

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 26<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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<b><u>5:00pm Committee:</u></b>	<b>No Committee Meeting</b>
<b><u>6:00pm:</u></b>	City Council Meeting
<b><u>Call to Order:</u></b>	Bart Castleberry, Mayor
<b><u>Roll Call:</u></b>	Michael O. Garrett, Clerk/Treasurer
<b><u>Minutes Approval:</u></b>	January 12 <sup>th</sup> , 2021
<b><u>Monthly Financial Report Approval:</u></b>	Month ending December 31 <sup>st</sup> , 2020

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

1. Ordinance to approve the private club permit for Chivos Locos to be located at 1090 Skyline Drive.
2. Resolutions requesting Faulkner County Tax Collector place a lien against various properties for expenses incurred by the City.
3. Ordinance appropriating funds from the Arkansas Department of Transportation for the Oak Street and I-40 Improvements Project for the Transportation Department.
4. Resolution authorizing the City to enter into a settlement agreement with Southeast Realty, LLC for completion of the Donaghey Avenue Project, Phase 1.
5. Ordinance to annex +/- 66.87 acres south of Nutters Chapel Road, east of Ridgedale Circle.
6. Ordinance to rezone +/- 2.32 acres located at the terminus of Sagegrass Drive, south of South Sterling Subdivision, from R-1 to PUD.
7. Ordinance to rezone +/- 16.77 acres east of East German Lane, south of Lower Ridge Road from A-1 to R-2.
8. Ordinance to rezone property located at 4725 Prince Street from A-1 to R-1.

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

1. Ordinance authorizing personnel changes within the Physical Plant Department.
2. Ordinance appropriating funds from the sale property for the Sanitation Department.

**C. Finance**

1. Ordinance to restructure the Physical Plant Department and the Planning & Development Department

***Adjournment***



City of Conway, Arkansas  
Monthly Financial Reports  
December 31, 2020

City of Conway  
 Monthly Financial Report - General Fund  
 For the month ended December 31, 2020



Revenues	Budget	Month	Year to	Encumbered	(Over)/Under	%
		Activity	Date		Budget	Expend/Collect
Ad Valorem Tax	4,000,000	169,362	3,706,074		293,926	93%
Payments in Lieu of Tax	15,000	-	26,473		(11,473)	176%
State Tax Turnback	930,000	52,606	638,488		291,512	69%
Insurance Tax Turnback - LOPFI	1,300,000	1,369,361	1,369,361		(69,361)	105%
Sales Tax	20,500,000	1,785,602	21,523,651		(1,023,651)	105%
Beverage Tax	480,000	32,032	331,834		148,166	69%
Franchise Fees	3,540,000	495,148	3,344,291		195,709	94%
Office Space Leases	59,400	5,617	60,905		(1,505)	103%
Permits	506,000	60,331	566,745		(60,745)	112%
Public Safety	1,900,307	55,646	1,928,428		(28,121)	101%
Parks	689,500	12,046	413,380		276,120	60%
Insurance Proceeds	68,363	4,773	79,207		(10,845)	116%
Interest Income	185,000	194	124,971		60,029	68%
Proceeds from Sale of Assets	-	111,466	118,549		(118,549)	-
Donations	18,018	2,837	10,136		7,882	56%
Miscellaneous Revenues	113,000	13,831	208,003		(95,003)	184%
Transfers from Other Funds	723,000	226,162	613,912		109,088	85%
<b>Total Revenues</b>	<b>35,027,588</b>	<b>4,397,016</b>	<b>35,064,407</b>	<b>-</b>	<b>(36,819)</b>	<b>100%</b>
<b>Expenditures</b>						
Admin (Mayor, HR)	2,541,877	125,718	1,948,737	200	592,940	77%
Finance	452,772	37,315	453,002	-	(230)	100%
City Clerk/Treasurer	147,423	17,212	148,540	-	(1,117)	101%
City Council	103,031	14,700	78,744	-	24,287	76%
Planning	680,808	68,394	531,573	882	148,352	78%
Physical Plant	551,130	62,114	482,870	1,521	66,739	88%
Information Technology	1,093,823	116,438	1,080,824	-	12,999	99%
Permits and Inspections	639,541	69,837	601,895	30	37,616	94%
Nondepartmental	1,004,841	26,692	878,559	3,833	122,449	87%
Police	12,751,425	1,579,078	10,050,092	54,579	2,646,754	79%
CEOC	1,405,478	172,627	1,146,147	72,968	186,363	82%
Animal Welfare	505,198	68,392	463,588	5,295	36,315	92%
Municipal District Court	929,170	137,868	946,690	1,372	(18,892)	102%
City Attorney	493,894	58,735	470,877	3,946	19,071	95%
Fire	10,565,329	1,251,955	9,772,514	152,280	640,536	92%
Parks	3,246,792	338,522	2,700,423	34,492	511,876	83%
<b>Total Expenditures</b>	<b>37,112,531</b>	<b>4,145,597</b>	<b>31,755,075</b>	<b>331,397</b>	<b>5,026,058</b>	<b>86%</b>
<b>Net Revenue/(Expense)</b>	<b>(2,084,943)</b>		<b>3,309,332</b> **			

\*All figures are unaudited

Notes:

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

\*\*In 2020 the City received \$2.3 million from the Federal Coronavirus Relief Fund, which largely contributed to the surplus for the year. On this report, the funds are shown as a reduction of expenditures in the Police and Fire departments.



City of Conway  
General Fund  
2020



Fund Balance Appropriations

<u>Ordinance</u>	<u>Date</u>	<u>Description</u>	<u>Amount</u>
O-20-07	1/28/20	Software purchase for Planning and Permitting depts	146,863
O-20-09	1/28/20	Replace battery backup system at Emergency Operations Center	115,597
O-20-28	6/9/20	Replace HVAC at District Court	17,458
O-20-29	6/9/20	Purchase firefighter turnout uniforms	29,364
O-20-43	8/11/20	Change orders and final cost of City Hall remodel	550,000
O-20-65	11/10/20	Operation Shop Secure	50,000
O-20-73	11/24/20	Employee Appreciation Christmas Bonuses	233,000
			<u>\$ 1,142,282</u>

City of Conway  
 Balance Sheet - General Fund  
 As of December 31, 2020



Cash - Operating	8,803,800
Cash - Reserve	1,416,045
Petty Cash	715
Taxes Receivable	3,838,290
Accounts Receivable	4,525,110
Due from Other Funds	60,851
Due from Street	27,010
Due from Component Unit	203,667
Due from Municipal Court	81,294
Fuel Inventory	39,239
General Inventory	585
<b><i>Assets</i></b>	<b><u>18,996,607</u></b>
Accounts Payable	375,655
Salaries Payable	546,268
Insurance and Benefits Payable	141,978
Event Deposits	2,150
Held for Others - Crimestopper Reward	5,000
Held for Others - Performance Bonds	5,195
Due to Other Funds	14,252
Deferred Revenue	4,360,779
Unearned Revenue - City Hall Lease	1,020,000
<b><i>Liabilities</i></b>	<b><u>6,471,277</u></b>
<b><i>Fund Balance</i></b>	<b><u>12,525,329</u></b>
<b><i>Total Liabilities &amp; Fund Balance</i></b>	<b><u>18,996,607</u></b>

