



City of Conway Council Agenda

<u>Council Meeting Date:</u>	August 9th, 2016
<u>5:30pm Committee Meeting:</u>	No Committee Meeting
<u>6:30pm:</u>	Council Meeting
<u>Call to Order:</u>	Mayor Tab Townsell
<u>Roll Call:</u>	City Clerk/Treasurer Michael O. Garrett
<u>Minutes Approval:</u>	July 26 th , 2016

Mayor Tab Townsell
City Clerk Michael O. Garrett
City Attorney Chuck Clawson

City Council Members

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

1. Report of Standing Committees:

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

1. Resolution setting a public hearing to discuss the closing of a portion of the utility easement for certain lots along Andrews Drive.
2. Resolution setting a public hearing to discuss the closing of the unbuilt right of way running through Block 7 West end addition.
3. Consideration to approve the purchase of right of way of Lot 3 Pediatrics Plus Subdivision (South of College) for the Tucker Creek Trail Project.
4. Consideration to approve the change order for the Arkansas Highway & Transportation Department for the Hwy. 64 Interchange Traffic Operation Improvements.

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

1. Consideration of options for the property the City acquired on South German Lane for the Parks & Recreation Department.
2. Consideration to enter into a Memorandum of Agreement regarding the Springfield/DesArc Bridge for the Parks & Recreation Department.
3. Ordinance appropriating the funds for the moving and restoration of the Springfield/DesArc Bridge for the Parks & Recreation Department.
4. Consideration to accept the interest rate quote for five year financing for equipment purchases at the Sanitation Department. ***(Rates will be provided at the meeting)***

5. Ordinance approving the issuance of a promissory note to provide short term financing for the Conway Sanitation Department. ***(Ordinance provided @ meeting)***
 6. Resolution to establish the intent of reimbursement for cost and expenses incurred for the Sanitation Department. ***(Resolution provided @ meeting)***
- C. Public Safety Committee (Police, Fire, District Court, CEOC, Information Technology, City Attorney & Animal Welfare Unit)**
1. Ordinance appropriating grant and reimbursement funds for the Animal Welfare Unit.
 2. Ordinance appropriating reimbursement funds from various entities for the Conway Police Department.
 3. Consideration to approve the disposal of assets (portable breath testers) for the Conway Police Department.
 4. Consideration to approve the disposal of assets (camera equipment) for the Conway Police Department.

Adjournment



City of Conway, Arkansas
Resolution No. R-16-___

A RESOLUTION SETTING A PUBLIC HEARING TO DISCUSS THE CLOSING OF A PORTION OF THE UTILITY EASEMENT FOR CERTAIN LOTS ALONG ANDREWS DRIVE, IN THE CITY OF CONWAY, ARKANSAS:

Whereas, a petition has been filed with the City Council of the City of Conway, Arkansas by Hepner Homes, Inc. to abandon a portion of the utility easement along the south of lots 2, 3, 5 and 6 along Andrews Drive in Makenna Cove Subdivision, within the corporate limits of the City of Conway, Arkansas; and

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

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

1. That the City Council shall hear said petition at its regular meeting to be held at the Russell L. "Jack" Roberts District Court Building, 810 Parkway Street, Conway, Arkansas, on the 23rd day of August, 2016 at 6:30 pm.
2. That the City Clerk is hereby directed to publish notice of the filing of said petition and of said hearing for the time and in the matter prescribed by law.

PASSED this 9th day of August, 2016.

Approved:

Mayor Tab Townsell

Attest:

Michael O. Garrett
City Clerk/Treasurer



JAGUAR

BIRD SONG

ANDREWS

15 ft utility easement

15 ft drainage easement

30 ft utility easement

1240 Andrews
Lot 6

1300 Andrews
Lot 5

1320 Andrews
Lot 3

1330 Andrews
Lot 2



**City of Conway, Arkansas
Resolution No. R-16-___**

A RESOLUTION SETTING A PUBLIC HEARING TO DISCUSS THE CLOSING OF THE UNBUILT RIGHT OF WAY RUNNING THROUGH BLOCK 7, WEST END ADDITION, IN THE CITY OF CONWAY, ARKANSAS:

Whereas, a petition has been filed with the City Council of the City of Conway, Arkansas by Trinity Development Company, Inc., to abandon the 50 foot, unbuilt, north-south right of way extending through Block 7, West End Addition, within the corporate limits of the City of Conway, Arkansas; and

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

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

1. That the City Council shall hear said petition at its regular meeting to be held at the Russell L. "Jack" Roberts District Court Building, 810 Parkway Street, Conway, Arkansas, on the 23rd day of August, 2016 at 6:30 pm.
2. That the City Clerk is hereby directed to publish notice of the filing of said petition and of said hearing for the time and in the matter prescribed by law.

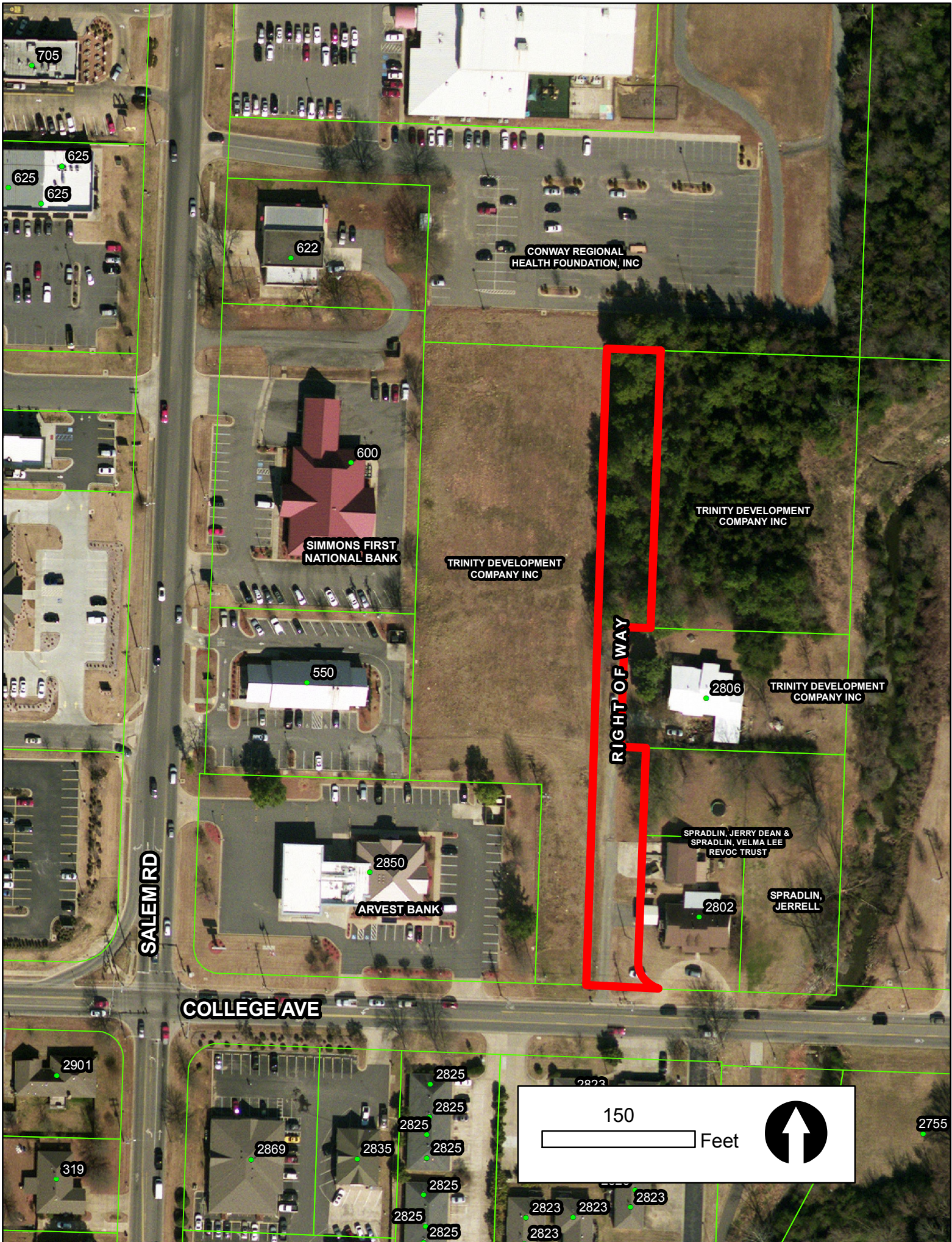
PASSED this 9th day of August, 2016.

