

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



**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

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**Tuesday, January 12<sup>th</sup>, 2021 City Council Agenda**

Conway Municipal Building - City Council Chambers - 1111 Main Street, Conway, AR 72032

*\*Due to restrictions imposed because of the COVID-19 pandemic, the City Council meeting will broadcast on Conway Corporation Channel 5, the City of Conway Facebook page & YouTube Channel. If you would like to ask a question/comment regarding the committee meeting topic or any listed agenda item, please use the following link: <https://conwayarkansas.gov/council/comments/> to submit the request prior to 5pm the day of the Council meeting.*

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**5:30pm Committee:**

**6:30pm:**

**Call to Order:**

**Roll Call:**

**Minutes Approval:**

**The Conductor --- Update from CPD**

City Council Meeting

Bart Castleberry, Mayor

Michael O. Garrett, Clerk/Treasurer

December 8<sup>th</sup>, 2020

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

1. Resolution to approve the City council organizational rules and procedures for the calendar year 2021.
2. Ordinance to establish the Conway Municipal property owners' multipurpose improvement District No. 14 (Wills Drive Water Extension Project).
3. Consideration to approve transportation services provided by Independent Living Services, the Boys & Girls Club of Faulkner County, & Faulkner County Council on Aging.
4. Resolution accepting the annual bids for materials and services utilized by City of Conway departments.
5. Consideration to enter into an agreement with McDoux preservation, LLC for the preparation of the Conway Arkansas African American Historic Context Study.
6. Resolution approving the qualifications for professional services for the Middle Road Bridge Project (over Gold Creek) for the Transportation Department.
7. Ordinance appropriating funds from the Arkansas Department of Transportation for the Markham Street Jumpstart project for the Transportation Department.
8. Consideration to approve the nomination for the Tree Board for the City of Conway.
9. Consideration to approve the nominations for Public Art Board for the City of Conway.
10. Ordinance to approve & appropriate funding for the Underground Art Walk Project for the Public Art Board.
11. Ordinance to approve the match grant funding for the Whimsical Toad Project for the Public Art Board.

12. Ordinance accepting the annexation of certain lands compromised of +/-10.00 acres located at 1850 East German Lane.
13. Ordinance to rezone property located at 1400-1440 E Siebenmorgen Road and 1510-1520 Trison Lane from O-2 to R-1.
14. Ordinance to rezone property located at 605-675 Dave Ward Drive from I-3 to C-3.
15. Ordinance to rezone property located at 1972 Dave Ward Drive from R-1 to O-3.
16. Ordinance to rezone property located at 1630 & 1640 South Donaghey Ave. from R-1 to PUD.
17. Ordinance to rezone property located at the NE corner of Meadowlake Road and Salem Road from A-1 to PUD.
18. Consideration to modify an existing conditional use permit at 2425 Tyler Street allowing childcare facility in R-2 zone at 2425 Tyler Street.
19. Consideration to approve a conditional use permit for temporary parking at Conway Regional Medical Center.
20. Ordinance to rezone property located at 225 E Robins Street from I-3 to C-2.
21. Consideration to approve a conditional use permit to allow a shelter for the homeless located at 225 E Robins Street.

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

1. Ordinance appropriating funds and authorizing the purchase of property located at 1820 Old Morrilton Highway.

**C. Finance**

1. Ordinance appropriating funds for the employee bonus for the City of Conway.

***Adjournment***



**City of Conway, Arkansas**  
**Resolution No. R-21-\_\_\_\_\_**

**A RESOLUTION ADOPTING THE ORGANIZATIONAL RULES AND PROCEDURES FOR THE CONWAY CITY COUNCIL FOR THE CALENDAR YEAR 2021**

**Whereas**, by state law city councils are charged with organizing their proceedings and setting their rules; and

**Whereas**, City councils are task to set their organizational rules and procedures at the first business meeting every year; and

**Whereas**, the City is required by law to have a majority of the elected members of the City Council vote on a particular issue in order to adopt or approve a measure presented for consideration; and

**Whereas**, the City maintains the ability to provide electronic means which would permit a City Council Member to view a particular meeting as it is being held and also enable that Member to actively participate in the meeting despite the fact that they are not physically present in City Council Chambers, or such other location where a City Council meeting is being held; and

**Whereas**, due to health concerns regarding the COVID-19 virus, public health officials recommend limiting the number of persons physically present at public meetings; and

**Whereas**, the City maintains the ability to broadcast/livestream City Council meetings so that the meetings may be viewed electronically without physical presence at the meeting; and

**Whereas**, the City desires a method for members of the public to present comments on agenda items without physically attending the meeting during this period of health concern.

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

**Section 1.** The Conway City Council shall formally adopt the rules and procedures of its long standing traditions and its general adherence to Robert's Rules of Order as written in the Rules & Procedures for Conway City Council, January 2021 document presented at the January 12<sup>th</sup>, 2021 City Council meeting.

**Section 2.** Special rules set forth in said Rules & Procedures for Conway City Council and regarding the conduct of City Council meetings during the pandemic emergency shall remain in effect until such time as the City Council determines that such special rules are no longer necessary to ensure health and safety due to the COVID-19 virus.

**Approved:**

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**Mayor Bart Castleberry**

**Attest:**

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

# Rules & Procedures

Conway City Council

January 2021

## **THE CONWAY CITY COUNCIL RULES AND PROCEDURES:**

### **City Council Jurisdiction:**

The City Council shall possess all legislative powers granted by state law to cities of the first class and other corporate powers of the city not prohibited in state law or by some ordinance of the city council made in pursuance of the provisions therein and conferred on some officer of the city. [A.C.A. 14-43-502(a)]

The City Council shall have the management and control of finances, and of all real and personal property belonging to the corporation. [A.C.A. 14-43-502(b)(1)]

### **City Council Meetings:**

City Council meetings are always open to the public. [A.C.A. 14-43-502 (b)(2)(A)]

The City Council shall conduct regular business meetings at 6:30pm in the City of Conway Council Chambers building located at 1111 Main street on the second and fourth Tuesdays of each month. The City Council by majority vote may reschedule or cancel such meeting as it deems necessary on a meeting by meeting basis. [A.C.A. 14-43-502 (b)(2)(A)]

Special or emergency meetings of the City Council may be called by the Mayor or any three (3) alderman by signed submittal of time and place of the scheduled meeting and its agenda to the Mayor or Office of the Mayor, City Clerk or Office of the City Clerk, or the City Attorney, or the Office of the City Attorney in a timely manner to fully comply with the two hour notification requirement [A.C.A. 25-19-106(6)(2)] for all media and for the same notification of all elected city officials. Notification shall be deemed given when those to be notified have been contacted or when an attempt to contact them has been made by the proper time, by every means of instant communications they have been submitted for notification purposes. All means of communication for notification purposes within a timely reason should be attempted regardless.

### **Agenda for City Council Meetings:**

Agenda items shall consist of all items of city business needing city council approval, judgment or review arising out of the city budget; city departments; City Council committees; city committees, boards, and commissions; and all city systems and processes submitted for the purpose of city council action according to the procedures herein described.

Agenda items may also be submitted by the Mayor or any Alderman following the procedures herein described for consideration at any city council meeting. Planning Commission items are automatically forward to the Office of the Mayor for inclusion on the Agenda.

The Agenda is prepared by the Office of the Mayor. All Agenda items for consideration at regular City Council meetings must be submitted to the Office of the Mayor by 12:00pm no later than 7 days prior to the City Council meeting. Items may be submitted later with the Mayor's approval; however, the published Agenda shall not include items submitted after 12:00pm the Friday before the Tuesday City Council meeting. All items should be submitted electronically (if applicable) with all necessary documentation including ordinances and/or resolutions.

The City Council may by a non-debatable two-thirds majority vote add an item of business to any regular, special, or emergency City Council meeting

Preparation of the Agenda packet for each regular City Council meeting should be completed and the Agenda published before close of business on Friday before the Tuesday City Council meeting. An electronic copy shall be sent to the each Alderman, Department Head, and made available on the city's website. This schedule may change for rescheduled meetings and does not apply to special meetings.

### **Conduct of the City Council Meeting:**

The Mayor shall be the ex officio President of the City Council and shall preside at its meetings regular and special. [A.C.A. 14-43-501 (b) (1) (A)]

A quorum is defined as a majority of all Aldermen on the City Council.

The City Council may from as necessary compel the attendance of absent members in such a manner and under such penalties as they think fit to prescribe [A.C.A. 14-43-501 (a)(2)(C)(ii)]

The Mayor shall have a vote to establish a quorum at any regular meeting of the City council and when his or her vote is needed to pass any ordinance, by-law, resolution order, or motion. [A.C.A. 14-43-501 (b) (1) (B)]

In the absence of the Mayor, Alderman Andy Hawkins is elected president pro tempore to preside in his absent. If Alderman Hawkins is unavailable to preside in the Mayor's absence, the alderman present at the meeting shall elect a temporary president pro tempore to preside for that one meeting. [A.C.A. 14-403-501 (b) (2)]

Business shall be conducted by Roberts Rules of Order. However, it is to be understood that parliamentary procedure is not the goal. The goal is respectful conduct of business in equitable order. It is also understood that formal parliamentary procedure is not well known. Therefore, an informal form of procedure can be used provided that equity and order is maintained. If a question of order arises or if so requested by an alderman, the Mayor shall implement formal parliamentary procedure.

A positive motion is encouraged to start consideration of each business item.

Ordinances by state law are required to be read at three separate council meetings before being considered for action unless the various readings are waived by Council. The Council can choose to waive any or all readings of an ordinance when it comes up on the agenda by a non-debatable two third majority voice vote. [A.C.A. 14-55-202]

Ordinances shall require a roll call vote. Emergency clauses associated with ordinances shall require an undebatable separate roll call vote and with a two-third majority approval. The City Clerk shall maintain a random roll call list of aldermen for each separate business item requiring a roll call vote (Ord. No. O-02-200).

Resolutions and all other motions of the Council may be approved by voice vote. A show of hands will be required on all non-unanimous votes to properly record the votes in the record.

**Discussion and Citizen Commentary:**

Debate on Agenda items appearing before the City Council is reserved for the City Council. Citizen commentary at council meetings is allowed in specific situations and under conditions allowed by the City Council herein described.

While the City Council generally wishes for public input and public participation and publishes their individual contact information through the City, this willingness does not constitute an unrestricted right to speak at meetings of the Council.

**Petitioners and City Officials:** Petitioners and city officials appearing before the City Council regarding items of business arising from the agenda or placed on the agenda are recognized by the Council as having a right to speak to their petition or report subject to restriction thereof.

City Council members and the Mayor may ask questions from time to time from petitioners, city officials, or the public. Those questioned will be allowed to answer subject restriction thereof.

**General Citizenry:** The City Council restricts citizen input at any regular or special meeting to germane commentary regarding items of business before the Council arising from the meeting agenda or from the Council's placement of an item on the agenda. Citizen commentary may only occur at such time as the item of business is before the Council and under consideration for action. It is the City Council's intention to allow public input in an informal format with due regard to the equity of allowing the various sides of issues to speak and, within reason, with due regard to the number of people wishing to address the Council.

The Mayor as ex-officio president of the Council shall allow citizen input on a per business item basis provided that individual speakers are recognized in turn, identify themselves for the record and address the Council from a podium and/or position established for such. Unrecognized comments from the audience are prohibited. The City Council may at any time restrict such citizen input in any fashion including, but not

limited to, the length of individual comments, the total number of speakers, and/or the total time allotted for public input.

At all times, an open conversation with or within the audience is strongly discouraged. Redundancy of commentary is strongly discouraged. More than one speaker at a time prohibited.

**Non Agenda Commentary:** The City Council may suspend the rules of order and allow citizen input/commentary on matters not included on the Agenda of the City Council meeting. Suspending the rules of order requires a non-debatable two-third majority vote.

#### **Special Procedures During Pandemic Emergency**

- (a) During the Pandemic Emergency, City Council Members are authorized to attend, speak and vote using Zoom or other virtual electronic means of communication during City Council Meetings and Committee Meetings.
- (b) That a Council Member may appear by electronic means for the purpose of providing the requisite membership attendance for matters coming before the Council; provided that the Mayor, the City Clerk, and the City Attorney, or their designees, are physically present and located at the place where the Council Meeting is being held and conducted, and who confirm such electronic appearance by such Council Member upon roll call. Council Members appearing at meetings pursuant to this subsection shall be entitled to participate by electronic means in matters coming before the Council, including discussion, debate, and voting, as if they were physically present at such meeting.
- (c) Due to public health concerns regarding the COVID-19 virus, the public is encouraged to watch the video broadcast or live-streaming Internet broadcast of the City Council meetings rather than physically attending.
- (d) Members of the public may attend as set forth herein or as permitted by a plan approved by the Arkansas Department of Health for indoor gatherings.
- (e) Any member of the public may comment on any item of business on the published agenda of the meeting by delivering a written comment (no longer than 200 words) to the City Clerk/Treasurer no later than 5pm the day of the City Council meeting. These comments can be dropped off at 1111 Main Street, Suite 102 at the black mailbox located directly in front of City Hall. Electronic delivery to [councilagenda@conwayarkanas.gov](mailto:councilagenda@conwayarkanas.gov) is encouraged. Written comments so delivered will be read at the meeting.





City of Conway, Arkansas  
Ordinance No. O-21-\_\_\_\_

**AN ORDINANCE TO ESTABLISH AND LAY OFF CONWAY MUNICIPAL PROPERTY OWNERS' MULTIPURPOSE IMPROVEMENT DISTRICT NO. 14 (WILLS DRIVE WATER EXTENSION PROJECT)**

WHEREAS, a Petition to form Conway Municipal Property Owners' Multipurpose Improvement District No. 14 (Wills Drive Water Extension Project) has been filed with the Conway City Clerk; and

WHEREAS, the City Clerk has presented the petition to the Mayor; and

WHEREAS, the Mayor has set 12<sup>th</sup> day of January, 2021, at 6:00p.m. as the date and time for a hearing before the Conway City Council for consideration of the petition; and

WHEREAS, the Conway City Council has determined from an abstractor's certificate of property ownership that those signing the petition constitute all the owners of the real property to be located in said district; and

WHEREAS, the Arkansas Municipal Property Owners' Improvement District Law provides that if the governing body determines that all the owners of the real property to be located in the district have petitioned for the improvements, it shall then be its duty by ordinance to establish and lay off the district as defined in the petition and to appoint the commissioners named in the petition.

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

Section 1. That the real property described in Exhibit "A" attached hereto and made a part hereof is hereby established and laid off as Conway Municipal Property Owners' Multipurpose Improvement District No. 14 (Wills Drive Water Extension Project) for the purpose of constructing and installing facilities for waterworks, drainage, gas pipelines, underground trenches and excavations necessary for the installation of electric and telephone distribution systems, sanitary sewers, streets, including curbs and gutters, sidewalks, together with facilities related to any of the foregoing within said district, and specifically to extend potable water services from municipal facilities to residents in the District.

Section 2. The following three individuals are hereby appointed as commissioners of said improvement district: Timothy Mark Kordsmeier, James Dwight Stone and Ted Thymes.

Section 3. The name of improvement district shall be Conway Municipal Property Owners' Multipurpose Improvement District No. 14 (Wills Drive Water Extension Project).

Section 4. The City Council hereby determines that there is a need for additional infrastructure within the City and hereby determines that the passage of this ordinance will facilitate construction of additional infrastructure within the City. Therefore, an emergency is hereby declared to exist, and this ordinance being necessary for the public health, safety and welfare shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED this 12<sup>th</sup> day of January, 2021.

**Approved:**

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**Mayor Bart Castleberry**

**Attest:**

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

**(S E A L)**

**EXHIBIT A**

**Legal Description**

Part of the NE 1/4 NE 1/4 Section 5, Township 5 North, Range 13 West, consisting of the following described parcels:

- (1) #711-07106-000
- (2) #711-07092-010
- (3) #711-07092-006
- (4) #711-07092-000
- (5) #711-07092-008
- (6) #711-07092-007
- (7) #711-07092-005
- (8) #711-07092-004
- (9) #711-07092-003



PETER G. KUMPE  
pkumpe@roselawfirm.com

DIRECT DIAL  
(501) 377-0435

December 22, 2020

Michael O. Garrett  
City of Conway Clerk/Treasurer  
1111 Main Street  
Conway, AR 72032

RE: Conway Municipal Property Owners' Multipurpose Improvement District  
(Wills Drive Water Extension Project)

Dear Mr. Garrett:

Enclosed you will find an original and two copies each of a Petition to Form the above-referenced improvement district, along with the Abstractor's Certificate. Please file both and return file-marked copies to me in the envelope provided. We request that the Petition be placed on the next City Council agenda for the next meeting.

Also enclosed is a proposed Ordinance to be considered by the City Council.

Thank you for your assistance. Should you have any questions or need anything further, please do not hesitate to call.

Cordially yours,

ROSE LAW FIRM

Peter G. Kumpe

PGK:rcs

Encls.

cc: Tim Kordsmeier  
Alan King

A Professional Association

120 E. Fourth Street | Little Rock, AR | 72201 | roselawfirm.com | (501) 375-9131 | (501) 375-1309 (fax)

# NOTICE

YOUR SIGNATURE HEREON SHOWS THAT YOU FAVOR THE ESTABLISHMENT OF AN IMPROVEMENT DISTRICT. IF THE DISTRICT IS FORMED, YOU MAY BE CHARGED FOR THE COST OF THE IMPROVEMENTS.

**PETITION FOR FORMATION OF CONWAY MUNICIPAL PROPERTY OWNERS' MULTIPURPOSE IMPROVEMENT DISTRICT NO. \_\_\_\_\_  
(WILLS DRIVE WATER EXTENSION PROJECT)**

TO THE HONORABLE CITY COUNCIL OF THE CITY OF CONWAY, ARKANSAS

The undersigned is the owner of record title of all the real property situated within the territory described in the attached Exhibit "A" and incorporated herein.

The undersigned further states that all of the above described real property is located within the City of Conway, Arkansas.

The undersigned petitions that all the real property described in the attached Exhibit "A" be formed into a municipal property owners' improvement district, to be known as Conway Municipal Property Owners' Multipurpose Improvement District No. \_\_\_\_\_ (Wills

Drive Water Extension Project) (the "District"), pursuant to Arkansas Act 113 of 1987, as amended (Ark. Code Ann. §14-94-101 *et seq.*) for the purposes of (a) constructing and maintaining waterworks, sewers, and systems of gas pipelines, (b) grading, draining, paving, curbing, and guttering street and laying sidewalks, together with facilities related to any of the foregoing within said district, and (c) specifically to extend potable water services from municipal facilities to residents of the District.