\*All figures are unaudited

City of Conway  
 Monthly Financial Report - Street Fund  
 For the month ended December 31, 2020



	<u>Budget</u>	<u>Month Activity</u>	<u>Year to Date</u>	<u>Encumbered</u>	<u>(Over)/Under Budget</u>	<u>% Expend/Collect</u>
<b>Revenues</b>						
Ad Valorem Tax	1,400,000	67,083	1,357,869		42,131	97%
Payments in Lieu of Tax	6,000	-	-		6,000	0%
State Tax Turnback	2,700,000	203,971	2,352,470		347,530	87%
AHTD 1/2 Cent Sales Tax Turnback	1,400,000	118,062	1,317,845		82,155	94%
Severance Tax	140,000	6,202	33,519		106,481	24%
State Tax Turnback - Wholesale	-	31,810	333,022		(333,022)	-
Sales Tax	280,000	25,020	301,585		(21,585)	108%
Sign Permits	-	480	480		(480)	-
Engineering Fees	17,000	100	18,200		(1,200)	107%
Insurance Proceeds	1,440	-	1,440		-	100%
Interest Income	120,000	-	72,322		47,679	60%
Miscellaneous Revenues	8,281	-	8,541		(260)	103%
<b>Total Revenues</b>	<b>6,072,721</b>	<b>452,727</b>	<b>5,797,291</b>	<b>-</b>	<b>275,430</b>	<b>95%</b>
<b>Expenditures</b>						
Personnel Costs	2,994,342	285,351	2,473,041	-	521,301	83%
Other Operating Costs	3,245,234	264,272	2,136,136	10,347	1,098,751	66%
Total Operating Costs	6,239,576	549,623	4,609,177	10,347	1,620,052	74%
Capital Outlay	759,635	154,213	628,365	76,089	55,180	83%
<b>Total Expenditures</b>	<b>6,999,210</b>	<b>703,836</b>	<b>5,237,542</b>	<b>86,436</b>	<b>1,675,232</b>	<b>75%</b>
<b>Net Revenue/(Expense)</b>	<b>(926,489)</b>		<b>559,749</b>			

\*All figures are unaudited

Notes:

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

City of Conway  
Street Fund  
2020



Fund Balance Appropriations

<u>Ordinance</u>	<u>Date</u>	<u>Description</u>	<u>Amount</u>
O-20-73	11/24/20	Employee Appreciation Christmas Bonuses	18,650

City of Conway  
 Balance Sheet - Street Fund  
 As of December 31, 2020



Cash - Operating	6,018,667
Taxes Receivable	53,782
Accounts Receivable	1,570,158
Due from Other Funds	(9,153)
<b><i>Assets</i></b>	<b><u>7,633,454</u></b>
Accounts Payable	248,167
Salaries Payable	46,727
Insurance and Benefits Payable	33,037
Due to Other Funds	2,189
Due to General	26,509
Deferred Revenue	1,474,929
<b><i>Liabilities</i></b>	<b><u>1,831,557</u></b>
Fund Balance/Net Assets	5,242,148
Retained Earnings (YTD Net Income)	559,749
<b><i>Fund Balance</i></b>	<b><u>5,801,897</u></b>
<b><i>Total Liabilities &amp; Fund Balance</i></b>	<b><u>7,633,454</u></b>

\*All figures are unaudited

City of Conway  
 Monthly Financial Report - Sanitation  
 For the month ended December 31, 2020



	<u>Budget</u>	<u>Month Activity</u>	<u>Year to Date</u>	<u>Encumbered</u>	<u>(Over)/Under Budget</u>	<u>% Expend/Collect</u>
<b>Revenues</b>						
Sanitation Fees	9,150,000	1,736,057	9,642,560		(492,560)	105%
Proceeds - Recycled Materials	375,000	27,802	298,307		76,693	80%
Landfill Fees - General	200,000	20,004	260,580		(60,580)	130%
Insurance Proceeds	-	-	19,273		(19,273)	-
Interest Income	200,000	-	201,427		(1,427)	101%
Miscellaneous Revenues	-	255	48,218		(48,218)	-
<b>Total Revenues</b>	<b>9,925,000</b>	<b>1,784,118</b>	<b>10,470,366</b>	<b>-</b>	<b>(545,366)</b>	<b>105%</b>
<b>Expenditures</b>						
Personnel Costs	4,775,495	578,928	4,925,787	-	(150,292)	103%
Other Operating Costs	<u>2,974,653</u>	<u>302,600</u>	<u>2,095,289</u>	<u>124,736</u>	<u>754,628</u>	<u>70%</u>
Total Operating Costs	7,750,148	881,528	7,021,076	124,736	604,336	91%
Capital Outlay	<u>2,580,413</u>	<u>159,471</u>	<u>1,216,715</u>	<u>41,112</u>	<u>1,322,587</u>	<u>47%</u>
<b>Total Expenditures</b>	<b>10,330,561</b>	<b>1,040,999</b>	<b>8,237,791</b>	<b>165,847</b>	<b>1,926,923</b>	<b>80%</b>
<b>Net Revenue/(Expense)</b>	<b>(405,561)</b>		<b><u>2,232,575</u></b>			

\*All figures are unaudited

Notes:

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

City of Conway  
Sanitation Fund  
2020



Fund Balance Appropriations

<u>Ordinance</u>	<u>Date</u>	<u>Description</u>	<u>Amount</u>
O-20-73	11/24/20	Employee Appreciation Christmas Bonuses	52,500

City of Conway  
 Balance Sheet - Sanitation  
 As of December 31, 2020



Cash - Operating	10,953,000
Petty Cash	200
Post Closure Cash Account	6,049,269
Accounts Receivable	14,474
Due from Other Funds	5,345
Due from Component Unit	931,603
General Inventory	2,122
Land & Buildings	2,261,966
Infrastructure	878,524
Machinery and Equipment	4,095,518
Vehicles	(146,213)
Deferred Outflows of Resources	1,903,527
Deferred Outflows of Resources-OPEB	18,248
<b><i>Assets</i></b>	<b><u>26,967,582</u></b>
Accounts Payable	40,002
Salaries Payable	102,068
Insurance and Benefits Payable	8,153
Compensated Absences	189,878
Net Pension Obligation	12,544,384
Deferred Inflows of Resources	1,612,058
Deferred Inflows of Resources-OPEB	126,149
Net OPEB Liability	606,008
Due to Other Funds	62,565
Landfill Close/Post Close	8,819,006
<b><i>Liabilities</i></b>	<b><u>24,110,270</u></b>
<b><i>Net Position</i></b>	<b>2,857,313</b>
<b><i>Total Liabilities and Net Position</i></b>	<b><u>26,967,582</u></b>

\*All figures are unaudited

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



City of Conway  
 Monthly Financial Report - Airport  
 For the month ended December 31, 2020



