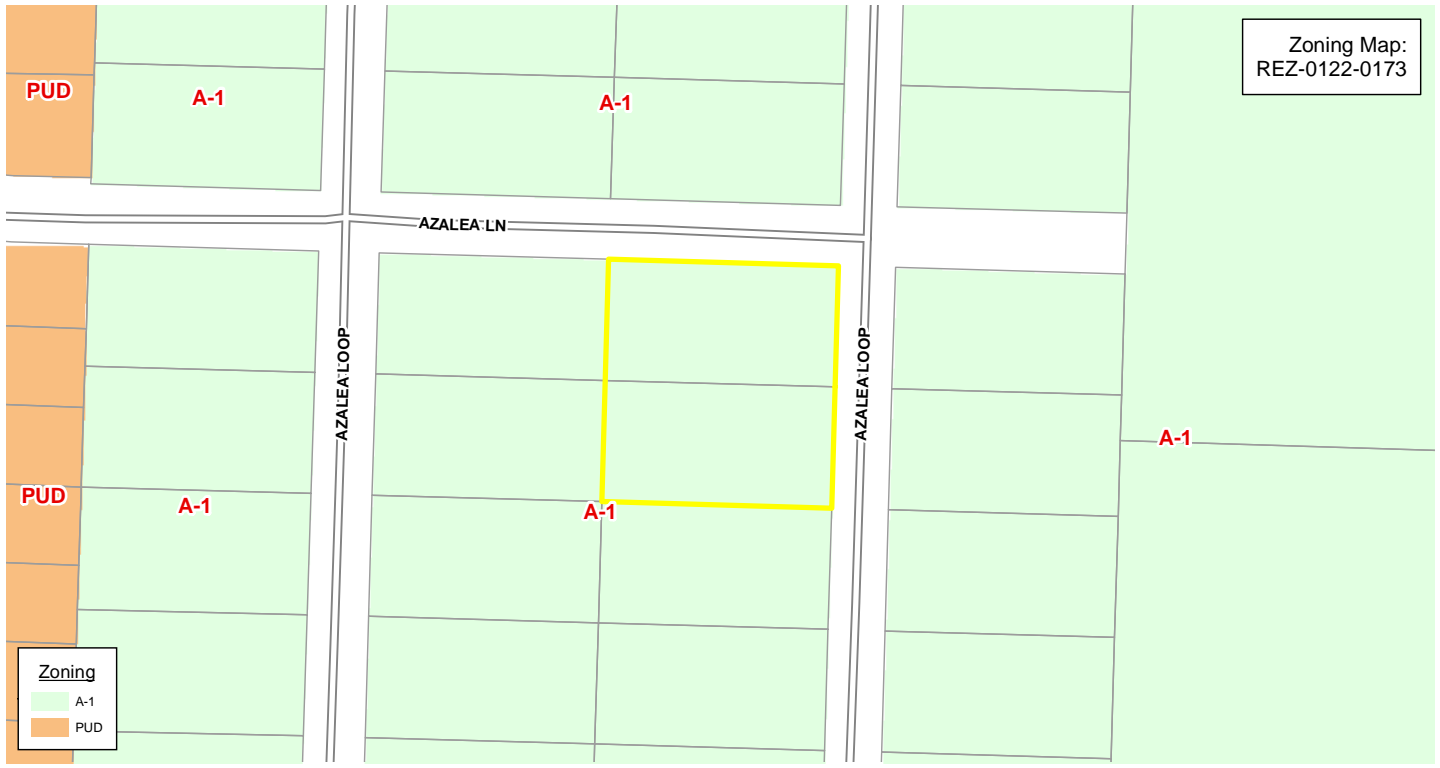
LOT 53 & LOT 54 SUN VALLEY ESTATES, CORRINACRES SUBDIVISION

The applicant is seeking to rezone the property from A-1 to R-2A with the intent to accommodate duplex construction. The R-2A zoning district is designed for a slightly higher population density while maintaining the basic restrictions as R-1 districts. Duplexes in this area are consistent with this type of zoning. The maximum density allowed with this rezoning is one duplex per parcel, which would total two duplexes (4 units) if redeveloped.



Staff recommendation: Staff recommends approval of the rezoning. The proposed zoning is somewhat consistent with the Comprehensive Plan and will not likely harm adjacent property.

