



City of Conway, Arkansas
CITY COUNCIL
Agenda • August 23, 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:

July 26, 2022

Monthly Financial Report:

Month ending July 31, 2022

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

1. Resolution requesting the Faulkner County Tax Collector place a lien on property located at 1612/1614 Hardy Street for expenses incurred by the City.
2. Resolution requesting the Faulkner County Tax Collector place a lien on property located at 26 Brierwood Circle for expenses incurred by the City.
3. Ordinance accepting the bid for Oak Street adaptive signal control for the Transportation Department.
4. Resolution to approve the support of a grant application submittal by Metroplan for the "Safe Streets and Roads for All" Grant for the Transportation Department.
5. Ordinance approving the annexation of ± 6.70 acres located at lots 1-6 Grand View Heights Subdivision.
6. Consideration to approve a conditional use permit to allow a childcare facility in the O-2 zoning district for property located in the 300-350 block east of Hogan Lane.
7. Ordinance to rezone a portion of property located at 1310 E. Dave Ward Dr. from C-2 to C-3.
8. Ordinance to rezone property located at 1445 Old Military Road and 3612 Dena Lane from A-1 to MF-1.
9. Ordinance to rezone property located at 1500 and 1520 E. Dave Ward Dr from I-1 to C-2 and C-3 and a portion of 1310 E. Dave Ward Drive from C-2 to C-3.
10. Ordinance to rezone property located north of Lacroix Lane, west of Bill Bell Lane, from R-1 to PUD.

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

1. Ordinance appropriating funds for Rogers Plaza for the Parks & Recreation Department.
2. Ordinance appropriating funds for the installation of artificial turf at Conway Station Park.

3. Ordinance authorizing additional personnel for the Parks & Recreation Department.
4. Resolution expressing the intent to enter into a lease agreement for Centennial Soccer Park.

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 approving personnel changes for the City Attorney's Office.
2. Resolution approving the grant application submittal for the "Public Safety Equipment Grant Program" for the Conway Police Department.
3. Ordinance appropriating reimbursement funds for the Police Department.
4. Resolution approving architectural design services for the shooting range for the Police Department.
5. Ordinance appropriating donation funds for purchasing safety vests for the Fire Department.
6. Ordinance appropriating reimbursement funds received for the Conway Fire Department.

Adjournment



City of Conway, Arkansas
Monthly Financial Reports
July 31, 2022

City of Conway
 Monthly Financial Report - General Fund
 For the month ended July 31, 2022



Revenues	Budget	Month	Year to Date	Encumbered	(Over)/Under	%
		Activity			Budget	Expend/Collect
Ad Valorem Tax	4,000,000	96,985	2,040,045		1,959,955	51%
Payments in Lieu of Tax	15,000	25,192	25,192		(10,192)	168%
State Tax Turnback	950,000	222,421	657,559		292,441	69%
Insurance Tax Turnback - LOPFI	1,300,000	327,510	327,510		972,491	25%
Sales Tax	24,000,000	2,342,487	15,932,390		8,067,610	66%
Beverage Tax	400,000	62,921	303,072		96,928	76%
Franchise Fees	3,467,700	372,309	2,401,071		1,066,629	69%
Utility Tap Fees	-	16,811	47,091		(47,091)	-
Office Space Leases	67,400	-	33,655		33,745	50%
Permits	558,500	52,158	364,572		193,928	65%
Public Safety	2,304,391	75,614	1,215,012		1,089,379	53%
Parks	633,250	62,584	488,880		144,370	77%
Insurance Proceeds	35,439	29,522	106,245		(70,806)	300%
Interest Income	123,000	42,032	152,283		(29,283)	124%
Proceeds from Sale of Assets	-	2,637	18,381		(18,381)	-
Donations	6,000	-	1,000		5,000	17%
Federal Grant Revenues	221,900	-	-		221,900	0%
Miscellaneous Revenues	102,449	14,274	101,830		619	99%
Transfers from Other Funds	770,000	-	260,000		510,000	34%
Total Revenues	38,955,029	3,745,456	24,475,788		14,479,241	63%
Expenditures						
Admin (Mayor, HR)	1,186,361	68,514	653,237	39,598	493,526	55%
Finance	536,892	32,237	261,706	49	275,137	49%
City Clerk/Treasurer	163,561	13,700	87,621	-	75,940	54%
City Council	90,420	6,512	39,903	-	50,517	44%
Planning	849,552	47,586	476,464	4,435	368,653	56%
Physical Plant	750,196	89,869	418,706	3,520	327,970	56%
Information Technology	1,473,729	103,841	680,649	259,730	533,350	46%
Permits and Inspections	415,903	25,089	220,249	210	195,444	53%
Nondepartmental	1,195,103	271,178	789,555	4,551	400,996	66%
Police	14,727,477	1,214,165	7,878,147	188,619	6,660,711	53%
CEOC	1,578,597	102,936	751,551	74,337	752,709	48%
Animal Welfare	686,989	36,426	248,617	66,152	372,220	36%
Municipal District Court	952,557	76,374	556,163	185	396,209	58%
City Attorney	611,403	36,399	255,527	1,381	354,495	42%
Fire	14,899,995	889,781	6,417,975	162,112	8,319,908	43%
Parks	3,369,712	338,008	1,856,699	38,347	1,474,667	55%
Total Expenditures	43,488,447	3,352,615	21,592,769	843,226	21,052,451	50%
Net Revenue/(Expense)	(4,533,419)		2,883,018			

*All figures are unaudited

Notes:

1) Budget column is current budget which includes all year-to-date adjustments, if any.

City of Conway
General Fund
2022



Fund Balance Appropriations

<u>Ordinance</u>	<u>Date</u>	<u>Description</u>	<u>Amount</u>
O-22-17	1/25/22	Construction of new Fire Station #3	2,579,500
O-22-35	3/22/22	Perimeter fence for Police training facility	93,006
O-22-43	4/12/22	Landscape planting on Prince Street	22,285
O-22-44	4/12/22	Contractor agreement for watering downtown flowers	22,000
O-22-45	4/12/22	Police dept Connect and Protect grant match	55,475
O-22-52	4/26/22	Prior year funds to replace CEOC battery backup system	66,500
O-22-55	5/24/22	Purchase Jim Pearce property for Police dept	245,500
O-22-67	6/28/22	Addition of four police officer positions	136,700
O-22-68	6/28/22	Reclassify Police dept Fleet Assistant to Fleet Technician	8,000
O-22-69	6/28/22	Employee pay adjustments from Salary Study Committee	104,540
O-22-70	6/28/22	Settlement of lawsuit with Kaala D. Jones	11,000
O-22-89	7/26/22	Additional costs for new Fire Station #3	500,000
			<u>\$ 3,844,506</u>

City of Conway
 Balance Sheet - General Fund
 As of July 31, 2022



Cash - Operating	14,475,002
Cash - Reserve	1,505,701
Petty Cash	715
Taxes Receivable	4,993,556
Accounts Receivable	4,763,858
Due from Street	81,167
Due from Component Unit	219,099
Due from Municipal Court	62,383
Fuel Inventory	(18,582)
General Inventory	585
<i>Assets</i>	<u>26,083,486</u>
Accounts Payable	(51,519)
Insurance and Benefits Payable	(49,234)
Event Deposits	3,900
Held for Others - Crimestopper Reward	5,000
Held for Others - Performance Bonds	5,195
Deferred Revenue	4,124,634
Unearned Revenue - City Hall Lease	980,000
<i>Liabilities</i>	<u>5,017,977</u>
<i>Fund Balance</i>	<u>21,065,509</u>
<i>Total Liabilities & Fund Balance</i>	<u>26,083,486</u>

*All figures are unaudited

City of Conway
 Monthly Financial Report - Street Fund
 For the month ended July 31, 2022



	<u>Budget</u>	<u>Month Activity</u>	<u>Year to Date</u>	<u>Encumbered</u>	<u>(Over)/Under Budget</u>	<u>% Expend/Collect</u>
Revenues						
Ad Valorem Tax	1,400,000	36,244	751,441		648,559	54%
Payments in Lieu of Tax	6,000	-	-		6,000	0%
State Tax Turnback	3,000,000	275,818	1,690,592		1,309,408	56%
State Tax Turnback - Other	1,640,000	161,205	1,051,364		588,636	64%
Severance Tax	-	26,134	186,047		(186,047)	-
State Tax Turnback - Wholesale	460,000	33,360	227,962		232,038	50%
Sales Tax	325,000	32,822	223,241		101,759	69%
Engineering Fees	15,000	1,400	7,725		7,275	52%
Interest Income	80,000	7,507	61,033		18,967	76%
Miscellaneous Revenues	-	-	284		(284)	-
Total Revenues	6,926,000	574,492	4,199,689	-	2,726,311	61%
Expenditures						
Personnel Costs	3,498,042	190,896	1,414,464	-	2,083,578	40%
Other Operating Costs	4,044,042	141,203	1,926,636	192,272	1,925,134	48%
Total Operating Costs	7,542,084	332,099	3,341,100	192,272	4,008,712	44%
Capital Outlay	5,778,943	-	37,631	523,903	5,217,409	1%
Total Expenditures	13,321,027	332,099	3,378,731	716,175	9,226,121	25%
Net Revenue/(Expense)	(6,395,027)		820,957			

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Notes:

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City of Conway
Street Fund
2022



Fund Balance Appropriations

<u>Ordinance</u>	<u>Date</u>	<u>Description</u>	<u>Amount</u>
O-22-27	3/8/22	Purchase Conway Corp property	5,178,000

City of Conway
Balance Sheet - Street Fund
As of July 31, 2022



Cash - Operating	7,884,288
Taxes Receivable	69,969
Accounts Receivable	2,109,436
<i>Assets</i>	<u>10,063,693</u>
Accounts Payable	(876)
Insurance and Benefits Payable	(4,106)
Due to General	81,167
Deferred Revenue	1,517,818
<i>Liabilities</i>	<u>1,594,003</u>
<i>Fund Balance</i>	8,469,690
<i>Total Liabilities & Fund Balance</i>	<u>10,063,693</u>

*All figures are unaudited

City of Conway
 Monthly Financial Report - Sanitation
 For the month ended July 31, 2022



	<u>Budget</u>	<u>Month Activity</u>	<u>Year to Date</u>	<u>Encumbered</u>	<u>(Over)/Under Budget</u>	<u>% Expend/Collect</u>
Revenues						
Sanitation Fees	9,500,000	887,744	5,849,360		3,650,640	62%
Proceeds - Recycled Materials	500,000	128,382	595,049		(95,049)	119%
Landfill Fees - General	230,000	27,122	149,888		80,112	65%
Insurance Proceeds	-	-	221,919		(221,919)	-
Interest Income	200,000	45,418	182,087		17,913	91%
Miscellaneous Revenues	-	-	863		(863)	-
Total Revenues	10,430,000	1,088,667	6,999,165	-	3,430,835	67%
Expenditures						
Personnel Costs	5,562,606	379,554	2,822,028	440	2,740,138	51%
Other Operating Costs	<u>3,415,414</u>	<u>331,617</u>	<u>1,477,898</u>	<u>253,617</u>	<u>1,683,899</u>	<u>43%</u>
Total Operating Costs	8,978,020	711,172	4,299,927	254,057	4,424,037	48%
Capital Outlay	<u>2,377,119</u>	<u>181,783</u>	<u>553,438</u>	<u>1,591,667</u>	<u>232,014</u>	<u>23%</u>
Total Expenditures	11,355,140	892,955	4,853,365	1,845,724	4,656,051	43%
Net Revenue/(Expense)	(925,140)		<u>2,145,800</u>			

*All figures are unaudited

Notes:

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- 2) Capital outlay is shown here for budgeting purposes, but only depreciation expense will be recorded at year end.