Approved:

Mayor Tab Townsell

Attest:

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



705

625

625

625

622

CONWAY REGIONAL
HEALTH FOUNDATION, INC

600

SIMMONS FIRST
NATIONAL BANK

TRINITY DEVELOPMENT
COMPANY INC

550

TRINITY DEVELOPMENT
COMPANY INC

TRINITY DEVELOPMENT
COMPANY INC

2806

SPRADLIN, JERRY DEAN &
SPRADLIN, VELMA LEE
REVOC TRUST

SPRADLIN,
JERRELL

2802

2850

ARVEST BANK

RIGHT OF WAY

SALEM RD

COLLEGE AVE

2901

2825

2825

2825

2825

2825

2825

2825

2823

2823

2823

2823

2823

2869

2835

319

2755

150

Feet



08.3.2016

Memo

To
Mayor Tab Townsell

From
B. Finley Vinson, P.E.

CC
Felicia Rogers

Re
Lot 3 Purchase,
Pediatrics Plus
Subdivision

Comments:

In order to complete the construction of the Tucker Creek Trail, the purchase of Lot 3 of the Pediatrics Plus Subdivision (south of College) was negotiated with the owner. The terms agreed to were as follows:

1. Lot 3 of the Pediatrics Plus Subdivision, filed on November 18, 2015, will be purchased by the City of Conway for \$21,000.
2. R/W Easement DOC # 2012/342 as shown on the above referenced plat shall be vacated.
3. A 20' minimum Pedestrian Trail and Pathway Easement shall be dedicated on the Kids Play Replat.

Item number 3 above was satisfied when the Kids Play Replat (north of College Avenue) was filed on October 26, 2015. The remaining two items still need to be satisfied. Attached is an appraisal for Lot 3 of the Pediatrics Plus Subdivision, which states an opinion of value of \$20,000. The amount agreed upon during negotiations was based on a separate appraisal that estimated the value of the land encompassed by both the drainage easement north of College as needed for Tucker Creek and the pedestrian and pathway easement needed for the Tucker Creek Trail.

City of Conway Street & Engineering Department

(501) 450-6165
100 E Robins St, Conway, AR 72032

www.cityofconway.org/pages/street-department/
firstname.lastname@cityofconway.org



AN APPRAISAL REPORT
W/ A SCOPE OF WORK



LOCATED AT

2845 College Avenue
Conway, AR 72034
Lot 3, Pediatrics Plus Subdivision

FOR

City of Conway

OPINION OF VALUE

20,000

AS OF

02/24/2015

BY

Kirby Coats
Coats Appraisal Service, Inc.
394 Highway 65 North
Conway, AR 72032
(501) 327-7301
kcoats@alliancecable.net

Coats Appraisal Service
394 Highway 65 North
Conway, AR 72032

February 26, 2015

City of Conway

Re: Property: 2845 College Avenue
Conway, AR 72034
N/A
File No.: KidsPlay

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached. The client and intended user of this report is the city of Conway.

The purpose of this appraisal is to estimate the market value of the property described in this appraisal report, as improved, in unencumbered fee simple surface title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The value conclusions reported are as of the effective date stated in the body of the report and contingent upon the certification and limiting conditions attached.

It is my opinion that as of the date of this report, the market value of the fee simple interest in the subject property indicated in this report is **\$20,000**.

Sincerely,



Kirby Coats
CG1380



LAND APPRAISAL REPORT

022315

File No.: KidsPlay

Property Address: 2845 College Avenue	City: Conway	State: AR	Zip Code: 72034
County: Faulkner		Legal Description: Lot 3, Pediatrics Plus Subdivision	
Assessor's Parcel #: 710-07404-004		Tax Year: 2014	R.E. Taxes: \$ N/A
Market Area Name: West Conway		Map Reference: 11-5-14	Census Tract: 0308.00
Current Owner of Record: Kids Play Properties, LLC		Borrower (if applicable): N/A	
Project Type (if applicable): <input type="checkbox"/> PUD <input type="checkbox"/> De Minimis PUD <input type="checkbox"/> Other (describe) HOA: \$ None Kno <input type="checkbox"/> per year <input type="checkbox"/> per month			
Are there any existing improvements to the property? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If Yes, indicate current occupancy: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant <input type="checkbox"/> Not habitable			
If Yes, give a brief description: The subject is a vacant lot that has Tucker Creek as well as an asphalt walking trail that runs alongside the creek.			

The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)	This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective
Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)	
Intended Use: To determine the current market value of the subject property for possible acquisition purposes.	
Intended User(s) (by name or type): City of Conway	
Client: City of Conway	Address: 11700 Cantrell Road, Little Rock, AR 72223
Appraiser: Kirby Coats	Address: 394 Highway 65 North, Conway, AR 72032

Characteristics	Predominant Occupancy	One-Unit Housing	Present Land Use	Change in Land Use
Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (>5%)	PRICE \$ (000)	One-Unit 65 %	<input checked="" type="checkbox"/> Not Likely
Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		AGE (yrs)	2-4 Unit 5 %	<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *
Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow		70 Low 0	Multi-Unit 10 %	* To: _____
Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining		900 High 50	Comm'l 10 %	
Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	225 Pred 15	Vacant 10 %		
Marketing time: <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.				

Factors Affecting Marketability											
Item	Good	Average	Fair	Poor	N/A	Item	Good	Average	Fair	Poor	N/A
Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Public Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Market Area Comments: The subject neighborhood would best be described as "west Conway". Over the past 5 years, the majority of growth has been in the west Conway area. It is a neighborhood of various size houses with the majority of the the larger homes in Conway being located in west Conway. The neighborhood hosts Centennial Valley Country Club and Conway Country Club, two 18 hole golf courses, both of which have residential development around them. It appears to receive average to good market acceptance. All employment centers, schools, churches, and shopping facilities are within typical, market expected proximity. Conway Regional Hospital is located 1.5 blocks east of the subject on College Avenue and there is considerable commercial development along Salem Road less than 1/2 block west. The UCA campus is located approximately 2 blocks southeast of the subject's location as well. There is no apparent and measurable evidence of adverse locational factors which might adversely affect marketing or value. The site is mostly located within the floodway.

Dimensions: See Plat	Site Area: 19,574 Sq.Ft.
Zoning Classification: R-2	Description: Multi Family Residential
Do present improvements comply with existing zoning requirements? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> No Improvements	
Uses allowed under current zoning: 2 Family Residential Use	

Are CC&Rs applicable? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	Have the documents been reviewed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Ground Rent (if applicable) \$	N/A/ N/A
Comments: The subject is located in a proposed subdivision.			
Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain) Recreational Use. Due to the fact that the subject site is mostly located in the floodway and considering the existing easements, the site appears to be non buildable.			
Actual Use as of Effective Date: Vacant Use as appraised in this report: Vacant			
Summary of Highest & Best Use: The subject is located in a proposed subdivision fronting along College Avenue. The site is mostly located in the floodway and has an easement and the site is limited in potential uses. There is an asphalt walking trail located on the site. Due to the floodway, and easement, the site is considered non buildable. The highest and best use is considered to be vacant as a recreational site.			