	<u>Budget</u>	<u>Month</u> <u>Activity</u>	<u>Year to</u> <u>Date</u>	<u>Encumbered</u>	<u>(Over)/Under</u> <u>Budget</u>	<u>%</u> <u>Expend/Collect</u>
<b>Revenues</b>						
Sales Tax	15,000	1,297	15,234		(234)	102%
Airport Fuel Sales	780,000	49,752	589,872		190,128	76%
T-Hangar Rent	137,160	38,713	154,034		(16,874)	112%
Community Hangar Rent	33,600	2,800	33,600		-	100%
Ground Leases	125,000	69,696	124,802		199	100%
Federal Grant Revenues	69,000	-	28,650		40,350	42%
Miscellaneous Revenues	10,000	5,454	18,618		(8,618)	186%
<b>Total Revenues</b>	<b>1,169,760</b>	<b>167,713</b>	<b>964,809</b>	<b>-</b>	<b>204,951</b>	<b>82%</b>
<b>Expenditures</b>						
Personnel Costs	305,567	37,645	276,883	-	28,684	91%
Fuel for Resale	650,000	48,824	417,226	-	232,774	64%
Other Operating Costs	183,525	27,950	147,744	15,556	20,224	81%
Total Operating Costs	1,139,092	114,420	841,853	15,556	281,682	74%
Capital Outlay	116,211	-	21,060	-	95,151	0%
<b>Total Expenditures</b>	<b>1,255,303</b>	<b>114,420</b>	<b>862,914</b>	<b>15,556</b>	<b>376,833</b>	<b>69%</b>
<b>Net Revenue/(Expense)</b>	<b>(85,543)</b>		<b>101,896</b>			

\*All figures are unaudited

Notes:

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

City of Conway  
Airport Fund  
2020



Fund Balance Appropriations

<u>Ordinance</u>	<u>Date</u>	<u>Description</u>	<u>Amount</u>
O-20-55	9/22/20	Utility improvements for future T-hangars	95,150
O-20-73	11/24/20	Employee Appreciation Christmas Bonuses	3,205
			<u>\$ 98,355</u>

City of Conway  
 Balance Sheet - Airport  
 As of December 31, 2020



Cash - Operating	484,904
Taxes Receivable	3,638
Accounts Receivable - Fuel Vendor	(77,181)
Land	1,254,473
Buildings	3,946,264
Machinery & Equipment	560,613
Vehicles	5,484
Infrastructure	23,059,528
Deferred Outflows of Resources-OPEB	1,029
<b><i>Assets</i></b>	<b><u>29,238,752</u></b>
Accounts Payable	8,012
Salaries Payable	4,836
Insurance and Benefits Payable	5,688
Compensated Absences	5,127
Due to General	9,126
Deferred Inflows of Resources	34,168
Deferred Inflows of Resources-OPEB	7,112
<b><i>Liabilities</i></b>	<b><u>74,070</u></b>
<b><i>Net Position</i></b>	<b><u>29,164,683</u></b>
<b><i>Total Liabilities &amp; Net Position</i></b>	<b><u>29,238,752</u></b>

\*All figures are unaudited

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

City of Conway  
Monthly Financial Report - Major Project Funds  
As of December 31, 2020



Parks and Rec A&P Tax

Balance, 11/30/20	2,117,702
Receipts	383,780
Payments	(290,762)
Balance, 12/31/20	\$ 2,210,720

Pay as you go Sales Tax

Balance, 11/30/20	3,633,681
Receipts	548,889
Payments	(260,468)
Balance, 12/31/20	\$ 3,922,102

Street Impact Fees

Balance, 11/30/20	1,221,343
Receipts	54,210
Payments	(1,514)
Balance, 12/31/20	\$ 1,274,039

Parks Impact Fees

Balance, 11/30/20	752,754
Receipts	19,476
Payments	(4,613)
Balance, 12/31/20	\$ 767,617

Street Sales Tax

Balance, 11/30/20	9,147,471
Receipts	503,312
Payments	(435,214)
Balance, 12/31/20	\$ 9,215,569



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

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

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

**Whereas**, the application is limited and specific to Chivos Locos of Conway Inc. located at 1090 Skyline Drive, Conway, AR 72032, and

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

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

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

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

**Section 1.** That the application for private club permit is hereby approved for and specific to Chivos Locos of Conway Inc to be located at 1090 Skyline Drive, Conway, AR 72032.

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

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

**Passed** this 26<sup>th</sup> day of January, 2020.

**Approved:**

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

**Attest:**

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



# MEMO

**TO:** Mayor Bart Castleberry  
**CC:** City Council Members  
**FROM:** Missy Schrag  
**DATE:** January 19, 2021  
**SUBJECT:** Certified Liens – Code Enforcement

The following resolutions are included for a request to the Faulkner County Tax collector to place a certified lien against real property as a result of incurred expenses by the City.

The properties & amount (plus a ten percent collection penalty) are as follows:

- |                    |          |
|--------------------|----------|
| 1. 411 S Ash       | \$161.29 |
| 2. 1824 South Blvd | \$187.29 |
| 3. 217 Davis St.   | \$457.76 |
| 4. 135 Eve Ln      | \$506.28 |

Please advise if you have any questions.

Thank you for your consideration.



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

**A RESOLUTION REQUESTING THE FAULKNER COUNTY TAX COLLECTOR PLACE A CERTIFIED LIEN AGAINST REAL PROPERTY AS A RESULT OF INCURRED EXPENSES BY THE CITY OF CONWAY; AND FOR OTHER PURPOSES.**

**WHEREAS**, in accordance with Ark. Code Ann. § 14-54-901, the City of Conway has corrected conditions existing on **411 S Ash St.** within the City of Conway and is entitled to compensation pursuant to Ark. Code § 14-54-904: and

**WHEREAS**, State law also provides for a lien against the subject property, with the amount of lien to be determined by the City Council at a hearing held after the notice to the owner thereof by certified mail with said amount **\$161.29** (\$119.35 + Penalty \$11.94 + filing fee \$30.00) to be thereafter certified to the Faulkner County Tax Collector; and

**WHEREAS**, a hearing for the purpose of determine such lien has been set for **January 26, 2021** in order to allow for service of the attached notice of same upon the listed property owners, by certified or publication as is necessary.

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

**SECTION 1:** That after said public hearing the amount listed above is hereby certified and is to be forwarded to the Faulkner County Tax Collector and Assessor by the City of Conway.

**SECTION 2:** That this Resolution shall be in full force and effect from and after its passage and approval.

**ADOPTED** this 26th day of January, 2021.

**Approved:**

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

**Attest:**

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

**City of Conway**  
Code Enforcement  
1111 Main St.  
Conway, Arkansas 72032



*Missy Schrag*  
Phone: 501-450-6191

## CODE ENFORCEMENT REPORT

To: Mayor Bart Castleberry  
CC: City Council Members

Re: Violation # 20-1409  
Address of Violation: 411 S Ash

- 
- October 21, 2020 – a Violation was written for rubbish/trash and left on the premises by Mike Cullum.
  - Property Owner is listed as KU Lucero.
  - Property was re-inspected on 10/27/2020 with little progress made.
  - Additional re-inspection made 11/3/2020 with no progress made.
  - Certified and regular letters were mailed 11/3/2020 to address on file and a notice was left by post office.
  - Property was rechecked on 11/10/2020 with no progress made and City cleanup was requested.
  - Final Cleanup completed on 11/13/2020.
  - Certified and regular letters were sent including date, time & place of the City Council meeting.