City of Conway
Sanitation Fund
2022

Fund Balance Appropriations



<u>Ordinance</u>	<u>Date</u>	<u>Description</u>	<u>Amount</u>
			\$ -

City of Conway
 Balance Sheet - Sanitation
 As of July 31, 2022



Cash - Operating	14,918,119
Petty Cash	200
Post Closure Cash Account	6,188,137
Accounts Receivable	14,011
Due from Component Unit	903,057
General Inventory	2,122
Land & Buildings	2,424,145
Infrastructure	783,854
Machinery, Equipment & Vehicles	2,381,173
Deferred Outflows of Resources	2,194,273
Deferred Outflows of Resources-OPEB	285,019
<i>Assets</i>	<u>30,094,109</u>
Accounts Payable	5,112
Insurance and Benefits Payable	7,232
Compensated Absences	248,057
Net Pension Obligation	13,981,351
Deferred Inflows of Resources	1,198,395
Deferred Inflows of Resources-OPEB	126,025
Net OPEB Liability	1,006,173
Landfill Close/Post Close	8,362,165
<i>Liabilities</i>	<u>24,934,510</u>
<i>Net Position</i>	5,159,599
<i>Total Liabilities and Net Position</i>	<u>30,094,109</u>

*All figures are unaudited

Note: Capital assets shown at book value (cost less accumulated depreciation).

City of Conway
 Monthly Financial Report - Airport
 For the month ended July 31, 2022



Revenues	Budget	Month	Year to	Encumbered	(Over)/Under	%
		Activity	Date		Budget	Expend/Collect
Sales Tax	15,000	3,555	18,650		(3,650)	124%
Airport Fuel Sales	853,460	170,198	876,779		(23,319)	103%
T-Hangar Rent	178,839	5,580	106,824		72,015	60%
Community Hangar Rent	43,200	3,600	25,200		18,000	58%
Ground Leases	20,257	11,655	37,791		(17,534)	187%
Misc Revenue - Non air	9,000	300	5,500		3,500	61%
State Grant Revenues	250,000	-	309,299		(59,299)	124%
Reimbursements from Conway Aircraft	230,632	-	314,144		(83,512)	136%
Miscellaneous Revenues	16,800	1,724	11,698		5,102	70%
Total Revenues	1,617,188	196,612	1,705,885	-	(88,697)	105%
Expenditures						
Personnel Costs	326,214	30,012	203,385	-	122,829	62%
Fuel for Resale	600,000	79,963	670,074	-	(70,074)	112%
Other Operating Costs	149,342	40,254	106,232	8,740	34,369	71%
Total Operating Costs	1,075,556	150,229	979,691	8,740	87,125	91%
Capital Outlay	480,632	1,792	620,529	30	(139,927)	-
Total Expenditures	1,556,188	152,021	1,600,220	8,770	(52,803)	103%
Net Revenue/(Expense)	61,000		105,664			

*All figures are unaudited

Notes:

- 1) Budget column is current budget which includes all year-to-date adjustments, if any.
- 2) Capital outlay is shown here for budgeting purposes, but only depreciation expense will be recorded at year end.

City of Conway
Airport Fund
2022

Fund Balance Appropriations



<u>Ordinance</u>	<u>Date</u>	<u>Description</u>	<u>Amount</u>
			\$ -

City of Conway
 Balance Sheet - Airport
 As of July 31, 2022



Cash - Operating	219,059
Taxes Receivable	4,043
Accounts Receivable - Fuel Vendor	57,564
Fuel Inventory	160,650
Land	1,254,473
Buildings	3,430,723
Machinery & Equipment	234,086
Infrastructure	22,959,891
Deferred Outflows of Resources-OPEB	11,666
<i>Assets</i>	<u>28,332,157</u>
Compensated Absences	5,127
Net OPEB Liability	41,185
Deferred Inflows of Resources-OPEB	5,159
<i>Liabilities</i>	<u>51,471</u>
<i>Net Position</i>	<u>28,280,686</u>
<i>Total Liabilities & Net Position</i>	<u>28,332,157</u>

*All figures are unaudited

Note: Capital assets shown at book value (cost less accumulated depreciation).

City of Conway
Monthly Financial Report - Major Project Funds
As of July 31, 2022



Parks and Rec A&P Tax

Balance, 6/30/22	2,418,288
Receipts	1,073,742
Payments	(576,180)
Balance, 7/31/22	\$ 2,915,851

Pay as you go Sales Tax

Balance, 6/30/22	7,409,989
Receipts	509,296
Payments	(197,721)
Balance, 7/31/22	\$ 7,721,564

Street Impact Fees

Balance, 6/30/22	1,615,643
Receipts	74,362
Payments	-
Balance, 7/31/22	\$ 1,690,005

Parks Impact Fees

Balance, 6/30/22	801,280
Receipts	43,383
Payments	(164,734)
Balance, 7/31/22	\$ 679,929

Street Sales Tax

Balance, 6/30/22	15,190,076
Receipts	681,915
Payments	-
Balance, 7/31/22	\$ 15,871,991



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 1612/1614 Hardy St. 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 \$183.74 (\$139.79 + Penalty \$13.98 + 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 **August 23, 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 23rd day of August, 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

KSR Properties LLC
2885 Wineberry
Conway AR 72034

Parcel # 710-06713-000

RE: Nuisance Abatement at 1612/1614 Hardy St. Conway AR
Cost of Clean-Up, Amount Due: \$139.76

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 **August 23, 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,

City of Conway
Code Enforcement

INVOICE

City of Conway Code Enforcement

DATE: JUNE 14, 2022

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

TO KSR Properties LLC
2885 Wineberry
Conway AR 72034

Description: Mowing/Clean-up/Admin Fees
associated with the nuisance abatement at
1612/1614 Hardy St. Conway Arkansas

CODE ENFORCEMENT OFFICER	PARCEL NUMBER	PAYMENT TERMS	DUE DATE
MICHAEL DAVIS	710-06713-000		August 23, 2022

HOURS	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	MOWING & DEBRIS REMOVAL BY C.E.P.P.	30.00	30.00
	Maintenance Fee (Mower/bush hog/weed eat)30.	50.00	50.00
1	Administrative Fee (Code Enforcement)	30.00	30.00
1	Administrative Fee (Code Officer)	17.46	17.46
2	Regular Letter	.55	1.10
2	Cert5ified Letter	5.60	11.20
TOTAL			\$139.76
TOTAL WITH PENALTY & FILING FEES			\$183.74

- Total amount due after August 23, 2022 includes collection penalty & filing fees

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



CODE CASE HISTORY REPORT RESPROP-0722-1014 FOR CITY OF CONWAY

Changed On	User	Description	Before	After	Additional Info
07/07/2022	Michael Davis	Code Case added			Code Case (RESPROP-0722-1014)
07/07/2022	Michael Davis	Contact added			Contact ()
07/07/2022	Michael Davis	Due Date	[none]	7/7/2022	Code Case Workflow Step (Violations)
	Michael Davis	Step Workflow Status	Not Started	Started	Code Case Workflow Step (Violations)
	Michael Davis	Code Case Workflow Step Action added			Code Case Workflow Step Action (3.2.4 Grass or Weeds)
07/14/2022	Michael Davis	Due Date	[none]	7/7/2022	Code Case Workflow Step (Notice of Violation)
	Michael Davis	Code Case Workflow Step Start Date	[none]	7/14/2022	Code Case Workflow Step (Notice of Violation)
	Michael Davis	Step Workflow Status	Not Started	Started	Code Case Workflow Step (Notice of Violation)
	Michael Davis	Inspection added			Inspection ([Auto])
	Michael Davis	Action Workflow Status	Not Started	Failed	Code Case Workflow Step Action (Property Maintenance Follow-up Investigation)
	Michael Davis	Violation Compliance Date	7/14/2022	7/21/2022	Violation (3.2.4 Grass or Weeds)
07/22/2022	Michael Davis	Code Case Status	Open	Schedule City Clean up	Code Case (RESPROP-0722-1014)



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

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Whereas, in accordance with Ark. Code Ann. § 14-54-901, the City of Conway has corrected conditions existing on **26 Brierwood Cir.** 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 **\$183.74** (\$139.79 + Penalty \$13.98 + filing fee \$30.00) to be thereafter certified to the Faulkner County Tax Collector; and

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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

ELIZABETH JACKSON
3820 LEGACY VILLAGE
BENTON AR 72015

Parcel # 710-09038-000

RE: Nuisance Abatement at 26 BRIERWOOD CIR. Conway AR
Cost of Clean-Up, Amount Due: \$139.76

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 **August 23, 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,

City of Conway
Code Enforcement

INVOICE

City of Conway Code Enforcement

DATE: JUNE 14, 2022

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

TO ELIZABETH JACKSON
3820 LEGACY VILLAGE
BENTON AR 72015

Description: Mowing/Clean-up/Admin Fees
associated with the nuisance abatement at
26 BRIERWOOD CIR. Conway Arkansas

CODE ENFORCEMENT OFFICER	PARCEL NUMBER	PAYMENT TERMS	DUE DATE
MICHAEL DAVIS	710-09038-000		August 23, 2022

HOURS	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	MOWING & DEBRIS REMOVAL BY C.E.P.P.	30.00	30.00
	Maintenance Fee (Mower/bush hog/weed eat)30.	50.00	50.00
1	Administrative Fee (Code Enforcement)	30.00	30.00
1	Administrative Fee (Code Officer)	17.46	17.46
2	Regular Letter	.55	1.10
2	Cert5ified Letter	5.60	11.20
		TOTAL	\$139.76
		TOTAL WITH PENALTY & FILING FEES	\$183.74

- Total amount due after August 23, 2022 includes collection penalty & filing fees

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



CODE CASE HISTORY REPORT RESPROP-0722-1034 FOR CITY OF CONWAY

Changed On	User	Description	Before	After	Additional Info
07/13/2022	Michael Davis	Code Case added			Code Case (RESPROP-0722-1034)
07/13/2022	Michael Davis	Due Date	[none]	7/13/2022	Code Case Workflow Step (Violations)
	Michael Davis	Step Workflow Status	Not Started	Started	Code Case Workflow Step (Violations)
	Michael Davis	Code Case Workflow Step Action added			Code Case Workflow Step Action (3.2.4 Grass or Weeds)
07/20/2022	Michael Davis	Due Date	[none]	7/13/2022	Code Case Workflow Step (Notice of Violation)
	Michael Davis	Code Case Workflow Step Start Date	[none]	7/20/2022	Code Case Workflow Step (Notice of Violation)
	Michael Davis	Step Workflow Status	Not Started	Started	Code Case Workflow Step (Notice of Violation)
	Michael Davis	Inspection added			Inspection ([Auto])
	Michael Davis	Action Workflow Status	Not Started	Failed	Code Case Workflow Step Action (Property Maintenance Follow-up Investigation)
	Michael Davis	Violation Compliance Date	7/20/2022	7/27/2022	Violation (3.2.4 Grass or Weeds)
07/20/2022	Michael Davis	Contact deleted			Contact (Elizabeth M Jackson)
	Michael Davis	Contact added			Contact (Elizabeth Jackson)
07/20/2022	Michael Davis	Inspection Scheduled End Date	7/20/2022	7/27/2022	Inspection (ICODE-9843-2022)
07/21/2022	Michael Davis	Code Case Status	Open	Schedule City Clean up	Code Case (RESPROP-0722-1034)
07/22/2022	Michael Davis	Date Closed	[none]	7/22/2022	Code Case (RESPROP-0722-1034)
	Michael Davis	Code Case Status	Schedule City Clean up	Closed - Resolved	Code Case (RESPROP-0722-1034)
	Michael Davis	Complete	No	Yes	Code Case (RESPROP-0722-1034)
07/22/2022	Michael Davis	Inspection Actual Departure Date	[none]	7/22/2022	Inspection (ICODE-9843-2022)
	Michael Davis	Inspection Status	No Progress	Corrected	Inspection (ICODE-9843-2022)
	Michael Davis	Action Workflow Status	Failed	Passed	Code Case Workflow Step Action (Property Maintenance Follow-up Investigation)
	Michael Davis	Due Date	7/13/2022	7/20/2022	Code Case Workflow Step (Violations)
	Michael Davis	Step Workflow Status	Started	Passed	Code Case Workflow Step (Violations)
	Michael Davis	Violation Resolved Date	[none]	7/22/2022	Violation (3.2.4 Grass or Weeds)
	Michael Davis	Violation Status	In Violation	Resolved	Violation (3.2.4 Grass or Weeds)
	Michael Davis	Action Workflow Status	Started	Passed	Code Case Workflow Step Action (3.2.4 Grass or Weeds)
07/26/2022	Missy Schrag	Code Case Status	Closed - Resolved	Schedule City Clean up	Code Case (RESPROP-0722-1034)
	Missy Schrag	Geo Rules Caller Type	None	Parcel	Code Case (RESPROP-0722-1034)
	Missy Schrag	Violation Resolved Date	7/22/2022	7/26/2022	Violation (3.2.4 Grass or Weeds)
	Missy Schrag	Violation Resolved Date	7/22/2022	7/26/2022	Violation (3.2.4 Grass or Weeds)



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

**AN ORDINANCE ACCEPTING THE LOWEST BID TO INSTALL ADAPTIVE SIGNAL CONTROL TECHNOLOGY
FOR OAK STREET, AND FOR OTHER PURPOSES**

Whereas, the City of Conway allocated a \$600,000 Federal-aid Surface Transportation Block Grant Program Attributable Grant (STBGP GT 20000k) for the Oak Street adaptive signal project, as approved by Council through R-17-39; and

Whereas, the City of Conway solicited bids for this project and received three qualified bids as follows; All Service Electric, Inc. \$1,193,380.80, Desoto County \$1,756,636.69, and Inline LLC \$1,429,986.20; and

Whereas, funds for this project are included in the 2022 Transportation Department budget and the City request Council approve the lowest bid.