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Frontage	Adequate
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topography	Sloping to the Creek
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Width	2 Lane			Size	Average
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Surface	Asphalt			Shape	Irregular, See Plat
Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Curb/Gutter	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drainage	Appears Adequate/Some Flood
Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Sidewalk	None	<input type="checkbox"/>	<input type="checkbox"/>	View	Street/Avg
Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street Lights	Yes/Avg	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Multimedia	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Alley	No	<input type="checkbox"/>	<input type="checkbox"/>		

Other site elements: <input type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input checked="" type="checkbox"/> Cul de Sac <input checked="" type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)
FEMA Spec'l Flood Hazard Area <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No FEMA Flood Zone AE FEMA Map # 05045C0278H FEMA Map Date 12/19/2006
Site Comments: The subject site is an irregularly shaped lot located along Tucker Creek and south of College Avenue. The site is .45 acres or 19,574 SF in size. Tucker Creek runs through the property as well as a 30' pathway easement. The site is also mostly located in the floodway. The site is considered to be non buildable. The typical site utilities for properties in the area include city water and sewer. See the plat included in this report.

022315

File No.: KidsPlay

LAND APPRAISAL REPORT

TRANSFER HISTORY	My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.							
	Data Source(s): Assessors Office							
	1st Prior Subject Sale/Transfer		Analysis of sale/transfer history and/or any current agreement of sale/listing: <u>The subject is not under contract of sale and has not been listed within the past year to the knowledge of the appraiser. There have been no sales on the subject property within the past three years.</u>					
	Date:	N/A						
	Price:							
SALES COMPARISON APPROACH	2nd Prior Subject Sale/Transfer							
	Date:	N/A						
	Price:							
	Source(s):							
	Source(s):							
SALES COMPARISON APPROACH	FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
	Address	2845 College Avenue Conway, AR 72034	2425 Market Plaza Conway, AR 72034		2725 College Ave Conway, AR 72034		2760 Allyson Cove Conway, AR 72034	
	Proximity to Subject		2.10 miles NE		0.03 miles E		0.12 miles N	
	Sale Price	\$ N/A	\$ 150,000		\$ 240,000		\$ 190,000	
	Price/ Sq.Ft.	\$	\$ 5.74		\$ 2.75		\$ 1.96	
	Data Source(s)	Property Visit	Courthouse		Courthouse		Courthouse	
	Verification Source(s)	Plat	Book 2012 Page 18337		Book 2011 Page 10298		Book 2014 Page 16184	
	VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust
	Sales or Financing	N/A	Conventional		Conventional		Conventional	
	Concessions	N/A	None Known		None Known		None Known	
	Date of Sale/Time	N/A	10/18/2012		06/21/2011		10/24/2014	
	Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
	Location	Suburban/Poor	Suburban/Good	-45,000	Suburban/Average	-35,000	Suburban/Fair	-20,000
	Site Area (in Sq.Ft.)	19,574	26,136	-37,666	87,120	-185,752	97,139	-152,027
	Topography	Level/Fld Zn/Ditch	Mostly Level	-40,000	Level/Fld Zn/Ditch	0	Level/Fld Zn/Ditch	0
Improvements	None	None	0	House	0	None		
Size	Average	Average		Average	0	Average		
Net Adjustment (Total, in \$)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -122,666	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -220,752	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -172,027	
Adjusted Sale Price (in \$)			\$ 27,334		\$ 19,248		\$ 17,973	
Summary of Sales Comparison Approach <u>All of the sales used are considered to be the best available at the time the report was completed. Sale one is located in North Market Plaza off North Donaghey Avenue. Sale one was purchased for the construction of an insurance office and has good topography with no floodway or flood zone influence. Sale two is actually the subject and additional land to the east that sold previously. Therefore this sale has some area in the flood zone and some outside. Sale three is located just north of the subject along Tucker Creek. Sale three is actually Lot 4, Tucker Creek Professional Park that is the development across the street from the subject. This site has 60% +/- in the flood zone however several loads of fill have been put on the site over the years. Typical site adjustments were made on each sale and each was given an adjustment for location since the subject is located in the floodway. Sale one was adjusted for topography as well. The site adjustments have been made on a per square foot basis. All adjustments were made on the comparables to the subject.</u>								
PUD	PROJECT INFORMATION FOR PUDs (if applicable) <input type="checkbox"/> The Subject is part of a Planned Unit Development.							
	Legal Name of Project: N/A							
	Describe common elements and recreational facilities: N/A							
RECONCILIATION	Indicated Value by: Sales Comparison Approach \$ 20,000 or \$ 1.02 per Sq.Ft.							
	Final Reconciliation <u>Only the sales comparison approach was completed in this appraisal as this is the only applicable approach for the valuation of land in this area. Site size is based on the subdivision plat provided. The subject address is estimated as the subject is vacant land.</u>							
	This appraisal is made <input checked="" type="checkbox"/> "as is", or <input type="checkbox"/> subject to the following conditions: _____							
	<input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.							
ATTACH	Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 20,000, as of: 02/24/2015, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.							
	A true and complete copy of this report contains <u>15</u> pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits: <input checked="" type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Contract <input checked="" type="checkbox"/> Plat Map <input checked="" type="checkbox"/> Limiting cond./Certifications <input type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Location Map(s) <input checked="" type="checkbox"/> Flood Map <input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/> Photo Addenda <input type="checkbox"/> Parcel Map							
SIGNATURES	Client Contact: <u>Ronnie Hall</u>				Client Name: <u>City of Conway</u>			
	E-Mail: <u>Ronnie.Hall@cityofconway.org</u>				Address: <u>11700 Cantrell Road, Little Rock, AR 72223</u>			
	APPRAISER				SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)			
	Appraiser Name: <u>Kirby Coats</u>				Supervisory or Co-Appraiser Name: _____			
	Company: <u>Coats Appraisal Service, Inc.</u>				Company: _____			
	Phone: <u>(501) 327-7301</u> Fax: <u>(501)327-5454</u>				Phone: _____ Fax: _____			
	E-Mail: <u>kcoats@alliancecable.net</u>				E-Mail: _____			
	Date of Report (Signature): <u>02/26/2015</u>				Date of Report (Signature): _____			
	License or Certification #: <u>CG1380</u> State: <u>AR</u>				License or Certification #: _____ State: _____			
	Designation: <u>Certified General Appraiser</u>				Designation: _____			
Expiration Date of License or Certification: <u>06/30/2015</u>				Expiration Date of License or Certification: _____				
Inspection of Subject: <input checked="" type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect (Desktop)				Inspection of Subject: <input type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect				
Date of Inspection: <u>02/24/2015</u>				Date of Inspection: _____				

Assumptions, Limiting Conditions & Scope of Work

022315

File No.: KidsPlay

Property Address: 2845 College Avenue City: Conway State: AR Zip Code: 72034

Client: City of Conway Address: 11700 Cantrell Road, Little Rock, AR 72223

Appraiser: Kirby Coats Address: 394 Highway 65 North, Conway, AR 72032

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a plat and/or parcel map in the appraisal report to assist the reader in visualizing the lot size, shape, and/or orientation. The appraiser has not made a survey of the subject property.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database. Possession of this report or any copy thereof does not carry with it the right of publication.
- Forecasts of effective demand for the highest and best use or the best fitting and most appropriate use were based on the best available data concerning the market and are subject to conditions of economic uncertainty about the future.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

- I have completed an appraisal on the subject property within the past three years prior to the acceptance of this assignment. I performed an appraisal for the borrower as of June 1, 2012.