3. Petitioners name the following three individuals to be appointed as commissioners of the district: Timothy Mark Kordsmeier, James Dwight Stone and Ted thymes.

4. Petitioners propose that the name of the district be Conway Municipal Property Owners' Multipurpose Improvement District No. \_\_\_\_\_ (Wills Drive Water Extension Project).

5. Petitioners state that there is outstanding debt owed by Petitioners to the following banks, which are secured by the property described in Exhibit "A:"

- (a) Bank of America  
P. O. Box 31785  
Tampa, FL 31785
- (b) Chase Bank  
700 Kansas Lane  
Monroe, LA 71203
- (c) Origin Bank  
P. O. Box 660592  
Dallas, TX 5266-0562

WHEREFORE, the undersigned petition the City Council of Conway, Arkansas, to enact an ordinance establishing and laying off the real property described in Exhibit "A" attached hereto and made a part hereof into Conway Municipal Property Owners' Multipurpose Improvement District No. \_\_\_\_\_ (Wills Drive Water Extension Project) for



the purposes of (a) constructing and maintaining waterworks, sewers, recreational facilities, and systems of gas pipelines, (b) grading, draining, paving, curbing and guttering streets and laying sidewalks, together with facilities related to any of the foregoing within said district, and (c) specifically to extend potable water services from municipal facilities to residents of the District.

DATED this 22 day of December, 2020.

**PETITIONERS:**

David M. Strack  
David M. Strack

Linda M. Strack  
Linda M. Strack

**James D. Stone and Judith A. Stone Living Trust:**

By: James D. Stone  
James D. Stone, Co-Trustee

By: Judith A. Stone  
Judith A. Stone, Co-Trustee

Shanell Ealy  
Shanell Ealy

Taft Ealy III  
Taft Ealy, III

DECEASED (Death Certificate Attached)  
George E. Butler

Dorothy Butler  
Dorothy Butler

\_\_\_\_\_

**PETITIONERS:**

**The Ted and Ginger L. Rhymes Living Trust:**

By: Ted Rhymes  
Ted Rhymes, Trustee

By: Ginger L. Rhymes  
Ginger L. Rhymes, Trustee

Aimee L. Evans  
Aimee L. Evans

Tim Kordsmeier  
Tim Kordsmeier

Linda Kordsmeier  
Linda Kordsmeier

Brett Hamilton Mann  
Brett Hamilton Mann

Hanna Mann  
Hanna Bryant Mann

DECEASED (Death Certificate attached)  
Robert Charles Scidmore

Lois Knighten Scidmore  
Lois Knighten Scidmore

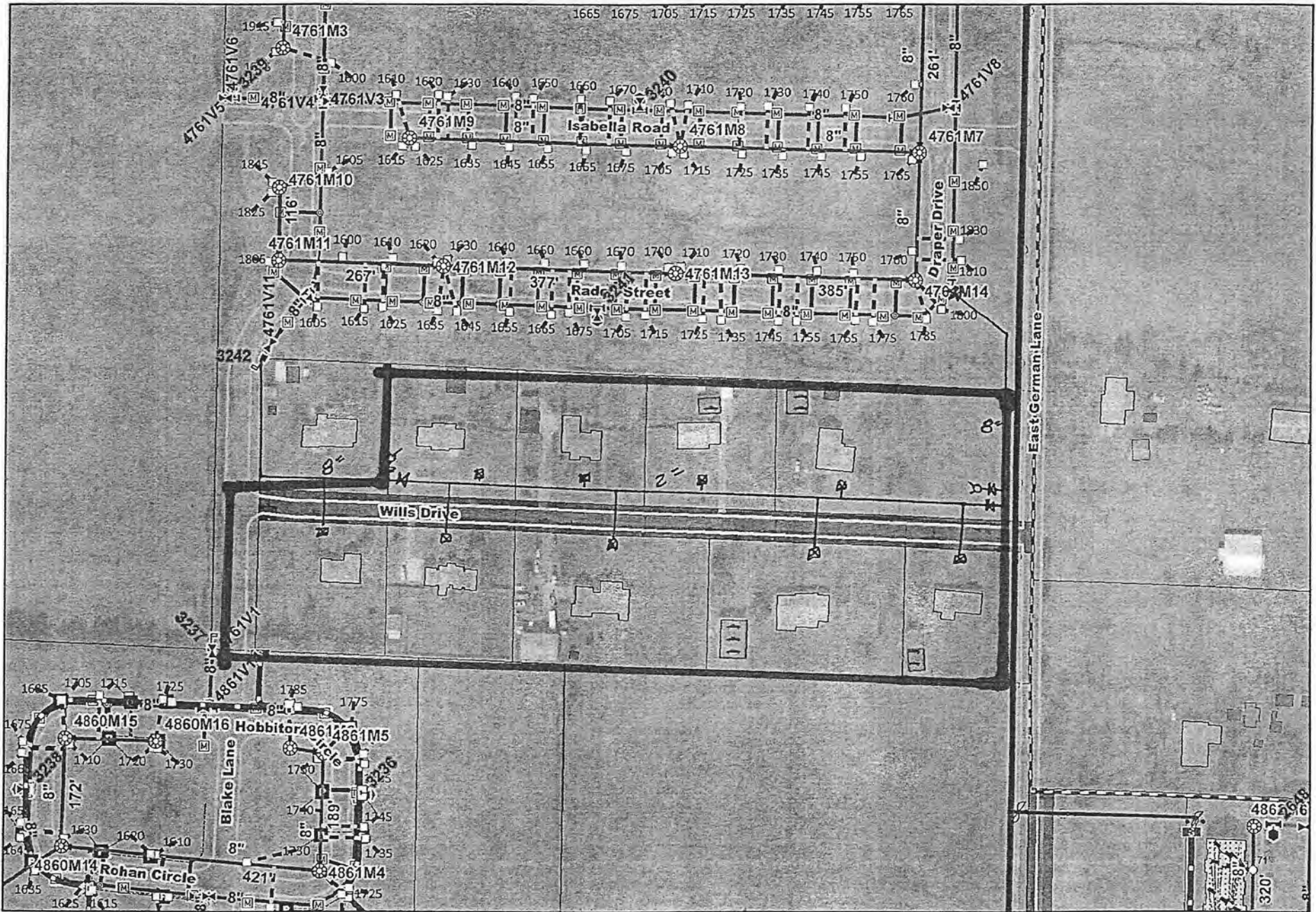
## EXHIBIT A

### Legal Description

Part of the NE 1/4 NE 1/4 Section 5, Township 5 North, Range 13 West, consisting of the following described parcels:

- (1) #711-07106-000
- (2) #711-07092-010
- (3) #711-07092-006
- (4) #711-07092-000
- (5) #711-07092-008
- (6) #711-07092-007
- (7) #711-07092-005
- (8) #711-07092-004
- (9) #711-07092-003





Conway Corporation Utilities

1 inch = 200 feet

Conway Corporation Disclaimer

The data contained herein was compiled from various sources for the sole use and benefit of the Conway Corporation. Any use of the data by anyone other than the Conway Corporation is at the sole risk of the user; and, by acceptance of this data, user does hereby hold the Conway Corporation harmless and without liability from any claims, costs or damages of any nature against the Conway Corporation, including costs of defense arising from improper use of data, or use by another party.

Acceptance or use of this data is done without any expressed or implied warranties.



711 Locust Street  
Conway, AR 72034  
Tel 501-327-6723  
Fax 501-327-6725

## LIMITED TITLE SEARCH

DATE: December 2, 2020  
FILE NO.: 103-203040-TI  
CERTIFYING DATES: 11/24/2020 7:00:00 AM  
LEGAL DESCRIPTION: Part of the NE 1/4 NE 1/4 Section 5, Township 5 North, Range 13 West,

Current Ownership of property that abuts along Wills Drive:

David M. Strack and Linda M. Strack, husband and wife  
Faulkner County Deed Book 322, Page 357  
1885 Wills Drive  
Conway, AR 72032  
Tax Parcel #711-07106-000

James D. Stone and Judith A. Stone, Co-Trustees of the James D. Stone and Judith A. Stone  
Living Trust dated April 19, 2018  
Faulkner County Instrument #L201806095.  
1881 Wills Drive  
Conway, AR 72032  
Tax Parcel #711-07092-004

Shaneil Ealy and husband, Taft Ealy, III  
Faulkner County Document #2013-16944  
1655 Wills Drive  
Conway, AR 72032  
Tax Parcel #711-07092-010

Ted Rhymes and Ginger L. Rhymes, Trustees of the Ted and Ginger L. Rhymes Living Trust  
Faulkner County Instrument #L201914329  
1631 Wills Drive  
Conway, AR 72032  
Tax Parcel #711-07092-006

Aimee L. Evans  
Faulkner County Document #2002-17762  
1615 Wills Drive  
P.O. Box 2303  
Conway, AR 72033  
Tax Parcel #711-07092-000

Tim Kordsmeier and Linda Kordsmeier  
Faulkner County Deed Book 538, Page 231  
1650 Wills Drive  
Conway, AR 72032  
Tax Parcel #711-07092-008

George E. Butler and Dorothy Butler  
Faulkner County Deed Book 494, Page 517  
1630 Wills Drive  
Conway, AR 72032  
Tax Parcel #711-07092-003

Brett Hamilton Mann and Hanna Bryant Mann, husband and wife  
1750 Wills Drive  
Conway, AR 72032  
P.O. Box 251004  
Little Rock, AR 72225  
Tax Parcel #711-07092-007

Robert Charles Scidmore and wife, Lois Knighten Scidmore  
Faulkner County Instrument #L201818599  
1850 Wills Drive  
Conway, AR 72032  
Tax Parcel #711-07092-005

This limited title search is not to be construed as Title Insurance, a Commitment to Insure, or to express an opinion as to the validity of this title. Furthermore, it is expressly stated, acknowledged and agreed upon that in no event shall the total liability of Faulkner County Title Company, its affiliates or any of their owners, officers, employees, or agents for any damages, losses, and causes of action (whether in contract or tort, including, but not limited to, negligence or otherwise) arising from the use of, or the reliance upon, the information contained in this search exceed the amount paid for this search.

PREPARED BY:

Faulkner County Title Company  
License No. 100110256  
711 Locust Street  
Conway, AR 72034  
Telephone: 501-327-6723 Fax: 501-327-6725

By: *Valerie Rose Cooper*

Valerie Cooper, License No. 17626540  
Authorized Signature

RECEIVED  
12-30-2020

**ABTRACTOR'S CERTIFICATE OF PROPERTY OWNERSHIP**

The undersigned hereby certifies that the deed records in the office of the Circuit Clerk and Ex-Officio Recorder of Faulkner County, Arkansas, reflect that:

(1) The following listed persons are the record title owners of all the real property identified by Exhibit "A" to the Petition to Form the Conway Municipal Property Owners' Multipurpose Improvement District No. 14 (Wills Drive Water Extension Project), a copy of which Exhibit "A" is attached hereto and made a part hereof.

(2) Several banks hold first mortgage liens on the real property identified in Exhibit B, which in the aggregate constitutes more than 10% of the real property within the proposed District.

DATED this 16<sup>th</sup> day of December 2020.

**FAULKNER COUNTY TITLE COMPANY**

By: Valerie Rose Cooper

## EXHIBIT A

### **Legal Description**

Part of the NE 1/4 NE 1/4 Section 5, Township 5 North, Range 13 West, consisting of the following described parcels:

- (1) #711-07106-000
- (2) #711-07092-010
- (3) #711-07092-006
- (4) #711-07092-000
- (5) #711-07092-008
- (6) #711-07092-007
- (7) #711-07092-005
- (8) #711-07092-004
- (9) #711-07092-003





**CONTRACT FOR**

**TRANSPORTATION SERVICES**

**INDEPENDENT LIVING SERVICES**

For the fee of \$30,000 Independent Living Services shall provide transportation services to persons with developmental and intellectual disabilities.

Length of contract shall be January 1<sup>st</sup>, 2021 through December 31<sup>st</sup>, 2021.

Transportation services shall include but not limited to:

- Employment transportation
- Transportation needs as permitted by program

All services shall be provided on request and as vehicle scheduling permits

Independent Living Services shall maintain accurate records of all transportation services. Any further documentation necessary or required by City, State, or Federal requirements will be maintained and available upon request for review or audit by City officials.

Independent Living Services will provide services to all mentioned above classes without regard to race, color, religion, sex, national origin, disability, veteran status, or marital status.

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Mayor Bart Castleberry  
City of Conway

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Elissa Douglas/Executive Director  
Independent Living Services

---

Michael O. Garrett  
City Clerk/Treasurer  
City of Conway

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Board President  
Independent Living Services



**CONTRACT FOR  
TRANSPORTATION SERVICES  
BOYS & GIRLS CLUB OF FAULKNER COUNTY**

For the fee of \$80,000 Boys & Girls Club of Faulkner County shall provide transportation services.

Length of contract shall be January 1<sup>st</sup>, 2021 through December 31<sup>st</sup>, 2021.

Transportation services shall include but not limited to:

- After school transportation
- Summer transportation
- Transportation expenses
- Transportation needs as permitted by program

All services shall be provided on request and as vehicle scheduling permits

The Boys & Girls Club of Faulkner County shall maintain accurate records of all transportation services. Any further documentation necessary or required by City, State, or Federal requirements will be maintained and available upon request for review or audit by City officials.

The Boys & Girls Club of Faulkner County will provide services to all mentioned above classes without regard to race, color, religion, sex, national origin, disability, veteran status, or marital status.

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Mayor Bart Castleberry  
City of Conway

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Clint Brock, Chief Professional Officer  
Boys & Girls Club/Faulkner County

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Michael O. Garrett  
City Clerk/Treasurer  
City of Conway

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Board President  
Boys & Girls Club/Faulkner County



**CONTRACT FOR**  
**TRANSPORTATION SERVICES WITH**  
**FAULKNER COUNTY COUNCIL ON AGING**

For the fee of \$92,000 Faulkner County Council on Aging shall provide transportation services to the senior citizens of Conway, Arkansas.

Length of contract shall be January 1<sup>st</sup>, 2021 through December 31<sup>st</sup>, 2021.

Transportation services shall include but not limited to:

- Employment transportation
- Medical transportation
- Educational transportation
- Recreational transportation
- Transportation for personal needs (shopping, bill paying, prescriptions, etc.)

All services shall be provided on request and as vehicle scheduling permits

Faulkner County Council on Aging shall maintain daily trip sheets of all transportation services. Any further documentation necessary or required by City, State, or Federal requirements will be maintained and available upon request for review or audit by City officials.

Faulkner County Council on Aging will provide services to all mentioned above classes without regard to race, color, religion, sex, national origin, disability, veteran status, or marital status.

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Mayor Bart Castleberry  
City of Conway

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Debra Robinson  
Faulkner County Council on Aging

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Michael O. Garrett  
City Clerk/Treasurer  
City of Conway

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Faulkner County Senior Citizens Program  
Board President





**City of Conway, Arkansas  
Resolution No. R-21-**

**A RESOLUTION APPROVING LOWEST ANNUAL BIDS FOR THE CONWAY CITY OF CONWAY; AND FOR OTHER PURPOSES**

**Whereas**, the City of Conway Purchasing Department solicited annual bids for gravel, concrete block, concrete pipe, concrete work, and ready mix, cement brick pavers and brick pavers; and

**Whereas**, the City of Conway request Council approve the lowest bids as indicated on the attached bid tabulations and as follows: Gravel – Rogers, Concrete pipe – Scurlock Industries, Concrete Work – JCI, Ready Mix – Mallard; and

**Whereas**, the City of Conway did not receive any bids for concrete block, concrete pavers or brick pavers and would like to continue purchasing these items from ABC Block.

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

**Section 1.** The City of Conway shall accept annual bis from the following vendors: Gravel – Rogers, Concrete pipe – Scurlock Industries, Concrete Work – JCI, Ready Mix – Mallard

**Section 2.** The City of Conway shall approve purchasing concrete block, cement pavers, and brick pavers from ABC Block for 2021.

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

**PASSED** this 12<sup>th</sup> day of January 2021.

**Approved:**

\_\_\_\_\_  
**Mayor Bart Castleberry**

**Attest:**

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







City of Conway, Arkansas  
Mayor's Office  
1111 Main Street  
Conway, AR 72032  
501.450.6100

Office of the Mayor  
City of Conway  
Bid Tabulation Sheet  
[www.conwayarkansas.gov](http://www.conwayarkansas.gov)

Number of Bids Received - 2

Opened by: Jamie Brice

Bid Number: 2021-05 – Annual Bid Ready Mix (Delivered) Concrete  
Bid Opening Date: Thursday, December 17, 2020

Bidder's Name	Class A Concrete	Class S Concrete	1% Calcium
Smyrna	\$121.50/ cu. Yd	\$123.50/ cu. Yd	\$3.30/ cu. yd
Mallard	\$114.58/ cu. Yd	\$121.13/ cu. Yd	\$5.46/ cu. yd

## AGREEMENT FOR PROFESSIONAL SERVICES

**THIS AGREEMENT** is entered into as of the \_\_\_\_ day of January, 2021, by and between the City of Conway, Arkansas (hereinafter referred to as the “Client”), and McDoux Preservation, LLC, a Texas Limited Liability Company doing business at 18214 Upper Bay Road, #58114, Houston, Texas 77058 (hereinafter referred to as the “Consultant”).

**WHEREAS**, the Client desires the preparation of the “Conway, Arkansas African American Historic Context Study”

**WHEREAS**, the Client desires to engage the Consultant to provide the professional services required for these projects; and

**WHEREAS**, the Consultant desires to undertake the project.

**NOW, THEREFORE**, the parties hereto mutually agree as follows:

1. **Scope of Services.** The Consultant agrees to provide services for the “Conway, Arkansas African American Historic Context Study” for the Client. The services to be performed are described below. The Client agrees to provide review and input to the Consultant for all work completed. Furthermore, the Client shall be responsible for providing all data in its possession including but not limited to photographs, owner contact information, property history, etc. to assist the consultant in their work.

The specific Scope of Work is included in Appendix A.