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

Section 1: The City of Conway shall accept the low bid from All Service Inc. and enter into an agreement in the amount of \$1,193,380.80 to install adaptive signal control technology on Oak Street.

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

This Ordinance adopted this 23rd day of August 2022.

Approved:

Mayor Bart Castleberry

Attest:

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



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

**A RESOLUTION EXPRESSING THE WILLINGNESS OF THE CITY OF CONWAY TO SUPPORT METROPLAN'S
APPLICATION FOR THE SAFE STREETS AND ROADS FOR ALL GRANT**

Whereas, the US Department of Transportation has made available the Safe Streets and Roads for All grant program to fund initiatives that prevent roadway deaths and serious injuries through planning and implementation projects; and

Whereas, after considering the development of an application for an Action Plan, City Staff learned of Metroplan desiring to apply for a regional safety action plan; and

Whereas, this program encourages consolidation of efforts for planning grants and a multi-jurisdictional application would be a more competitive application; and

Whereas, the City of Conway will support the efforts made by Metroplan in the development of an application for this grant program.

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

Section 1. The City of Conway does hereby express its support for the Safe Streets and Roads for All application for Metroplan's Regional Safety Action Plan

Section 2. The City Council does hereby authorize the Mayor to execute any potential agreements and contracts regarding this project.

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

PASSED this 23rd day of August 2022

Approved:

Mayor Bart Castleberry

Attest:

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



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

AN ORDINANCE ACCEPTING THE ANNEXATION OF CERTAIN LANDS COMPRISED OF ± 6.70 ACRES LOCATED AT LOTS 1-6 GRAND VIEW HEIGHTS SUBDIVISION, TO THE CITY OF CONWAY:

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

Section 1: That the City of Conway, Arkansas, hereby accepts the hereinafter described territory, including all adjacent and abutting rights-of-way, annexed to said City by order of the County Court of Faulkner County, Arkansas heretofore entered on **August 23, 2022** and said territory being situated in Faulkner County, Arkansas, shall be a part of the City of Conway and shall be zoned **R-1**. Legal description as follows:

ALL OF LOTS 1-6 GRAND VIEW HEIGHTS SUBDIVISION IN THE SW¼ NE¼ OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 13 WEST. AND ALL ABUTTING AND ADJACENT ROAD RIGHT OF WAYS.

And that the above described lands and territory be, and the same hereby are, declared to be a part of the City of Conway, Faulkner County, Arkansas.

Section 2: From and after this date, all inhabitants residing within and upon the hereinabove described lands and territory shall have and enjoy all the rights and privileges of, and be subject to all the laws, rules, ordinances, limitations and regulations imposed upon the inhabitants within the original limits of said City of Conway, Arkansas, and for voting purposes, said lands are hereby assigned to and designated as part of **Ward 2** of the City of Conway, Arkansas.

Section 3: It is hereby declared the annexed land shall be provided the following services immediately upon the effective date of this annexation: police protection; fire protection; maintenance of any publicly dedicated streets within the property; and opportunity to connect to potable water, electric, and telecommunications services provided by Conway Corporation at the expense of the property owner.

PASSED this 23rd day of August, 2022.

Approved:

Mayor Bart Castleberry

Attest:

Michael O. Garrett
City Clerk/Treasurer

FILED

AUG 01 2022

IN THE COUNTY COURT OF FAULKNER COUNTY, ARKANSAS

Silvia Yanez, et al

CC-22-04

MARGARET DARTER
FAULKNER COUNTY CLERK
Petitioners
BY Watters DC

ORDER

Comes now before the Court the above-styled case, and after having been presented the facts and circumstances, and having considered the relevant laws, this Court finds and orders the following:

1. A petition of annexation was filed May 20, 2022.
2. All appropriate signatures were affixed to the Petition, as required by A.C.A. 14-40-609.
3. The proposed site to be annexed was adequately described and further displayed a map of the proposed site.
4. The appropriate documentation was provided under A.C.A. 14-40-609.
5. Based on the above premises, the Petitioner's prayer is right and proper.

WHEREFORE, this Court finds that the area described in Exhibit A should be, and hereby is, released for annexation into the City of Conway:

IT IS SO ORDERED.

Jim B. Baker

HON. JIM B. BAKER
Faulkner County Judge

Dated 8-1-2022

We verify that the above referenced Petition complies with A.C.A. 14-40-609.

Margaret Darter
Margaret Darter, Clerk

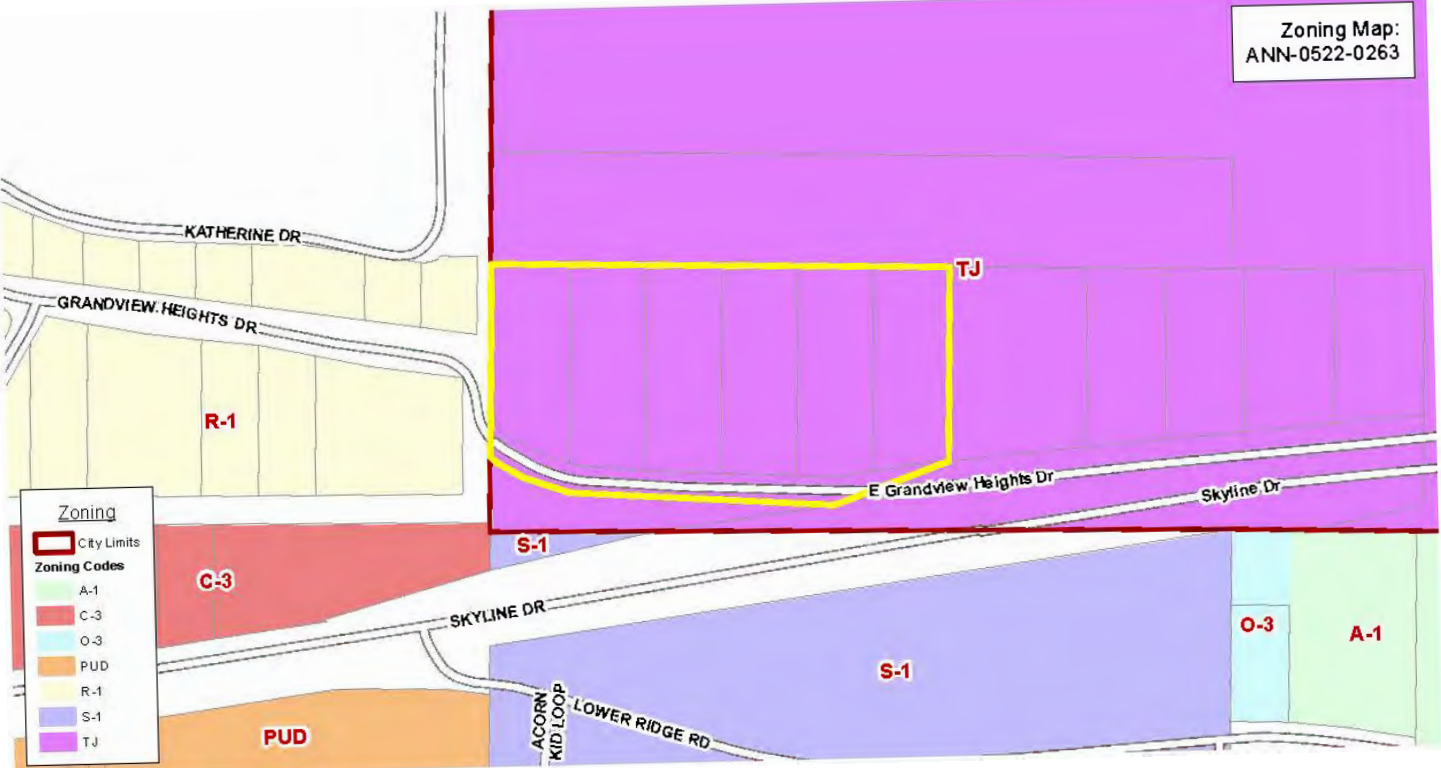
Krissy Lewis
Krissy Lewis, Assessor

Annexation Legal Description

City of Conway

All of Lots 1-6 Grand View Heights Sub in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 31, Township 6 North, Range 13 West.

And all abutting and adjacent road right of ways.



Zoning

City Limits

Zoning Codes

- A-1
- C-3
- O-3
- PUD
- R-1
- S-1
- TJ



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: August 23, 2022

Re: Conditional Use request to allow Childcare Facility in O-2 zone for property located in the 300-350 block east of Hogan Lane

Crafton Tull, has requested to allow Childcare Facility in the O-2 zone for property located in the 300-350 block east of Hogan Lane, with the legal description:

PART OF THE NW 1/4 SE 1/4, SECTION 9, T5N, R14W, FAULKNER COUNTY, ARKANSAS, DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID NW 1/4 SE 1/4; THENCE NORTH 0 DEGREES 48 MINUTES 38 SECONDS EAST ALONG THE WEST LINE OF SAID NW 1/4 SE 1/4, 166.48 FEET; THENCE EAST, 392.51 FEET; THENCE SOUTH 0 DEGREES 49 MINUTES 03 SECONDS WEST, 166.48 FEET TO THE SOUTH LINE OF SAID NW 1/4 SE 1/4; THENCE WEST, 392.49 FEET TO THE POINT OF BEGINNING, CONTAINING 1.50 ACRES, MORE OR LESS.

The applicant is proposing to construct and operate a childcare facility at the location. The Comprehensive Plan indicates the area is appropriate for office use. The site is situated with office uses to the north but is adjacent to agriculture and single-family residences on all other sides. The childcare center will include an approximately 8,800-sf building and three outdoor play areas and operate from 7:00am – 6:00pm, Monday – Friday. This conditional use would not likely result in harm to adjacent property.