Certifications & Definitions

022315

File No.: KidsPlay

Property Address: 2845 College Avenue	City: Conway	State: AR	Zip Code: 72034
Client: City of Conway	Address: 11700 Cantrell Road, Little Rock, AR 72223		
Appraiser: Kirby Coats	Address: 394 Highway 65 North, Conway, AR 72032		

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

DEFINITION OF MARKET VALUE *:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact: Ronnie Hall	Client Name: City of Conway
E-Mail: Ronnie.Hall@cityofconway.org	Address: 11700 Cantrell Road, Little Rock, AR 72223

APPRAISER

Kirby Coats

 Appraiser Name: Kirby Coats
 Company: Coats Appraisal Service, Inc.
 Phone: (501) 327-7301 Fax: (501) 327-5454
 E-Mail: kcoats@alliancecable.net
 Date Report Signed: 02/26/2015
 License or Certification #: CG1380 State: AR
 Designation: Certified General Appraiser
 Expiration Date of License or Certification: 06/30/2015
 Inspection of Subject: Did Inspect Did Not Inspect (Desktop)
 Date of Inspection: 02/24/2015

SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)

Supervisory or Co-Appraiser Name: _____
 Company: _____
 Phone: _____ Fax: _____
 E-Mail: _____
 Date Report Signed: _____
 License or Certification #: _____ State: _____
 Designation: _____
 Expiration Date of License or Certification: _____
 Inspection of Subject: Did Inspect Did Not Inspect
 Date of Inspection: _____

SIGNATURES

Subject Photo Page

Client	City of Conway						
Property Address	2845 College Avenue						
City	Conway	County	Faulkner	State	AR	Zip Code	72034
Borrower	N/A						



Subject Front

2845 College Avenue
 Sales Price N/A
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Suburban/Poor
 View
 Site 19,574
 Quality
 Age



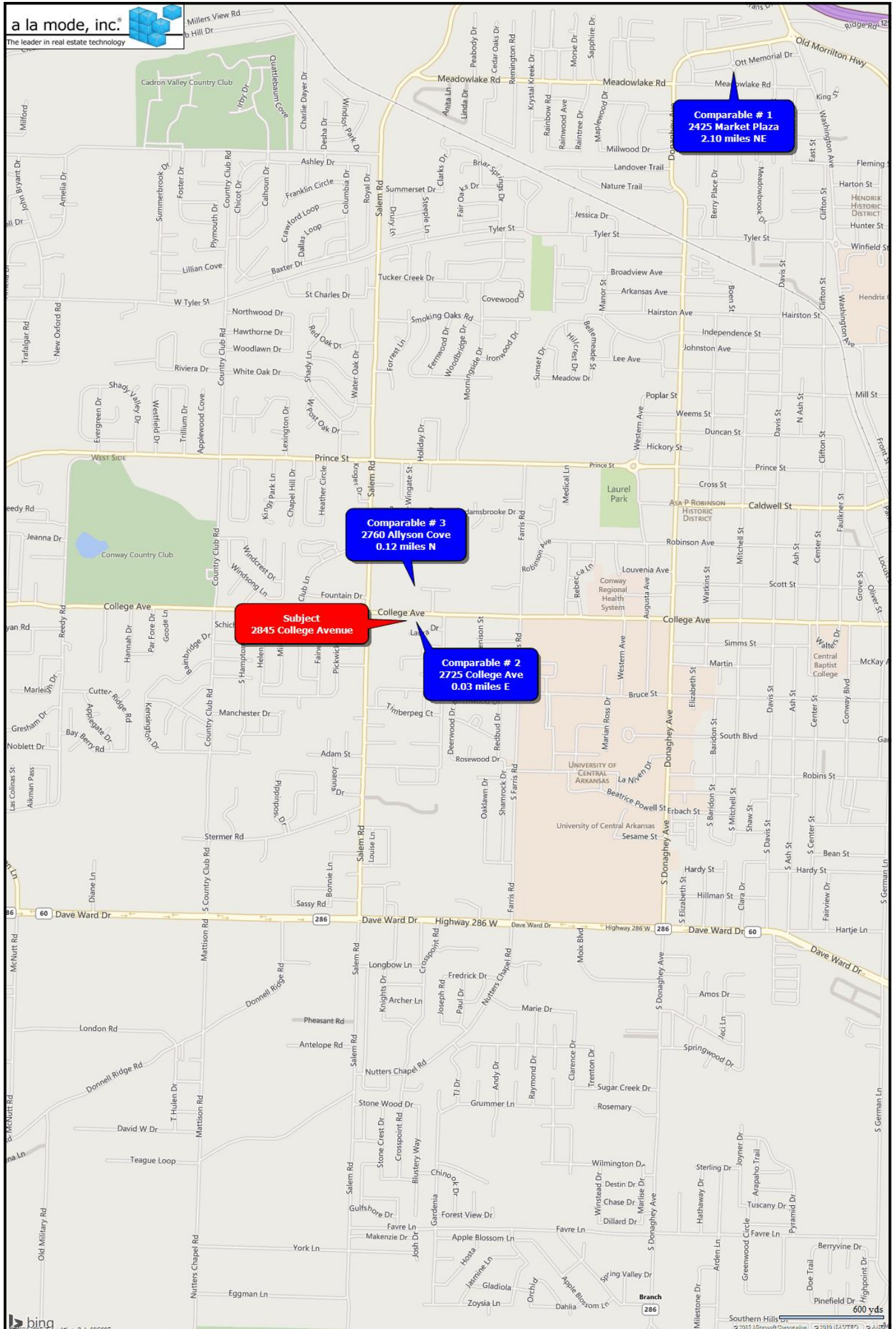
Subject Rear



Subject Street

Location Map

Client	City of Conway		
Property Address	2845 College Avenue		
City	Conway	County	Faulkner
Borrower	N/A	State	AR
		Zip Code	72034

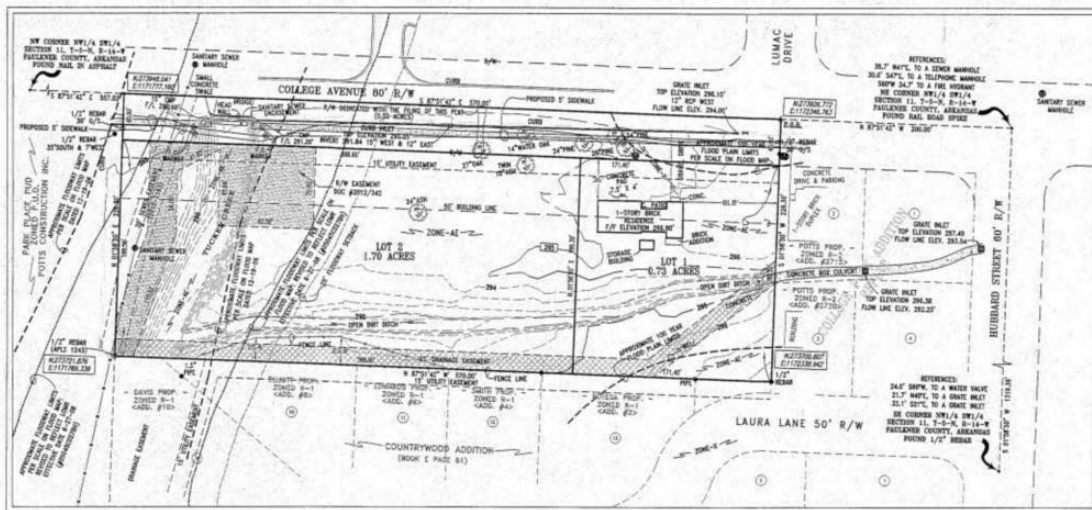


Plat Map

Client	City of Conway		
Property Address	2845 College Avenue		
City	Conway	County	Faulkner
Borrower	N/A	State	AR
		Zip Code	72034