The Planning Commission reviewed the request at its regular meeting on March 21, 2022 and voted 7-0 that the request be forwarded to the City Council with a recommendation for approval.

Please advise if you have any questions.



Zoning

	A-1
	PUD

PUD

A-1

A-1

AZALEA LN

AZALEA LOOP

AZALEA LOOP

PUD

A-1

A-1

A-1



City of Conway, Arkansas
Ordinance No. O-22- _____

AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING CODE TO REZONE PROPERTY LOCATED AT 3055 STERMER ROAD FROM RU-1 TO A-1:

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 **RU-1** symbols and indications as shown on the Zoning District Boundary Map in an area described as follows:

PART OF THE E½ NE¼ OF SECTION 15, TOWNSHIP 5 NORTH OF THE BASE LINE IN RANGE 14 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE NW CORNER OF THE SE¼ NE¼ OF SAID SECTION 15 AND RUN THENCE NORTH 1.60 CHAINS TO CENTER OF COUNTY ROAD, THENCE NORTH 71 DEGREES EAST ALONG CENTER OF SAID COUNTY ROAD, 10.57 CHAINS, THENCE SOUTH 15.03 CHAINS, THENCE WEST 10.00 CHAINS, THENCE NORTH 10.00 CHAINS TO POINT OF BEGINNING, CONTAINING 13.32 ACRES, MORE OR LESS.

to those of **A-1**, 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 12st day April, 2022.

Approved:

Mayor Bart Castleberry

Attest:

Michael O. Garrett
City Clerk/Treasurer



1111 MAIN STREET • CONWAY, AR 72032
501) 450-6105 • planningcommission@cityofconway.org

MEMO

To: Mayor Bart Castleberry
cc: City Council Members

From: Rhea Williams, 2022 Planning Commission Chairman

Date: April 12, 2022

Re: Request to rezone from RU-1 to A-1 ± 13.32 acres located at 3055 Stermer Road

Shane Henry has requested to rezone from RU-1 to A-1 ± 13.32 acres located at 3055 Stermer Road, with the legal description:

PART OF THE E½ NE¼ OF SECTION 15, TOWNSHIP 5 NORTH OF THE BASE LINE IN RANGE 14 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE NW CORNER OF THE SE¼ NE¼ OF SAID SECTION 15 AND RUN THENCE NORTH 1.60 CHAINS TO CENTER OF COUNTY ROAD, THENCE NORTH 71 DEGREES EAST ALONG CENTER OF SAID COUNTY ROAD, 10.57 CHAINS, THENCE SOUTH 15.03 CHAINS, THENCE WEST 10.00 CHAINS, THENCE NORTH 10.00 CHAINS TO POINT OF BEGINNING, CONTAINING 13.32 ACRES, MORE OR LESS.

The applicant is seeking to rezone the property from RU-1 to A-1 to construct a single-family home.