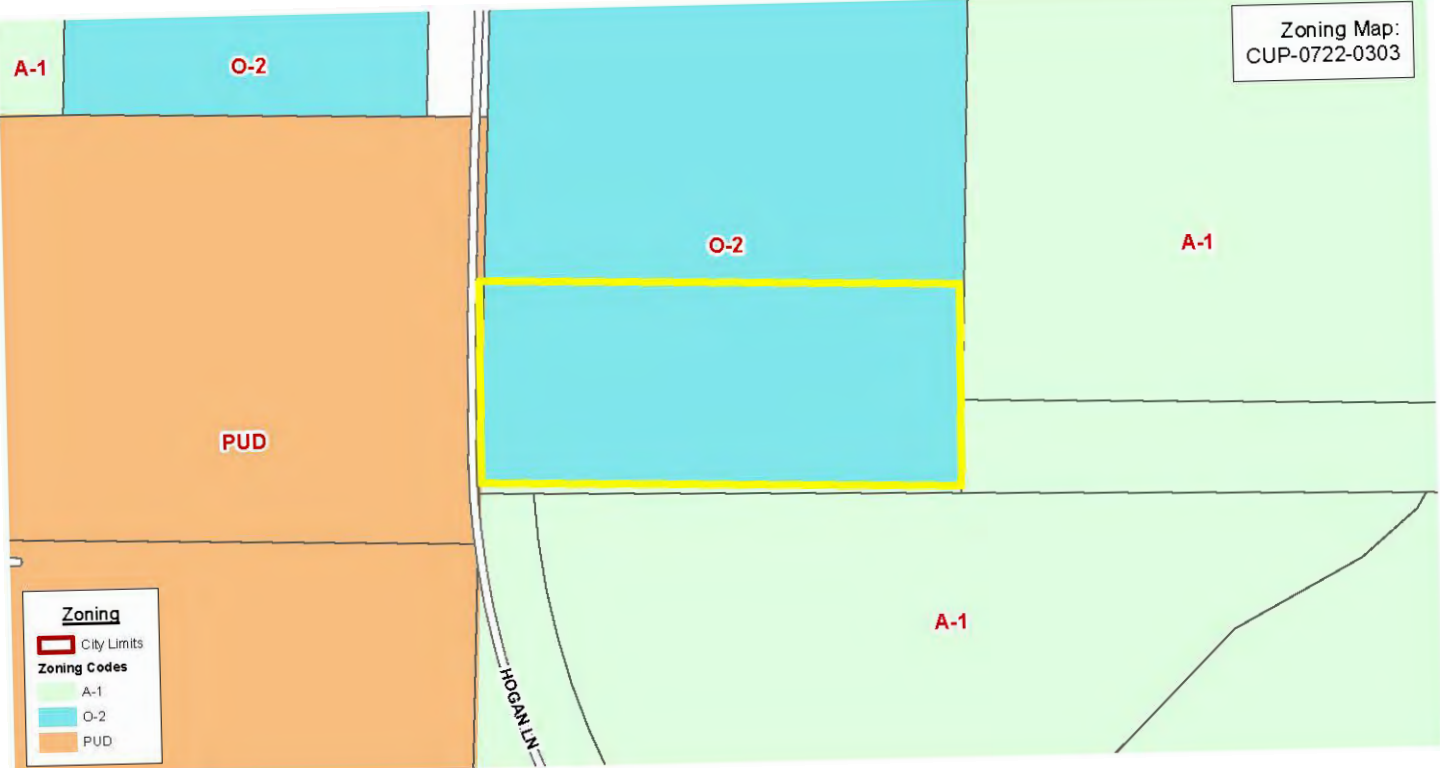
Staff recommendation: Staff recommends approval of the conditional use permit, with the following 10 conditions:

1. Operating hours are limited to Monday – Friday, 7:00am – 6:00pm.
2. 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.
3. Driveway to align with the shared property line to the north and will be required to provide shared access with the proposed out-parcel.
4. Parking layout will require revisions and will be addressed during the development review process.
5. The property shall be platted in accordance with the Conway Subdivision Ordinance prior to the issuance of building permits.
6. Decorative fencing or decorative vinyl-coated chain link fencing required. Any new fencing shall comply with Article 1101, Development Review Standards, of the Zoning Code. Fencing type and placement shall be approved by Planning Staff prior to installation.





7. All signage shall be permitted and installed in accordance with Article 1301 of the Conway Zoning Code (Sign Ordinance).
8. Upon development review approval, any expansions or additions to the structure or outdoor play area as well as any changes to the use shall require an amended or new conditional use permit.
9. The conditional use shall automatically expire if the approved use ceases for more than 18 consecutive months.
10. The conditional use shall become null and void if construction for the site is not commenced within 18 months of approval.

The Planning Commission reviewed the request at its regular meeting on August 15, 2022 and voted 8-0-1 that the request be forwarded to the City Council with a recommendation for approval.

Please advise if you have any questions.



Zoning

-  City Limits
- Zoning Codes**
-  A-1
-  O-2
-  PUD

A-1

O-2

O-2

A-1

PUD

A-1

HOGAN LN



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

AN ORDINANCE AMENDING THE CONWAY ZONING DISTRICT BOUNDARY MAP REFERENCED IN SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING CODE TO REZONE A PORTION OF PROPERTY LOCATED AT 1310 E DAVE WARD DRIVE, FROM C-2 TO C-3:

Whereas, in accordance Arkansas Code Annotated § 14-56-416 has adopted a Zoning Code and Arkansas Code Annotated § 14-56-423 provides for the amendment of such regulations; and

Whereas, Proper public notice was given, and the Conway Planning Commission held a duly authorized public hearing on **August 15th, 2022**, and adopted the amendments.

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

A PART OF THE NW1/4 SE1/4, SECTION 17, T-05-N, R-13-W, FAULKNER COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND TYLER CAP FOR THE NW CORNER OF SAID NW1/4 SE1/4; THENCE ALONG THE WEST LINE OF SAID NW1/4 SE1/4 S01°21'48"E A DISTANCE OF 536.48' TO A SET 1/2" REBAR W/CAP (1363) FOR THE POINT OF BEGINNING SAID POINT BEING ON THE EAST LINE OF LEWIS RANCH, PHASE 2, LOT 1 REPLAT, RECORDED AS DOC NO. P202000018, RECORDS OF FAULKNER COUNTY; THENCE LEAVING SAID EAST LINE S88°33'24"E A DISTANCE OF 552.39' TO A SET 1/2" REBAR W/CAP (1363); THENCE N81°05'01"E A DISTANCE OF 621.47' TO A SET 1/2" REBAR W/CAP (1363); THENCE S01°37'14"W A DISTANCE OF 242.08' TO A SET 1/2" REBAR W/CAP (1363) BEING ON THE NORTH RIGHT OF WAY OF HIGHWAY NO. 286; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING CALLS: S77°43'40"W A DISTANCE OF 1135.41' TO A SET 1/2" REBAR W/CAP (1363); THENCE S89°16'48"W A DISTANCE OF 45.93' TO A SET 1/2" REBAR W/CAP (1363); THENCE N47°52'13"W A DISTANCE OF 17.81' TO A FOUND TYLER CAP BEING ON THE EAST LINE OF SAID LOT 1 REPLAT; THENCE LEAVING SAID RIGHT OF WAY AND ALONG SAID EAST LINE N01°21'48"E A DISTANCE OF 389.65' TO THE POINT OF BEGINNING, CONTAINING 8.04 ACRES MORE OR LESS.

to those of **C-3**, 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 23rd day August 2022.

Approved:

Attest:

Mayor Bart Castleberry

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: August 23, 2022

Re: Request to rezone ±8.04 acres located at 1310 E Dave Ward Drive, from C-2 to C-3

Elaine Goode, has requested to rezone ±8.04 acres located at 1310 E Dave Ward Drive from C-2 to C-3, with the legal description:

A PART OF THE NW1/4 SE1/4, SECTION 17, T-05-N, R-13-W, FAULKNER COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND TYLER CAP FOR THE NW CORNER OF SAID NW1/4 SE1/4; THENCE ALONG THE WEST LINE OF SAID NW1/4 SE1/4 S01°21'48"E A DISTANCE OF 536.48' TO A SET 1/2" REBAR W/CAP (1363) FOR THE POINT OF BEGINNING SAID POINT BEING ON THE EAST LINE OF LEWIS RANCH, PHASE 2, LOT 1 REPLAT, RECORDED AS DOC NO. P202000018, RECORDS OF FAULKNER COUNTY; THENCE LEAVING SAID EAST LINE S88°33'24"E A DISTANCE OF 552.39' TO A SET 1/2" REBAR W/CAP (1363); THENCE N81°05'01"E A DISTANCE OF 621.47' TO A SET 1/2" REBAR W/CAP (1363); THENCE S01°37'14"W A DISTANCE OF 242.08' TO A SET 1/2" REBAR W/CAP (1363) BEING ON THE NORTH RIGHT OF WAY OF HIGHWAY NO. 286; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING CALLS: S77°43'40"W A DISTANCE OF 1135.41' TO A SET 1/2" REBAR W/CAP (1363); THENCE S89°16'48"W A DISTANCE OF 45.93' TO A SET 1/2" REBAR W/CAP (1363); THENCE N47°52'13"W A DISTANCE OF 17.81' TO A FOUND TYLER CAP BEING ON THE EAST LINE OF SAID LOT 1 REPLAT; THENCE LEAVING SAID RIGHT OF WAY AND ALONG SAID EAST LINE N01°21'48"E A DISTANCE OF 389.65' TO THE POINT OF BEGINNING, CONTAINING 8.04 ACRES MORE OR LESS.

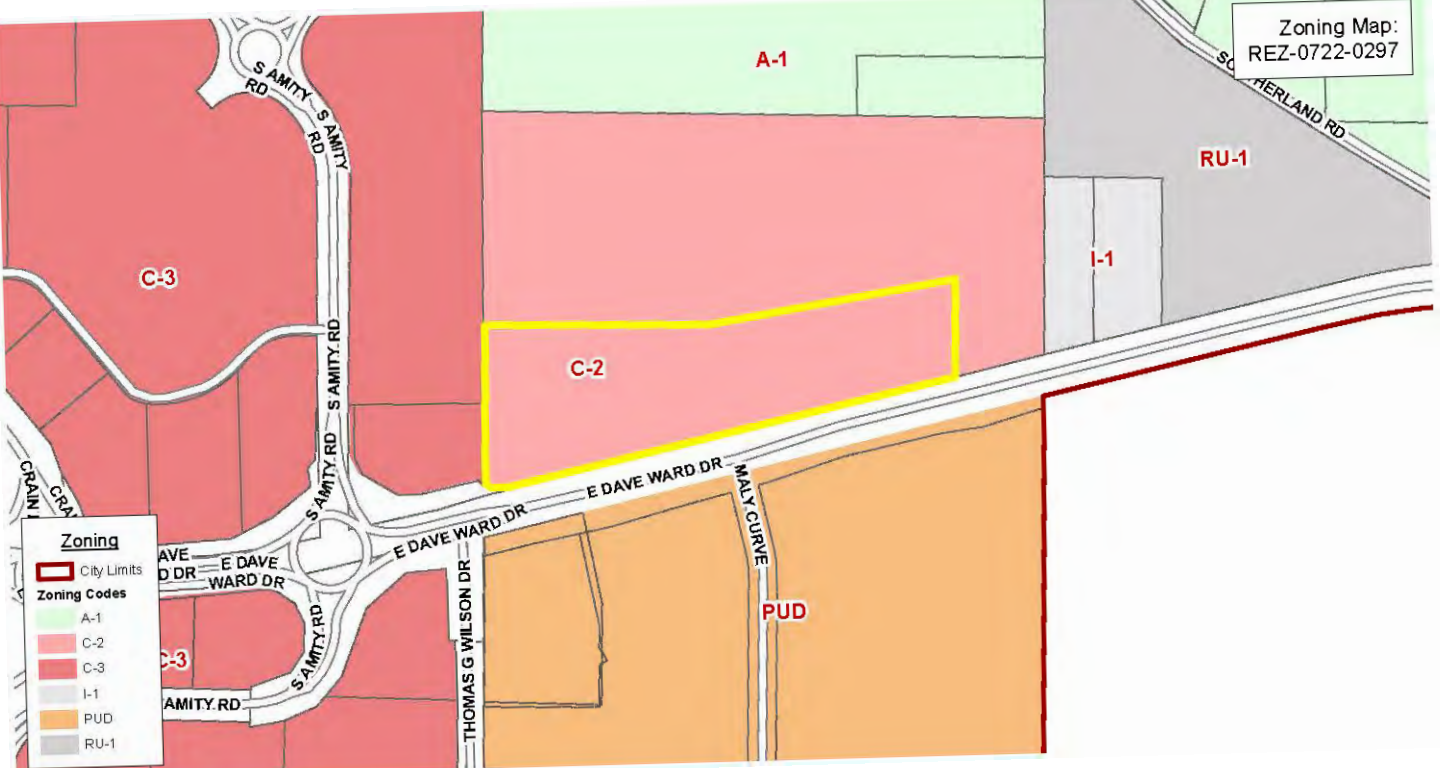
The applicant is seeking the rezoning indicating plans to divide the subject property into multiple lots and develop with various retail and dining options which would be access from an internal drive. The zoning change is somewhat consistent with the land use plan. The site was previously considered an extension of the Industrial Park, but in recent years has evolved into a regional commercial center including Lewis Crossing, Lewis Ranch, and Maly District. The request will not likely negatively impact adjacent property.