PEDIATRICS PLUS SUBDIVISION

LYING IN THE NW1/4, SW1/4,
SECTION 11, T-5-N, R-14-W,
FAULKNER COUNTY, ARKANSAS



Legal Description (Pediatrics Plus Subdivision):

Being Lots 1 and 2, Pediatrics Plus Subdivision lying in the NW1/4 SW1/4 of Section 11, T-5-N, R-14-W, Faulkner County, Arkansas, more particularly described as follows: Commencing at the NE corner of said NW1/4 SW1/4 at a found nail rod stake; thence along the North line of said NW1/4 SW1/4 N87°51'42"W, 200.00 feet to the point of beginning; thence leaving said North line S01°36'30"W, 226.30 feet to a found 1/2" rebar; thence N67°51'42"W, 570.00 feet to a set 1/2" rebar; thence S01°36'30"W, 226.30 feet to the North line of said NW1/4 SW1/4; thence S87°51'42"E, 570.00 feet to the point of beginning containing 0.98 acres more or less. Subject to all roadways, easements and reservations that are of record or physically in place.

Certificate of Owners:

We, the undersigned, owners of the real estate shown and described herein, do hereby certify that we have had all, plotted, and subdivided and do hereby lay out, plat, subdivide said 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:
Kids Play Properties, LLC
2725 College Avenue
Conway, AR 72034

Source of Title: Deed Book 2011 Page 10298
Deed Book 2011 Page 11601

Certificate of Final Surveying Accuracy:

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

Date of Execution: _____

Signed:
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 approved 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:
Bryan Patrick,
Conway Planning Commission Director

Certificate of Recording:

This document filed for record _____ in Plat Book No. _____ page _____

Signed: _____
Circuit Clerk, Rhonda Whorton

Note:

- Every lot must abut to a street or to a drainage easement.
- Fire hydrants shall be placed on the lot furthest from the street.
- Lots in a residential subdivision shall be no more than 600 feet from the hydrant located on the same street.
- This property is in the 100 year flood plain according to Flood Insurance Rate Map #25045C0278H & #25045C0279H, effective date March 14, 2006.
- Iron pins are set at all lot corners and at points of curve. Lots with rounded corners are 31.50' radius unless noted otherwise.
- Distances on curves are chord distances.
- All easements shall be for general utilities and/or drainage.
- Building lines are 5' unless noted otherwise.
- The error of closure is 1 to 110,000.
- This property is serviced by Conway Utilities.
- Water and Sewer - Conway, Arkansas, Faulkner County.
- The zoning of this property, is R-1.

Date of survey: 08-21-14
Date of Drawing: 08-22-14

This plat was prepared by Tim P. Tyler, Arkansas Professional Land Surveyor No. 1243
240 Skyline Drive, Suite 3000, Conway Arkansas 72032 Phone 501-328-1406



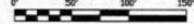
Proposed Sidewalks:

1. Shall be constructed of concrete with a minimum thickness of four (4) inches and shall be a minimum of five (5) feet wide.
2. Sidewalks shall meet American Disability Act Standards.
3. 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. The owner/developer is responsible for the sidewalk on Lot 1 & 2 along College Avenue.
5. Sidewalks shall have sidewalks of adjoining lots so as to provide a continuous "blown" of pedestrian access throughout the community.

LEGEND	
●	FOUND IRON PIN
○	SET IRON PIN
⊖	OVERHEAD ELECTRIC
⊕	POWER POLE
⊗	WIREFRET
⊙	RAILROAD
⊖	TRAIL
⊕	SEWER MANHOLE
⊖	SEWER OPTIC MANHOLE
○	CONCRETE CURB
○	TREE
○	SEWER LAKE
○	COMPUTED POINT
○	FOUND STONE
○	FENCE

BEARINGS BASED ON ARKANSAS GRID NORTH AND AS DETERMINED BY GPS.

THE ERROR OF CLOSURE EXCEEDS 1:10,000



COORDINATE CORRECTED FOUND CORNER MONUMENTS
Adjusted Arkansas State Plane Coordinates
NAD-83 (1983) AS DETERMINED BY GPS
DATE: _____
MONUMENT: _____ NORTHING: _____ EASTING: _____ ELEVATION: _____
FILE: 25045C0278H/25045C0279H



VICINITY MAP
1" = 1000'

PROJECT TITLE:

PEDIATRICS PLUS SUBDIVISION
LYING IN THE NW1/4 SW1/4
SECTION 11, T-5-N, R-14-W,
FAULKNER COUNTY, ARKANSAS

INT.	DATE	DESCRIPTION OF REVISION MADE

DATE:	08-18-14
SCALE:	1 INCH EQUALS 50 FEET
PROJECT JOB NO.:	114-0553
DRAWN BY:	MNT
REVIEWED BY:	RPG
STATE CODE:	500-058-148-0-11-340-23-1243
SHEET NO.:	1 OF 1