2. **Term & Schedule.** This Agreement shall take effect as of the date first set forth above, and shall remain in full force and effect until the project is completed, unless terminated as provided in Paragraph 4(A). All work requirements for this project shall be met by no later than August 1, 2021. Milestones for the project shall be completed as indicated in the Project Schedule included in the Scope of Work within Appendix A.

3. **Compensation and Reimbursement.**

- A. Amount of Compensation and Reimbursement. The Client shall compensate the Consultant for its services and reimburse the Consultant for its expenses. It is agreed that the total compensation and expense reimbursement to be paid for the professional services provided under this Agreement shall be a lump sum of **\$28,114**.

B. Method of Compensation and Reimbursement. The Consultant shall submit monthly invoices to the Client for the Consultant's services based upon the percentage of completion of each project phase up to 90 percent of the total sum amount of the contract. The Consultant shall bill the remaining 10 percent upon completion and delivery of all final products. Monthly invoices shall include documentation reimbursable expenses. The compensation to the Consultant is a lump sum approach. This approach is intended to provide financial certainty to both parties for this project. The Client shall make payments within thirty (30) days of the Client's receipt of invoices.

#### 4. General Terms and Conditions.

A. Termination of Agreement: The parties shall have the right to terminate this Agreement, with or without cause, by giving written notice to the non-terminating party of such termination and specifying the effective date thereof. Notice shall be given at least fifteen (15) days before the effective date of such termination. In such event all finished or unfinished documents, data, studies and reports prepared by the Consultant pursuant to this Agreement shall become the Client's property. The Consultant shall be entitled to receive compensation in accordance with the Agreement for that portion of the work which has been completed pursuant to the terms of this Agreement prior to the date of termination.

B. Changes. The Client may periodically request changes in the Scope of Work of the Consultant to be performed hereunder. Such changes, including the amount of the Consultant's compensation, that are mutually agreed upon between the Client and the Consultant, shall be in writing and, upon execution by both parties, shall become part of this Agreement.

C. Assignability. Any assignment or attempted assignment of this Agreement by the Consultant without the prior written consent of the Client shall be void. However, any claims for money due, or to become due, to the Consultant from the Client under this Agreement may be assigned without such approval. Written notice of any such assignment or transfer shall be furnished to the Client.

D. Audit. The Client or any of its duly authorized representatives shall have access to any books, documents, papers, and records of the Consultant that are pertinent to Consultant's performance under this Agreement, as the Consultant maintains them in the ordinary course of business, for the purposes of making an audit, examination, or excerpts. The Client's review of the Consultant's materials described above shall occur at a mutually agreeable time. The Consultant agrees to maintain records relating to the project that is the subject of this Agreement for three (3) years after this Agreement terminates.

E. Ownership of Documents. Upon receipt of full and final payment, reports,

studies, plans, graphics, presentations, and other materials prepared by the Consultant in connection with this Agreement shall be the property of the Client. However, the Consultant shall have the right to identify the Client and to describe and exhibit the work done pursuant to this Agreement in the course of the Consultant's marketing, professional presentations, and for other business purposes.

The Consultant shall grant the Client, the State of Arkansas, and the United States of America a royalty-free, non-exclusive and irrevocable license to publish, reproduce and use, and dispose of in any manner and for any purpose without limitation, and to authorize or ratify publication, reproduction or use by others, of all copyrightable material first produced or composed under this agreement by the consultant, its employees or any individual or concern specifically employed or assigned to originate and prepare such material.

The Consultant will provide a digital copy of all final products created to the Client and Arkansas Historic Preservation Program (AHPP) in addition to one (1) printed full-color copy of the final deliverable to AHPP. The Consultant will also provide copies of any ancillary work product or information compiled or generated by the Consultant in the course of preparing work products on any project funded through this grant agreement, including but not limited to property data, databases, archival research, and photographs, to AHPP on request.

- F. Assignment of Rights. Upon receipt of full and final payment, the Consultant assigns to the Client all rights to the work that the Consultant prepared, developed, or created for the Client pursuant to this Agreement, including the right to: 1) reproduce the work; 2) prepare derivative works; 3) distribute copies to the public; and 4) to display the work publicly. The Consultant shall have the right to identify the Client and to describe and exhibit the work done pursuant to this Agreement for marketing, professional presentations, and for other business purposes.
- G. Governing Law. This Agreement shall be governed by the laws of the State of Arkansas. The Consultant shall comply with all applicable state and federal laws and regulations and resolutions of the Client.
- H. Subconsultants. The Consultant shall not use any subconsultant without approval of the Client and AHPP.
- I. Notices. Any notice from the Consultant to the Client concerning the terms and conditions of this Agreement shall be made in writing and delivered by certified or registered U.S. Mail, return receipt requested, and shall be addressed as follows:

James Walden, AICP  
Director of Planning & Development

City of Conway  
1111 Main Street  
Conway, AR 72032

Any notice to the Consultant from the Client concerning the terms and conditions of this Agreement shall be made in writing and delivered by certified or registered U.S. Mail, return receipt requested, and shall be addressed as follows:

Stephanie McDougal  
McDoux Preservation, LLC  
18214 Upper Bay Road, #58114  
Houston, Texas 77058

Notices from one party to the other shall be deemed effective upon confirmed receipt. Either party may change its address or contact person by written notification to the other party.

- 5. Indemnification.** The Consultant shall indemnify and hold the Client harmless from and against all claims, costs, suits, actions and expenses, including attorney's fees, made or occasioned by any act and/or omission of the Consultant or its agents or subconsultant(s) in connection with performance of the Consultant's obligations under this Agreement to the extent allowed by law. The Client agrees to indemnify and hold harmless the Consultant against any and all claims, costs and expenses, including attorney's fees, occasioned by any act and/or omission of the Client or its agent(s) relating to the consultant's professional services that are the subject of this Agreement to the extent allowed by law.
- 6. Independent Consultant.** Both parties agree that the Consultant and its subconsultants are independent consultants. The Consultant, its agents and subconsultants, in the performance of this Agreement, shall act in an independent capacity and not as officers or employees of Client.
- 7. Extent of Agreement.** This Agreement represents the entire and integrated agreement between the Client and the Consultant. It supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by a written instrument signed by both the Client and the Consultant, except that the parties may orally modify the time for performance of the Agreement.
- 8. Mediation and Arbitration.** Any disputes arising out of this Agreement shall be subject to arbitration. Prior to filing any arbitration the Client and Consultant may elect to attempt non-binding mediation under the prevailing laws of the State of Arkansas to resolve any disputes, if mutually agreed upon. The parties agree that any disputes concerning the terms and conditions of this Agreement that cannot be resolved after consultation and



discussion between the parties or by mediation shall be submitted and finally settled by arbitration. Any arbitration shall be conducted under the rules of the American Arbitration Association. Mediation or arbitration conducted under this Agreement shall occur in Conway, Arkansas.

**9. Protections from Discrimination.** The Consultant and all subconsultants shall be in compliance with the requirements of Executive Order 11246, as amended; Title VI of the Civil Rights Act of 1964, as amended, (78 Stat. 252; 42 U.S.C. §§2000d et seq.); Title V, Section 504 of the Rehabilitation Act of 1973, as amended, (87 Stat. 394; 29 U.S.C. §794); the Age Discrimination Act of 1975 (89 Stat. 728; 42 U.S.C. §§6101 et seq.); and with all other federal laws and regulations prohibiting discrimination on grounds of race, color, sexual orientation, national origin, disabilities, religion, age, or sex.

**10. Miscellany.** In the event that any provision of this Agreement shall be held to be invalid or unenforceable, the remaining provisions of this Agreement shall remain valid and binding upon the parties hereto. A waiver of a breach of any of the provisions shall not be construed as a continuing waiver or other breaches of the same or other provisions thereof.

**McDoux Preservation**

**CITY OF CONWAY, ARKANSAS**

**By:** \_\_\_\_\_  
Stephanie McDougal

**By:** \_\_\_\_\_  
Bart Castleberry

**Title:** Principal

**Title:** Mayor

**Date:** January 13, 2021

**Date:** January 13, 2021

**CONWAY, ARKANSAS**  
**AFRICAN AMERICAN HISTORIC CONTEXT STUDY**

**SCOPE OF WORK**  
**McDoux Preservation LLC • December 17, 2020**

This project will proceed in four phases:

1. Develop an African American historic context for the City of Conway, Arkansas
2. Use the themes, areas of significance, and associated property types to identify potential National Register-eligible properties in the Pine Bluff/Markham Street neighborhood and the Lollie Bottoms area (former Lollie Plantation)
3. Identify any potential cultural landscapes related to the African American experience in Conway, as well as sites that may be culturally significant to the community, whether they meet the National Register criteria or not
4. Identify potential opportunities for future wayfinding and interpretation and collect information that will support further study and form the basis for additional preservation activities.

**PHASE I: HISTORIC CONTEXT NARRATIVE**

The historic context narrative developed for this project will follow best practices as exemplified in other historic context documents accepted by the Arkansas State Historic Preservation Office (SHPO) and the National Park Service (NPS). It will contain the following sections:

1. Introduction
2. History of Conway
3. Definition of the Context, including the thematic, temporal, and geographic parameters of the theme or Area of Significance.
4. Development of the Theme or Area of Significance.
5. List of Associated Property Types, as well as information about the occurrence and survival of property types and general impressions about their adaptive uses and condition.
6. Physical characteristics and Integrity that each property type must possess in order to be eligible for the National Register.
7. Relevance of each of the National Register criteria to the theme and to each property type, and guidance in applying the criteria.
8. Bibliography.

The purpose of the Historic Context Narrative is to identify the property types that are eligible for the National Register based on their association with these themes, etc., to aid in identification and documentation.

Deliverable: Historic Context Narrative document.

## **PHASE II: WINDSHIELD SURVEY OF PINE BLUFF/MARKHAM STREET AND LOLLIE BOTTOMS**

Based on the information gathered during the development of the Historic Context Narrative, we will conduct a windshield-level survey of the Pine Bluff/Markham Street neighborhood, a 45-block area bounded roughly by Siebenmorgen Road to the north, Ingram Street to the east, Garland Street to the south, and Spencer Street to the west and bisected by Harkrider Street. The neighborhood contains both residential and commercial properties. This high-level survey will include an inventory of all properties in the Pine Bluff/Markham Street neighborhood in an Excel spreadsheet, with basic information about the property and whether each property is preliminarily believed to be NR-eligible individually or as a contributing component of a historic district. We will also identify any potential historic district boundaries within the survey area. If this information is already contained within an existing historic resources survey, we will field-verify that. We will complete an Arkansas Architectural Resources Form for each of the following resources: The Deluxe Diner (FA1466) at 1151 Markham Street, Mattison's Shop at 1213 Markham Street, Pine Street School Gym at 601 Spruce Street, and Union Baptist Church at 1257 Lincoln Street.

We will also conduct a windshield survey of the former Lollie Plantation, now known as Lollie Bottoms, to determine if any potentially NR-eligible resources remain following the construction of the airport and water treatment facility. However, we anticipate a much lower level of effort required for this portion of the project, due to recent major construction projects over large swathes of the Plantation.

Deliverables: Summary report; inventory of potential NR-eligible properties in an Excel spreadsheet; map(s) of potential historic districts; selected photographs of representative properties, four Arkansas Architectural Resources Forms.

## **PHASE IIB: ORAL HISTORIES**

We will undertake oral histories with members of the African American community to inform the historic context. The number and scope of these interviews will be developed upon collaboration with the University of Central Arkansas African and African American Studies Program.

## **PHASE III: POTENTIAL CULTURAL LANDSCAPES**

We will also include within the historic context list of associated property types and the windshield survey any potential cultural landscapes that should be considered and identified (if applicable). These may include things like sites associated with Emancipation or Juneteenth events, African American cemeteries or historically segregated sections within cemeteries, parks available to African American residents, commercial corridors, etc.

Deliverable: Summary report describing potential cultural landscapes with maps(s) and photograph(s) as appropriate.

## **PHASE IV: POTENTIAL FUTURE OPPORTUNITIES FOR WAYFINDING AND INTERPRETATION**

Finally, we will utilize the information developed through Phases I–III, as well as best-practice research, to provide recommendations for future wayfinding and interpretation opportunities, such as walking or driving tours, interpretive markers or exhibits, etc., including examples of similar programming from other cities.

Deliverable: Summary report describing findings and recommendations for potential wayfinding/interpretive opportunities.

## PROPOSED PROJECT SCHEDULE

MONTH	ACTIVITY
January 2020	Receive Notice to Proceed; schedule and hold project kickoff meeting with City staff. PHASE I: Begin remote research and begin to develop draft of historic context narrative.
February 2021	PHASE I: Hold initial (virtual) community meeting to introduce project and meet stakeholders and community leaders. PHASE II: Make initial research trip to Conway; capture photographs of potentially significant buildings identified by community, City, or McDoux. PHASE IIB: Coordinate with the UCA African and African American Studies Program regarding oral histories.
March 2021	PHASE I: Conduct interviews with community leaders and stakeholders. Continue research and drafting historic context narrative. PHASE IIB: Conduct oral histories.
April 2021	PHASE II: Identify resources or areas potentially eligible for the National Register as individually listed properties, historic districts. PHASE III: Identify potential cultural landscapes. PHASE IV: Identify potential opportunities for wayfinding/interpretation. Review findings and recommendations with City/AHPP.
May 2021	Draft deliverables for City and AHPP review.
June 2021	Receive comments from City and AHPP.
July 2021	Complete and deliver all final products.
August 2021	Confirm City/AHPP acceptance of all work products and complete invoicing.

## PROPOSED PROJECT BUDGET

(inclusive of travel)

PHASE I: Historic context	\$ 7,737.50
PHASE II: Windshield survey/inventory	\$ 9,601.50
PHASE IIB: Oral histories	\$ 2,500.00
PHASE III: Potential cultural landscapes	\$ 3,987.50
PHASE IV: Wayfinding/interpretation	<u>\$ 4,287.50</u>
TOTAL	\$28,114.00



**City of Conway, Arkansas**  
**Resolution No. R-21-**          

**AN RESOLUTION ACCEPTING REQUEST FOR QUALIFICATIONS FOR PROFESSIONAL SERVICES FOR THE CITY OF CONWAY TRANSPORTATION DEPARTMENT FOR IMPROVEMENTS TO MIDDLE ROAD BRIDGE OVER GOLD CREEK; AND FOR OTHER PURPOSES:**

**Whereas**, the City of Conway previously accepted statements of qualifications and performance data from prospective consulting firms to provide engineering and support services for public projects; and

**Whereas**, the City of Conway Transportation Department recommends Garver, LLC to provide professional services for this project; and

**Whereas**, Garver LLC estimates total fees for this project to be \$226,200. This includes environmental, drainage study, preliminary design, final design, bidding services, and construction phase services.

**Whereas**, funds for this project have been budgeted for in the 2021 Pay as You go Fund Budget.

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

**Section 1.** The City of Conway shall allow the City to enter into an agreement with: Garver LLC to provide professional services for improvements to Middle Road Bridge over Gold Creek.

**Section 2.** This Resolution shall be in full force and effect from and after its passage and approval.

**PASSED** this 12th day of January 2021.

**Approved:**

\_\_\_\_\_  
**Mayor Bart Castleberry**

**Attest:**

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



City of Conway, Arkansas  
Ordinance No. O-21- \_\_\_\_\_

**AN ORDINANCE APPROPRIATING GRANT FUNDS FROM ARKANSAS DEPARTMENT OF TRANSPORTATION, FOR CONWAY TRANSPORTATION DEPARTMENT; AND FOR OTHER PURPOSES**

**Whereas**, the City of Conway has received reimbursement funds from Arkansas Department of Transportation in the amount of \$215,850.00, for the Markham Street Jump Start Project.

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

**Section 1.** The City of Conway shall accept grant funds in the amount of \$215,850.00 and appropriate the same amount from the Transportation Federal Grant account (613-201-4200) to the Transportation CIP-Street Projects account (613-201-5905).

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

PASSED this 12<sup>th</sup> day of January, 2021

**Approved:**

\_\_\_\_\_  
**Mayor Bart Castleberry**

**Attest:**

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



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

**MEMO**

To: Mayor Bart Castleberry  
cc: City Council Members

From: Rhiannon Botsford Barber, 2020 Tree Board Chairman  
Date: January 12, 2021

Re: Nomination for Conway Tree Board

---

The Conway Tree Board had 1 vacancy as of January 1, 2021 and so advertised during the month of October 2020. 2 [eligible] nominations were received, and the applicants were reviewed at the Tree Board December 7, 2020 meeting.

The Tree Board voted to submit Trey Geier to serve on the Tree Board for a 3-year term, ending December 31, 2023.

Please advise if you have any questions.



City of Conway  
www.conwayarkansas.gov  
Board/Commission Nomination Form:

Date: 11/2/20

Board applying for: (One board per form)

Conway Tree Board

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

Person Nominated: Donald "Trey" Geier

Address: 1900 S Dougherty Ave City, State, Zip Conway, AR 72034

Phone/Home: 901-409-9291 Work: \_\_\_\_\_

Email address: trey.geier1@gmail.com

Person making nomination: Donald "Trey" Geier

Address: Same

Phone/Home: \_\_\_\_\_ Work: \_\_\_\_\_

Email address: \_\_\_\_\_

Please send to: Office of the Mayor / Office of City Clerk/Treasurer

1111 Main Street  
Conway, AR 72032  
(501) 450-6100  
(501) 450-6145 (f)  
[felicia.rogers@conwayarkansas.gov](mailto:felicia.rogers@conwayarkansas.gov)  
[denise.hurd@conwayarkansas.gov](mailto:denise.hurd@conwayarkansas.gov)



*Please provide the following information for consideration to a City of Conway Board/Commission. List community/civic activities. Indicate activities in which you (or your nominee) are or have been involved.*

I am a member of First United Methodist Church, I am on the Board of Trustees and have served on the Finance committee. While working at Insight I was on the philanthropy committee.

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

I am very interested in the future of Conway. I attended UCA and upon graduation I was commissioned in the US Army. I moved away from Conway and through the time gone I always wanted to return. I have now lived in Conway for 7 years and there are things that we do great, but we can do so much more. I want to be part of that process.

*What contributions do you hope to make?*

My experience in life and my commitment to this city are strong. I bring knowledge of committees I have served on as well as having 3 children going to public schools and playing sports in Conway helps us see various areas we can improve.