Staff recommendation: Staff recommends approval of the rezoning request as it will allow for appropriate use of the property given the context and will not likely negatively impact adjacent property.

The Planning Commission reviewed the request at its regular meeting on August 15, 2022 and voted 8-0-1 that the request be forwarded to the City Council with a recommendation for approval.

Please advise if you have any questions.

Zoning Map:
REZ-0722-0297



Zoning

- City Limits
- Zoning Codes**
- A-1
- C-2
- C-3
- I-1
- PUD
- RU-1



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

AN ORDINANCE AMENDING THE CONWAY ZONING DISTRICT BOUNDARY MAP REFERENCED IN SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING CODE TO REZONE PROPERTY LOCATED AT 1445 OLD MILITARY ROAD AND 3612 DENA LANE, FROM A-1 TO MF-1:

Whereas, in accordance Arkansas Code Annotated § 14-56-416 has adopted a Zoning Code and Arkansas Code Annotated § 14-56-423 provides for the amendment of such regulations; and

Whereas, Proper public notice was given, and the Conway Planning Commission held a duly authorized public hearing on **August 15th, 2022**, and adopted the amendments.

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:

1445 Old Military Road:

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 NORTH, RANGE 14 WEST, FAULKNER COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER NORTHEAST QUARTER, THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER NORTHEAST QUARTER NORTH 02 DEGREES 10 MINUTES 08 SECONDS EAST A DISTANCE OF 748.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE ALONG SAID EAST LINE NORTH 02 DEGREES 10 MINUTES 08 SECONDS EAST A DISTANCE OF 467.94 FEET, THENCE LEAVING SAID EAST LINE NORTH 87 DEGREES 38 MINUTES 13 SECONDS WEST A DISTANCE OF 63.38 FEET, THENCE SOUTH 76 DEGREES 37 MINUTES 35 SECONDS WEST A DISTANCE OF 108.46 FEET, THENCE SOUTH 64 DEGREES 23 MINUTES 16 SECONDS WEST A DISTANCE OF 306.43 FEET, THENCE SOUTH 68 DEGREES 06 MINUTES 12 SECONDS WEST A DISTANCE OF 69.23 FEET, THENCE SOUTH 21 DEGREES 36 MINUTES 41 SECONDS EAST A DISTANCE OF 294.50 FEET, THENCE SOUTH 88 DEGREES 03 MINUTES 00 SECONDS EAST A DISTANCE OF 383.45 FEET TO THE POINT OF BEGINNING, CONTAINING 4.11 ACRES, MORE OR LESS.

and

3612 Dena Lane:

PART OF THE SE¼ NE¼ OF SECTION 21, T5N, R14W, DESCRIBED AS BEGINNING AT A POINT 57.5 FEET NORTH AND 222 FEET SOUTH 72 DEGREES 37 MINUTES WEST OF THE NORTHEAST CORNER OF SE¼ NE¼ OF SECTION 21; THENCE

SOUTH 65 DEGREES 49 MINUTES WEST A DISTANCE OF 305 FEET TO A POINT;
THENCE SOUTH 21 DEGREES 06 MINUTES EAST A DISTANCE OF 151 FEET TO A
POINT IN CENTER LINE OF ROAD; THENCE NORTH 62 DEGREES 27 MINUTES
EAST A DISTANCE OF 306.3 FEET TO A POINT IN CENTER LINE OF SAID ROAD;
THENCE NORTH 21 DEGREES 06 MINUTES WEST A DISTANCE OF 132.5 FEET TO
THE POINT OF BEGINNING, CONTAINING 1 ACRE, MORE OR LESS.

to those of **MF-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 23rd day August, 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: August 23, 2022

Re: Request to rezone property located at 1445 Old Military Road and 3612 Dena Lane, from A-1 to MF-1

Central Arkansas Professional Surveying, has requested to rezone property located at 1445 Old Military Road and 3612 Dena Lane, from A-1 to MF-3, with the legal description:

1445 Old Military Road:

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 NORTH, RANGE 14 WEST, FAULKNER COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER NORTHEAST QUARTER, THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER NORTHEAST QUARTER NORTH 02 DEGREES 10 MINUTES 08 SECONDS EAST A DISTANCE OF 748.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE ALONG SAID EAST LINE NORTH 02 DEGREES 10 MINUTES 08 SECONDS EAST A DISTANCE OF 467.94 FEET, THENCE LEAVING SAID EAST LINE NORTH 87 DEGREES 38 MINUTES 13 SECONDS WEST A DISTANCE OF 63.38 FEET, THENCE SOUTH 76 DEGREES 37 MINUTES 35 SECONDS WEST A DISTANCE OF 108.46 FEET, THENCE SOUTH 64 DEGREES 23 MINUTES 16 SECONDS WEST A DISTANCE OF 306.43 FEET, THENCE SOUTH 68 DEGREES 06 MINUTES 12 SECONDS WEST A DISTANCE OF 69.23 FEET, THENCE SOUTH 21 DEGREES 36 MINUTES 41 SECONDS EAST A DISTANCE OF 294.50 FEET, THENCE SOUTH 88 DEGREES 03 MINUTES 00 SECONDS EAST A DISTANCE OF 383.45 FEET TO THE POINT OF BEGINNING, CONTAINING 4.11 ACRES, MORE OR LESS.

and

3612 Dena Lane:

PART OF THE SE¼ NE¼ OF SECTION 21, T5N, R14W, DESCRIBED AS BEGINNING AT A POINT 57.5 FEET NORTH AND 222 FEET SOUTH 72 DEGREES 37 MINUTES WEST OF THE NORTHEAST CORNER OF SE¼ NE¼ OF SECTION 21; THENCE SOUTH 65 DEGREES 49 MINUTES WEST A DISTANCE OF 305 FEET TO A POINT; THENCE SOUTH 21 DEGREES 06 MINUTES EAST A DISTANCE OF 151 FEET TO A POINT IN CENTER LINE OF ROAD; THENCE NORTH 62 DEGREES 27 MINUTES EAST A DISTANCE OF 306.3 FEET TO A POINT IN CENTER LINE OF SAID ROAD; THENCE NORTH 21 DEGREES 06 MINUTES WEST A DISTANCE OF 132.5 FEET TO THE POINT OF BEGINNING, CONTAINING 1 ACRE, MORE OR LESS.

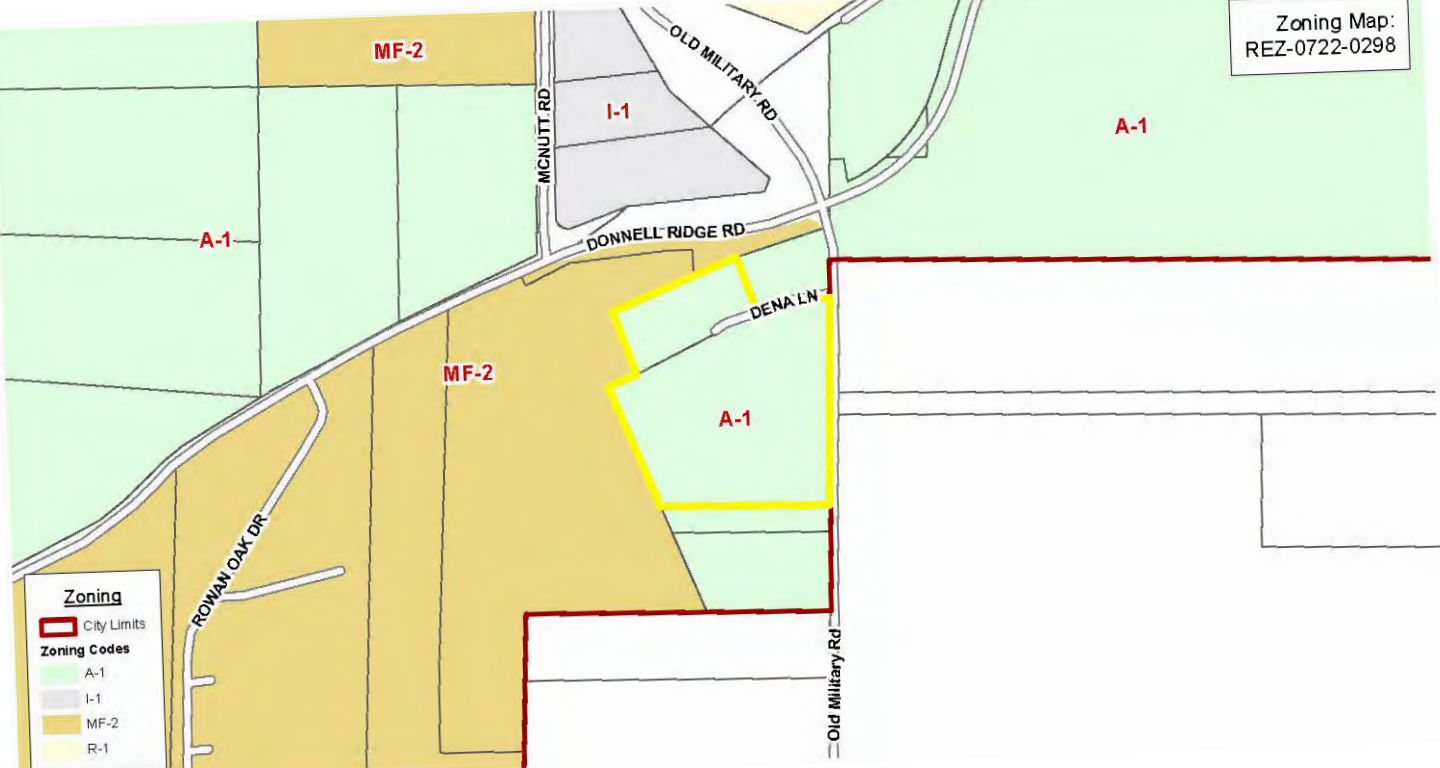
The applicant is seeking the rezoning for the purpose of low to medium density residential development. Multi-family zoning currently exists in the area to the north and west and the surrounding area is

comprised of several different zoning districts including MF-2, A-1, I-1, and R-1. The Comprehensive Plan designates this area as a transitional zone. This district allows for more intense land uses, such as multi-family residential, depending on adjacent uses.






Staff recommendation: Staff recommends approval of the request given the current uses in the area and mix of zoning designations. This rezoning will allow for appropriate use of the property and will not likely negatively impact adjacent properties.

The Planning Commission reviewed the request at its regular meeting on August 15, 2022 and voted 8-0-1 that the request be forwarded to the City Council with a recommendation for approval.

Please advise if you have any questions.



Zoning

-  City Limits
- Zoning Codes**
-  A-1
-  I-1
-  MF-2
-  R-1



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

AN ORDINANCE AMENDING THE CONWAY ZONING DISTRICT BOUNDARY MAP REFERENCED IN SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING CODE TO REZONE 1500 & 1520 E DAVE WARD DRIVE [± 2.69 ACRES] FROM I-1 TO C-2 AND A PORTION OF 1310 E DAVE WARD DRIVE [± 3.21 ACRES] FROM C-2 TO C-3:

Whereas, in accordance Arkansas Code Annotated § 14-56-416 has adopted a Zoning Code and Arkansas Code Annotated § 14-56-423 provides for the amendment of such regulations; and

Whereas, Proper public notice was given, and the Conway Planning Commission held a duly authorized public hearing on **August 15th, 2022**, and adopted the amendments.

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

LOT 1 & 2, MAYOR'S PLACE REPLAT, TO THE CITY OF CONWAY, ARKANSAS, AS SHOWN ON PLAT OF RECORD IN BOOK K, PAGE 371, PLAT RECORDS OF FAULKNER COUNTY, ARKANSAS.