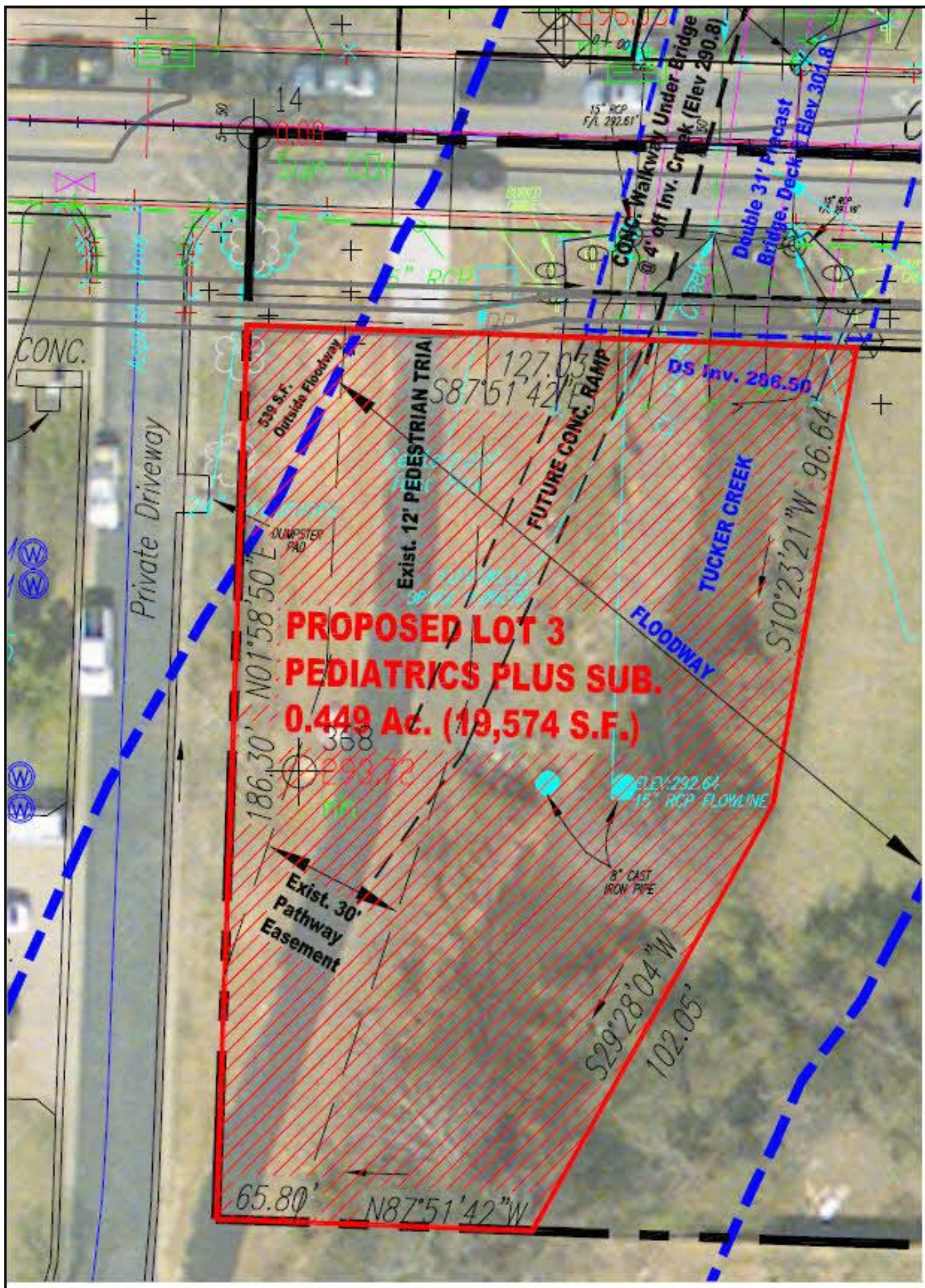


Tyler Group
surveying.mapping.engineering

240 SKYLINE DR. STE 3000/CONWAY, AR. 72032
Tel: 501.328.1400 / Fax: 501.327.3972 / www.tylergroup.com / email: info@tylergroup.net

Plat Map

Client	City of Conway						
Property Address	2845 College Avenue						
City	Conway	County	Faulkner	State	AR	Zip Code	72034
Borrower	N/A						



Aerial View

Client	City of Conway						
Property Address	2845 College Avenue						
City	Conway	County	Faulkner	State	AR	Zip Code	72034
Borrower	N/A						



Zoning Map

Client	City of Conway						
Property Address	2845 College Avenue						
City	Conway	County	Faulkner	State	AR	Zip Code	72034
Borrower	N/A						



License

Client	City of Conway			
Property Address	2845 College Avenue			
City	Conway	County	Faulkner	State AR Zip Code 72034
Borrower	N/A			



**ARKANSAS
APPRAISER LICENSING &
CERTIFICATION BOARD**

This is to certify that
Kirby Coats

License #: CG 1380

has complied with the requirements of Arkansas Code Section §17-14-201 et seq.; and is the holder of a valid certificate.

This card is for identification purposes only.

6/30/2015

Expiration Date





Chairman

Engagement Letter

Client	City of Conway						
Property Address	2845 College Avenue						
City	Conway	County	Faulkner	State	AR	Zip Code	72034
Borrower	N/A						

Ronnie Hall

To: Kirby Coats;

@:  Pediatrics Plus Subdivision PLAT.pdf (793 KB)  PED PLUS OVERALL SUB.pdf (265 KB)  PED PLUS LOT 3 Proposal.pdf (375 KB)

Ped Plus LOT 3

Can you get me an appraisal of the fair market value of a Proposed Lot 3 in Pediatric Plus Subdivision on the South Side of College across the street from Ped Plus Facilities. The lot is almost entirely in the Floodway with Tucker Creek running thru it. Call if you have questions.

Ronnie Hall

08.3.2016

Memo

To
Mayor Tab Townsell

From
B. Finley Vinson, P.E.

CC
Felicia Rogers

Re
AHTD Job # 080518
Change Order

Comments:

I recommend approval of the attached AHTD Change Order which incorporates the following plan changes:

1. Replaces the majority of the Cement Stabilized Base Course with Asphalt Binder Course.
2. Adds drainage pipe and appurtenances made necessary by previous earthwork changes.

This change will result in a total savings of \$50,619.54.

City of Conway Street & Engineering Department

(501) 450-6165
100 E Robins St, Conway, AR 72032

www.cityofconway.org/pages/street-department/
firstname.lastname@cityofconway.org



**ARKANSAS STATE HIGHWAY COMMISSION
CHANGE ORDER**

Job Name Hwy. 64 Intchnng. Traffic Operation Impvts. (Conway) (S) **Route & Section** 64, Section

Job No. 080518 **FAP No** 9030 **County** Faulkner

Changes located Ramp 1, Station 7162+00 to 7167+70 Left and Right **Change Order No.** 3

Description of Change:

1) Increase the quantities of the following items: "Mineral Aggregate in ACHM Base Course (1 1/2)", "Asphalt Binder (PG 70-22) in ACHM Base Course (1 1/2)" Decrease the quantities of the following items: "Aggregate in Cement Stabilized Crushed Stone Base Course", "Cement in Cement Stabilized Crushed Stone Base Course" and "Processing Cement Stabilized Crushed Stone Base Course".

2) Increase the quantities of the following items: "29" X 18" Reinforced Concrete Arch Pipe Culverts (Class III)", "29" x 18" Flared End Sections for Reinforced Concrete Arch Pipe" and "Junction Boxes (Type St)".

Reason for Change:

1) To alter the Contract Quantities to allow for ACHM Base Course to be used in Lieu of Cement Stabilized Crushed Stone Base Course beneath the areas of PCC Pavement on Ramp 1. Due to the multiple stages and locations causing this material to be placed in small quantities at various times, ACHM Base Course is considered to be provide a better product for this application.

2) The plan cross sections are based on a topographic survey performed before the Interstate was raised in conjunction with the construction of the new Hwy 64 overpass. This change will provide the items and quantities necessary to perform the earthwork and install the necessary storm drainage structures to drain the north end of the gore area left of Ramp 1.

Attachment: Revised Plans and Cross Sections

SUMMARY

Item No.	Item	Unit	Unit Price	PRESENT		REVISED	
				Quantity	Amount	Quantity	Amount
308	Aggregate In Cement Stabilized Crushed Stone Base Course	TON	20.80	829.00	17,243.20	100.42	2,088.74
308	Cement In Cement Stabilized Crushed Stone Base Course	TON	266.48	53.00	14,123.44	6.49	1,729.46
308	Processing Cement Stabilized Crushed Stone Base Course	SQYD	57.48	2,519.00	144,792.12	304.48	17,501.51
SP&405	Mineral Aggregate In ACHM Base Course (1 1/2")	TON	86.60	648.00	56,116.80	1,348.80	116,806.08
SP&405	Asphalt Binder (PG 70-22) In ACHM Base Course (1 1/2")	TON	126.00	27.00	3,402.00	56.20	7,081.20
606	29" X 18" Reinforced Concrete Arch Pipe Culverts (Class III)	LF	87.95	88.00	7,739.60	448.00	39,401.60
606	29" X 18" Flared End Sections For Reinforced Concrete Arch	EACH	2,188.28	2.00	4,376.56	3.00	6,564.84
609	Junction Boxes (Type St)	EACH	6,000.75	1.00	6,000.75	2.00	12,001.50
					253,794.47		203,174.93

Underrun

\$50,619.54

Job Name Hwy. 64 Intchnng. Traffic Operation Impvts. (Conway) (S) Route & Section 64, Section

Job No. 080518 FAP No 9030 County Faulkner

Changes located Ramp 1, Station 7162+00 to 7167+70 Left and Right Change Order No. 3

Concurrence By:

Date

Initials

Remarks

Authorized _____

Requested _____

Scott Mullis, District Engineer

David Ross, Resident Engineer



Steve Ibbotson
Director

Parks and Recreation

10 Lower Ridge Road • Conway AR 72032
www.conwayparks.com

August 1, 2016

Tab Townsell and City Council
1201 Oak Street
Conway AR 72032

Re: House on South German Property

Mayor:

The renter that was living at the property on South German has moved out and we have secured the house. All utilities have been turned off and the property has been mowed and cleaned up.