Code Enforcement Officer: Mike Cullum

Officer Signature: \_\_\_\_\_ Date: \_\_\_\_\_



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

1111 Main St.  
Conway, Arkansas 72032  
[www.conwayarkansas.gov](http://www.conwayarkansas.gov)



*Missy Schrag*  
Conway Permits & Code Enforcement  
Phone 501-450-6191  
Fax 501-450-6144

November 3, 2020

KU, LUCERO & GONZALEZ, RENE  
411 S ASH STREET  
CONWAY AR 72034

Parcel # 710-06752-000

**RE: Nuisance Abatement at 411 S ASH ST. Conway AR**  
**Cost of Clean-Up, Amount Due: \$119.35**

To whom it may concern:

Because you failed or refused to remove, abate or eliminate certain conditions on the aforementioned real property in the City of Conway, after having been given seven (7) days notice in writing to do so, the City of Conway was forced to undertake the cleanup of this property to bring it within compliance of the Conway Municipal Code.

The City of Conway is requesting payment for all costs expended in correcting said condition. If after thirty (30) days from the receipt of this letter notifying you of the cost to correct said condition, such payment has not been remitted to the City, the City has the authority to file a lien against real estate property for the cost expended after City Council approval.

At its **December 22, 2020 Meeting**, 6:30 p.m. located at 1111 Main Street, the City Council will conduct a public hearing on three items:

1. Consideration of the cost of the clean-up of your real property.
2. Consideration of placing a lien on your real property for this amount.
3. Consideration of certifying this amount determined at the hearing, plus a ten percent (10%) penalty for collection & filing fees, to the Tax Collector of Faulkner County to be placed on the tax books as delinquent taxes and collected accordingly.

None of these actions will be necessary if full payment is received before the meeting date. Please make check payable to the **City of Conway** and mail to **1111 Main Street Conway Arkansas 72032** with the **attention** to **Missy Schrag**. If you have any questions, please feel free to call me at 501-450-6191.

Respectfully,

Missy Schrag

# INVOICE

## City of Conway Code Enforcement

DATE: JANUARY 21, 2021

1111 Main St.  
Conway, AR 72032  
Phone: 501-450-6191  
Fax 501-450-6144  
missy.schrag@conwayarkansas.gov

TO KU, LUCERO & GONZALEZ, RENE  
411 S ASH ST  
CONWAY AR 72034

Description: Mowing/Clean-up/Admin Fees  
associated with the nuisance abatement at  
411 S ASH ST. Conway Arkansas

CODE ENFORCEMENT OFFICER	PARCEL NUMBER	PAYMENT TERMS	DUE DATE
MIKE CULLUM	710-06752-000		January 12, 2021

HOURS	DESCRIPTION	UNIT PRICE	LINE TOTAL
	DEBRIS REMOVAL by C.E.P.P.	2 @ 18.18	36.36
	Sanitation Ticket #737659	32.74	32.74
1	Administrative Fee (Code Enforcement)	20.49	20.49
1	Administrative Fee (Code Officer)	17.46	17.46
2	Regular Letter	.55	1.10
2	Certified Letter	5.60	11.20

TOTAL \$119.35

- Total amount due after January 12, 2021 includes collection penalty & filing fees

TOTAL  
WITH PENALTY &  
FILING FEES \$161.29

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



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

**A RESOLUTION REQUESTING THE FAULKNER COUNTY TAX COLLECTOR PLACE A CERTIFIED LIEN AGAINST REAL PROPERTY AS A RESULT OF INCURRED EXPENSES BY THE CITY OF CONWAY; AND FOR OTHER PURPOSES.**

**WHEREAS**, in accordance with Ark. Code Ann. § 14-54-901, the City of Conway has corrected conditions existing on 1824 S Blvd. within the City of Conway and is entitled to compensation pursuant to Ark. Code § 14-54-904: and

**WHEREAS**, State law also provides for a lien against the subject property, with the amount of lien to be determined by the City Council at a hearing held after the notice to the owner thereof by certified mail with said amount \$187.29 (\$142.99 + Penalty \$14.30 + filing fee \$30.00) to be thereafter certified to the Faulkner County Tax Collector; and

**WHEREAS**, a hearing for the purpose of determine such lien has been set for **January 26, 2021** in order to allow for service of the attached notice of same upon the listed property owners, by certified or publication as is necessary.

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

**SECTION 1:** That after said public hearing the amount listed above is hereby certified and is to be forwarded to the Faulkner County Tax Collector and Assessor by the City of Conway.

**SECTION 2:** That this Resolution shall be in full force and effect from and after its passage and approval.

**ADOPTED** this 26th day of January, 2021.

**Approved:**

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

**Attest:**

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

**City of Conway**  
Code Enforcement  
1111 Main St.  
Conway, Arkansas 72032



*Missy Schrag*  
Phone: 501-450-6191  
Fax: 501-450-6144

## CODE ENFORCEMENT REPORT

To: Mayor Bart Castleberry  
CC: City Council Members

Re: Violation # 20-1436  
Address of Violation: 1824 South Blvd

- 
- October 27, 2020 – a Violation was written for grass; rubbish/debris and left on the premises by Kim Beard.
  - Property Owner is listed as Jeffrey Hulett.
  - Property was re-inspected on 11/3/2020 with no progress made.
  - Certified and regular letters were mailed 11/4/2020 to address on file and a notice was left by post office.
  - Property was rechecked on 11/12/2020 with no progress made and City cleanup was requested.
  - Final Cleanup completed on 11/12/2020.
  - Certified and regular letters were sent including date, time & place of the City Council meeting.

Code Enforcement Officer: Kim Beard

Officer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

1111 Main St.  
Conway, Arkansas 72032  
[www.conwayarkansas.gov](http://www.conwayarkansas.gov)



*Missy Schrag*  
Conway Permits & Code Enforcement  
Phone 501-450-6191  
Fax 501-450-6144

November 3, 2020

HULETT, JEFFREY SCOTT  
1001 MISSION RD  
NORTH LITTLE ROCK, AR 72118

Parcel # 710-01063-000

**RE: Nuisance Abatement at 1824 S Blvd., Conway AR**  
**Cost of Clean-Up, Amount Due: \$142.99**

To whom it may concern:

Because you failed or refused to remove, abate or eliminate certain conditions on the aforementioned real property in the City of Conway, after having been given seven (7) days notice in writing to do so, the City of Conway was forced to undertake the cleanup of this property to bring it within compliance of the Conway Municipal Code.

The City of Conway is requesting payment for all costs expended in correcting said condition. If after thirty (30) days from the receipt of this letter notifying you of the cost to correct said condition, such payment has not been remitted to the City, the City has the authority to file a lien against real estate property for the cost expended after City Council approval.

At its **January 12, 2021 Meeting**, 6:30 p.m. located at 1111 Main Street, the City Council will conduct a public hearing on three items:

1. Consideration of the cost of the clean-up of your real property.
2. Consideration of placing a lien on your real property for this amount.
3. Consideration of certifying this amount determined at the hearing, plus a ten percent (10%) penalty for collection & filing fees, to the Tax Collector of Faulkner County to be placed on the tax books as delinquent taxes and collected accordingly.

None of these actions will be necessary if full payment is received before the meeting date. Please make check payable to the **City of Conway** and mail to **1111 Main Street Conway Arkansas 72032** with the **attention** to **Missy Schrag**. If you have any questions, please feel free to call me at 501-450-6191.