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

A PART OF THE NW ¼ SE ¼, SECTION 17, T-05-N, R-13-W, FAULKNER COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A FOUND TYLER CAP FOR THE NE CORNER OF SAID NW ¼ SE ¼; THENCE ALONG THE EAST LINE OF SAID NW ¼ SE ¼ S01°43'12"W A DISTANCE OF 594.20'; TO A SET 1/2" REBAR W/ CAP (1363) BEING ON THE NORTH RIGHT OF WAY OF HWY 286/ DAVE WARD DRIVE; THENCE LEAVING SAID EAST LINE AND ALONG SAID RIGHT OF WAY S77°43'40"W A DISTANCE OF 230.72' TO A SET ½" REBAR W/ CAP (1363); THENCE LEAVING SAID RIGHT OF WAY N01°37'14"E A DISTANCE OF 651.80' TO A SET ½" REBAR W/ CAP (1363) BEING ON THE NORTH LINE OF SAID NW ¼ SE ¼; THENCE ALONG SAID NORTH LINE S87°49'08"E A DISTANCE OF 225.02' TO THE POINT OF BEGINNING, CONTAINING 3.21 ACRE MORE OR LESS.

to those of **C-3**, and a corresponding use district is hereby established in the area above described and said property is hereby rezoned.

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

PASSED this 23rd day August, 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: August 23, 2022

Re: Request to rezone a portion of 1310 E Dave Ward Drive [± 3.21 acres] from C-2 to C-3 and 1500 & 1520 E Dave Ward Drive [± 2.69 acres] from I-1 to C-2

Fred Langford, has requested to rezone a portion of 1310 E Dave Ward Drive [± 3.21 acres] from C-2 to C-3 and 1500 & 1520 E Dave Ward Drive [± 2.69 acres] from I-1 to C-2, with the legal description:

C-2 to C-3:

A PART OF THE NW ¼ SE ¼, SECTION 17, T-05-N, R-13-W, FAULKNER COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND TYLER CAP FOR THE NE CORNER OF SAID NW ¼ SE ¼; THENCE ALONG THE EAST LINE OF SAID NW ¼ SE ¼ S01°43'12"W A DISTANCE OF 594.20'; TO A SET 1/2" REBAR W/ CAP (1363) BEING ON THE NORTH RIGHT OF WAY OF HWY 286/ DAVE WARD DRIVE; THENCE LEAVING SAID EAST LINE AND ALONG SAID RIGHT OF WAY S77°43'40"W A DISTANCE OF 230.72' TO A SET 1/2" REBAR W/ CAP (1363); THENCE LEAVING SAID RIGHT OF WAY N01°37'14"E A DISTANCE OF 651.80' TO A SET 1/2" REBAR W/ CAP (1363) BEING ON THE NORTH LINE OF SAID NW ¼ SE ¼; THENCE ALONG SAID NORTH LINE S87°49'08"E A DISTANCE OF 225.02' TO THE POINT OF BEGINNING, CONTAINING 3.21 ACRE MORE OR LESS.

and

I-1 to C-2:

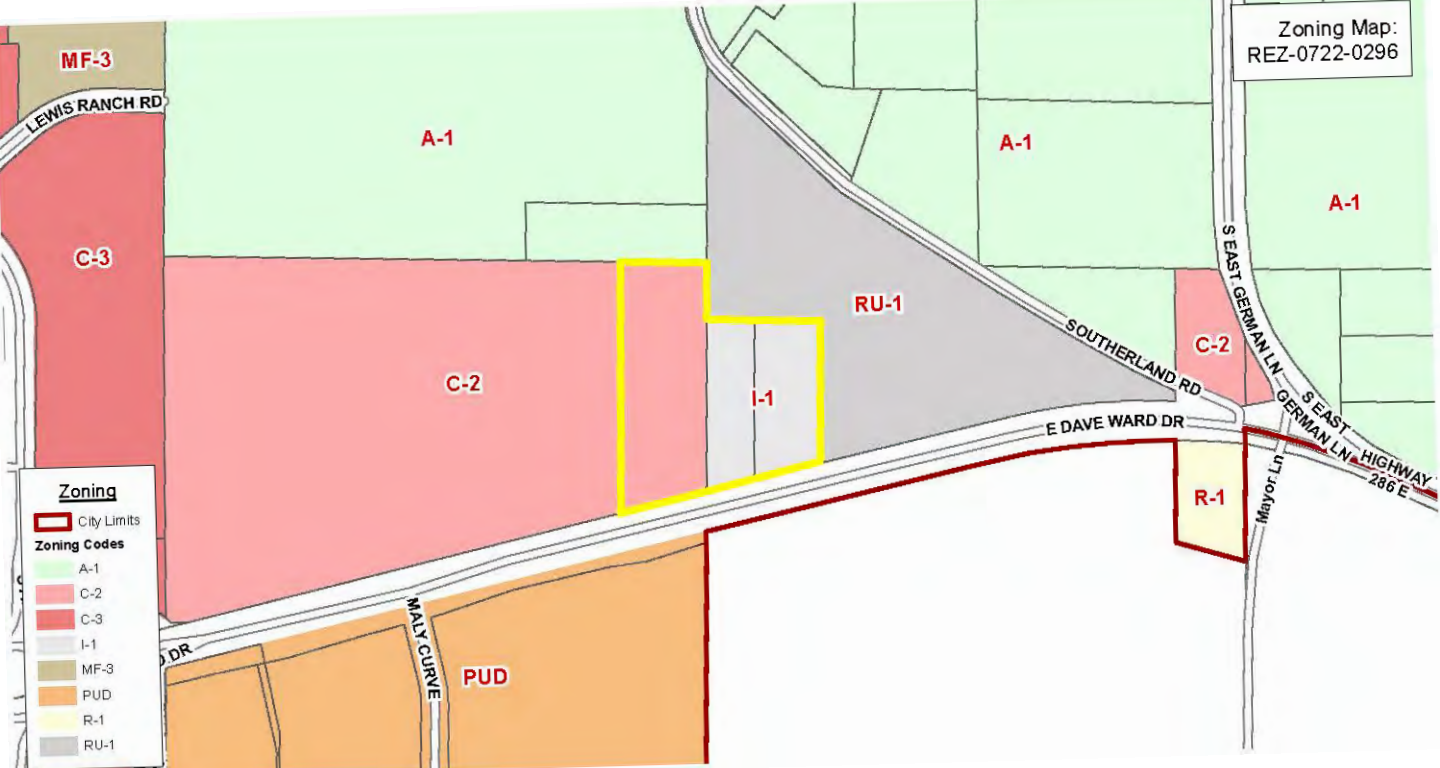
LOT 1 & 2, MAYOR'S PLACE REPLAT, TO THE CITY OF CONWAY, ARKANSAS, AS SHOWN ON PLAT OF RECORD IN BOOK K, PAGE 371, PLAT RECORDS OF FAULKNER COUNTY, ARKANSAS.

The applicant is seeking the rezoning to develop the northern portion of the property with a 15,300-sf addition to one of the existing office buildings and associated parking, which would represent an expansion of the Conway Veteran's Affairs Clinic housed at 1520 E Dave Ward Dr. Additionally, the applicant has indicated plans for a new multi-tenant office/retail building to be developed on the southern, undeveloped portion of 1480 E Dave Ward Dr. The request to split zone the property is appropriate, and it represents a transition from the more intense C-3 uses to the west to the predominantly residential and agricultural uses to the east.

Staff recommendation: Staff recommends approval of the revised request as it will allow for appropriate use of the property while providing an adequate transition from higher intensity commercial uses to the west to the lesser intense residential and agricultural uses to the east.

The Planning Commission reviewed the request at its regular meeting on August 15, 2022 and voted 9-0 that the request be forwarded to the City Council with a recommendation for approval.

Please advise if you have any questions.



Zoning

- City Limits
- Zoning Codes
 - A-1
 - C-2
 - C-3
 - I-1
 - MF-3
 - PUD
 - R-1
 - RU-1



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

AN ORDINANCE AMENDING THE CONWAY ZONING DISTRICT BOUNDARY MAP REFERENCED IN SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING CODE TO REZONE PROPERTY LOCATED NORTH OF LACROIX LANE, WEST OF BILL BELL LANE, FROM R-1 TO PUD:

Whereas, in accordance Arkansas Code Annotated § 14-56-416 has adopted a Zoning Code and Arkansas Code Annotated § 14-56-423 provides for the amendment of such regulations; and

Whereas, Proper public notice was given, and the Conway Planning Commission held a duly authorized public hearing on **August 15th, 2022**, and adopted the amendments.

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:

Being a part of the NE1/4 SE1/4 of Section 24, T-5-N, R-14-W, Faulkner County, Arkansas, more particularly described as: Commencing at the NW corner of said NE1/4 SE1/4; thence along the West line of said NE1/4 SE1/4, S01°54'12"W 881.74 feet; thence leaving said West line S88°05'48"E 212.00 feet to the Point of Beginning, said point being on the East right of way of South German Lane; thence along said right of way along a curve to the right with an arc length of 60.02 feet, a radius of 28.00 feet, a chord bearing of N59°21'02"E, and a chord length of 49.17 feet to the South right of way of Bill Bell Lane; thence leaving said East right of way, along said South right of way S59°14'12"E 213.35 feet to the North right of way of Lacroix Lane; thence leaving said right of way, along said North right of way along a curve to the right with an arc length of 73.89 feet, a radius of 28.00 feet, a chord bearing of S16°21'29"W, and a chord length of 54.24 feet; thence N88°02'49"W 183.84 feet; thence along a curve to the right with an arc length of 46.27 feet, a radius of 28.00 feet, a chord bearing of N40°42'36"W, and a chord length of 41.18 feet to the East right of way of South German Lane; thence leaving said North right of way, along said East right of way with a reverse curve to the left with an arc length of 50.05 feet, a radius of 330.00 feet, a chord bearing of N02°16'57"E, and a chord length of 50.00 feet; thence N02°03'43"W 48.69 feet to the Point of Beginning, containing 0.59 acres, more or less.

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 23rd day August, 2022.

Approved:

Attest:

Mayor Bart Castleberry

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: August 23, 2022

Re: Request to rezone from R-1 to PUD ±0.59 acres located north of LaCroix Lane, west of Bill Bell Lane

Frank Shaw has requested to rezone from R-1 to PUD ±0.59 acres located north of LaCroix Lane, west of Bill Bell Lane, with the legal description:

Being a part of the NE1/4 SE1/4 of Section 24, T-5-N, R-14-W, Faulkner County, Arkansas, more particularly described as: Commencing at the NW corner of said NE1/4 SE1/4; thence along the West line of said NE1/4 SE1/4, S01°54'12"W 881.74 feet; thence leaving said West line S88°05'48"E 212.00 feet to the Point of Beginning, said point being on the East right of way of South German Lane; thence along said right of way along a curve to the right with an arc length of 60.02 feet, a radius of 28.00 feet, a chord bearing of N59°21'02"E, and a chord length of 49.17 feet to the South right of way of Bill Bell Lane; thence leaving said East right of way, along said South right of way S59°14'12"E 213.35 feet to the North right of way of Lacroix Lane; thence leaving said right of way, along said North right of way along a curve to the right with an arc length of 73.89 feet, a radius of 28.00 feet, a chord bearing of S16°21'29"W, and a chord length of 54.24 feet; thence N88°02'49"W 183.84 feet; thence along a curve to the right with an arc length of 46.27 feet, a radius of 28.00 feet, a chord bearing of N40°42'36"W, and a chord length of 41.18 feet to the East right of way of South German Lane; thence leaving said North right of way, along said East right of way with a reverse curve to the left with an arc length of 50.05 feet, a radius of 330.00 feet, a chord bearing of N02°16'57"E, and a chord length of 50.00 feet; thence N02°03'43"W 48.69 feet to the Point of Beginning, containing 0.59 acres, more or less.

The applicant is seeking to rezone the property from R-1 to PUD due to the fact the land cannot be developed under normal regulations. 2 lots would be triple frontage lots, and the middle lot would be a double frontage lot. Double frontage lots are discouraged by the regulations. The proposed lots are comparable in size to normal R-1 lots. The request is consistent with the Comprehensive Plan which calls for single-family development on the site.