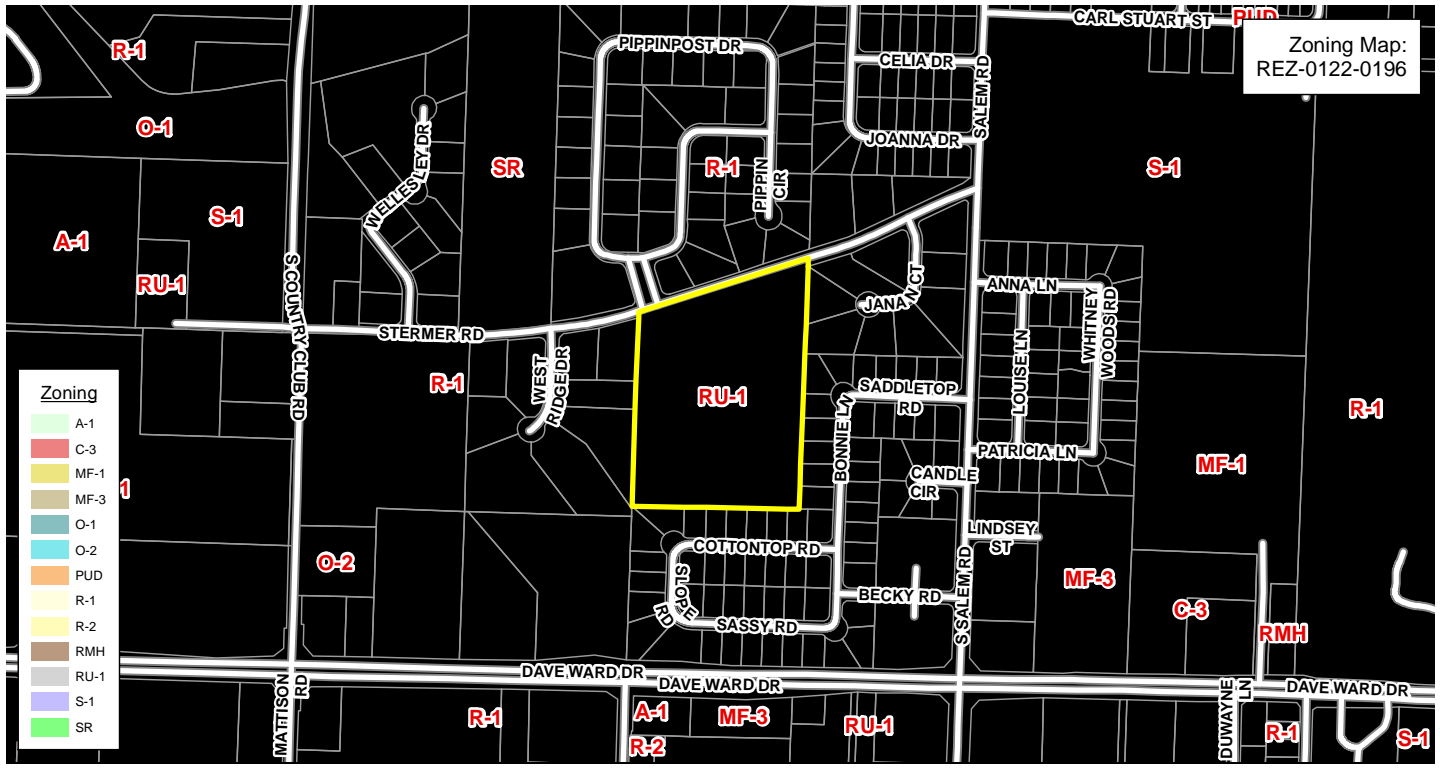
Staff recommendation: Staff recommends approval of the rezoning. The proposed zoning is consistent with the Comprehensive Plan and will not likely harm adjacent property.

The Planning Commission reviewed the request at its regular meeting on March 21, 2022 and voted 7-0 that the request be forwarded to the City Council with a recommendation for approval.

Please advise if you have any questions.

Zoning

	A-1
	C-3
	MF-1
	MF-3
	O-1
	O-2
	PUD
	R-1
	R-2
	RMH
	RU-1
	S-1
	SR





**City of Conway, Arkansas
Ordinance No. O-22- _____**

AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING CODE TO REZONE PROPERTY LOCATED AT 2522 & 2600 COLLEGE AVENUE 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:

2522 College Avenue

PART OF BLOCK 2 WEST END ADDITION TO THE CITY OF CONWAY, ARKANSAS DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 2; THENCE NORTH 00 DEGREES 18 MINUTES 58 SECONDS EAST ALONG THE WEST LINE OF SAID BLOCK 2, 290.0 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 00 SECONDS EAST, 210.0 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES 58 SECONDS WEST, 290.0 FEET TO THE SOUTH LINE OF BLOCK 2; THENCE NORTH 89 DEGREES 29 MINUTES 00 SECONDS WEST, 210.0 FEET TO THE POINT OF BEGINNING.

2600 College Avenue

THE EAST 350 FEET OF THE S½ OF BLOCK THREE, WEST END ADDITION TO THE CITY OF CONWAY, ARKANSAS, AS SHOWN ON A PLAT RECORDED IN BOOK A, PAGE 39, PLAT RECORDS OF 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 12th day April, 2022.