We would like some direction as to what to do with the house. Some options that could be considered are...the house could be rented again, demolished or left vacant. My concern if left vacant is the house being broken into or that it is vandalized for the copper.

My recommendation would be to have it removed.

Thanks for your consideration in this matter.

Steve Ibbotson
Parks Director

**MEMORANDUM OF AGREEMENT
AMONG THE
FEDERAL HIGHWAY ADMINISTRATION,
THE ARKANSAS STATE HISTORIC PRESERVATION OFFICER,
CITY OF CONWAY/FAULKNER,
AND THE
ARKANSAS STATE HIGHWAY AND TRANSPORTATION
DEPARTMENT
REGARDING
SPRINGFIELD-DES ARC BRIDGE REHABILITATION ON
SPRINGFIELD ROAD, FAULKNER COUNTY, ARKANSAS**

Whereas, the Springfield-Des Arc Bridge located on Springfield Bridge over Cadron Creek in Faulkner County, Arkansas is a property listed in the National Register of Historic Places (NRHP); and

Whereas, the Federal Highway Administration (FHWA), Arkansas State Highway and Transportation Department (AHTD), Arkansas State Historic Preservation Officer (SHPO) and Faulkner County, Arkansas (hereafter the County) all desire that the Springfield-Des Arc Bridge be preserved and protected for the benefit of present and future generations, retaining its historically and architecturally significant features; and

Whereas, the FHWA, the AHTD and the County have developed a project to rehabilitate the Springfield-Des Arc Bridge for non-vehicular use; and

Whereas, the FHWA and the SHPO have determined that the rehabilitation of the Springfield-Des Arc Bridge will have an effect on this historic property; and

Whereas, the FHWA has determined that this undertaking will have an effect on a property listed in the National Register of Historic Places and in accordance with 36 CFR Part 800, regulations implementing Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. 470£) must address this effect; and

Whereas, the definitions set forth in 36 CFR Part 800 are applicable throughout this Memorandum of Agreement (MOA); and

Now Therefore, the FHWA and the SHPO agree that the proposed bridge rehabilitation shall be implemented in accordance with the following stipulations and treatment plan in order to reach a no adverse effect finding and take into account the effect of this undertaking on historic properties.

STIPULATIONS

I. TREATMENT PLAN

A) City of Conway/Faulkner County Arkansas in coordination with the AHTD and the FHWA will repair and rehabilitate the Springfield-Des Arc Bridge for non-vehicular operations using design specifications as close to original specifications as possible so that the appearance and historic integrity of the structure will not be impacted by the project. These design specifications have been reviewed by and concurred with by the SHPO.

The following list includes all design specifications to be used to rehabilitate the bridge:

- 1) The location of the bridge will be across a cove of Beaverfork Lake, approximately 10 miles from the original location. The bridge will span water and sit in a rural, natural setting. By being located in the city limits of Conway, however, the bridge will have lighting and police protection.
- 2) Truss restoration will correct the sag and warp but will be in keeping with the original engineering.
- 3) New white oak decking will replace the rotted planks on the existing bridge. The original wood decking was likely white oak, considering its abundance in Arkansas, strength, and longevity. The decking will be engineered to account for bike and pedestrian use rather than vehicular traffic.
- 4) The bridge will be sandblasted to remove layers of modern paint. This will include lead abatement. Afterward, a natural patina will develop on the iron surface.
- 5) The bridge presently sits on abutments of large stones, locally quarried in the 1870s. In its new location, abutments will be of iron and concrete, engineered to modern safety standards. However, the original stones will be placed around the new abutments, and possibly the approaches, to maintain as much as possible the original appearance.
- 6) The original bridge never had railings. For the sake of bicycle and pedestrian safety, new railings will be installed. They will be a lattice type consistent with late-nineteenth century iron bridge railings. The railings will be painted a different color from the original bridge to make clear that they are a modern fabrication

All work conducted on the bridge shall be in compliance with the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*.

B) The FHWA has ensured that the Springfield-Des Arc Bridge has been documented to Historic American Engineering Record standards, (written history and photo- documentation) with the addition of a copy of the measured drawings created to design the current rehabilitation project. This documentation will be housed at the Arkansas State Archives in Little

Rock, Arkansas, and at the University of Central Arkansas Archives and Special Collections at Conway, Arkansas, and that this documentation is in the possession of the Arkansas SHPO.

- C) Reports detailing work undertaken pursuant to the terms of this MOA shall be submitted monthly by City of Conway/Faulkner County for review by the FHWA, AHTD and SHPO. Such reports shall include any proposed changes and problems encountered in the efforts to carry out the terms of this MOA. The FHWA, AHTD and SHPO also reserve the right to visit the project site at any time to ensure that work conducted on the bridge has not impacted its historic integrity.

II. HUMAN REMAINS

Human remains are not expected to be discovered on this undertaking. However, if they are encountered during implementation of the project, all activity in the vicinity of the discovery shall cease and City of Conway/Faulkner County shall notify the FHWA and the AHTD. The FHWA shall immediately notify the SHPO. The treatment of human remains shall follow the guidelines developed for the Arkansas Burial Law (Act 753 of 1991, as amended) and the Advisory Council on Historic Preservation's "Policy Statement Regarding Treatment of Burial Sites, Human Remains, and Funerary Objects" published February 23, 2007.

III. DISCOVERY SITUATIONS

Pursuant to 36 CFR Part 800.13, if cultural material is discovered during implementation of the project, the FHWA shall ensure that all construction activities cease in the area of the discovery and the consulting parties notified. The FHWA and the SHPO shall determine if the discovery is eligible for inclusion in the National Register of Historic Places. If so, the FHWA and the AHTD will develop a treatment plan for historic properties which shall be reviewed and approved by the SHPO. Disputes arising from such review shall be resolved in accordance with Stipulation N.

IV. DISPUTE RESOLUTION

Should the SHPO or any consulting party object within thirty (30) calendar days to any findings, proposed actions or determinations made pursuant to this MOA, the FHWA shall consult with the objecting party to resolve the objection. If the FHWA determines that the objection cannot be resolved, it shall request further comments from the Advisory Council on Historic Preservation (Council) pursuant to 36 CFR Part 800.6(b). Any Council comment provided in response to such a request shall be taken into account by the FHWA in accordance with 36 CFR 800.6(b)(2) with reference only to the subject of the dispute; the FHWA responsibility to carry out all actions under this MOA that are not subject to dispute shall remain unchanged. The consulting parties or one or more parties in cooperation may monitor effects carried out pursuant to this MOA.

V. AMENDING THE MEMORANDUM OF AGREEMENT

Should any of the signatories to this MOA believe that the terms of this MOA are not being met or cannot be met, that party shall immediately notify the other signatories and request consultation to amend this MOA in accordance with 36 CFR Part 800.13. The process to amend this MOA shall be conducted in a manner similar to that leading to the execution of this MOA.

VI. TERMINATING THE MEMORANDUM OF AGREEMENT

Any signatory to this MOA may terminate it by providing thirty (30) calendar days' notice to the other parties provided that the parties shall consult during the period prior to termination to seek agreement on amendments or other actions that would avoid termination. In the event of termination, the FHWA shall comply with 36 CFR Part 800.4 through 800.6 with regard to the undertaking covered by this MOA.