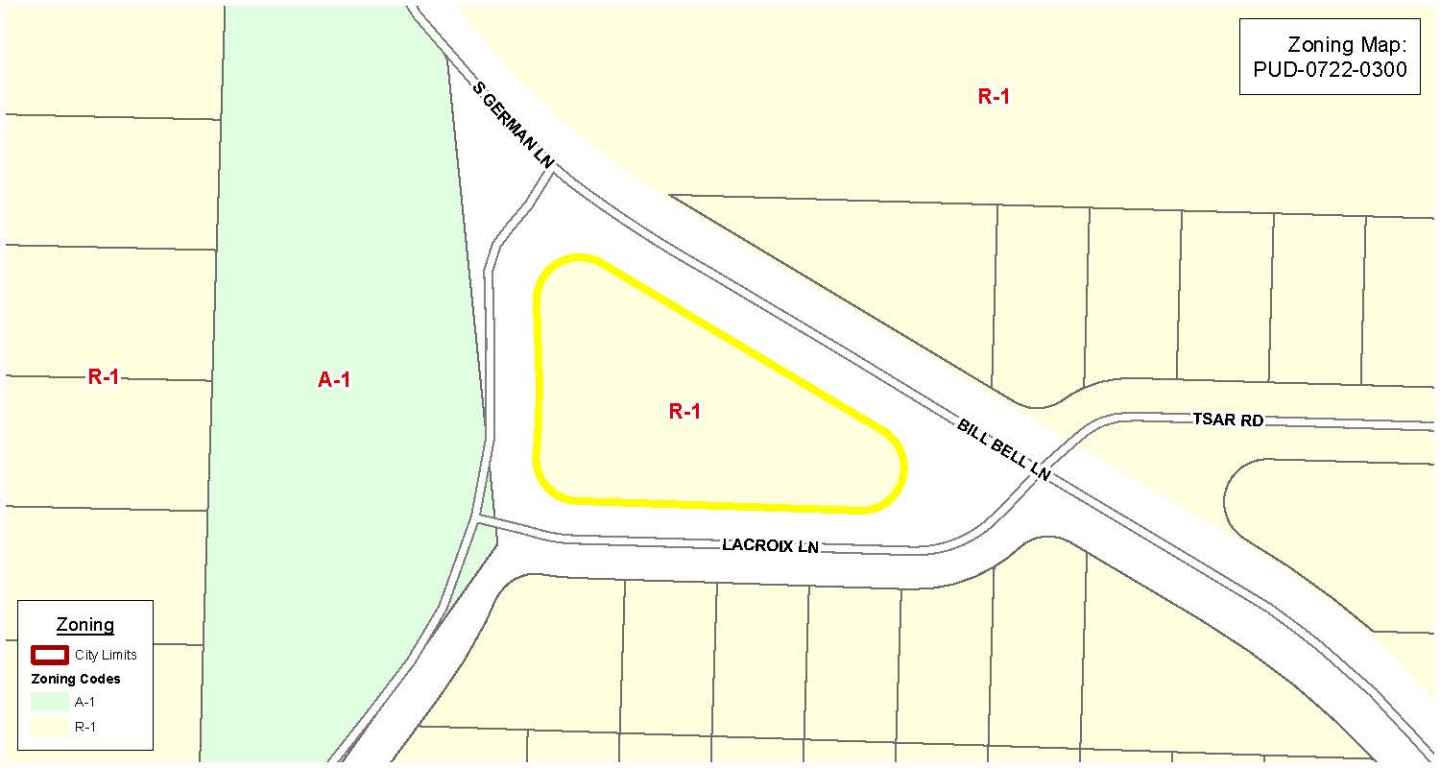
Staff recommendation: Staff recommends approval of the PUD with conditions on the basis that the request is consistent with the Comprehensive Plan. The following conditions of approval are recommended for the development:

1. Permitted uses shall be limited to 3 single-family lots/units.
2. No fences are allowed to exceed 3 feet in the front yard area from the property line to front edge of the primary structure.
3. All lots shall only take access from LaCroix Ln.




4. Applicant shall plat the property in accordance with the Subdivision Regulations excluding restrictions on triple frontage lots.
5. The developer shall be responsible for the installation of all handicap ramps as well as sidewalks on the Bill Bell Ln and S German Ln frontages prior to filing of the final plat.
6. All front and exterior building setbacks shall be at least 25' in depth.
7. The development shall meet all the provisions of R-1 zoning excluding lot width requirements and those provisions prohibiting triple frontage lots.

The Planning Commission reviewed the request at its regular meeting on August 15, 2022 and voted 9-0 that the request be forwarded to the City Council with a recommendation for approval.

Please advise if you have any questions.



Zoning

-  City Limits
- Zoning Codes**
-  A-1
-  R-1



CITY OF CONWAY | 1111 Main Street
Planning and Development | Conway, AR 72032
T 501.450.6105
F 501.450.6144
www.conwayarkansas.gov

August 23, 2022

**BELL VALLEY PLANNED UNIT DEVELOPMENT FINAL DEVELOPMENT PLAN
NORTH OF LACROIX LANE, WEST OF BILL BELL LANE
CONWAY, AR 72034**

Applicant:

Frank Shaw
1315 Main Street
Conway, AR 72034

Legal Description:

Being a part of the NE1/4 SE1/4 of Section 24, T-5-N, R-14-W, Faulkner County, Arkansas, more particularly described as: Commencing at the NW corner of said NE1/4 SE1/4; thence along the West line of said NE1/4 SE1/4, S01°54'12"W 881.74 feet; thence leaving said West line S88°05'48"E 212.00 feet to the Point of Beginning, said point being on the East right of way of South German Lane; thence along said right of way along a curve to the right with an arc length of 60.02 feet, a radius of 28.00 feet, a chord bearing of N59°21'02"E, and a chord length of 49.17 feet to the South right of way of Bill Bell Lane; thence leaving said East right of way, along said South right of way S59°14'12"E 213.35 feet to the North right of way of Lacroix Lane; thence leaving said right of way, along said North right of way along a curve to the right with an arc length of 73.89 feet, a radius of 28.00 feet, a chord bearing of S16°21'29"W, and a chord length of 54.24 feet; thence N88°02'49"W 183.84 feet; thence along a curve to the right with an arc length of 46.27 feet, a radius of 28.00 feet, a chord bearing of N40°42'36"W, and a chord length of 41.18 feet to the East right of way of South German Lane; thence leaving said North right of way, along said East right of way with a reverse curve to the left with an arc length of 50.05 feet, a radius of 330.00 feet, a chord bearing of N02°16'57"E, and a chord length of 50.00 feet; thence N02°03'43"W 48.69 feet to the Point of Beginning, containing 0.59 acres, more or less.

Bell Valley PUD Final Development Plan Conditions:

1. Permitted uses shall be limited to 3 single-family lots/units.
2. No fences are allowed to exceed 3 feet in the front yard area from the property line to front edge of the primary structure.
3. All lots shall only take access from LaCroix Ln.
4. Applicant shall plat the property in accordance with the Subdivision Regulations excluding restrictions on triple frontage lots.
5. The developer shall be responsible for the installation of all handicap ramps as well as sidewalks on the Bill Bell Ln and S German Ln frontages prior to filing of the final plat.
6. All front and exterior building setbacks shall be at least 25' in depth.
7. The development shall meet all the provisions of R-1 zoning excluding lot width requirements and those provisions prohibiting triple frontage lots.

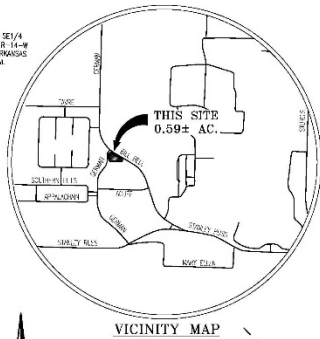
Applicant/Owner

Date

BELL VALLEY P.U.D.

LYING IN THE NE1/4 SE1/4 OF SECTION 24, T-5-N, R-14-W
FAULKNER COUNTY, ARKANSAS

FINAL PLAT



- PROPOSED SIDEWALKS**
1. Shall be constructed of concrete with a minimum thickness of four (4) inches and shall be a minimum of ten (5) feet wide.
 2. All sidewalks shall be handicapped accessible to public streets of street corners and at designated mid-block public service drives/alleys. Sidewalks shall meet American Disability Act Standards.
 3. If, during the construction of a building or any other improvements upon a lot or by any other actions, the sidewalk(s) are damaged, the party responsible for the construction or other actions shall repair the sidewalk(s) to the satisfaction of the City.
 4. Sidewalks along streets in commercial, multi-family, and mixed use subdivisions shall be constructed concurrently with building construction as part of site development review. Sidewalks shall be the responsibility of the builder/owner and not the subdivider. The sidewalk shall be installed prior to the final inspection and issuance of a certificate of occupancy.
 5. Wheelchair ramps shall be provided by the developer/subdivider in accordance with the City of Conway's Standard Details.

* Certificate of Recording:



Signed: Circuit Clerk, Crystal Taylor

Certificate of Errors

We the undersigned, owners of the real estate shown and described herein, do hereby certify that we have laid off, plotted, and subdivided and do hereby lay off, plot, subdivide and real estate in accordance with this plat and do hereby dedicate to the use of the public the (streets, alleys, drives, easements, etc.) as shown on said plat.

Date of Execution:

Owner/Developer: Frank Show Properties, LLC
1327 Main Street
Conway, AR 72032

Source of Title: Doc. #2018-09551

Certificate of Surveying Accuracy

I, Tim P. Tyler, hereby certify that this plat correctly represents a boundary survey made by me and boundary markers and lot corners shown hereon actually exist and their location, type and material are correctly shown and all minimum requirements of the Arkansas Minimum Standards for Land Surveyors have been met.

Date of Execution:

Tim P. Tyler, Registered Land Surveyor No. 1243 State of Arkansas

Certificate of Final Plat Approval

Pursuant to the Conway Subdivision Regulations and all other conditions and approval having been completed, this document is hereby accepted. This Certificate is hereby executed under the authority of the said rules and regulations.

Date of Execution:

Signed: Conway Planning Commission Chairman

Notes:

- The property is Zoned P.U.D.
- Iron pins are set at all lot corners and at points of curve.
- Every lot must slope to a street or to a drainage easement.
- Distances on curves are chord distances.
- All easements shall be for general utilities and/or drainage.
- A 10' planting easement shall be required along South German Lane and Bill Bell Lane.
- Building lines are 25' unless noted otherwise.
- All easements are as shown.
- The error of closure is 1 to 189220.
- This property is serviced with Conway Corporation Water, Sewer and Electricity-Conway, Arkansas, Faulkner County.
- Date of Plat: 8-11-2022
- Lots shall not be accessed by Bill Bell Lane or South German Lane.
- This property is tied to Cagle Monument #1007.
- Fire hydrants must be placed so that the furthest point of a lot in a residential subdivision is no more than 600 feet from the hydrant located on the same street. Hydrants must be approved by the Planning Commission and Fire Chief.

100 YEAR FLOODWAY NOTE:

No structures, fill or obstructions shall be placed in a 100 year floodway easement. No reshaping of the surface within a 100 year floodway easement shall be made without the approval of the City Engineer. This property is not in the 100 year flood plain according to Map #0504502020H dated December 19, 2006.

Legal Description: (Lots 1 thru 4, Bell Valley P.U.D.)

Being a part of the NE1/4 SE1/4 of Section 24, T-5-N, R-14-W, Faulkner County, Arkansas, more particularly described as: Commencing at the NW corner of said NE1/4 SE1/4; thence along the West line of said NE1/4 SE1/4, S01°54'12"W 881.74 feet, thence along said right of way of South German Lane; thence along said right of way along a curve to the right with an arc length of 50.02 feet, a radius of 28.00 feet, a chord bearing of N57°02'27"E, and a chord length of 49.17 feet to the South right of way of Bill Bell Lane; thence leaving said East right of way, along said South right of way S55°14'12"E 213.35 feet to the North right of way of Iacrox Lane; thence leaving said right of way, along said North right of way along a curve to the right with an arc length of 73.89 feet, a radius of 28.00 feet, a chord bearing of S15°12'27"W, and a chord length of 54.24 feet; thence N88°02'42"W 183.84 feet; thence along a curve to the right with an arc length of 48.27 feet, a radius of 28.00 feet, a chord bearing of N47°42'36"W, and a chord length of 41.18 feet to the North right of way of South German Lane; thence leaving said North right of way, along said East right of way with a reverse curve to the left with an arc length of 50.05 feet, a radius of 330.00 feet, a chord bearing of N02°16'57"E, and a chord length of 50.00 feet; thence N02°13'45"W 48.59 feet to the Point of Beginning, containing 0.59 acres, more or less.