Approved:

Mayor Bart Castleberry

Attest:

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



1111 MAIN STREET • CONWAY, AR 72032
501) 450-6105 • planningcommission@cityofconway.org

MEMO

To: Mayor Bart Castleberry
cc: City Council Members

From: Rhea Williams, 2022 Planning Commission Chairman
Date: April 12, 2022

Re: Request to rezone from O-2 to PUD ± 3.70 acres located at 2522 & 2600 College Avenue

Gary Harpole has requested to rezone from O-2 to PUD ± 3.70 acres located at 2522 & 2600 College Avenue, with the legal description:

2522 College Avenue

PART OF BLOCK 2 WEST END ADDITION TO THE CITY OF CONWAY, ARKANSAS DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 2; THENCE NORTH 00 DEGREES 18 MINUTES 58 SECONDS EAST ALONG THE WEST LINE OF SAID BLOCK 2, 290.0 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 00 SECONDS EAST, 210.0 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES 58 SECONDS WEST, 290.0 FEET TO THE SOUTH LINE OF BLOCK 2; THENCE NORTH 89 DEGREES 29 MINUTES 00 SECONDS WEST, 210.0 FEET TO THE POINT OF BEGINNING.

2600 College Avenue

THE EAST 350 FEET OF THE S½ OF BLOCK THREE, WEST END ADDITION TO THE CITY OF CONWAY, ARKANSAS, AS SHOWN ON A PLAT RECORDED IN BOOK A, PAGE 39, PLAT RECORDS OF FAULKNER COUNTY, ARKANSAS.

The applicant is seeking to rezone the property from O-2 to PUD for the development of a residential/commercial mixed-use development. Given existing development in the area, it is clear the corridor is in a state of transition from single-family development to a variety of lower intensity office, retail, and multi-family uses. With these uses in close vicinity, the proposed uses are appropriate to the site.

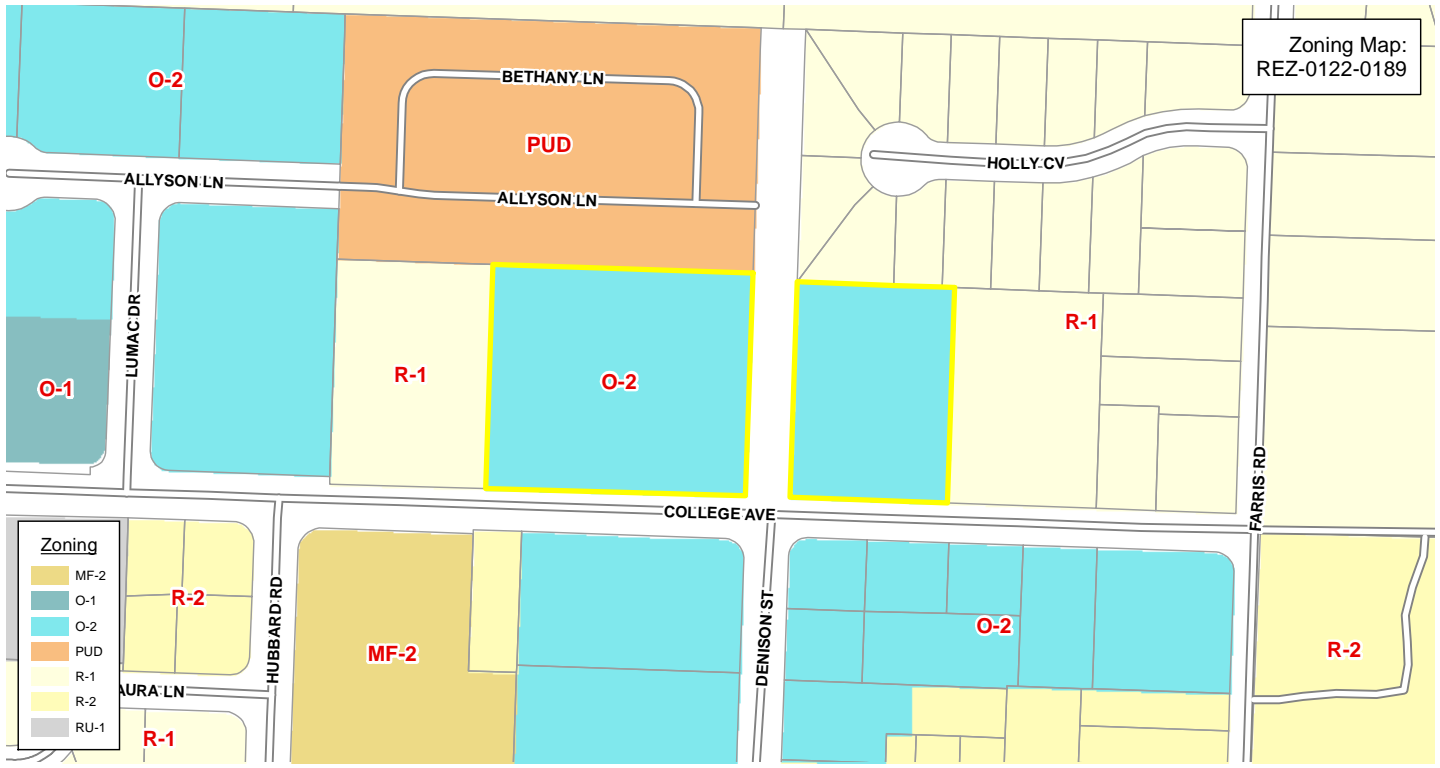
Staff recommendation: Staff recommends approval of the PUD application. While not consistent with the Comprehensive Plan, the proposed uses are appropriate to the area and will not significantly increase the intensity of allowed use from the present zoning.