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

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

Age: 41 Sex: M Race: White

Occupation: IT Sales Ward 4

Email Address: tray.grier1@gmail.com

Tray Grier  
Signature of Applicant or Nominator

11/2/20  
Date



CITY OF CONWAY | 1111 Main Street,  
Office of the Mayor | Conway, AR 72032  
T 501.450.6110  
F 501.450.6145  
[www.conwayarkansas.gov](http://www.conwayarkansas.gov)

## MEMO:

To: Mayor Bart Castleberry  
cc: City Council Members  
Joanne Nabholz, President PAB

From: Felicia Rogers  
Date: January 12, 2021

Re: Nominations for Public Art Board

---

The Conway Public Art Board had 1 vacancy as of October, 2020 and so advertised during the month of September and October 2020. 1 [eligible] nominations were received, and the applicants were reviewed at the Public Art Board and approved.

The Public Art Board voted to submit Rick Gulley to serve on the Board for a 4-year term, ending January 31<sup>st</sup>, 2024.

The board also recommended a second term 4 year term for Joanne Nabholz & Rod Miller, ending January 31<sup>st</sup>, 2024.

Please advise if you have any questions.



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

Date: 9-18-2020

Board applying for: (One board per form)

Public Art Board Member

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

Person Nominated: Rickey Gulley

Address: 955 S. German Lane Apt. D-7 City, State, Zip Conway, Arkansas 72034

Phone/Home: 501-269-4592 Work: 501-227-0120

Person making nomination: Rickey Gulley

Address: 955 S. German Lane Apt. D-7 Conway, Arkansas 72034

Phone/Home: 501-269-4592 Work: 501-227-0120

Please send to: Office of the Mayor / Office of City Clerk/Treasurer

1111 Main Street  
Conway, AR 72032  
(501) 450-6100  
(501) 450-6145 (f)  
[felicia.rogers@conwayarkansas.gov](mailto:felicia.rogers@conwayarkansas.gov)  
[denise.hurd@conwayarkansas.gov](mailto:denise.hurd@conwayarkansas.gov)

*Please provide the following information for consideration to a City of Conway Board/Commission. List community/civic activities. Indicate activities in which you (or your nominee) are or have been involved.*

Conway Alliance For The Arts- Board Member

American Legion Post #16- Member

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

I believe that this position is a step up from the current position that I am service as a board member with the Conway Alliance For The Arts

*What contributions do you hope to make?*

I feel that with my years of being of experience of being a board member with the Conway Alliance of The Arts

I will be able to bring a fresh perspective to the team.

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

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

Age: 42 Sex: Male Race: Black

Occupation: Front Desk Clerk Ward 4th

Email Address: rickey\_gulley@yahoo.com

Rickey Gulley  
Signature of Applicant or Nominator

9-18-2020  
Date



**City of Conway, Arkansas  
Ordinance No. O-21-\_\_\_\_\_**

**AN ORDINANCE AUTHORIZING EXPENDITURE OF FUNDS FOR THE UNDERGROUND ART WALK PUBLIC ART PROJECT; APPROPRIATING FUNDS FOR THE CONWAY PUBLIC ART BOARD; AND FOR OTHER PURPOSES:**

**Whereas**, graffiti has become an increasing problem on the Kinley Trail Underpass of Prince Street causes repeated expenditures to repaint and remediate the graffiti; and

**Whereas**, Local Artist Jessica Jones upon consultation with the Conway Public Art Board proposed a solution to deal with the graffiti issue with a public art installation in the underpass; and

**Whereas**, the Conway Public Art Board favorably reviewed and approved the proposal and recommended its review and approval by the Conway City Council.

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

**Section 1:** That the City of Conway, Arkansas by Mayor Castleberry is authorized to enter into an agreement and sign all necessary documents with City Attorney approval with Artist Jessica Jones for the public art installation at the Kinley Trail underpass of Prince Street.

**Section 2:** The City of Conway shall appropriate \$5,000 for the art installation from the Parks & Recreation Voluntary Property Fund Balance appropriation account (221.140.4900) to the Parks & Recreation - CIP Misc. (221.140.5990).

**PASSED** this 12<sup>th</sup> day of January, 2021.

**Approved:**

\_\_\_\_\_  
**Mayor Bart Castleberry**

**Attest:**

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





**CITY OF CONWAY**  
Planning and Development

1111 Main Street  
Conway, AR 72032

T 501.450.6105  
F 501.450.6144

[www.conwayarkansas.gov](http://www.conwayarkansas.gov)

January 5th, 2021

**Re: Underground Art Walk**

Mayor and Council

Enclosed is the proposal from local artist Jessica Jones regarding painting of the Kinley Trail Underpass at Prince Street. Ms. Jones will head the project and work with 10 local street artists to paint the underpass. Each artist will receive a \$500 stipend to cover paint costs, \$5,000 total. Prior to the release of any funds, each artist will develop a concept sketch for the art. The Public Art Board will review concept sketch on the basis of the art's quality and appropriateness for the location.

This project is being developed as a pilot project to see if working with street artists can help reduce graffiti issues and provide valuable aesthetic improvements throughout the community.

Please contact me at (501) 450-6105 or [james.walden@conwayarkansas.gov](mailto:james.walden@conwayarkansas.gov) if you have any questions or concerns.

Respectfully,

James P. Walden, AICP  
Director of Planning and Development

ALL RIGHTS TO THE  
CREATIVES OF CONWAY

PROPOSAL TO  
THE CITY OF CONWAY



UNDERGROUND

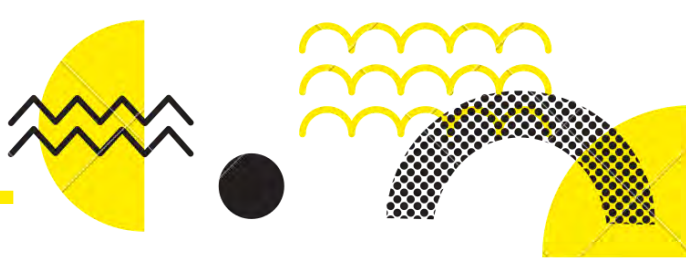
ART WALK

PROPOSAL

CONTACT JESSICA JONES  
JESSICAKATHRYNJONES@GMAIL.COM

SUBMISSION DATE  
DECEMBER 7, 2020

# PROPOSAL



**Situation:** The Prince Street Underpass on the Kinley Trail are continually tagged with graffiti and then covered with unsightly black patches of paint, neither of which are aesthetically appealing.

**Proposed Solution:** That our diverse group of 10 artists paint murals on the inside of the Prince Street underpass for Kinsey Trail. This will eliminate most tagging based on a mutual respect within the art community. This will save the city time and money in the long term not having to paint coverups.

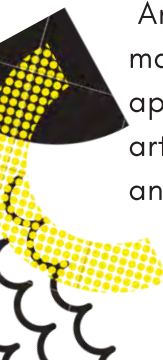
**Benefits:** The murals will curb the unwanted graffiti on the trail and bring an added element of intrigue to all who enjoy using it. During this difficult pandemic season murals can brighten the mood of the community all while being enjoyed in socially distant and safe ways. This will also help support local artists and build community solidarity.

**Budget:** \$5,000 to give 10 artists a \$500 stipend to cover labor and paint.

## PROCESS

- **Each artist will develop a concept sketch for approval by city staff and the Public Art Board prior to painting.**
- **10 artists will receive a 500 dollar stipend to cover time plus paint donations from local paint stores.**
- **artists will receive their own designated section of wall to be completed in a reasonable amount of time.**
- **Murals will be completed by April 30th 2021**

Artist Jessica Jones will be the grant recipient for the project and serve as the managing director for the project. She will handle selection of the artists, subject to approval by city staff and the Public Art Board. This project will be handled as a street art pilot project. If successful, the project could be expanded to other areas on an annual basis or become the starting point of an annual street art/public mural festival.







**City of Conway, Arkansas  
Ordinance No. O-21-\_\_\_\_\_**

**AN ORDINANCE APPROVING THE WHIMISICAL TOAD PUBLIC ART PROJECT; APPROPRIATING FUNDS FOR THE CONWAY PUBLIC ART BOARD; AND FOR OTHER PURPOSES:**

**Whereas**, the Conway Public Art Board partnered with the Downtown Partnership to submit a matching grant to the Arkansas Historic Preservation for an art installation at the southeast corner of Oak and Front streets in Downtown Conway; and

**Whereas**, this grant has a maximum award grant of \$10,000 and a matching fund amount of \$10,000; and

**Whereas**, this project was awarded to the Downtown Partnership and the Public Art Board solicit a request for proposals from artists for the design, implementation, and installation of a public art sculpture for this project; and

**Whereas**, the Conway Public Art Board favorably reviewed and approved the proposal and recommended its review and approval by the Conway City Council.

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

**Section 1:** The City of Conway shall appropriate \$10,000 for the art installation from the Parks & Recreation Voluntary Property Fund Balance appropriation account (221.140.4900) to the Parks & Recreation - CIP Misc. (221-140-5990).

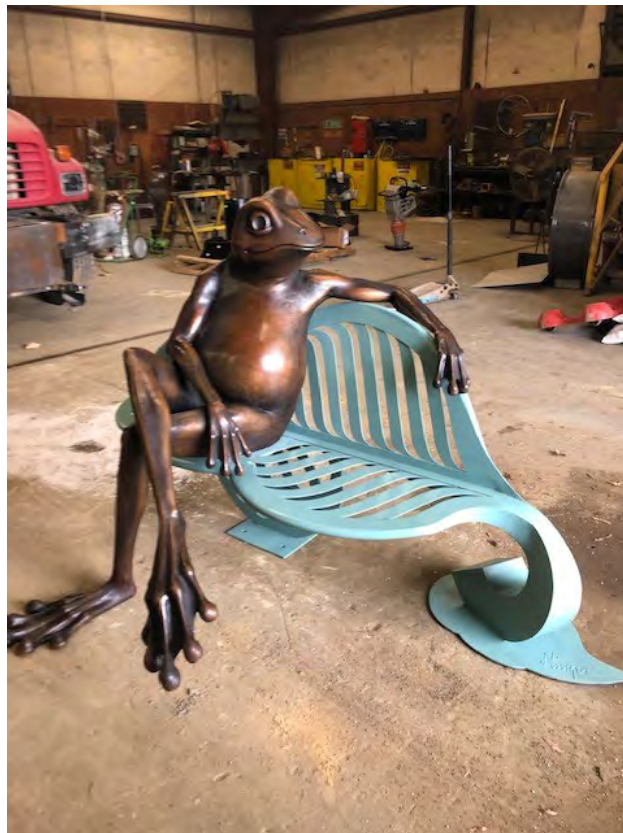
**PASSED** this 12<sup>th</sup> day of January, 2021.

**Approved:**

\_\_\_\_\_  
**Mayor Bart Castleberry**

**Attest:**

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





**City of Conway, Arkansas  
Ordinance No. O-21-\_\_\_**

**AN ORDINANCE ACCEPTING THE ANNEXATION OF CERTAIN LANDS COMPRISED OF +/-10.00 ACRES LOCATED AT 1850 EAST GERMAN LANE, 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 **January 12, 2021** 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:

The N 1/8 of the SW 1/4 of the NW 1/4, Section 4, T-5-N, R-13-W, containing 5.00 acres, more or less.

The South 164.5 feet of the NW 1/4, NW 1/4, Section 4, T-5-N, R-13-W, Faulkner County, Arkansas containing 5.00 acres, more or less.

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, sanitary sewer, electric, and telecommunications services provided by Conway Corporation at the expense of the property owner.

**PASSED** this 12<sup>th</sup> day of January, 2021.

**APPROVED:**

\_\_\_\_\_  
**Mayor Bart Castleberry**

**ATTEST:**

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

FILED

DEC 04 2020

MARGARET DARTER  
FAULKNER COUNTY CLERK

BY Amelia

**IN THE COUNTY COURT OF FAULKNER COUNTY, ARKANSAS**

**William and Patricia Shook, Petitioners**

**CC-20-11**

**ORDER**

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

1. A petition for annexation was filed October 27, 2020.
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 12-4-2020

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

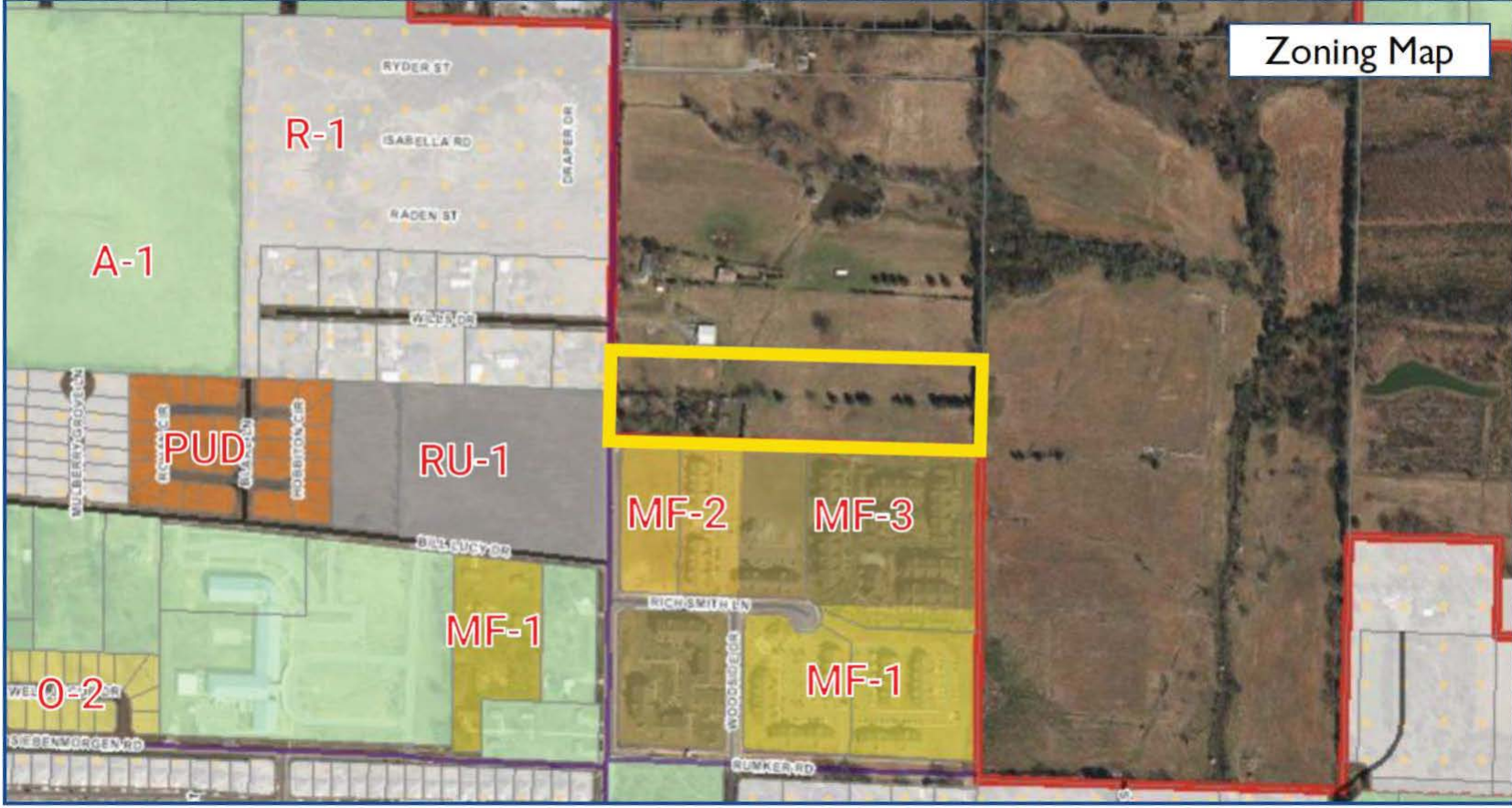
ALSO, The South 164.5 feet of the NW 1/4, NW 1/4, Section 4, T-5-N, R-13-W, Faulkner County, Arkansas containing 5.00 acres, more or less.

AND ALSO, The N 1/8 of the SW 1/4 of the NW 1/4, Section 4, T-5-N, R-13-W, containing 5.00 acres, more or less.





Zoning Map





**City of Conway, Arkansas**  
**Ordinance No. O-21- \_\_\_\_\_**

**AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING CODE TO REZONE PROPERTY LOCATED AT 1400-1440 E SIEBENMORGEN ROAD AND 1510-1520 TRISON LANE FROM O-2 TO R-1:**

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

**Section 1:** The Zoning District Boundary Map of the Conway Land Development Code be amended by changing all the **O-2** symbols and indications as shown on the Zoning District Boundary Map in an area described as follows:

Being a part of the SW ¼ NE ¼ of Section 5, T-5-N, R-13-W, Faulkner County Arkansas more particularly described as beginning at the SW corner of said SW ¼ NE ¼; thence along the West line of said SW ¼ NE ¼ N00°49'05"E 296.00 feet; thence leaving said West line S87°43'00"E 230.00 feet; thence N01°04'34"E 29.00 feet; thence S87°43'00"E 125.00 feet to the NW corner of Lot 18, Miles Crossing Subdivision; thence S00°58'20"W 325.00 feet to a point on the centerline of East Siebenmorgen Road; thence along said centerline N87°43'00"W 354.26 feet to the point of beginning; containing 2.50 acres more or less.

to those of **R-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 12<sup>th</sup> day January, 2021.

**Approved:**

\_\_\_\_\_  
**Mayor Bart Castleberry**

**Attest:**

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



1111 MAIN STREET • CONWAY, AR 72032  
(501) 450-6105 • [planningcommission@cityofconway.org](mailto:planningcommission@cityofconway.org)

**MEMO**

To: Mayor Bart Castleberry  
cc: City Council Members

From: Brandon Ruhl, 2020 Planning Commission Chairman  
Date: January 12, 2021

Re: Request to rezone from O-2 to R-1 ± 2.50 acres located at 1400-1440 E Siebenmorgen Road and 1510-1520 Trison Lane

---

Bobby Hamilton, has requested to rezone from O-2 to R-1 ± 2.50 acres located at 1400-1440 E Siebenmorgen Road and 1510-1520 Trison Lane, with the legal description:

Being a part of the SW ¼ NE ¼ of Section 5, T-5-N, R-13-W, Faulkner County Arkansas more particularly described as beginning at the SW corner of said SW ¼ NE ¼; thence along the West line of said SW ¼ NE ¼ N00°49'05"E 296.00 feet; thence leaving said West line S87°43'00"E 230.00 feet; thence N01°04'34"E 29.00 feet; thence S87°43'00"E 125.00 feet to the NW corner of Lot 18, Miles Crossing Subdivision; thence S00°58'20"W 325.00 feet to a point on the centerline of East Siebenmorgen Road; thence along said centerline N87°43'00"W 354.26 feet to the point of beginning; containing 2.50 acres more or less.