Respectfully,

Missy Schrag

# INVOICE

## City of Conway Code Enforcement

DATE: JANUARY 21, 2021

1111 Main St.  
Conway, AR 72032  
Phone: 501-450-6191  
Fax 501-450-6144  
missy.schrag@conwayarkansas.gov

TO HULETT, JEFFREY SCOTT  
1001 MISSION RD  
NORTH LITTLE ROCK, AR 72118

Description: Mowing/Clean-up/Admin Fees  
associated with the nuisance abatement at  
1824 S Blvd., Conway Arkansas

CODE ENFORCEMENT OFFICER	PARCEL NUMBER	PAYMENT TERMS	DUE DATE
Kim Beard	710-01063-000		January 12, 2021

HOURS	DESCRIPTION	UNIT PRICE	LINE TOTAL
1.2	DEBRIS REMOVAL by Matt Skelton Construction, Inc.	50.00	60.00
	Sanitation Ticket #737439	32.74	32.74
1	Administrative Fee (Code Enforcement)	20.49	20.49
1	Administrative Fee (Code Officer)	17.46	17.46
2	Regular Letter	.55	1.10
2	Certified Letter	5.60	11.20

TOTAL \$142.99

- Total amount due after January 12, 2021 includes collection penalty & filing fees

TOTAL  
WITH PENALTY &  
FILING FEES \$187.29

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



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

**A RESOLUTION REQUESTING THE FAULKNER COUNTY TAX COLLECTOR PLACE A CERTIFIED LIEN AGAINST REAL PROPERTY AS A RESULT OF INCURRED EXPENSES BY THE CITY OF CONWAY; AND FOR OTHER PURPOSES.**

**WHEREAS**, in accordance with Ark. Code Ann. § 14-54-901, the City of Conway has corrected conditions existing on 217 Davis St. within the City of Conway and is entitled to compensation pursuant to Ark. Code § 14-54-904: and

**WHEREAS**, State law also provides for a lien against the subject property, with the amount of lien to be determined by the City Council at a hearing held after the notice to the owner thereof by certified mail with said amount \$457.76 (\$388.87 + Penalty \$38.89 + filing fee \$30.00) to be thereafter certified to the Faulkner County Tax Collector; and

**WHEREAS**, a hearing for the purpose of determine such lien has been set for **January 26, 2021** in order to allow for service of the attached notice of same upon the listed property owners, by certified or publication as is necessary.

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

**SECTION 1:** That after said public hearing the amount listed above is hereby certified and is to be forwarded to the Faulkner County Tax Collector and Assessor by the City of Conway.

**SECTION 2:** That this Resolution shall be in full force and effect from and after its passage and approval.

**ADOPTED** this 26th day of January, 2021.

**Approved:**

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

**Attest:**

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

**City of Conway**  
Code Enforcement  
1111 Main St.  
Conway, Arkansas 72032



*Missy Schrag*  
Phone: 501-450-6191  
Fax: 501-450-6144

## CODE ENFORCEMENT REPORT

To: Mayor Bart Castleberry  
CC: City Council Members  
  
Re: Violation # 20-1415  
Address of Violation: 217 Davis St.

---

- October 27, 2020 – a Violation was written for rubbish/debris and left on the premises by Mike Cullum.
- Property Owner is listed as Robert Fraser.
- Property was re-inspected on 11/3/2020 with no progress made.
- Certified and regular letters were mailed 11/3/2020 to address on file and a notice was left by post office.
- Property was rechecked with a Right of Entry on 11/12/2020 with no progress made and City cleanup was requested.
- Final Cleanup completed on 11/12/2020.
- Certified and regular letters were sent including date, time & place of the City Council meeting.

Code Enforcement Officer: Mike Cullum

Officer Signature: \_\_\_\_\_ Date: \_\_\_\_\_



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

1111 Main St.  
Conway, Arkansas 72032  
[www.conwayarkansas.gov](http://www.conwayarkansas.gov)



*Missy Schrag*  
Conway Permits & Code Enforcement  
Phone 501-450-6191  
Fax 501-450-6144

November 3, 2020

Robert Fraser  
225 Davis St  
Conway AR 72034

Parcel # 710-01069-000

**RE: Nuisance Abatement at 217 Davis St. Conway AR**  
**Cost of Clean-Up, Amount Due: \$388.87**

To whom it may concern:

Because you failed or refused to remove, abate or eliminate certain conditions on the aforementioned real property in the City of Conway, after having been given seven (7) days notice in writing to do so, the City of Conway was forced to undertake the cleanup of this property to bring it within compliance of the Conway Municipal Code.

The City of Conway is requesting payment for all costs expended in correcting said condition. If after thirty (30) days from the receipt of this letter notifying you of the cost to correct said condition, such payment has not been remitted to the City, the City has the authority to file a lien against real estate property for the cost expended after City Council approval.

At its **January 12, 2021 Meeting**, 6:30 p.m. located at 1111 Main Street, the City Council will conduct a public hearing on three items:

1. Consideration of the cost of the clean-up of your real property.
2. Consideration of placing a lien on your real property for this amount.
3. Consideration of certifying this amount determined at the hearing, plus a ten percent (10%) penalty for collection & filing fees, to the Tax Collector of Faulkner County to be placed on the tax books as delinquent taxes and collected accordingly.

None of these actions will be necessary if full payment is received before the meeting date. Please make check payable to the **City of Conway** and mail to **1111 Main Street Conway Arkansas 72032** with the **attention** to **Missy Schrag**. If you have any questions, please feel free to call me at 501-450-6191.

Respectfully,

Missy Schrag

# INVOICE

## City of Conway Code Enforcement

DATE: JANUARY 21, 2021

1111 Main St.  
Conway, AR 72032  
Phone: 501-450-6191  
Fax 501-450-6144  
missy.schrag@conwayarkansas.gov

TO Robert Fraser  
225 Davis St.  
Conway AR 72034

Description: Mowing/Clean-up/Admin Fees  
associated with the nuisance abatement at  
217 Davis St. Conway Arkansas

CODE ENFORCEMENT OFFICER	PARCEL NUMBER	PAYMENT TERMS	DUE DATE
Mike Cullum	710-01069-000		January 12, 2021

HOURS	DESCRIPTION	UNIT PRICE	LINE TOTAL
16	DEBRIS REMOVAL by C.E.P.P.	4 @ 18.18	290.88
	EQUIPMENT FEE	15.00	15.00
	Sanitation Ticket #737479	32.74	32.74
1	Administrative Fee (Code Enforcement)	20.49	20.49
1	Administrative Fee (Code Officer)	17.46	17.46
2	Regular Letter	.55	1.10
2	Certified Letter	5.60	11.20
		TOTAL	\$388.87
		TOTAL WITH PENALTY & FILING FEES	\$457.76

- Total amount due after January 12, 2021 includes collection penalty & filing fees

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



217 Davis St. Before/After pics





217 Davis St. Before/After pics





217 Davis St. Before/After pics





217 Davis St. Before/After pics





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

**A RESOLUTION REQUESTING THE FAULKNER COUNTY TAX COLLECTOR PLACE A CERTIFIED LIEN AGAINST REAL PROPERTY AS A RESULT OF INCURRED EXPENSES BY THE CITY OF CONWAY; AND FOR OTHER PURPOSES.**

**WHEREAS**, in accordance with Ark. Code Ann. § 14-54-901, the City of Conway has corrected conditions existing on 135 Eve Lane within the City of Conway and is entitled to compensation pursuant to Ark. Code § 14-54-904: and

**WHEREAS**, State law also provides for a lien against the subject property, with the amount of lien to be determined by the City Council at a hearing held after the notice to the owner thereof by certified mail with said amount \$506.28 (\$432.98 + Penalty \$43.30 + filing fee \$30.00) to be thereafter certified to the Faulkner County Tax Collector; and

**WHEREAS**, a hearing for the purpose of determine such lien has been set for **January 26, 2021** in order to allow for service of the attached notice of same upon the listed property owners, by certified or publication as is necessary.