The Planning Commission reviewed the request at its regular meeting on March 21, 2022 and voted 7-0 that the request be forwarded to the City Council with a recommendation for approval with the following 12 conditions:

- 1) The development shall be constructed in a manner consistent with the proposed sketch plan in regards to the general location of the building. It will be constructed with minimal setback addressing the corner of the intersection of College Ave/Denison St.
- 2) The site shall be limited to the following uses: multi-family development with a max of 120 units, office, retail-restricted, and eating place without drive-thru.
- 3) The height of the proposed structure shall not exceed 40 feet or 3 stories.

- 4) The development shall meet all applicable standards for Article 1101 of the Zoning Code.
- 5) The first two stories of the building shall be limited to stone, brick, and glass with precast concrete used as architectural accents.
- 6) The development shall meet all applicable signage standards for the O-2 district.
- 7) All proposed site improvements shall be subject to Development Review as handled within Article 1101 of the Zoning Code.
- 8) Prior to issuance of Development Review approval for the site, the applicant shall plat the property and file a deed restriction or similar document that ties the parking lot improvements and maintenance to the use of the building and building owner in perpetuity.
- 9) All other zoning requirements not addressed via this approval shall be governed by the provisions of O-2 zoning.
- 10) For the property east of Denison St, a 20' undisturbed vegetative buffer shall be maintained which shall include the addition of planting evergreen trees capable of forming a continuous row of vegetation to a height of at least 30' in addition to meeting the landscaping requirements of Article 1101 of the Zoning Code.
- 11) For the property west of Denison St, all property north of the existing concrete ditch (as of February 17, 2022) shall be left as an undisturbed vegetative buffer. Within 10' of the north property line, additional evergreen trees capable of forming a continuous row of vegetation to a height of at least 30' shall also be required in addition to meeting the landscaping requirements of Article 1101 of the Zoning Code.
- 12) Denison St shall be constructed to city standards as a local residential street, and may include parallel parking. Any parking provided as parallel parking may be counted to reduce the off-street parking requirements.

Please advise if you have any questions.



Zoning	
	MF-2
	O-1
	O-2
	PUD
	R-1
	R-2
	RU-1

Zoning

- MF-2
- O-1
- O-2
- PUD
- R-1
- R-2
- RU-1



**City of Conway, Arkansas
Ordinance No. O-22-**

AN ORDINANCE AUTHORIZING FUNDS FOR THE COMPLETION OF THE PRINCE STREET LANDSCAPE PROJECT; AND FOR OTHER PURPOSES; AND DECLARING AN EMERGENCY

Whereas, the City of Conway has completed the repair of the irrigation system located on Prince Street and desires to finish the landscape project with Tulip Poplar throughout the islands; and

Whereas, the City of Conway has a yearly contract agreement with Olive Branch Landscape Management, that provided a quote for \$22,285.35 and this included the installation of the trees.

Whereas, budget funds for the services described above have not been included in the General Fund Budget and the City request Council to appropriate said funds from the General Fund to cover this service.

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

Section 1. The City of Conway shall appropriate \$22,282.35 from the General Fund Balance Appropriation Account 001.119.4900 into the Physical Plant Grounds Maintenance Account 001.106.5430.

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 12th day of April 2022.