The applicant is seeking to rezone the property from O-2 to R-1 for the purpose of constructing 7 new single-family residences. The current O-2 zoning is in conjunction with Conditional Use Permit No. 1197, which allowed the previous property owner to operate a small business from the property. The property was recently subdivided into 7 lots to accommodate single-family development; 4 lots will take shared access from E Siebenmorgen Rd and 3 from Trison Ln.

The Planning Commission reviewed the request at its regular meeting on December 21, 2020 and voted 7-0 that the request be forwarded to the City Council with a recommendation for approval.

Please advise if you have any questions.



Zoning Map

DAN ROSE DR

A-1

TRISON LN

O-2

R-2

MAXWELL JACOB DR

E SIEBENMORGEN RD

O-2

C-3

MADDOX DR

R-1

C-2

KODIE ST

BOB COURTWAY, D





**City of Conway, Arkansas**  
**Ordinance No. O-21- \_\_\_\_\_**

**AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING CODE TO REZONE PROPERTY LOCATED AT 605-675 DAVE WARD DRIVE FROM I-3 TO C-3:**

**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-3** symbols and indications as shown on the Zoning District Boundary Map in an area described as follows:

TRACT 1: 655 DAVE WARD DR.

A PART OF THE NW1/4 NW1/4, SECTION 19, AND PART OF THE SW1/4 SW1/4, SECTION 18, ALL IN T-5-N, R-13-W, FAULKNER COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1" PIPE FOR THE NE CORNER OF SAID NW1/4 NW1/4; THENCE ALONG THE EAST LINE OF SAID NW1/4 NW1/4 S02°17'56"W A DISTANCE OF 8.64' TO THE NE CORNER OF 12 HUNDRED PLACE SUBDIVISION RECORDED AS DOC. NO. P2018-00073, RECORDS OF FAULKNER COUNTY ARKANSAS; THENCE LEAVING SAID EAST LINE AND ALONG THE NORTH BOUNDARY LINE OF SAID 12 HUNDRED PLACE THE FOLLOWING CALLS: S87°10'06"W A DISTANCE OF 417.57'; THENCE N76°56'28"W A DISTANCE OF 49.65'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 28.85', WITH A RADIUS OF 243.50', WITH A CHORD BEARING OF N03°10'56"E, WITH A CHORD LENGTH OF 28.83' TO SE CORNER OF COVINGTON COMMERCIAL PHASE 2, RECORDED AS DOC. NO. P2018-00004, RECORDS OF FAULKNER COUNTY, ARKANSAS; THENCE ALONG THE EAST BOUNDARY LINE OF SAID COVINGTON COMMERCIAL PHASE 2 THE FOLLOWING CALLS: WITH A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 95.08', WITH A RADIUS OF 330.00', WITH A CHORD BEARING OF N08°01'56"W, WITH A CHORD LENGTH OF 94.75'; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 85.99', WITH A RADIUS OF 270.00', WITH A CHORD BEARING OF N07°09'42"W, WITH A CHORD LENGTH OF 85.63'; THENCE N01°57'45"E A DISTANCE OF 521.15' TO THE SW CORNER OF COVINGTON COMMERCIAL PHASE 1 AS SHOWN IN PLAT BOOK L, PAGE 295, RECORDS OF FAULKNER COUNTY, ARKANSAS; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID COVINGTON COMMERCIAL PHASE 1 S89°32'00"E A DISTANCE OF 487.65' TO THE EAST LINE OF SAID SW1/4 SW1/4; THENCE LEAVING SAID SOUTH LINE AND ALONG SAID EAST LINE S01°24'39"W A DISTANCE OF 706.62' TO THE POINT OF BEGINNING, CONTAINING 8.13 ACRES, MORE OR LESS.

TRACT 2: 635 DAVE WARD DR.

LOT 1 COVINGTON COMMERCIAL TO THE CITY OF CONWAY, AS RECORDED IN PLAT BOOK L PAGE 295, RECORDS OF FAULKNER COUNTY, ARKANSAS.

TRACT 3: 605 DAVE WARD DR.

A PART OF THE SE1/4 SW1/4 AND THE NE1/4 SW1/4, SECTION 18, T-5-N, R-13-W, FAULKNER COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND 1" PIPE FOR THE SW CORNER OF SAID SE1/4 SW1/4; THENCE ALONG THE WEST LINE OF SAID SE1/4 SW1/4 N01°24'37"E A DISTANCE OF 706.62' TO THE SOUTH LINE OF COVINGTON COMMERCIAL PHASE 1 AS SHOWN IN PLAT BOOK L, PAGE 295, RECORDS OF FAULKNER COUNTY, ARKANSAS; THENCE LEAVING SAID WEST LINE AND ALONG SAID SOUTH LINE S89°32'00"E A DISTANCE OF 253.77' TO THE SE CORNER OF SAID COVINGTON COMMERCIAL, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE EAST LINE OF SAID COVINGTON COMMERCIAL N06°47'36"W A DISTANCE OF 557.66' TO THE NE CORNER OF SAID COVINGTON COMMERCIAL, SAID POINT BEING ON THE SOUTH RIGHT OF WAY OF DAVE WARD DRIVE; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING CALLS: N80°02'15"E A DISTANCE OF 103.76'; THENCE N71°30'24"E A DISTANCE OF 92.97'; THENCE N71°30'24"E A DISTANCE OF 8.15'; THENCE N80°02'15"E A DISTANCE OF 329.85'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 208.03', WITH A RADIUS OF 1027.04', WITH A CHORD BEARING OF N85°50'04"E, WITH A CHORD LENGTH OF 207.67'; THENCE S88°21'52"E A DISTANCE OF 31.02'; THENCE LEAVING SAID RIGHT OF WAY S21°37'06"E A DISTANCE OF 734.57'; THENCE N89°32'00"W A DISTANCE OF 965.80' TO THE POINT OF BEGINNING, CONTAINING 12.75 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 12<sup>th</sup> day January, 2021.

**Approved:**

\_\_\_\_\_  
**Mayor Bart Castleberry**

**Attest:**

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



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**MEMO**

To: Mayor Bart Castleberry  
cc: City Council Members

From: Brandon Ruhl, 2020 Planning Commission Chairman  
Date: January 12, 2021

Re: Request to rezone from I-3 to C-3 ± 29.05 acres located at 605-675 Dave Ward Drive

---

Jason Covington, has requested to rezone from I-3 to C-3 ± 29.05 acres located at 605-675 Dave Ward Drive, with the legal description:

TRACT 1: 655 DAVE WARD DR.

A PART OF THE NW1/4 NW1/4, SECTION 19, AND PART OF THE SW1/4 SW1/4, SECTION 18, ALL IN T-5-N, R-13-W, FAULKNER COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1" PIPE FOR THE NE CORNER OF SAID NW1/4 NW1/4; THENCE ALONG THE EAST LINE OF SAID NW1/4 NW1/4 S02°17'56"W A DISTANCE OF 8.64' TO THE NE CORNER OF 12 HUNDRED PLACE SUBDIVISION RECORDED AS DOC. NO. P2018-00073, RECORDS OF FAULKNER COUNTY ARKANSAS; THENCE LEAVING SAID EAST LINE AND ALONG THE NORTH BOUNDARY LINE OF SAID 12 HUNDRED PLACE THE FOLLOWING CALLS: S87°10'06"W A DISTANCE OF 417.57'; THENCE N76°56'28"W A DISTANCE OF 49.65'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 28.85', WITH A RADIUS OF 243.50', WITH A CHORD BEARING OF N03°10'56"E, WITH A CHORD LENGTH OF 28.83' TO SE CORNER OF COVINGTON COMMERCIAL PHASE 2, RECORDED AS DOC. NO. P2018-00004, RECORDS OF FAULKNER COUNTY, ARKANSAS; THENCE ALONG THE EAST BOUNDARY LINE OF SAID COVINGTON COMMERCIAL PHASE 2 THE FOLLOWING CALLS: WITH A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 95.08', WITH A RADIUS OF 330.00', WITH A CHORD BEARING OF N08°01'56"W, WITH A CHORD LENGTH OF 94.75'; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 85.99', WITH A RADIUS OF 270.00', WITH A CHORD BEARING OF N07°09'42"W, WITH A CHORD LENGTH OF 85.63'; THENCE N01°57'45"E A DISTANCE OF 521.15' TO THE SW CORNER OF COVINGTON COMMERCIAL PHASE 1 AS SHOWN IN PLAT BOOK L, PAGE 295, RECORDS OF FAULKNER COUNTY, ARKANSAS; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID COVINGTON COMMERCIAL PHASE 1 S89°32'00"E A DISTANCE OF 487.65' TO THE EAST LINE OF SAID SW1/4 SW1/4; THENCE LEAVING SAID SOUTH LINE AND ALONG SAID EAST LINE S01°24'39"W A DISTANCE OF 706.62' TO THE POINT OF BEGINNING, CONTAINING 8.13 ACRES, MORE OR LESS.

TRACT 2: 635 DAVE WARD DR.

LOT 1 COVINGTON COMMERCIAL TO THE CITY OF CONWAY, AS RECORDED IN PLAT BOOK L PAGE 295, RECORDS OF FAULKNER COUNTY, ARKANSAS.

TRACT 3: 605 DAVE WARD DR.

A PART OF THE SE1/4 SW1/4 AND THE NE1/4 SW1/4, SECTION 18, T-5-N, R-13-W, FAULKNER COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT A FOUND 1" PIPE FOR THE SW CORNER OF SAID SE1/4 SW1/4; THENCE ALONG THE WEST LINE OF SAID SE1/4 SW1/4 N01°24'37"E A DISTANCE OF 706.62' TO THE SOUTH LINE OF COVINGTON COMMERCIAL PHASE 1 AS SHOWN IN PLAT BOOK L, PAGE 295, RECORDS OF FAULKNER COUNTY, ARKANSAS; THENCE LEAVING SAID WEST LINE AND ALONG SAID SOUTH LINE S89°32'00"E A DISTANCE OF 253.77' TO THE SE CORNER OF SAID COVINGTON COMMERCIAL, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE EAST LINE OF SAID COVINGTON COMMERCIAL N06°47'36"W A DISTANCE OF 557.66' TO THE NE CORNER OF SAID COVINGTON COMMERCIAL ,SAID POINT BEING ON THE SOUTH RIGHT OF WAY OF DAVE WARD DRIVE; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING CALLS: N80°02'15"E A DISTANCE OF 103.76'; THENCE N71°30'24"E A DISTANCE OF 92.97'; THENCE N71°30'24"E A DISTANCE OF 8.15'; THENCE N80°02'15"E A DISTANCE OF 329.85'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 208.03', WITH A RADIUS OF 1027.04', WITH A CHORD BEARING OF N85°50'04"E, WITH A CHORD LENGTH OF 207.67'; THENCE S88°21'52"E A DISTANCE OF 31.02'; THENCE LEAVING SAID RIGHT OF WAY S21°37'06"E A DISTANCE OF 734.57'; THENCE N89°32'00"W A DISTANCE OF 965.80' TO THE POINT OF BEGINNING, CONTAINING 12.75 ACRES, MORE OR LESS.

The applicant is requesting a rezoning from I-3 to C-3 which will better align with how the property is currently being used. A series of conditional use permits have been issued to allow religious and retail uses at the site which are not permitted by right in I-3. The current zoning of I-3 and A-1 are no longer appropriate or sufficient given the transition from industrial to more commercial uses of this portion of the Dave Ward Dr corridor over the last 10 to 15 years.

The Planning Commission reviewed the request at its regular meeting on December 21, 2020 and voted 7-0 that the request be forwarded to the City Council with a recommendation for approval.

Please advise if you have any questions.

Zoning Map



MF-3

C-3

A-1

I-3

MF-3

GAY WARD DR

JENNINGS

MORLEY ST

JENNINGS

MORLEY ST

GOSBY AVE

GACHTS ST

E DAVIS

NCB



**City of Conway, Arkansas  
Ordinance No. O-21- \_\_\_\_\_**

**AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING CODE TO REZONE PROPERTY LOCATED AT 1972 DAVE WARD DRIVE FROM R-1 TO O-3:**

**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:

Lot 5 & 6, Blk 3, Harlan Park Subdivision S 30ft, Lot 5, Conway, AR

to those of **O-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 12<sup>th</sup> day January, 2021.

**Approved:**

\_\_\_\_\_  
**Mayor Bart Castleberry**

**Attest:**

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



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## MEMO

To: Mayor Bart Castleberry  
cc: City Council Members

From: Brandon Ruhl, 2020 Planning Commission Chairman  
Date: January 12, 2021

Re: Request to rezone from R-1 to O-3 ± 0.38 acres located at 1972 Dave Ward Drive

---

David Davies, has requested to rezone from R-1 to O-3 ± 0.38 acres located at 1972 Dave Ward Drive, with the legal description:

Lot 5 & 6, Blk 3, Harlan Park Subdivision S 30ft, Lot 5, Conway, AR

The applicant is requesting a rezoning from R-1 to O-3 to accommodate the relocation of his law office to the site. This O-3 zoning provides a buffer to transition between the more intense commercial uses to the adjacent C-2 zone to the west and the adjacent single-family uses to the north and east.

The Planning Commission reviewed the request at its regular meeting on December 21, 2020 and voted 7-0 that the request be forwarded to the City Council with a recommendation for approval.

Please advise if you have any questions.



# Zoning Map





**City of Conway, Arkansas  
Ordinance No. O-21- \_\_\_\_\_**

**AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING CODE TO REZONE PROPERTY LOCATED AT 1630 & 1640 S DONAGHEY AVENUE FROM R-1 TO PUD:**

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

**SECTION 1:** The Zoning District Boundary Map of the Conway Land Development Code be amended by changing all the **R-1** symbols and indications as shown on the Zoning District Boundary Map in an area described as follows:

Part of the Northwest ¼ of the Southwest ¼ of Section 24, Township 5 North, Range 14 West, Faulkner County, Arkansas being more particularly described as follows:

Commencing at the Northwest Corner of said Northwest ¼ of the Southwest ¼ of Section 24, thence South 01°28'21" West, a distance of 461.40 feet; thence South 88°31'43" East, a distance of 40.16 feet to a point on the East Right-of-Way line of Donaghey Ave.; thence South 88°34'11" East, a distance of 361.80 feet; South 02°08'09" West, a distance of 357.00 feet; thence North 88°37'41" West, a distance of 362.09 feet to a point on the East Right-of-Way line of Donaghey Ave.; thence North 02°10'51" East along said Right-of-Way line, a distance of 357.37 feet to the point of Beginning containing 2.97 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 12<sup>th</sup> day January, 2021.

**Approved:**

\_\_\_\_\_  
**Mayor Bart Castleberry**

**Attest:**

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



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## MEMO

To: Mayor Bart Castleberry  
cc: City Council Members

From: Brandon Ruhl, 2020 Planning Commission Chairman  
Date: January 12, 2021

Re: Request to rezone from R-1 to PUD ± 2.97 acres located at 1630 & 1640 S Donaghey Avenue

Phillip Lewis, has requested to rezone from R-1 to PUD ± 2.97 acres located at 1630 & 1640 S Donaghey Avenue, with the legal description:

Part of the Northwest ¼ of the Southwest ¼ of Section 24, Township 5 North, Range 14 West, Faulkner County, Arkansas being more particularly described as follows:

Commencing at the Northwest Corner of said Northwest ¼ of the Southwest ¼ of Section 24, thence South 01°28'21" West, a distance of 461.40 feet; thence South 88°31'43" East, a distance of 40.16 feet to a point on the East Right-of-Way line of Donaghey Ave.; thence South 88°34'11" East, a distance of 361.80 feet; South 02°08'09" West, a distance of 357.00 feet; thence North 88°37'41" West, a distance of 362.09 feet to a point on the East Right-of-Way line of Donaghey Ave.; thence North 02°10'51" East along said Right-of-Way line, a distance of 357.37 feet to the point of Beginning containing 2.97 acres, more or less.

The applicant is seeking to rezone the property from R-1 to for PUD for the purpose of constructing a zero-lot line development with 19 single-family residences on minimum 4,000 square foot lots.

The Planning Commission reviewed the request at its regular meeting on December 21, 2020 and voted 7-0 that the request be forwarded to the City Council with a recommendation for approval.

Please advise if you have any questions.



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January 12, 2021

**SOUTHCREST PLANNED UNIT DEVELOPMENT - FINAL DEVELOPMENT PLAN  
1630 and 1640 SOUTH DONAGHEY AVENUE**

**Applicant:**

Phillip Lewis, PE  
Phillip Lewis Engineering  
PO Box 17307  
Little Rock, AR 72222

**Property Owner:**

Capital Development Group  
Cary Kuykendall

**Legal Description:**

Part of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 24, Township 5 North, Range 14 West, Faulkner County, Arkansas being more particularly described as follows: Commencing at the Northwest Corner of said Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 24, thence South  $01^{\circ}28'21''$  West, a distance of 461.40 feet; thence South  $88^{\circ}31'43''$  East, a distance of 40.16 feet to a point on the East Right-of-Way line of Donaghey Ave.; thence South  $88^{\circ}34'11''$  East, a distance of 361.80 feet; South  $02^{\circ}08'09''$  West, a distance of 357.00 feet; thence North  $88^{\circ}37'41''$  West, a distance of 362.09 feet to a point on the East Right-of-Way line of Donaghey Ave.; thence North  $02^{\circ}10'51''$  East along said Right-of-Way line, a distance of 357.37 feet to the point of Beginning containing 2.97 acres, more or less.