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

**SECTION 1:** That after said public hearing the amount listed above is hereby certified and is to be forwarded to the Faulkner County Tax Collector and Assessor by the City of Conway.

**SECTION 2:** That this Resolution shall be in full force and effect from and after its passage and approval.

**ADOPTED** this 26th day of January, 2021.

**Approved:**

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

**Attest:**

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

**City of Conway**  
Code Enforcement  
1111 Main St.  
Conway, Arkansas 72032



*Missy Schrag*  
Phone: 501-450-6191  
Fax: 501-450-6144

## CODE ENFORCEMENT REPORT

To: Mayor Bart Castleberry  
CC: City Council Members  
  
Re: Violation # 20-1207  
Address of Violation: 135 Eve Lane

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- September 11 2020 – a Violation was written for grass; rubbish/debris and left on the premises by Kim Beard.
- Property Owner is listed as Britta & Robert Puckett.
- Property was re-inspected on 9/21/2020 with no progress made.
- Certified and regular letters were mailed 9/21/2020 to address on file and a notice was left by post office.
- Property was re-inspected on 9/28/2020 with little progress made.
- Property was rechecked on 10/9/2020 & 10/20/2020 with no progress made and City cleanup was requested.
- Final Cleanup completed, with Right of Entry on 11/5/2020.
- Certified and regular letters were sent including date, time & place of the City Council meeting.

Code Enforcement Officer: Kim Beard

Officer Signature: \_\_\_\_\_ Date: \_\_\_\_\_



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

1111 Main St.  
Conway, Arkansas 72032  
[www.conwayarkansas.gov](http://www.conwayarkansas.gov)



*Missy Schrag*  
Conway Permits & Code Enforcement  
Phone 501-450-6191  
Fax 501-450-6144

November 3, 2020

AUX ARC WILDERNESS, LLC C/O PUCKETT, ROBERT & BRITTA  
217 BEAVERFORK RD  
CONWAY AR 72032

Parcel # 710-03350-000

**RE: Nuisance Abatement at 135 Eve Lane, Conway AR**  
**Cost of Clean-Up, Amount Due: \$432.98**

To whom it may concern:

Because you failed or refused to remove, abate or eliminate certain conditions on the aforementioned real property in the City of Conway, after having been given seven (7) days notice in writing to do so, the City of Conway was forced to undertake the cleanup of this property to bring it within compliance of the Conway Municipal Code.

The City of Conway is requesting payment for all costs expended in correcting said condition. If after thirty (30) days from the receipt of this letter notifying you of the cost to correct said condition, such payment has not been remitted to the City, the City has the authority to file a lien against real estate property for the cost expended after City Council approval.

At its **January 12, 2021 Meeting**, 6:30 p.m. located at 1111 Main Street, the City Council will conduct a public hearing on three items:

1. Consideration of the cost of the clean-up of your real property.
2. Consideration of placing a lien on your real property for this amount.
3. Consideration of certifying this amount determined at the hearing, plus a ten percent (10%) penalty for collection & filing fees, to the Tax Collector of Faulkner County to be placed on the tax books as delinquent taxes and collected accordingly.

None of these actions will be necessary if full payment is received before the meeting date. Please make check payable to the **City of Conway** and mail to **1111 Main Street Conway Arkansas 72032** with the **attention** to **Missy Schrag**. If you have any questions, please feel free to call me at 501-450-6191.

Respectfully,

Missy Schrag

# INVOICE

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

DATE: JANUARY 21, 2021

1111 Main St.  
 Conway, AR 72032  
 Phone: 501-450-6191  
 Fax 501-450-6144  
 missy.schrag@conwayarkansas.gov

TO AUX ARC WILDERNESS, LLC  
 C/O PUCKETT, ROBERT & BRITTA  
 217 BEAVERFORK RD  
 CONWAY AR 72032

Description: Mowing/Clean-up/Admin Fees associated with the nuisance abatement at 135 Eve Lane. Conway Arkansas

CODE ENFORCEMENT OFFICER	PARCEL NUMBER	PAYMENT TERMS	DUE DATE
Kim Beard	712-00276-000		January 12, 2021

HOURS	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	DEBRIS REMOVAL by Matt Skelton Construction, Inc.	52.25	52.25
2	Tractor/Bush hogg	45.00	90.00
3.5	Cut/Remove Overgrowth	50.00	175.00
	Sanitation Ticket #736670; 736676	65.48	65.48
1	Administrative Fee (Code Enforcement)	20.49	20.49
1	Administrative Fee (Code Officer)	17.46	17.46
2	Regular Letter	.55	1.10
2	Certified Letter	5.60	11.20

TOTAL \$432.98

- Total amount due after January 12, 2021 includes collection penalty & filing fees

TOTAL WITH PENALTY & FILING FEES \$506.28

--

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



























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

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

**Whereas**, the Arkansas Department of Transportation required full payment up front from the City of Conway for the construction inspection of the 2015 Oak Street and I-40 Improvements project; and

**Whereas**, the Arkansas Department of Transportation has provided reimbursement for the unused portion of the construction inspection funding; and

**Whereas**, the City of Conway has received funds from Arkansas Department of Transportation in the amount of \$272,406.00, for the 2015 Oak Street and I-40 Improvements 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 funds in the amount of \$272,406.00 and appropriate the same amount from the Transportation Miscellaneous Revenue account (613-201-4799) to the Transportation CIP Miscellaneous Street Projects account (613-201-5990).

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

PASSED this 26<sup>th</sup> day of January 2021

**Approved:**

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

**Attest:**

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



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

**A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A SETTLEMENT AGREEMENT IN PENDING LITIGATION OVER THE ACQUISITION OF PROPERTY LOCATED AT COLLEGE AND DONAGHEY AVENUES, AS BEING NECESSARY FOR THE CITY OF CONWAY'S DONAGHEY AVENUE PROJECT, PHASE 1.**

**WHEREAS**, it has been determined that acquisition of a portion of the property located at Donaghey and College Avenue, as described in the attached survey, owned by Southeast Realty Investments, LLC, (hereinafter "SER") is necessary in order for the Conway Department of Transportation to complete the Donaghey Avenue Project, and that it is in the best interest of the City to purchase that portion of the property needed to complete the project; and

**WHEREAS**, the City Council previously authorized the filing of a lawsuit to condemn the property, and a lawsuit has been filed; City of Conway vs. Southeast Realty, LLC, 23 CV 20-750; and

**WHEREAS**, the Circuit Court to which the lawsuit was assigned, determined that the initial deposit to be made by the City in order to obtain immediate access and right of entry, was \$300,000; and

**WHEREAS**, it is believed that the property at issue, and necessary easements, can be acquired from SER, and the litigation settled, for the amount of \$225,000; and

**WHEREAS**, it is believed that resolving the litigation in this manner will finally settle the matter for a reasonable amount less than the initial deposit required by the Court, and in addition enable the City to successfully avoid expensive litigation costs.