Approved:

Mayor Bart Castleberry

Attest:

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



City of Conway, Arkansas
Ordinance No. O-22-

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN INDEPENDENT CONTRACTOR AGREEMENT AND APPROPRIATE FUNDS FOR THE WATERING OF THE HANGING FLOWERS OWNED BY THE CONWAY DEVELOPMENT CORPORATION LOCATED THROUGHOUT DOWNTOWN CONWAY; AND FOR OTHER PURPOSES

Whereas, the Conway Development Corporation owns the hanging flowers that are located throughout downtown Conway. The City of Conway, specifically the Physical Plant, maintains these hanging flowers and waters them five (5) days a week; and

Whereas, the City of Conway desires to enter into an Independent Contractor Agreement with William Canady, a former City of Conway Physical Plant employee who has retired from the City, for the purpose of watering the hanging flowers mentioned above; and

Whereas, budget funds for the services described above have not been included in the General Fund Budget and the City request Council to appropriate \$25,000 from the General Fund to cover this service.

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

Section 1. the City Council for the City of Conway shall hereby authorize the Mayor to enter into an Independent Contractor Agreement with William Canady for the purpose of maintaining and watering the hanging flowers that are owned by the Conway Development Corporation and are located throughout downtown Conway.

Section 2. The City of Conway shall appropriate \$25,000 from the General Fund Balance Appropriation Account 001.119.4900 into the Physical Plant contract labor account 001.106.5130.

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

PASSED this 12th day of April 2022.

Approved:

Mayor Bart Castleberry

Attest:

Michael O. Garrett
City Clerk/Treasurer



City of Conway, Arkansas
Resolution No. R-22-_____

A RESOLUTION ALLOWING THE CITY OF CONWAY TO ENTER INTO AN AGREEMENT FOR CONSTRUCTION MANAGEMENT SERVICES FOR CONWAY SOCCER COMPLEX; AND FOR OTHER PURPOSES

Whereas, the City of Conway requested qualifications from prospective Construction Managers to provide construction management services for the construction of the Conway Soccer Complex to be located adjacent to Curtis Walker Park off Museum Road; and

Whereas, the City of Conway received qualifications from the following firms: Moser Construction, Ideal Construction, Nabholz, Flynco, Weaver Bailey, Kinco, Wagner General, Hydco, and Legacy.

Whereas, after reviewing all qualifications, the selection committee would like to recommend Council allow the City to enter into an agreement with Nabholz for the project referenced above.

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

Section 1. The City of Conway shall enter into an agreement with Nabholz to provide construction management services for the Conway Soccer Complex.

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

PASSED this 12th day of April 2022.

Approved:

Mayor Bart Castleberry

Attest:

Michael O. Garrett
City Clerk/Treasurer



**City of Conway, Arkansas
Resolution No. R-22-**

A RESOLUTION ALLOWING THE CITY OF CONWAY TO ENTER INTO AN AGREEMENT FOR CONSTRUCTION MANAGEMENT SERVICES FOR THE CONWAY COMMUNITY CENTER; AND FOR OTHER PURPOSES

Whereas, the City of Conway requested qualifications from prospective Construction Managers to provide construction management services for the construction of the Conway Community Center to be located at 450 Corporate Drive, Conway, AR 72032; and

Whereas, the City of Conway received qualifications from the following firms: Moser Construction, Flynco, and Nabholz.

Whereas, after reviewing all qualifications, the selection committee would like to recommend Council allow the City to enter into an agreement with Nabholz for the project referenced above.

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

Section 1. The City of Conway shall enter into an agreement with Nabholz to provide construction management services for the Conway Community Center.

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

PASSED this 12th day of April 2022.

Approved:

Mayor Bart Castleberry

Attest:

Michael O. Garrett
City Clerk/Treasurer



City of Conway, Arkansas
Ordinance No. O-22-_____

AN ORDINANCE APPROPRIATING LAW ENFORCEMENT BEHAVIORAL HEALTH RESPONSES FUNDING FOR THE CONWAY POLICE DEPARTMENT; AND FOR OTHER PURPOSES

Whereas, the City of Conway has been awarded \$542,500.00 Federal Department of Justice grant award number 15PBJA-21-GG-04306-MENT as a part of the Bureau of Justice Assistance's Connect and Protect grant. The Conway City Council accepted this award through R-22-03; and

Whereas, the grant amount is \$542,500 and City of Conway match for this grant is \$192,875, as referenced in R-22-03. Funds will be spent over three years. For the 2022 budget, the City of Conway Police Department requests to appropriate \$221,900 in grant funds and \$55,475 for the match from the General Fund Balance; and

WHEREAS, the City of Conway has not previously budgeted for this grant and would like to appropriate the general fund match and grant funds into the budget.