**Southcrest PUD Final Development Plan Conditions:**

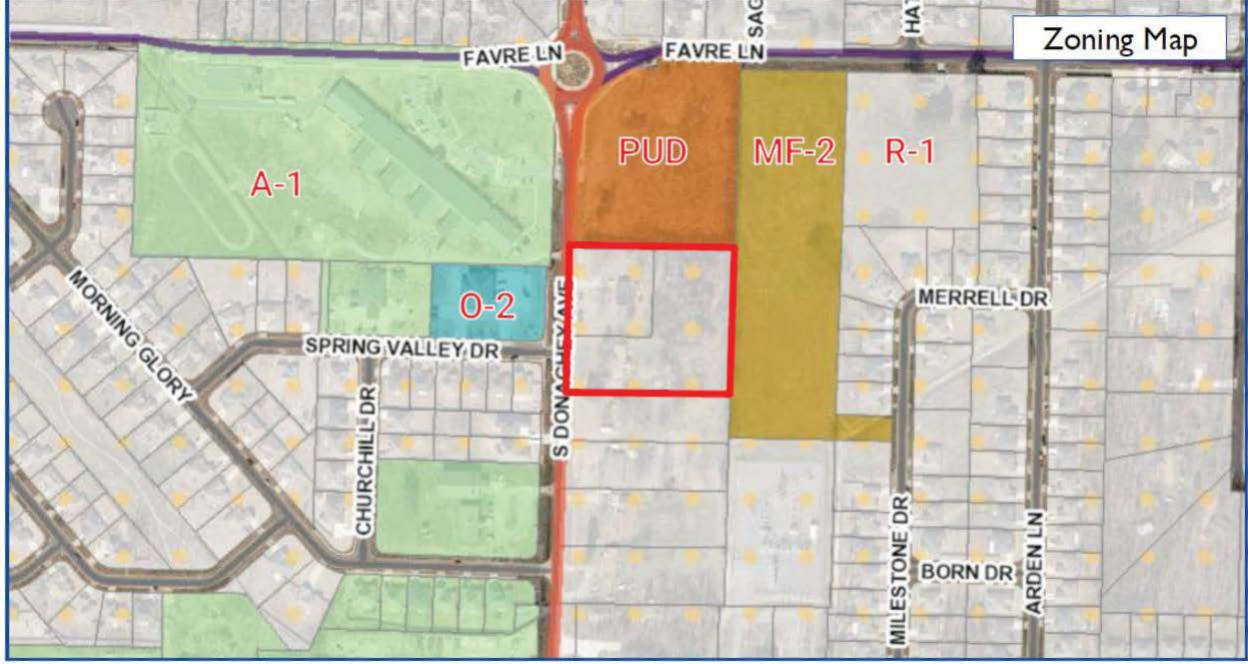
1. Permitted uses are limited to single-family residential as indicated on the approved plan with a maximum of 19 dwelling units.
2. All standards and uses other than those defined shall be governed by restrictions of the R-1 zoning district.
3. Buildings shall be of the following materials:
  - Brick/stone
  - Cement fiber board (Hardie Board)
  - Wood
  - Other materials as approved by the Planning Director
4. Vinyl Siding shall be prohibited.
5. Any proposed fencing shall be approved by the Planning Director prior to installation.
6. No accessory structures shall be permitted.
7. Applicant shall plat the property in accordance with the Subdivision Regulations, at which time setbacks will be finalized.
8. Applicant shall return a signed copy of the final development plan agreement prior to the issuance of building permits.
9. All roadway improvements shall be privately maintained.

10. A Property Owners' Association shall be required to be formed and operate in perpetuity to maintain all common areas and improvements such as streets, sidewalks, and drainage



James Walden, AICP  
Director of Planning & Development

Zoning Map



A-1

PUD

MF-2

R-1

FAVRE LN

FAVRE LN

HA

MORNING GLORY

SPRING VALLEY DR

O-2

S DONACHEY AVE

CHURCHILL DR

MERRELL DR

MILESTONE DR

BORN DR

ARDEN LN



**City of Conway, Arkansas  
Ordinance No. O-21- \_\_\_\_\_**

**AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING CODE TO REZONE PROPERTY LOCATED AT THE NE CORNER OF MEADOWLAKE ROAD & SALEM ROAD FROM A-1 TO PUD:**

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

**SECTION 1:** The Zoning District Boundary Map of the Conway Land Development Code be amended by changing all the **A-1** symbols and indications as shown on the Zoning District Boundary Map in an area described as follows:

A part of the NW ¼ SW ¼ of Section 35, T-6-N, R-14-W, Faulkner County, Arkansas being more particularly described as follows: beginning at a set pk nail for the SE corner of said NW ¼ SW ¼; thence along the south line of said NW ¼ SW ¼ N88°21'08"W a distance of 358.59' to a set pk nail; thence leaving said south line N01°38'35"E a distance of 29.22' to a set ½" rebar with cap (1363); thence N43°49'49"W a distance of 109.23' to a set ½" rebar with cap (1363) being on the east right of way of Salem Road; thence along said right of way with a curve turning to the left with an arc length of 647.24' with a radius of 994.00' with a chord bearing of N44°59'21"E with a chord length of 635.87' to a set ½" rebar with cap (1363) being on the east line of said NW ¼ SW ¼; thence leaving said right of way and along said east line S01°38'35"W a distance of 568.28' to the point of beginning containing 2.75 acres more or less. Said tract is subject to all right of ways, covenants, easements and restrictions on record or physically in place.

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 12<sup>th</sup> day January, 2021.

**Approved:**

\_\_\_\_\_  
**Mayor Bart Castleberry**

**Attest:**

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



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## MEMO

To: Mayor Bart Castleberry  
cc: City Council Members

From: Brandon Ruhl, 2020 Planning Commission Chairman  
Date: January 12, 2021

Re: Request to rezone from A-1 to PUD ± 2.75 acres located at the NE corner of Meadowlake Road & Salem Road

---

Bobby Hamilton, has requested to rezone from A-1 to PUD ± 2.75 acres located at the NE corner of Meadowlake Road & Salem Road, with the legal description:

A part of the NW ¼ SW ¼ of Section 35, T-6-N, R-14-W, Faulkner County, Arkansas being more particularly described as follows: beginning at a set pk nail for the SE corner of said NW ¼ SW ¼; thence along the south line of said NW ¼ SW ¼ N88°21'08"W a distance of 358.59' to a set pk nail; thence leaving said south line N01°38'35"E a distance of 29.22' to a set ½" rebar with cap (1363); thence N43°49'49"W a distance of 109.23' to a set ½" rebar with cap (1363) being on the east right of way of Salem Road; thence along said right of way with a curve turning to the left with an arc length of 647.24' with a radius of 994.00' with a chord bearing of N44°59'21"E with a chord length of 635.87' to a set ½" rebar with cap (1363) being on the east line of said NW ¼ SW ¼; thence leaving said right of way and along said east line S01°38'35"W a distance of 568.28' to the point of beginning containing 2.75 acres more or less. Said tract is subject to all right of ways, covenants, easements and restrictions on record or physically in place.

The applicant is requesting a rezoning from A-1 to PUD for the purpose of constructing a series of duplexes with a maximum of 24 dwelling units (12 duplexes). Access to the development should be limited to Meadowlake Rd. The fronts of units along Salem Rd and Meadowlake Rd shall be oriented to the street to allow enhanced pedestrian connectivity and walkable development with a sidewalk extension required along Meadowlake Rd.

The Planning Commission reviewed the request at its regular meeting on December 21, 2020 and voted 6-1-0 that the request be forwarded to the City Council with a recommendation for approval.

Please advise if you have any questions.





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Planning and Development

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January 12, 2021

**HAMILTON-BOEDEKER PLANNED UNIT DEVELOPMENT - FINAL DEVELOPMENT PLAN  
NE CORNER OF INTERSECTION OF MEADOWLAKE ROAD and SALEM ROAD**

**Applicant:**

Bobby Hamilton  
11 Cypress Lake Court  
Maumelle, AR 72113

**Legal Description:**

A part of the NW ¼ SW ¼ of Section 35, T-6-N, R-14-W, Faulkner County, Arkansas being more particularly described as follows: beginning at a set pk nail for the SE corner of said NW ¼ SW ¼; thence along the south line of said NW ¼ SW ¼ N88°21'08"W a distance of 358.59' to a set pk nail; thence leaving said south line N01°38'35"E a distance of 29.22' to a set ½" rebar with cap (1363); thence N43°49'49"W a distance of 109.23' to a set ½" rebar with cap (1363) being on the east right of way of Salem Road; thence along said right of way with a curve turning to the left with an arc length of 647.24' with a radius of 994.00' with a chord bearing of N44°59'21"E with a chord length of 635.87' to a set ½" rebar with cap (1363) being on the east line of said NW ¼ SW ¼; thence leaving said right of way and along said east line S01°38'35"W a distance of 568.28' to the point of beginning containing 2.75 acres more or less. Said tract is subject to all right of ways, covenants, easements and restrictions on record or physically in place.

**Hamilton-Boedeker PUD Final Development Plan Conditions:**

1. Permitted uses are limited to residential, as indicated on the approved plan, with a maximum of 24 units.
2. All standards and uses other than those defined by the development plan shall be governed by restrictions of the R-2 zoning district.
3. Building setbacks shall be 10 feet along Salem Road and Meadowlake Road; 15 feet along the east property line.
4. Front of buildings shall be oriented toward Salem Road and Meadowlake Road. Principal architectural features such as porches or stoops shall be provided on street facing exteriors along with pedestrian entrance.
5. Buildings shall be of brick, rock, or cement fiber board (i.e. Hardie Board), or wood.
6. Vinyl siding shall be prohibited.
7. Roofs shall be of architectural shingles.
8. No fences in excess of 4 feet high shall be permitted in front yards. Any proposed fencing shall be approved by the Director of Planning.
9. No accessory structures shall be permitted.
10. Provide perimeter landscaping in accordance with Article 1101 of the Conway Zoning Code.

11. Access to the development is limited to one drive on Meadowlake Road located near the eastern property boundary, as shown on the plan.
12. Applicant shall plat the property in accordance with the Subdivision Regulations.
13. The development is subject to the Development Review process in accordance with Article 1101 of the Conway Zoning Code.
14. Applicant shall return a signed copy of the final development plan agreement prior to the issuance of building permits.
15. PUD shall be generally developed per the density and intent indicated on the site plan. Minor variations from the approved plan may be allowed by approval from the Planning Director.

# SITE PLAN FOR P.U.D.

CITY OF CONWAY, FAULKNER COUNTY, ARKANSAS




James Walden, AICP  
 Director of Planning & Development

# Zoning Map





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## MEMO

To: Mayor Bart Castleberry  
cc: City Council Members

From: Brandon Ruhl, 2020 Planning Commission Chairman  
Date: January 12, 2021

Re: Request for modification of existing conditional use permit allowing childcare facility in R-2 zone at 2425 Tyler Street

Tania Perez/Little Sunshine, LLC, has requested to modify the existing conditional use permit allowing childcare facility in the R-2 zoning district for property located at, 2425 Tyler Street, with the legal description:

Lot 5A, Kimberly Addition

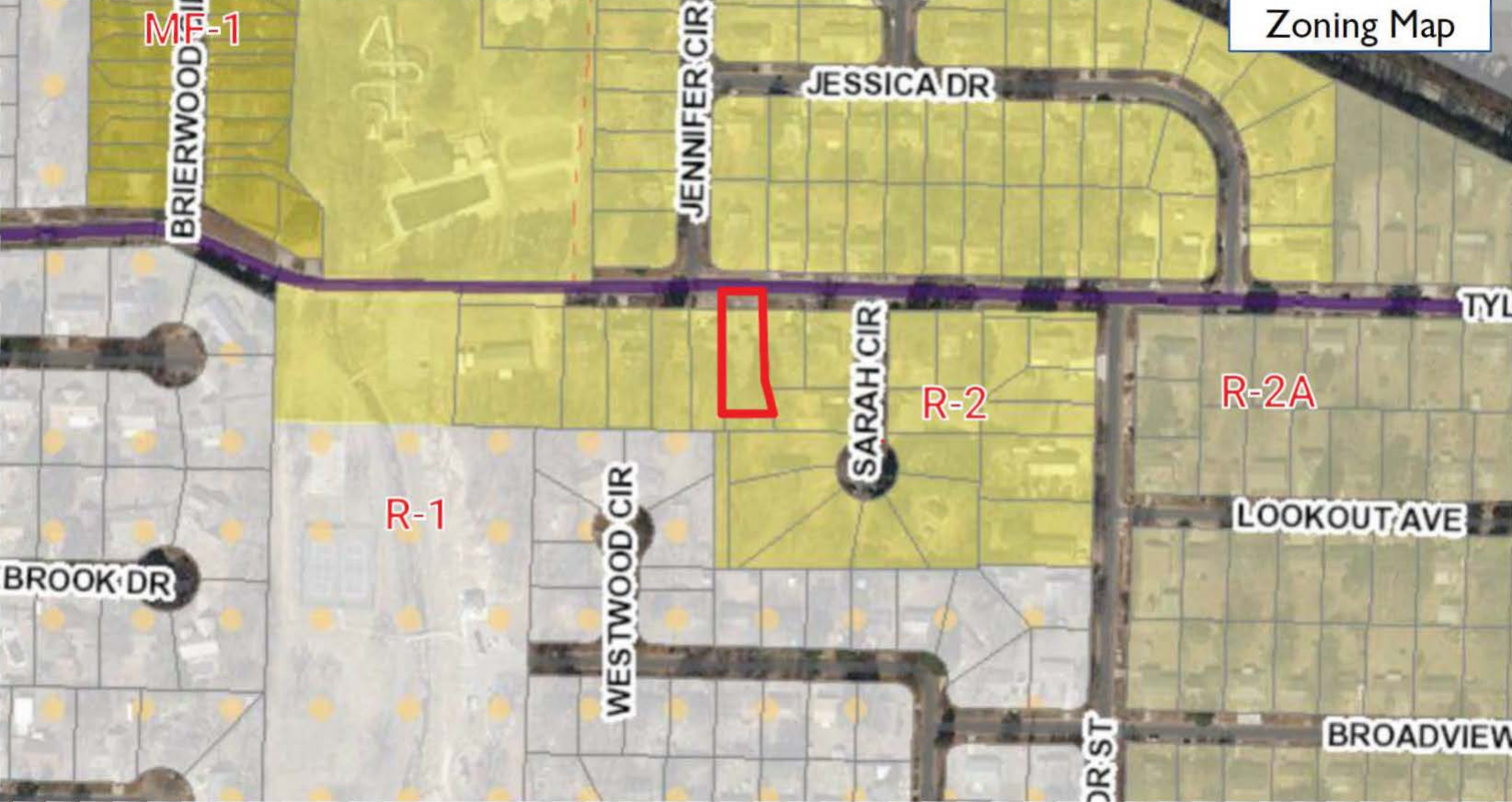
The applicant is seeking to modify an existing conditional use permit for the property which allows 'childcare facility' in the given zoning district, to remove the restriction to a given applicant/occupant.

The Planning Commission reviewed the request at its regular meeting on December 21, 2020 and voted 7-0 that the request be forwarded to the City Council with a recommendation for approval of the modification with the updated 3 conditions:

*Current Conditions / Proposed new or modified conditions.*

1. Hours of operation are limited to 6:00 am to 6:00 pm Monday through Friday; 8:00 am to 3:00 pm Saturday
2. ~~This permit is limited to the applicants, Michael and Elizabeth West, only.~~
3. Sufficient parking must be supplied for employees and parents.
4. *All new signage shall be permitted by the Planning & Development Department prior to installation.*
5. *Any expansions or additions to the structure/site or change in use shall require a new or amended conditional use permit.*

Please advise if you have any questions.



MF-1

BRIERWOOD CIR

JENNIFER CIR

JESSICA DR

SARAH CIR

WESTWOOD CIR

BROOK DR

LOOKOUT AVE

BROADVIEW

DR ST

R-1

R-2

R-2A

TYL





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## MEMO

To: Mayor Bart Castleberry  
 cc: City Council Members

From: Brandon Ruhl, 2020 Planning Commission Chairman  
 Date: January 12, 2021

Re: Request for conditional use permit to allow temporary parking and staging lot in S-1 zone at 731 Donaghey Avenue & 2131 Louvenia Street

---

Aaron Scott, has requested a conditional use permit to allow temporary parking and staging lot in S-1 zone at 731 Donaghey Avenue & 2131 Louvenia Street, with the legal description:

Being Lots 3, 4, 5, 6, 7, and 8, Block D of Smith Subdivision to Donaghey Addition to the City of Conway, Arkansas, as shown on plat of record in Plat Book A, page 46, records of Faulkner County, Arkansas.

Being a part of Lot 2, Robinson Avenue Replat, as shown on plat of record, Plat Book K, page 302, records of Faulkner County, Arkansas, and also a part of Lots 11 and 12, Block A of Smith Subdivision to Donaghey Addition to the City of Conway, Arkansas, as shown on plat of record in Plat Book A, page 46, records of Faulkner County, Arkansas, described as follows: Beginning at the SW corner of said Lot 2; thence along the South line of said Block A, S88°03',22"E, 200.02 feet; thence leaving said South line, N02°00'58"E, 130.84 feet; thence S89°18'42"E, 200.03 feet to the West line of said Lot 2; thence along said West line, S02°01'46"W, 126.46 feet to the Point of Beginning.

The applicant is proposing to use the properties as temporary parking lots and construction laydown lots during the construction of the CRMC expansion at the northeast and southeast corners of Louvenia Ave and Augusta Ave. The proposed use is temporary between January 2021 and December 2022. The proposed use is needed given the congestion associated with both the medical uses and construction in the area.