VII. FAILURE TO CARRY OUT THE MEMORANDUM OF AGREEMENT

In the event the FHWA does not carry out the terms of the MOA, the FHWA shall comply with 36 CFR Part 800.4 through Part 800.6 with regard to the undertaking covered by this MOA.

VIII. FULFILLMENT OF SECTION 106 RESPONSIBILITIES

Execution and implementation of this MOA evidences that FHWA has afforded the Council a reasonable opportunity to comment pursuant to 36 CFR Part 800.13 on the proposed rehabilitation of the War Eagle Bridge in Benton County, Arkansas and its effect on the historic properties, and the FHWA has taken into account the effect of the undertaking on historic properties.

Signatories:

Federal Highway Administration:

Signature: _____ Date _____

Name & Title: _____

Arkansas State Historic Preservation Officer:

Signature: _____ Date _____

Name & Title: _____

Concurring Parties:

City of Conway/Faulkner County, Arkansas:

Signature: _____ Date _____

Name & Title: _____

Faulkner County, Arkansas:

Signature: _____ Date _____

Name & Title: _____

Arkansas State Highway and Transportation Department:

Signature: _____ Date _____

Name & Title: _____



**City of Conway, Arkansas
Ordinance No. O-16-_____**

**AN ORDINANCE APPROPRIATING THE FUNDS FOR THE MOVING AND RESTORATION OF THE
SPRINGFIELD / DES ARC BRIDGE; AND FOR OTHER PURPOSES**

Whereas, the Conway City Council has approved the agreement with Workin' Bridges for the moving and restoration of the Springfield / Des Arc Bridge; and

Whereas, this project will be funded by an 80/20 matching grant from Metroplan in which local funds in the amount of \$60,000.00 will be needed to match the \$240,000.00 in federal funds; and

Whereas, an additional \$29,000.00 will be needed to cover the total cost of the agreement;

**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 appropriation in the amount of \$89,000.00 for the moving and restoration of the Springfield / Des Arc Bridge.

Section 2. The City of Conway shall appropriate an amount of \$89,000.00 from Parks and Recreation A&P Fund Balance Appropriation (252-000-4900) to the Conway Parks Department Parks General CIP Account (252-140-5990).

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

PASSED this 9th day of August 2016.

Approved:

Mayor Tab Townsell

Attest:

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



Steve Ibbotson
Director

Parks and Recreation

10 Lower Ridge Road • Conway AR 72032
www.conwayparks.com

August 1, 2016

Tab Townsell and City Council
1201 Oak Street
Conway AR 72032

Re: Springfield / Des Arc Bridge

Mayor:

At the June 28th, 2016 council meeting Mr. Jack Bell presented the contract from Workin' Bridges and asked that the council waive the bid process and approve the contract. During discussion the council was made aware that the city had received an 80/20 matching grant from Metroplan for up to \$300,000.00 to move and restore the bridge. It was also discussed that the council would be asked to approve the funding at a later date.

The Conway Parks Department is requesting that \$89,000.00 be appropriated from the A&P funds to cover the city's cost of the contract for Workin' Bridges.

The city will be responsible for the construction of the bridge abutments. The construction of the abutments will be put out for bids and presented to council for funding.

Thanks for your consideration in this matter.

Steve Ibbotson
Parks Director



**City of Conway, Arkansas
Ordinance No. O-16-____**

AN ORDINANCE APPROPRIATING GRANT & REIMBURSEMENT FUNDS FOR THE CITY OF CONWAY ANIMAL WELFARE UNIT; AND FOR OTHER PURPOSES

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

Pet Smart	\$ 45,750.00	Rescue Wagon Grant
Pet Smart	\$ 1,556.60	Rescue Wagon

Whereas, the Conway Animal Welfare Unit needs these funds to replenish their expenditure accounts.

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

Section 1. The City of Conway shall appropriate Rescue Wagon Grant funds from Pet Smart in the amount of \$45,750 from 001.127.4705 to the AWU Other Grant expense account 399.127.4752.

Section 2. The City of Conway shall appropriate Rescue Wagon funds from Pet Smart in the amount of \$1,556.60 from 001.127.4705 to the AWU Spay/Neuter Miscellaneous expense account 223.127.5699.

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

PASSED this 9th day of August, 2016.

Approved:

Mayor Tab Townsell

Attest:

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



City of Conway, Arkansas

Ordinance No. O-16-____

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:

Insurance Companies	\$	5,455.64	Insurance Proceeds
Various Companies	\$	12,262.49	Extra Duty Services
District Court of Faulkner Co	\$	90.00	Restitution

Whereas, the Conway Police Department needs these funds to replenish their expenditure accounts;

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

Section 1. The City of Conway shall appropriate insurance proceed funds from various companies in the amount of \$5,455.64 from 001.119.4360 to the CPD fleet maintenance expense account 001.121.5450.

Section 2. The City of Conway shall appropriate funds from Various Companies in the amount of \$12,262.49 from 001.121.4185 to the CPD overtime expense account, 001.121.5114.

Section3. The City of Conway shall appropriate funds from the District Court of Faulkner County in the amount of \$90.00 from 001.121.4184 to the CPD uniform expense account, 001.121.5650.

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

PASSED this 9th day of August, 2016.

Approved:

Mayor Tab Townsell

Attest:

Michael O. Garrett
City Clerk/Treasurer

MEMORANDUM

TO: City Council Members/Mayor Tab Townsell

FROM: Chief Jody Spradlin

DATE: August 9, 2016

SUBJECT: Request for disposal of assets

The Conway Police Department has five (5) Portable Breath Testers (PBTs) that are no longer used. Their serial numbers are as follows: 1063633, 1223103, 1005163, 1223101, and 1223102. These machines have damaged fuel cells, and the department is unable to replace them.

I would like to request approval to remove these items from our inventory listing and to dispose of them. The department has already replaced these machines with new PBTs.

Thank you for your consideration.

MEMORANDUM

TO: City Council Members/Mayor Tab Townsell

FROM: Chief Jody Spradlin

DATE: August 9, 2016

SUBJECT: Request for disposal of assets

The attached listing details items to be removed from the fixed assets (inventory). I would like to request approval to remove these items from our inventory listing and to dispose of them.

Flashback 1's are outdated camera equipment that the department no longer uses. This equipment will no longer download to our server, and they are not compatible with our wireless infrastructure. This causes issues with evidence handling. This equipment will be sold through auction, "as is", on www.publicsurplus.com.

Thank you for your consideration.

The Flashback 1's to be disposed of are as follows:

- Serial Number FB006412
- Serial Number FB006413
- Serial Number FB006414
- Serial Number FB006415
- Serial Number FB005844
- Serial Number FB005845
- Serial Number FB005846
- Serial Number FB005847
- Serial Number FB005848
- Serial Number FB005849
- Serial Number FB005850
- Serial Number FB005851
- Serial Number FB013241
- Serial Number FB013246
- Serial Number FB013248
- Serial Number FB013253
- Serial Number FB013254
- Serial Number FB013260
- Serial Number FB013265
- Serial Number FB014165
- Serial Number FB014166
- Serial Number FB014167
- Serial Number FB014168
- Serial Number FB014158
- Serial Number FB014159
- Serial Number FB014160
- Serial Number FB014161
- Serial Number FB014162
- Serial Number FB014163
- Serial Number FB014164
- Serial Number FB014169
- Serial Number FB011020
- Serial Number FB011021
- Serial Number FB011022
- Serial Number FB011023
- Serial Number FB011024
- Serial Number FB011025
- Serial Number FB011026
- Serial Number FB013270
- Serial Number FB013271
- Serial Number FB013272
- Serial Number FB013273
- Serial Number FB013274
- Serial Number FB013275
- Serial Number FB013276
- Serial Number FB013277