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

Section 1. The City of Conway shall appropriate \$221,900 from the Federal Grant Revenue account (001-000-4200) and \$55,475 from the General Fund Balance Appropriation account (001-119-4900) for a total of \$277,375 into expenditure accounts as follows;

Salaries and Wages – Uniformed	001-121-5112	71,500
LOPFI	001-121-5140	16,800
Group Insurance	001-121-5160	22,329
FICA & Medicare	001-121-5170	5,500
Unemployment	001-121-5180	100
Workers Comp	001-121-5181	1,300
Other Employee Benefits	001-121-5199	96
Other Professional Services	001-121-5299	53,000
Accountable Equipment	001-121-5650	26,750
Vehicles	001-121-5920	<u>80,000</u>
		\$277,375

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

PASSED this 12th day of April, 2022.

Approved:

Mayor Bart Castleberry

Attest:

Michael O. Garrett
City Clerk/Treasurer



City of Conway, Arkansas
Ordinance No. O-22-__

**AN ORDINANCE AUTHORIZING THE PURCHASE OF REAL PROPERTY LOCATED AT 1108 DEER STREET;
 AND FOR OTHER PURPOSES, DECLARING AN EMERGENCY**

Whereas, the City of Conway would like to purchase property located at 1108 Deer Street adjacent to the Conway Police Department; and

Whereas, the property consists of a tract of land that is 8,300 SF containing a 3,600 SF building that contains 600 SF of office space and 3,000 SF of warehouse; and

Whereas, the property appraised for \$240,000 and if approved the purchase will be funded by the general fund.

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

Section 1. The City of Conway shall authorize the Mayor to negotiate and enter into a contract agreement to purchase property located at 1108 Deer Street for a purchase price up to \$_____ from Jim Pearce.

Section 2. The City of Conway shall appropriate \$_____ from the General Fund Balance Appropriation Account 001-119-4900 into the Conway Police Department Building Acquisition Expenditure Account 001-121-5903.

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

Section 4. 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.

ADOPTED this 12th day of April 2022.

Approved:

Mayor Bart Castleberry

Attest:

Michael O. Garrett
City Clerk/Treasurer



**City of Conway, Arkansas
Ordinance No. O-22-__**

AN ORDINANCE APPROPRIATING INSURANCE FUNDS RECEIVED FROM THE ARKANSAS MUNICIPAL LEAGUE FOR THE CONWAY FIRE DEPARTMENT, AND FOR OTHER PURPOSES

Whereas, the Conway Fire Department requests \$2,681 for the use of repairing Engine 4 from damages incurred during a wreck; and

Whereas, funds in the amount of \$2,681 were received from the Municipal Insurance Program for such reasons.

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

Section 1. The City of Conway shall appropriate \$2,681 from the Insurance Proceeds Account (001.119.4360) to the Fire Department Fire Department Vehicle Maintenance Operating Account (01.131.5450).

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

PASSED this 12th day of April, 2022

Approved:

Mayor Bart Castleberry

Attest:

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



**City of Conway, Arkansas
Resolution No. R-22-__**

A RESOLUTION ALLOWING THE CITY OF CONWAY TO ENTER INTO AN AGREEMENT FOR CONSTRUCTION MANAGEMENT SERVICES FOR CONWAY FIRE STATION #3; AND FOR OTHER PURPOSES

Whereas, the City of Conway requested qualifications from prospective Construction Managers to provide construction management services for the construction of Conway Fire Station #3 to be located at 740 S. Harkrider Street, Conway AR 72032; and

Whereas, the City of Conway received qualifications from the following firms: Baldwin & Shell, Ideal Construction, Moser Construction, Nabholz, and Wagner General.

Whereas, after reviewing all qualifications, the selection committee would like to recommend Council allow the City to enter into an agreement with Nabholz for the project referenced above.

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

Section 1. The City of Conway shall enter into an agreement with Nabholz to provide construction management services for Conway Fire Station #3.

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

PASSED this 12th day of April 2022.

Approved:

Mayor Bart Castleberry

Attest:

Michael O. Garrett
City Clerk/Treasurer