The Planning Commission reviewed the request at its regular meeting on December 21, 2020 and voted 6-0-1 that the request be forwarded to the City Council with a recommendation for approval with the following 7 conditions:

### CONDITIONS ATTACHED TO THE PERMIT:

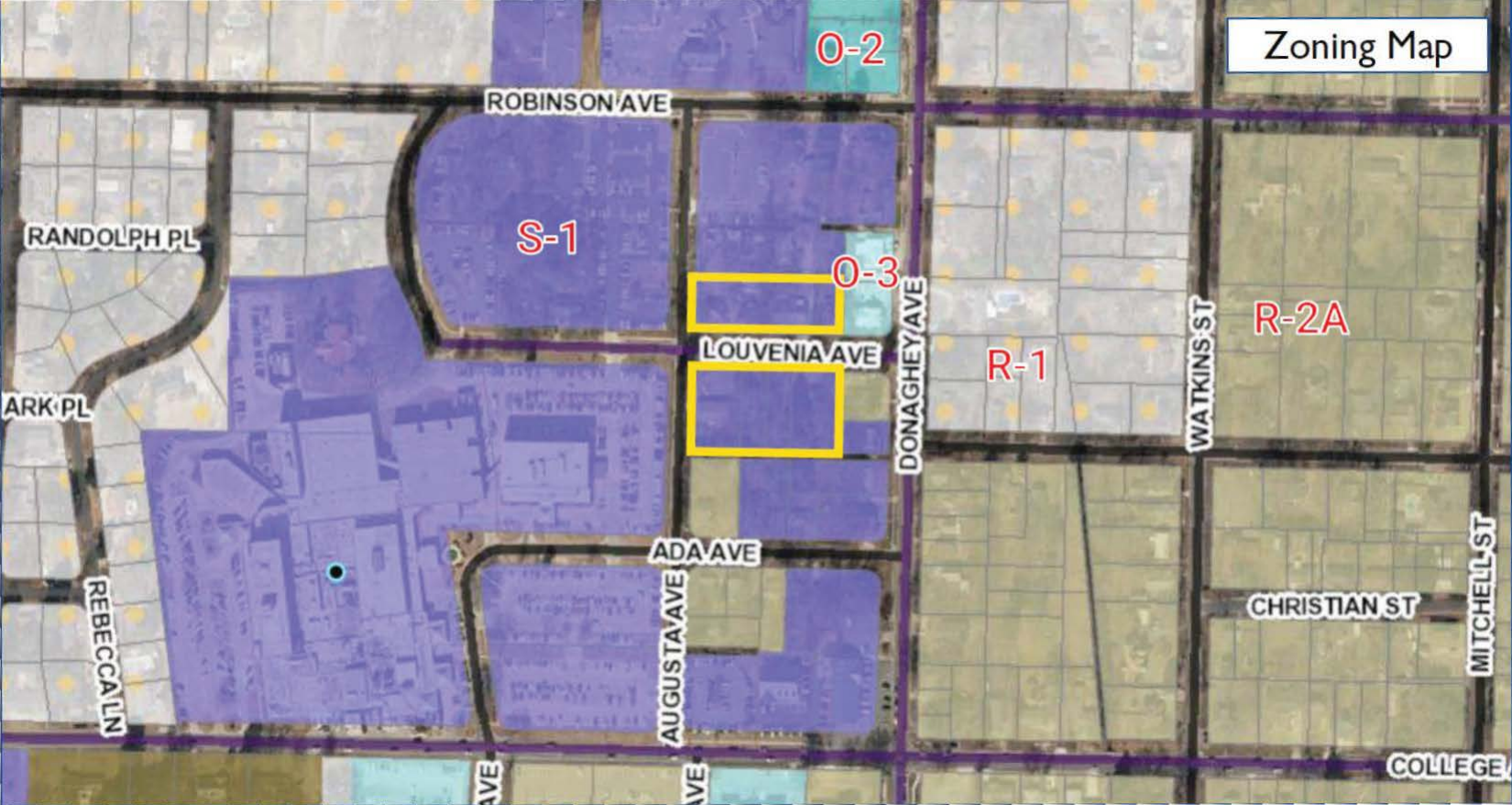
1. This permit shall be for the temporary period from January 1, 2021 to December 31, 2022.
2. All lots shall be surfaced at minimum with gravel with adequate dust binder.
3. Parking and laydown lots shall be screened from adjacent properties and public right of way by a solid board fence of acceptable design. Such wall or fence shall not be less than five (5) or more than seven (7) feet in height and shall be maintained in good condition without any advertising thereon.

4. The parking and laydown lots shall have designated ingress and egress points into the lots.
5. Any proposed lighting shall meet the lighting standards of Section 1101 of the Zoning Code, specifically for projects abutting residential properties.
6. At the expiration of this permit and in the absence of permanent development approval for the site, the applicant shall remove the temporary parking and laydown facilities along with any associated fencing or lighting. This shall include removal of gravel and re-seeding or sodding the lots.
7. Any expansions or change in use shall require a new or amended conditional use permit.

Please advise if you have any questions.



# Zoning Map





**City of Conway, Arkansas**  
**Ordinance No. O-21- \_\_\_\_\_**

**AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING CODE TO REZONE PROPERTY LOCATED AT 225 E ROBINS STREET FROM I-3 to C-2:**

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

**SECTION 1:** The Zoning District Boundary Map of the Conway Land Development Code be amended by changing all the **I-3** symbols and indications as shown on the Zoning District Boundary Map in an area described as follows:

Part of the NW ¼, NE ¼ Section 18, t5n, R-13-W d.a.f  
Beginning at a point 35ft. S of the NW corner of said NW ¼ NE ¼ which point is on the S right of way of Robins St., run thence S 200ft; thence E 229ft; thence N 200ft; to the S right of way of Robins St., run thence W along said right of way 229 ft to the point of beginning. 1.05 acres m/l

to those of **C-2**, and a corresponding use district is hereby established in the area above described and said property is hereby rezoned.

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

**PASSED** this 12<sup>th</sup> day January, 2021.

**Approved:**

\_\_\_\_\_  
**Mayor Bart Castleberry**

**Attest:**

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



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**MEMO**

To: Mayor Bart Castleberry  
cc: City Council Members

From: Brandon Ruhl, 2020 Planning Commission Chairman  
Date: January 12, 2021

Re: Request to rezone from I-3 to C-2 ± 1.06 acres located at 225 E Robins Street

---

Spring Hunter, has requested to rezone from I-3 to C-2 ± 1.06 acres located at 225 E Robins Street, with the legal description:

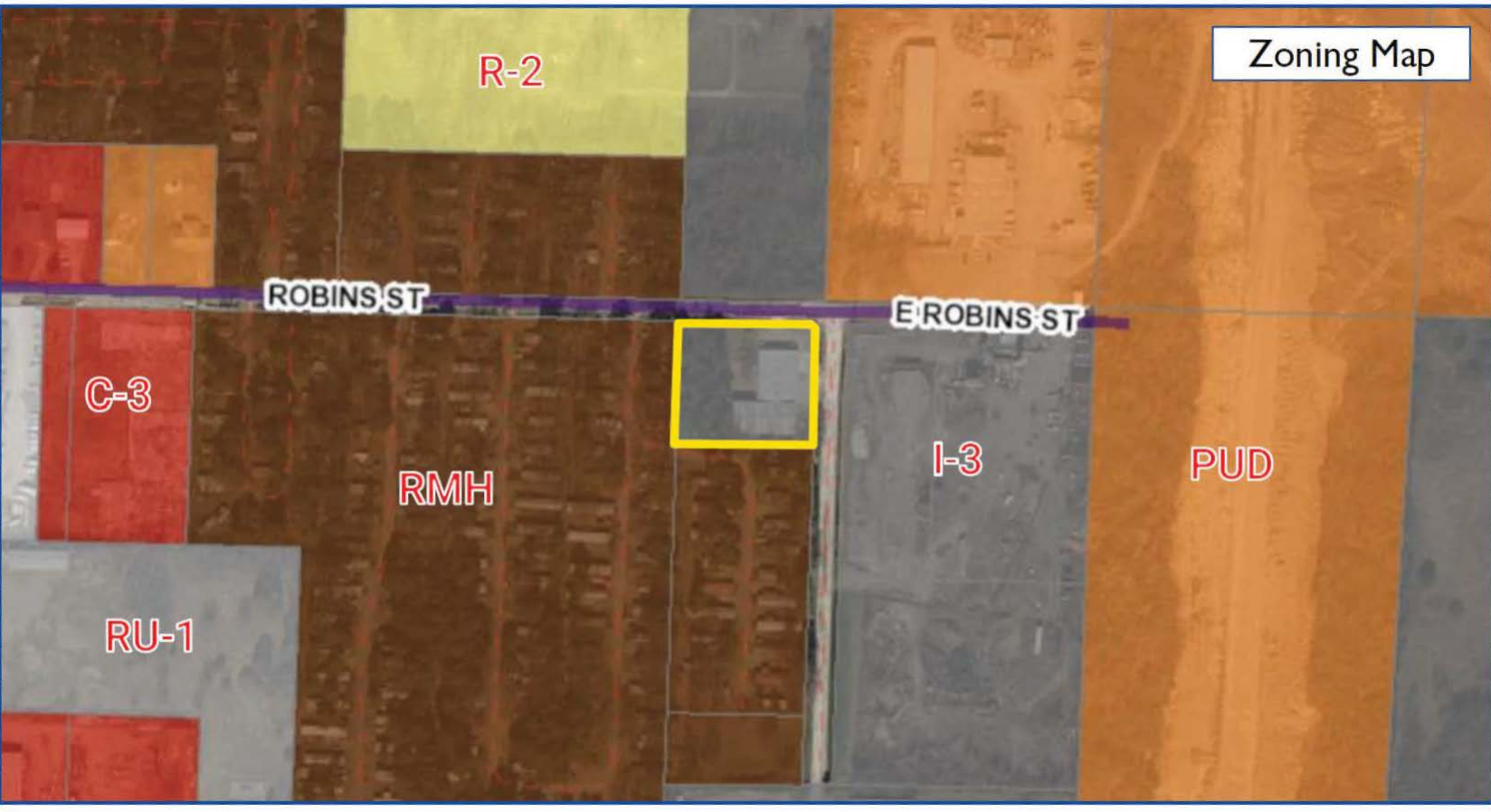
Part of the NW ¼, NE ¼ Section 18, t5n, R-13-W d.a.f  
Beginning at a point 35ft. S of the NW corner of said NW ¼ NE ¼ which point is on the S right of way of Robins St., run thence S 200ft; thence E 229ft; thence N 200ft; to the S right of way of Robins St., run thence W along said right of way 229 ft to the point of beginning. 1.05 acres m/l

The applicant is seeking to rezone the property from I-3 to C-2 to accommodate relocation of the Conway Ministry Center to the site where a homeless day center, food pantry, and emergency homeless shelter would be operated. This application is linked to a separate conditional use application to permit that use. Rezoning to C-2 would allow for a more limited range of commercial and office uses that would have fewer potential impacts on adjacent property.

The Planning Commission reviewed the request at its regular meeting on December 21, 2020 and voted 7-0 that the request be forwarded to the City Council with a recommendation for approval.

Please advise if you have any questions.

Zoning Map



R-2

ROBINS ST

E ROBINS ST

C-3

RMH

I-3

PUD

RU-1



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## MEMO

To: Mayor Bart Castleberry  
 cc: City Council Members

From: Brandon Ruhl, 2020 Planning Commission Chairman  
 Date: January 12, 2021

Re: Request for conditional use permit to allow shelter for the homeless in C-2 zone at 225 E Robins Street  
 Spring Hunter, has requested a conditional use permit to allow a shelter for the homeless in the C-2 zoning district for property located at 225 E Robins St., with the legal description:

Part of the NW ¼, NE ¼ Section 18, t5n, R-13-W d.a.f  
 Beginning at a point 35ft. S of the NW corner of said NW ¼ NE ¼ which point is on the S right of way of Robins St., run thence S 200ft; thence E 229ft; thence N 200ft; to the S right of way of Robins St., run thence W along said right of way 229 ft to the point of beginning. 1.05 acres m/l

The applicant is requesting a conditional use permit for the Conway Ministry Center for a homeless day center, food pantry, and emergency homeless shelter. This application is linked to a separate rezoning application to permit this use. The site is located in a somewhat remote and removed location. It is recommended access to the site be addressed as part of the applicant's operational plan. It is likely the proposed use would have fewer impacts on adjacent property than many of those uses already permitted under the property's current zoning.

The Planning Commission reviewed the request at its regular meeting on December 21, 2020 and voted 7-0 that the request be forwarded to the City Council with a recommendation for approval with the following 7 conditions:

### CONDITIONS ATTACHED TO THE PERMIT:

1. Shelter housing for individuals is allowed from 4:00 pm to 9:00 am.; Housing for families shall not be limited.
2. No registered sex offenders may be housed.
3. On-site staff supervision of overnight housing is required.
4. The use shall be operated in a manner to prevent the congregation of individuals outside the building.
5. A 5-foot undisturbed vegetative buffer shall be maintained along the western and southern property lines of the site.
6. Operation of the drive-through food pantry shall be conducted in a manner that limits the stacking of vehicles on Robins St.
7. An operational plan for the site shall be provided to the city. This, in part, shall address how users of the site access the location. Operation of the use shall abide by this operational plan. This condition shall not preclude modifications to the operational plan that do not conflict with the conditions imposed for the use.

Please advise if you have any questions.



## **Conway Ministry Center Operational Plan**

The Conway Ministry Center is requesting that the subject property be rezoned to a C2 zoning classification to engage in a variety of community services that offer support to very low-income families in crisis. The proposed location offers an ample office complex with case management space, as well as a classroom environment for life skills training and computer stations. In addition, there is 6,800 square feet of warehouse space to be developed into a food pantry and shelter space.

The Conway Ministry Center provides daytime programming Monday through Friday 9 am-4 pm. Our daytime programs offer case management and financial aid for housed families in crisis, a food pantry, a housing assistance program to prevent families from becoming homeless, and a day center for homeless services. All of these services take place during normal business hours.

Operational descriptions for each program are outlined below:

- Case Management- Families in crisis engage in pre-scheduled and walk-in appointments to apply for rental, utility, and other financial assistance and receive guidance from our case manager. Most clients schedule appointments by phone, but walk-ins are permitted if funds are available. These appointments also serve as the point of entry for our more in-depth homelessness prevention assistance.

When clients arrive, they are asked to complete a basic assistance application, fill out a budget worksheet packet to help staff understand the scope of the income constraints, and provide copies of documentation of need (utility bill, lease contract, eviction notice, etc.) A case manager will then invite the client into the case management meeting area to discuss details of the client's circumstances and assess needs, offer resources, and create a plan for next steps. When appropriate, checks for financial assistance are issued and distributed directly to the utility company or landlord.

- Homeless Day Services- Persons experiencing homelessness request basic necessities such as food packages, hygiene items, clothing items, and shoes during normal business hours. Also, they may utilize the Day Resource Center with access to computer stations. The Day Resource Center will serve to obtain vital documents, perform job searches, and complete applications. Walk-ins will be given a maximum of 30 minutes per computer station unless they have requested additional time in advance to perform specific pre-approved tasks. Case managers will also meet with homeless clients to provide more personalized case management and rehousing. Please see detailed descriptions of this program in the section titled "Supportive Programming" below.
- StoreHouse Food Pantry- Before COVID, we operated a client choice food pantry every Thursday 9 am-2 pm. We are committed to returning to this ideal pantry model as soon

as it is safe to do so. The target date to relaunch this model is June 2021 or as soon as it is safe for our clients and volunteers who are typically at higher risk of health complications associated with COVID-19.

The client-choice food pantry model allows clients to “shop” for free food from a small grocery store and choose food items that are most congruent with their family’s food needs and preferences. This model significantly reduces food waste and accommodates dietary restrictions that prepackaged food boxes do not. We also partner with local providers and organizations to offer flu and pneumonia vaccinations (and hopefully COVID-19 vaccinations in the future), blood pressure and glucose checks, dietary education, fast-track SNAP applications, etc.

Pantry clients arrive any time during pantry operating hours and register their family at the intake area. They wait in our waiting room until they are called back to the shopping center in the order they arrive. They are coupled with a “Personal Shopper” who walks them through the process of selecting the appropriate number of items from each section based on family size. Shopping sections include Household/Hygiene, Dry Goods, Breads, Produce, Dairy, Fresh and Frozen Meats/Protein, and Pet Food. In addition, Shoppers can help with meal planning, label reading, and recipe suggestions. This is a life skills teaching moment that is well received and offers immediate results.

In this COVID season, the Conway Ministry Center has had to temporarily convert our entire operation to a drive-thru, low-contact pantry model. In this model, volunteers prepackage food boxes with a well-rounded variety of items from the sections listed above. Clients will line up in their cars, register with volunteers while in line, then split into two lanes to have food boxes placed directly into their trunks. We are able, on average, to serve one car per minute. The entire operation happens from 9:30 am to 11:30 am each Thursday. There will be cars lined up in the street beginning at approximately 8-8:30 am. Once the pantry opens at 9:30 am, the line dissipates quickly, and traffic moves smoothly. To prevent streets and driveways from being blocked, we can place temporary signs at each intersection asking clients not to block streets from thru-traffic. Once we return to the preferred shopping model, traffic is a non-issue.

Conway Ministry Center is concurrently applying for a conditional use permit to operate an emergency homeless shelter at this location. We would like to suggest the following programming guidelines for the City’s consideration:



1. Based on the 2019 and 2020 Point-in-Time Homeless Count, the Homeless Coalition has identified 963 and 1,010 homeless persons respectively in Faulkner County. The 2019 Winter Warming Station housed 203 unique individuals in nine weeks, and the 2020 Winter Warming Station housed 233 unique individuals including 17 families with 23 children in 11 weeks.

We believe that it is most appropriate to pursue a shelter that is prepared to house as many 80 individuals per night in inclement weather conditions.

1. We propose that this shelter be equipped to provide dormitory-style housing with separate men's and women's units as well as a separate family area that provides private rooms for families with children.
2. The shelter will employ full-time security and case management staff to specifically work with the unique and complex challenges of families and individuals who are experiencing homelessness. This program will offer assistance with obtaining/accessing vital documents, medical insurance, healthcare, social services, legal services, job readiness and placement, childcare vouchers, housing assistance, etc.
3. Shelter hours may vary upon launching the program, but would be *approximately* 5 pm to 8 am 7 days per week for residents who are not actively engaging in case management services. The Day Resource Center will be open for those who are enrolled in case management and accessing those resources Monday through Friday 9 am to 4 pm. Families with children will be allowed to access family units as needed without specific entrance and exit times.
4. The shelter will not house the following persons:
  - Sex Offenders
  - Violent felons on probation or parole
  - Persons with active warrants

## Shelter Daily Operation Plan

Doors will open at 4 pm to begin processing residents for the evening:

- Clients will be required to fill out entry forms to secure information to run background checks, sex offender registry checks, and warrant checks. Any felon with a history of any class of violent crime will be referred to third-party legal council to determine that the person has completed probation or parole and is in good standing with the state.
- Clients will receive a copy of shelter rules and expectations. They will be required to sign an agreement to comply in order to receive shelter services.
- Clients will go through a metal detector to identify potential weapons. No weapons are allowed in the facility. Clients may identify and check camping tools such as pocket knives and hatchets to be locked in safe storage.
- Staff will go through all baggage to make sure there are no dangerous or illegal substances. Bags will be tagged and stored in locked storage.
- Medications will be stored separately with instructions in a medication lock box where staff will issue doses as prescribed.
- Clients will be allowed to enter the shelter with the following items:
  - Change of clothes
  - Cell phones, devices, and chargers
  - Cigarettes and lighters
  - Notebooks, sketchbooks, reading material, etc.
  - Diaper bags and necessities for children and infants
  - Any medical equipment or assistive devices needed for persons with disabilities
- Clients who are not accompanied by children will be issued a bed in the most appropriate dorm and will receive a clean set of bedding, towel and washcloth, and a hygiene kit.
- Persons with disabilities or who have circumstances that require special care may be issued a more secure space within the dorm.
- Clients with children will be issued a family unit.