SYMBOL	DESCRIPTION
○	1/4" IRON BOLT PIN
○	3/4" IRON BOLT PIN
○	1/2" IRON BOLT PIN
○	3/8" IRON BOLT PIN

CHORD	ARC LENGTH	CHORD BEARING	CHORD BEARING	
C1	28.00'	83.30'	43.17'	N 57°02'27" E
C2	28.00'	21.86'	56.20'	S 15°12'27" W
C3	28.00'	48.77'	41.95'	S 48°42'36" W
C4	330.00'	50.00'	50.00'	N 02°16'57" E

Tyler Group
surveying/planning/engineering

2409 SKYLINE DR. STE. 3000/CONWAY, AR. 72032
PH: 501-383-1400 / FAX: 501-383-1412 / WWW.TYLERGROUP.COM

NO.	DATE	DESCRIPTION OF REVISION

BELL VALLEY P.U.D.
LYING IN THE NE1/4 SE1/4 OF SECTION 24, T-5-N, R-14-W
FAULKNER COUNTY, ARKANSAS

FINAL PLAT

James Walden, AICP
Director of Planning & Development



City of Conway, Arkansas
Ordinance No. O-22

**AN ORDINANCE APPROPRIATING FUNDS FOR THE CONWAY PARKS AND RECREATION DEPARTMENT;
AND FOR OTHER PURPOSES:**

WHEREAS, The Conway Parks and Recreation Department has received a check in the amount of \$3,892.95 from Martin Transport, LTD for insurance proceeds toward the damage near Rogers Plaza, resulting from a vehicle; and

WHEREAS, The City of Conway has receipted this check on August 5, 2022 to the Insurance Proceeds General Account (001.119.4360); and

WHEREAS, The Conway Parks Department will use these funds to reimburse for the repairs.

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

SECTION 1. The City of Conway shall appropriate funds in the amount of \$3,892.95 from the Insurance Proceeds Account (001.119.4360) to the Conway Parks Department Grounds Maintenance Account (001.140.5430).

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

PASSED this 23rd day of August , 2022.

APPROVED:

Mayor Bart Castleberry

ATTEST:

Michael O. Garrett
City Clerk/Treasurer



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

AN ORDINANCE APPROPRIATING FUNDS AND APPROVE A VENDOR THAT WILL PROVIDE AND INSTALL AN ARTIFICIAL TURF SYSTEM FOR NINE FIELDS AT CONWAY STATION PARK FOR CONWAY PARKS & RECREATION, DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES

Whereas, the City of Conway has an immediate need to increase long term durability and playability and decrease maintenance on the baseball fields; and

Whereas, the City of Conway A & P Commission has pledged \$750,000 toward installation of artificial turf; and

Whereas, the City of Conway has approved American Rescue Funding in the amount of \$2,400,000 toward the installation of artificial turf; and

Whereas, the City of Conway has funds available in the A&P Fund and would like to appropriate funds for this project.

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

Section 1. The City of Conway shall approve the cooperative Sourcewell contract with FieldTurf in the amount of \$3,650,000 and allow the Mayor to enter into an agreement and execute all documents associated with this project.

Section 2. The City of Conway shall appropriate \$1,250,000 from the A&P Fund Balance Appropriation account 252-000-4900 into the A&P Conway Station Park CIP account 252-156-5990.

Section 3. The City of Conway shall appropriate an amount not to exceed \$2,400,000 from the Grant Fund Balance Appropriation Account (399-156-5990) into the Parks & Recreation A&P Conway Station Park CIP account 252-156-5990.

Section 4. All ordinances in conflict herewith are repealed to the extent of the conflict.

Section 5. This ordinance is necessary for the protection of 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 23rd day of August 2022.

Approved:

Mayor Bart Castleberry

Attest:

Michael O. Garrett
City Clerk/Treasurer



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

AN ORDINANCE AUTHORIZING PERSONNEL CHANGES WITHIN THE PARKS & RECREATION DEPARTMENT TO ADD A COMMUNITY CENTER DIRECTOR AND RELATED COST, AND FOR OTHER PURPOSES:

Whereas, the City of Conway called for a special election to build a community center with an indoor/outdoor pool, fitness center, volleyball and pickleball courts for the citizens of Conway; and

Whereas, this Conway Community Center project was approved and is now in the schematic design phase of construction; and

Whereas, the City has determined that it will be more beneficial to have a Community Center Director as a part of the process, including designing and constructing the Conway Community Center.

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

Section 1. The authorized staffing level will be increased by one by adding the following title, and a salary range shall be created in addition to existing titles:

Community Center Director \$65,000 to \$85,000

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

PASSED this 23rd of August, 2022.

Approved:

Mayor Bart Castleberry

Attest:

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



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

A RESOLUTION EXPRESSING THE INTENT OF THE CITY OF CONWAY TO ENTER INTO AN AGREEMENT AND LEASE A PORTION OF THE CENTENNIAL SOCCER PARK LOCATED AT 5200 JOHN W. ALLISON ROAD TO CENTRAL BAPTIST COLLEGE AND FOR OTHER PURPOSES

Whereas, the City of Conway owns the Centennial Soccer Park, 51.5 acres, located at 5200 John W. Allison Road which features 10 full-size fields and 2 U10 size fields; and

Whereas, the City of Conway is currently in the process of building a new soccer complex to be located off Museum Road and be completed in early 2024; and

Whereas, the Central Baptist College has expressed a need for additional space for their collegiate sports to continue to service the needs of their students in the City of Conway; and

Whereas, this property provides a long term solution for Central Baptist College to obtain enough acreage for additional sports programs.

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

Section 1: The City of Conway, Arkansas, intent is to lease a portion of Centennial Soccer Park located at 5200 John W. Allison Road to Central Baptist College to be used as a sports complex after the completion of the new Conway Soccer Complex that should be finished by 2024.

Section 2. Mayor Bart Castleberry is hereby authorized and directed to execute all appropriate agreements and contracts necessary to expedite the above stated project.

Section 3. That this resolution shall be in full force and effect from and after its passage and approval.

PASSED this 23rd day of August, 2022

Approved:

Mayor Bart Castleberry

Attest:

Michael O. Garrett
City Clerk/Treasurer



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

AN ORDINANCE AUTHORIZING THE CREATION OF A VOLUNTEER VICTIM SERVICES COORDINATOR POSITION WITHIN THE CITY ATTORNEY’S OFFICE AND FOR OTHER PURPOSES.

Whereas, the City Attorney’s Office provides assistance to the victims of crime, including, but not limited to, the victims of domestic violence; and

Whereas, the City Attorney’s Office can expand its ability to provide assistance to crime victims without any increase in funding through the utilization of unpaid volunteers; and

Whereas a Volunteer Coordinator position is necessary to provide assistance to crime victims and to coordinate and supervise volunteers to assist crime victims.

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

Section 1. The authorized staffing level of the City Attorney’s Office will be increased by one by adding the following position:

Volunteer Victim Services Coordinator – salary: none

Section 2. The position will not require any additional funding or budget adjustment.

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

PASSED this 23rd day of August, 2022.

Approved:

Mayor Bart Castleberry

Attest:

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



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

A RESOLUTION APPROVING THE SUBMITTAL OF AN APPLICATION TO APPLY FOR THE DEPARTMENT OF PUBLIC SAFETY'S "PUBLIC SAFETY EQUIPMENT GRANT PROGRAM" AND FOR OTHER PURPOSES

Whereas, the City of Conway has the opportunity to apply for an Arkansas Department of Public Safety Equipment Grant Program; and

Whereas, this grant program is designed for the purpose of improving trust between Arkansas law enforcement officers and the communities they serve; and

Whereas, the Arkansas Department of Public Safety provides law enforcement agencies with the opportunity to achieve improvement in community trust and relationships by assisting with improvements in equipment and training; and

Whereas, the Conway Police Department plans to submit a proposal for this grant to purchase conducted electrical devices and virtual reality simulation training equipment; and

Whereas, the total amount requested for the grant will be \$616,025 and this grant does not require any matching funds from the city.

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

Section 1. The City of Conway does hereby express its support for Conway's Public Safety Equipment Grant application.

Section 2. The City Council does hereby authorize the Mayor to execute all agreements and contracts regarding this project.

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

PASSED this 23rd day of August 2022.

Approved:

Mayor Bart Castleberry

Attest:

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



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

AN ORDINANCE APPROPRIATING REIMBURSEMENTS FUNDS FROM VARIOUS ENTITIES FOR THE CITY OF CONWAY POLICE DEPARTMENT, AND FOR OTHER PURPOSES

Whereas, the City of Conway has received reimbursements funds from the following entities:

Various Companies	\$9,419.04	Extra Duty Services
DEA/Marshall	\$2,169.72	Taskforce Funds
Municipal Vehicle Program	\$17,200.00	Insurance Proceeds

Whereas, the Conway Police Department needs these funds to replenish its expenditure accounts.

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

Section 1. The City of Conway shall appropriate funds from various companies in the amount of \$9,419.04 from 001.121.4185 to the CPD overtime expense account, 001.121.5114.

Section 2. The City of Conway shall appropriate funds from various companies in the amount of \$2,169.72 from 001.121.4185 to the CPD overtime account 001.121.5114.

Section 3. The City of Conway shall appropriate funds from Municipal Vehicle Program in the amount of \$17,200.00 from 001.119.4360 to the CPD vehicle maintenance account 001.121.5450.

Section 4. All ordinances in conflict herewith are repealed to the extent of the conflict.

PASSED this 23rd day of August, 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 A PROFESSIONAL SERVICE AGREEMENT FOR THE SHOOTING RANGE IMPROVEMENT PROJECT; AND FOR OTHER PURPOSES

Whereas, the City of Conway requested qualifications from architectural teams to provide professional design services for the City of Conway Police Department Shooting Range improvements; and

Whereas, the City of Conway received qualifications from the following six firms: Risley Architects, Range Design Services, Crafton Tull, Lockeby & Assoc. Inc., Level 5 Architecture, and Garver.

Whereas, after reviewing all qualifications, the selection committee would like to recommend Council allow the City to enter into an agreement with Garver 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 a service agreement with Garver for the Shooting Range Project.

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

PASSED this 23rd day of August 2022.

Approved:

Mayor Bart Castleberry

Attest:

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



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

**AN ORDINANCE APPROPRIATING DONATION FUNDS FOR THE CONWAY FIRE DEPARTMENT,
AND FOR OTHER PURPOSES**

Whereas, the Conway Fire Department requests \$1,000 for the use of purchasing safety vests; and

Whereas, funds in the amount of \$1,000 were received from Walmart for such purposes.

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

Section 1. The City of Conway shall appropriate \$1,000 from the General Fund Revenue Donation Account (001.131.4705) to the Fire Department Firefighting Gear Operating Account (001.131.5675).

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

PASSED this the 23rd day of August, 2022.

Approved:

Mayor Bart Castleberry

Attest:

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



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

AN ORDINANCE APPROPRIATING REIMBURSEMENT FUNDS FROM THE ARKANSAS TASK FORCE ONE FOR THE CONWAY FIRE DEPARTMENT; AND FOR OTHER PURPOSES

Whereas, the Conway Fire Department requests \$36,880 for the use of overtime within the Conway Fire Department budget, and;

Whereas, funds in the amount of \$36,880 were received from Arkansas Task Force 1 as a reimbursement for our services during a deployment for Hurricane Ida.

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

Section 1. The City of Conway shall appropriate \$36,880 from the Fire Department Contributions and Donations Account (001.131.4186) to the Fire Department Overtime Account (001.131.5114).

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

PASSED this the 23rd day of August, 2022

Approved:

Mayor Bart Castleberry

Attest:

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