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

**SECTION 1:** The City Council for the City of Conway shall and hereby does authorize the Mayor to enter into a settlement agreement with SER, for the portion of the property at the intersection of Donaghey Avenue and College Avenue being necessary for completion of the Donaghey Avenue Project, Phase 1, and resolution of the litigation styled "City of Conway vs. Southeast Realty Investments, LLC."

Section 2: That this resolution shall be in full force and effect from and after its passage and approval.

**PASSED** this 26<sup>th</sup> day of January, 2020.

**Approved:**

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

**Attest:**

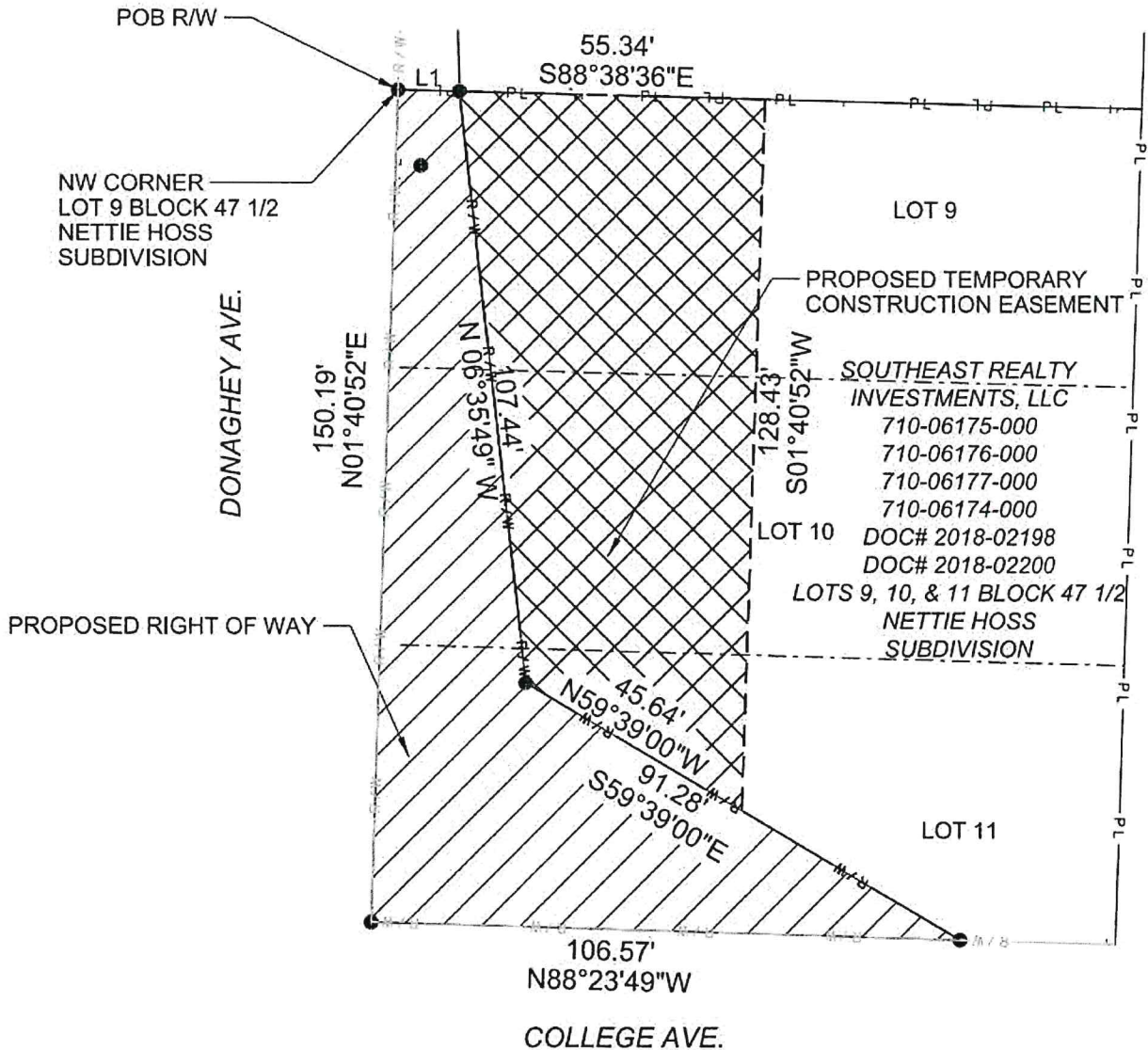
\_\_\_\_\_  
**Michael O. Garrett**  
**City Clerk/Treasurer**

## SUMMARY OF REPORT CONCLUSIONS AND CERTIFICATION

### SUMMARY OF APPRAISAL PROBLEM

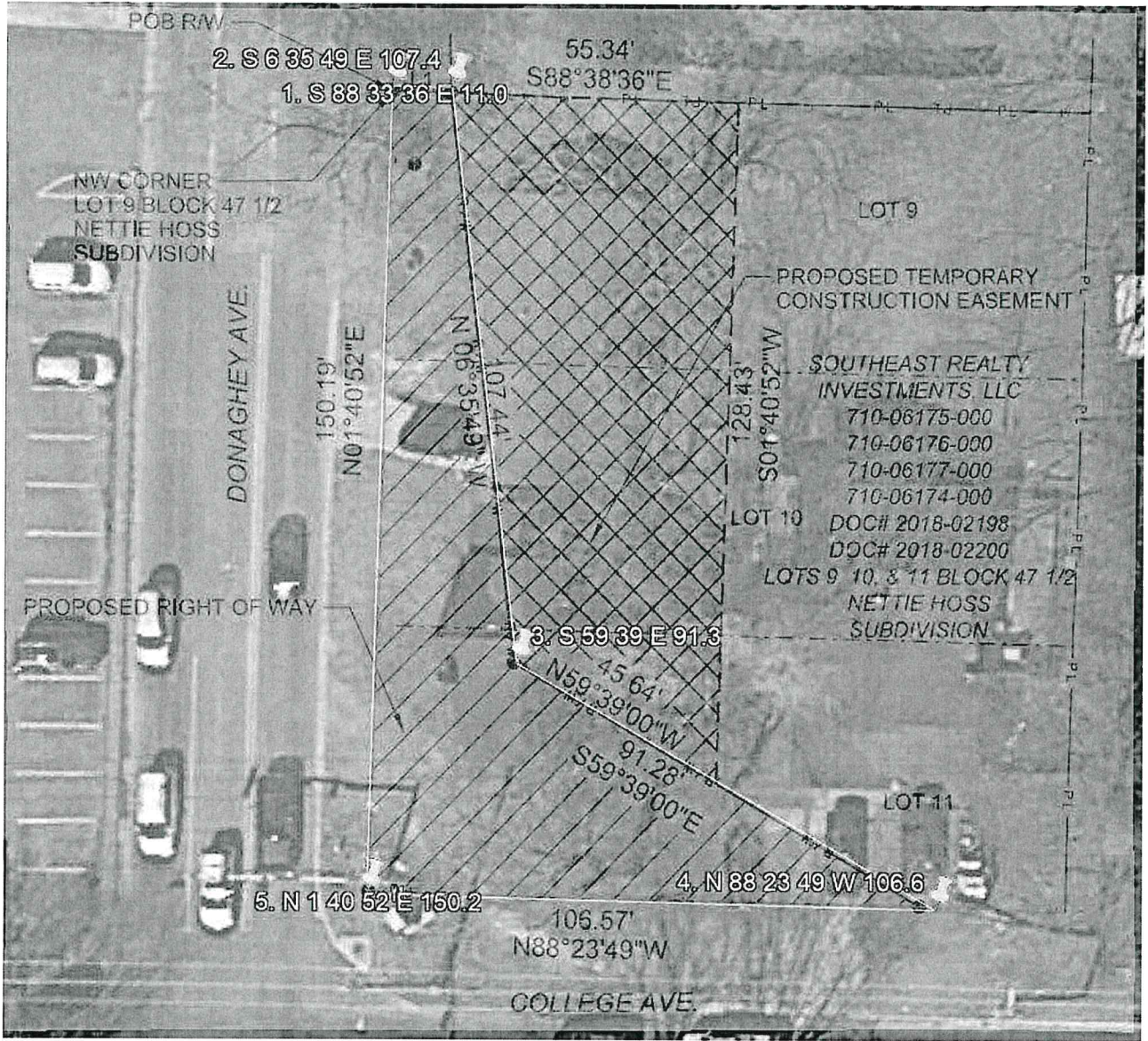
The purpose of the Donaghey Improvement Project is to improve mobility for vehicles, pedestrians, and bicyclists along Donaghey Avenue.