Once clients are checked in, they will remain on site unless they want to retrieve their belongings and leave for the night. They will not be allowed to come and go.

Clients who are employed may leave for work shifts that can be verified by staff. Clients who work a late shift will be allowed an early check-in option during Day Center hours to fill out required documents and store baggage so that they can secure a bed for the night prior to their shift. We will always work to create necessary accommodations for clients that are employed and working toward goals of rehousing.

### **Evening Routine:**

- Clients will have access to a Community Room from 5 pm to 10 pm. The Community Room is equipped with television, reading materials, games, and tables.
- Dinner will be served at 6 pm each night. Clients will be expected to clean up the dining area after each meal.
- Clients will have access to an outdoor smoking area that is still within the perimeter of the shelter property. This area will be secured with a privacy fence.
- Clients will be able to sign up for case management appointments during Day Resource Center hours.
- If a client has an emergency need for clothing, hygiene, or baby supplies, the night staff will have access to provide 24 hours of supplies until those needs can be forwarded to day case management staff.
- Community Room and the smoking area will close at 10 pm. Clients will be expected to remain in dorms for quiet hours from 10 pm to 6 am.

### **Morning Routine:**

- Community Room will reopen at 6 am with fresh coffee and “grab-n-go” breakfast items.
- Clients will be allowed to collect their baggage as needed and leave for the day as soon as they are ready, but no later than 8 am.
- If clients are meeting with a case manager, utilizing the Day Resource Center, or have signed up for our Work Readiness Program, they will be allowed to stay for those daytime services. If a client is not engaging in any of these services, they are expected to check out and leave the premises by 8 am. The shelter portion of the facility is CLOSED at 8 am. All of our day services are located within the office complex.
- Families with children will be given special accommodations and access to family dorms during daytime hours due to the unique challenges of parenting young children in a shelter setting. While families will be shown special care, they are expected to be heavily engaged in a case management process to secure a rehousing plan as soon as possible.

In order to accomplish these daily routines, the shelter will employ shelter management staff, overnight security staff, case managers, and a trained group of volunteers.

The property will be equipped with 24-hour surveillance in the office complex, Day Resource Center, Community Room, dorms, playground, smoking area, and surrounding grounds and parking areas. All outdoor areas that will be utilized during overnight shelter will be secured by a privacy fence.

### **Supportive Programming:**

The Conway Ministry Center is committed to providing programs that address a broad scope of issues that lead to homelessness in Faulkner County. While we seek to provide safe overnight shelter, that is just one aspect of our overall plan. Our ultimate goal is to provide services that stabilize our clients in permanent housing. The following programs/services will be offered to clients to address core issues contributing to homelessness:

**Case Management:**

Clients that stay at the shelter will be required to meet with a case manager within the first seven days of checking in. Clients who stay at the shelter are expected to identify contributing factors to homelessness and engage in a plan of action. This may include job training and placement, enrolling in child care assistance, securing vital documents, obtaining health insurance and stabilizing health issues, drug and alcohol treatment, mental healthcare, addressing legal issues, and more. Case Managers will help assess needs, establish a case plan based on each client's unique circumstances, and assist in navigating and adjusting the plan throughout the process.

Clients with substance use disorders or mental illness that cause significant impairment may be required to obtain inpatient/outpatient treatment *in order to continue to receive shelter services*. Our goal is always to connect clients with the services they need, but we cannot force a client to seek treatment. To provide a safe shelter for all residents, we may have to deny shelter services to clients with ongoing untreated disorders who refuse to engage in appropriate treatment.

Many shelters across the United States charge a small nightly or monthly fee to offset the cost of shelter operations. The industry-standard fee varies between \$5 and \$10 per day. At the Conway Ministry Center, any shelter client that is engaged in case management will receive services at NO charge. It is to be expected that some clients will refuse any form of case management involvement, but intend to utilize the shelter as their *only* long-term plan for housing, aka "the chronically homeless". Those clients (if they adhere to all rules of conduct) will be required to pay a daily fee to offset long-term care expenses. This is a widely used and highly effective protocol in excellent shelters around the nation to encourage clients to engage in a better housing plan when possible. If the client does not choose to meet with the case manager within the required seven-day period noted above, the client will be notified that they are expected to revert to a daily fee schedule. If at any point, the client decides to become actively involved in a case plan, the daily fee will no longer be required.

No more than 25% of dorm space will be used to house clients paying a daily fee with no long-term plan. We cannot guarantee that space will be available for daily fee residents at any given time. The shelter is intended to operate as a rehabilitative center rather than a hotel and priority will be given to clients engaging in a long term plan. We do, however, seek to offer realistic options to meet the needs of a broad scope of clientele. We have based this dorm usage option on information published by the National Alliance to End Homelessness that indicates an estimated 24% of the 2019 homeless population was chronically homeless.

**Work Readiness and Job Placement:**

Clients who are not yet employable (due to lack of required vital documents, ID's, job skills, etc.) will be given an option to enroll in our onsite Work Readiness Program. Our program managers will work alongside clients in day-to-day tasks such as housekeeping, laundering shelter bedding, cooking evening meals, pantry warehouse duties, etc. The goal of this program is to secure part-time income for clients while they wait for permanent employment, gain quality work references, and obtain higher levels of job skills. This program will offer greater leniency and empathy toward a lack of skills and seek to invest in clients to create better workers that return to Faulkner County's workforce. We understand that community employers are often unable to provide this leniency while running a business that relies on customer satisfaction. Part-time wages earned during the Work Readiness Program will be held in an account for the client and will be applied toward the client's housing when they leave the shelter.

Our highest goal in this program is to empower our clients for work. When they leave our program, we hope to have instilled in them a quality work ethic and skills needed to be an asset to Conway. Once they have reached their respective goals in this program, we will seek to identify appropriate job placement for the client in the community.

**Rapid Rehousing:**

Once a client has secured a consistent income outside of the Work Readiness program and has demonstrated the ability to maintain stable housing, Conway Ministry Center may offer financial assistance with security deposits and/or utility deposits while offering continued case management support after housing is obtained to offset ongoing risk factors. While this program is currently offered through the Ministry Center, it will be tailored to complement shelter programming in the future.

In addition, this program offers to provide essential furniture and household items to newly housed clients.

**Day Resource Center:**

Clients will be able to use computer stations with internet access to identify and apply for jobs, order vital documents, communicate with legal aid, etc. Case management appointments for shelter clients will take place during Day Resource Center hours and individualized case plans will be created.

Conway Ministry Center will partner with other community-based service providers to offer life skills and self-help courses such as budgeting, shopping/cooking on a budget, parenting classes, marriage counseling, anger management, GED, resume building, substance abuse recovery support, etc. These courses may be offered onsite in the Resource Classroom or Dining Hall (in the evenings) or take place offsite as needed.

Also, mobile clinics will be offered to provide onsite health screenings and vaccinations for flu, pneumonia, and hopefully COVID-19 in the near future.

For additional information, please email Spring Hunter at [spring@ministrycenter.org](mailto:spring@ministrycenter.org)

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### **Additional Information:**

There are volumes of excellent information on national homeless statistics, policy, solutions, vulnerable populations, etc. at the National Alliance to End Homelessness website:

[Endhomelessness.org](http://Endhomelessness.org)

A frequently referenced study conducted by the Urban Institute presents information on the impacts of supported housing for homeless individuals and families on neighborhoods. Specifically, there is clear empirical data on the impact of homeless supportive housing on crime rates and surrounding property values.

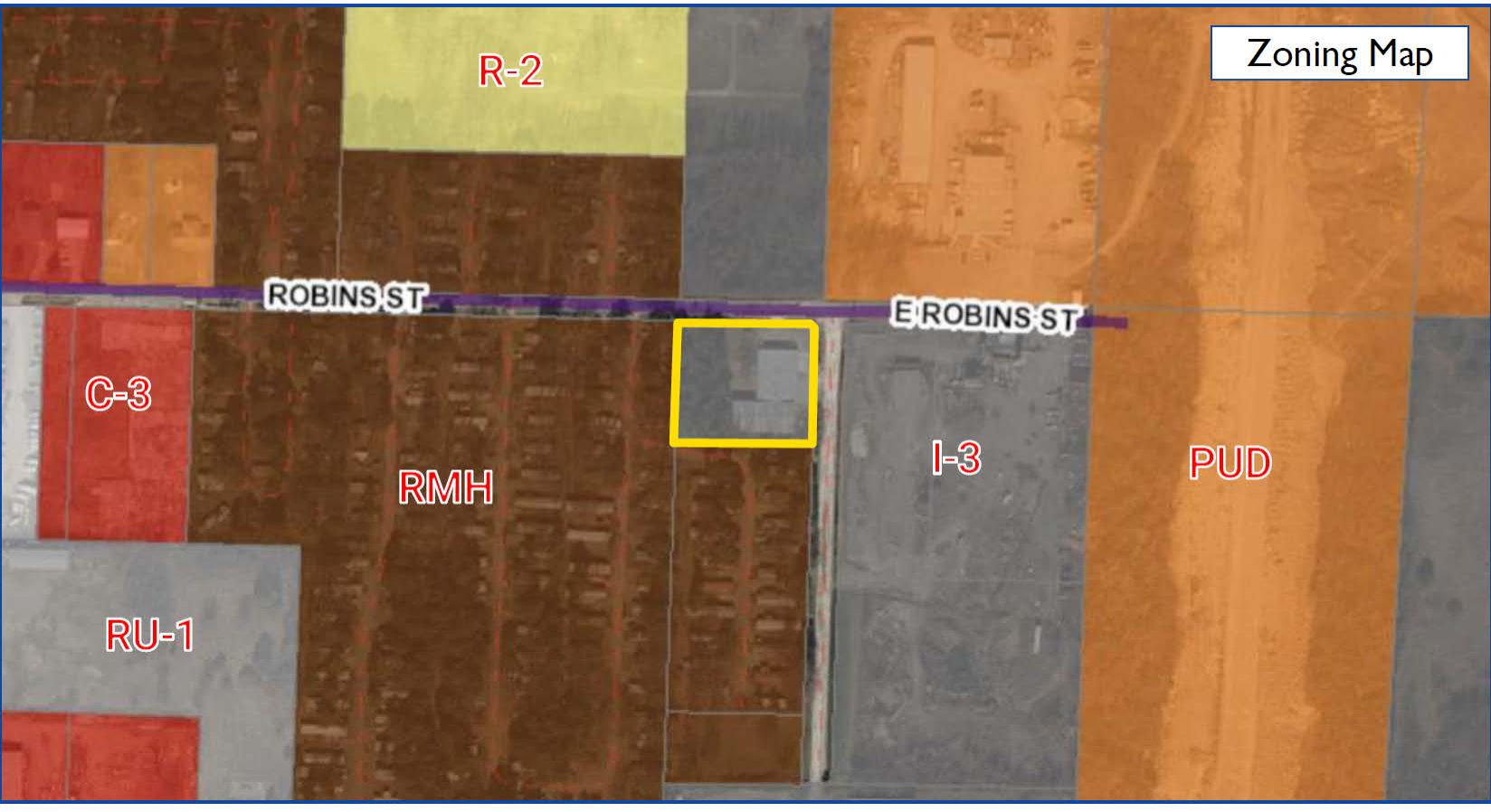
[huduser.gov/publications/pdf/support\\_1.pdf](http://huduser.gov/publications/pdf/support_1.pdf)

Summaries of the findings can be found on pages xii, 6-1, and 6-2.

### **Sample Rates from Regional Shelter Programs:**

Location	Cost	Notes
Our House, Little Rock	% of wages	Residents must be employed to stay and pay % of wages.
Nehemiah House, Little Rock	\$6/day	5 nights free, \$6 daily after
Union Rescue, Memphis	\$6/day	4 nights free, \$6 daily after
Salvation Army, Little Rock	\$75/week \$300/month	7 nights free, stay dependant on case management participation
Salvation Army, Tulsa	\$5/day	Free when enrolled in case management
Dallas Life Foundation	\$12/day	5 nights free
Salvation Army, Dallas	\$7/day	
Grace Rescue Mission, OKC	Free	Must perform work duties and be enrolled in case management
Samaritan Ministry, Hot Springs	Free	10 day maximum stay, no daily fee option

Zoning Map



R-2

ROBINS ST

E ROBINS ST

C-3

RMH

I-3

PUD

RU-1





**City of Conway, Arkansas  
Ordinance No. O-21-\_\_**

**AN ORDINANCE APPROPRIATING FUNDS AND AUTHORIZING THE PURCHASE OF REAL PROPERTY FROM ROBERT BELL; AND FOR OTHER PURPOSES**

**Whereas**, the City of Conway Council previously discussed purchasing property from Robert Bell. The property is adjacent to Fire Station 7; and

**Whereas**, the lot described below includes a masonry construction commercial building and its address is 1820 Old Morrilton Highway, Conway AR 72032. The building consist of a detached building with 2,400 SF of gross building area and a building footprint of 2,400 SF. The site consists of 1.06 acres and is located in a C3 zoned area; and

**Whereas**, the City of Conway request Council approve the purchase of Part of the SE NW & part of the NE SW S36-T06N-R14W for the appraised amount of \$145,000 and an estimated \$5,000 for closing cost.

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

**Section 1.** The City of Conway shall enter into contract to purchase Part of the SE NW & part of the NE SW S36-T06N-R14W for the appraised amount of \$145,000 from Robert Bell.

**Section 2.** The City of Conway shall appropriate \$150,000 from the General Fund Balance Appropriation Account 001-119-4900 into the Conway Fire Department Land Acquisition Expenditure Account 001-131-5901.

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

**ADOPTED** this 12<sup>th</sup> day of January 2021.

**Approved:**

\_\_\_\_\_  
**Mayor Bart Castleberry**

**Attest:**

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



**GDR Appraisals, Inc.**  
2001 Washington Avenue, Conway, AR 72032

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November 2, 2020

Robert Bell  
PO Box 1727  
Conway, AR 72033

RE: An opinion as to the Current Market Value of the commercial, land and improvements, located at 1820 Old Morrilton Highway, in the city limits of Conway, AR 72032. This is an "AS IS" value.

I have visited the site, viewed the property and have provided an opinion of value of the property located at 1820 Old Morrilton Highway, Conway, Faulkner County, Arkansas. The purpose of the appraisal is to develop an opinion as to the Current Market Value of the property as of the date of the visit in the fee simple estate. The client is Robert Bell and he is the intended user of the report. The intended use is to assist with a potential sale. The opinion of value of the real property includes the land and improvements.

I hereby certify that I have made a review of the real property and that all data gathered during my research is believed to be reliable. I further certify that I have no present or contemplated interest in the property concerned and that the fee for providing this report is in no way dependent or contingent upon the value conclusion. This letter of transmittal must remain attached to the report, which contains a number of pages plus the related addendum or exhibits, in order for the value opinion set forth to be considered valid.

This appraisal report was prepared and designed with the intent of being an opinion of value with a scope of work and an Appraisal Report and is for the use of the client only. The quality and quantity of the data is based upon the scope of work that is included in the report and as required by the Uniform Standards.

Based on my visit and research, it is my opinion that the Current Market Value of the subject property as of October 21, 2020 is \$145,000 for the Real Estate and improvements.

**ONE HUNDRED FORTY FIVE THOUSAND DOLLARS**  
**(\$145,000)**

The opinion of value is subject to the Certification and Limitations that are a part of the Appraisal Report. If you have any questions regarding this appraisal report, please call me. Thank you for giving me the opportunity to provide this service to you.

Respectfully submitted,

A circular professional seal for George D. Roberts Jr., Arkansas State Certified General Appraiser, No. CG2248. The seal contains the text "ARKANSAS APPRAISAL BOARD", "APPRAISERS AND REAL ESTATE BROKERS", "STATE CERTIFIED GENERAL", "No. CG2248", and "GEORGE D. ROBERTS, JR.". A handwritten signature is written over the seal.

George D. Roberts Jr., CG2248  
Arkansas State Certified General Appraiser



**City of Conway, Arkansas  
Ordinance No. O-21- \_\_\_\_\_**

**AN ORDINANCE APPROPRIATING FUNDS FOR EMPLOYEE BONUSES; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES:**

**Whereas**, the City Council appreciates the hard work and dedication of the employees of the City of Conway; and

**Whereas**, sales tax revenue for 2021 is budgeted flat, as a responsible approach to the uncertainty around the COVID-19 pandemic; and

**Whereas**, no cost of living adjustment was included in the 2021 budget; and

**Whereas**, the City of Conway wants to show gratitude for employees who have served with distinction during the COVID-19 pandemic; and

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

**Section 1:** The City of Conway shall appropriate \$745,000 from Fund Balance Appropriation Accounts to the salary accounts for each department in order to provide a one-time bonus equal to a 3% cost of living adjustment. Each fund will bear the cost of bonuses for employees, as follows:

- General Fund - \$583,000
- Street Fund - \$51,000
- Sanitation Enterprise Fund - \$104,000
- Airport Fund - \$7,000

To receive a bonus, employees must be hired prior to the last full pay period in December 2020 and must be actively employed on the date of distribution. Employees pending termination will not receive a bonus.

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

**Section 3.** This ordinance is necessary for the protection of the public peace, health and safety; an emergency is hereby declared to exist, and this ordinance shall be in full force and effect from and after its passage and approval.

**PASSED** this 12<sup>th</sup> day of January, 2021.

**Approved:**

\_\_\_\_\_  
**Mayor Bart Castleberry**

**Attest:**

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