The appraisal problem in this valuation assignment is to opine a “before and after” market value of a property located in the northeast quadrant of the intersection of College and Donaghey. There are three single family residences on this property addressed 2066 College Ave., 2070 College Ave., and 510 Donaghey Ave. This property was recently purchased by Southeast Realty Investments LLC and includes four parcels as noted by the Faulkner County Assessors’ Office (710-06174-000, 710-06175-000, 710-06176-000, & 710-06177-000). The difference of the estimates of the before and after market value of the subject property is the basis of compensation preceding the negotiations for an acquisition in fee of some 4,910± square feet and a temporary easement encompassing some 5,508± square feet from the subject property. The effective date of value is the date of the site inspection February 14, 2020.





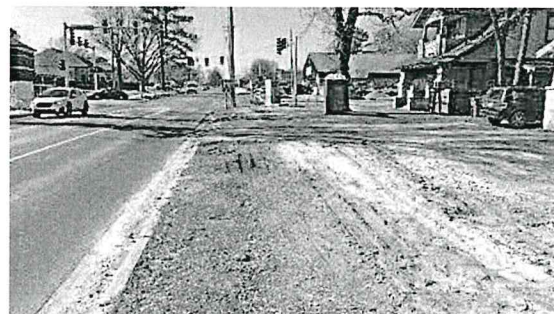
**ANALYSIS**



**PHOTOGRAPHS OF THE WHOLE**



**DIRECTION: West DATE: 02/14/2020  
INITIALS: AJR**



**DIRECTION: West DATE: 02/14/2020  
INITIALS: AJR**



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

**AN ORDINANCE ACCEPTING THE ANNEXATION OF CERTAIN LANDS COMPRISED OF +/- 66.87 ACRES LOCATED SOUTH OF NUTTERS CHAPEL ROAD, CONNECTING TO RIDGEDALE CIRCLE, 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 26, 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:

Nutters Chapel, Conway, AR

Being a part of the E ½ NW ¼ of Section 27, T-5-N, R-14-W, and also Lots 19 and 20 Ridgedale Subdivision, and unrecorded plat, being a part of the W ½ NW ¼ of Section 27, T-5-N, R-14-W, Faulkner County, Arkansas; more particularly described as: Commencing at the SW corner of said E ½ NW ¼, said point being the Point of Beginning; thence along the West line of said E ½ NW ¼ N01°043'54"E 805.13 feet to the SE corner of said Lot 20 Ridgedale Subdivision; thence leaving said West line N87°39'59"W 350.43 feet to the SW corner of said Lot 20, said point being in the centerline of Ridgedale Circle; thence along said centerline N02°19'22"E 284.16 feet; thence continue along said centerline N08°07'50"W 113.68 feet to the NW corner of Lot 19 Ridgedale Subdivision; thence leaving said centerline S87°32'12"E 366.98 feet to the NE corner of said Lot 19, said point being on the West line of said E ½ NW ¼; thence along said West line N01°043'54"E 895.62 feet; thence leaving said West line S87°17'35"E 531.80 feet; thence N01°19'09"E 20.75 feet; thence S83°22'32"E 794.28 feet to the East line of said E ½ NW ¼; thence along said East line S01°047'08"W 2075.08 feet to the SE corner of said E ½ NW ¼; thence leaving said East line, along the South line of said E ½ NW ¼ N86°44'25"W 1321.47 feet to the Point of Beginning, containing 66.87 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 1** 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 26<sup>th</sup> day of January, 2021.

**APPROVED:**

---

**Mayor Bart Castleberry**

**ATTEST:**

---

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



FILED  
TIME: \_\_\_\_\_

DEC 30 2020

MARGARET DARTER  
FAULKNER COUNTY CLERK  
BY Amiller DC

IN THE COUNTY COURT OF FAULKNER COUNTY, ARKANSAS

Tim Files, Petitioner

CC-20-12


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:

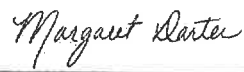
1. A petition for annexation was filed December 7, 2020.
2. All appropriate signatures were affixed to the Petition, as required by A.C.A. 14-40-609.
3. The proposed site to be annexed was adequately described and further displayed a map of the proposed site.
4. The appropriate documentation was provided 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.

  
HON. JIM B. BAKER  
Faulkner County Judge  
Dated 12/30/2020

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

  
Margaret Darter, Clerk

  
Krissy Lewis, Assessor

FILED

**APPLICATION REQUESTING ANNEXATION**

**Conway Planning Commission • City of Conway, Arkansas**

FILED  
JAN 11 2012  
CLERK OF COURT  
JUDICIAL DISTRICT NO. 1  
CONWAY, ARKANSAS  
Tim Files  
cc-20-12

Tim Files hereby petitions the City of Conway, Arkansas for annexation  
name of applicant  
of the following lands into the City of Conway.  
[enter legal description]

Nutters Chapel, Conway, AR

Being a part of the E1/2 NW1/4 of Section 27, T-5-N, R-14-W, and also Lots 19 and 20 Ridgedale Subdivision, and unrecorded plat, being a part of the W1/2 NW1/4 of Section 27, T-5-N, R-14-W, Faulkner County, Arkansas; more particularly described as: Commencing at the SW corner of said E1/2 NW1/4, said point being the Point of Beginning; thence along the West line of said E1/2 NW1/4 N01°43'54"E 805.13 feet to the SE corner of said Lot 20 Ridgedale Subdivision; thence leaving said West line N87°39'59"W 350.43 feet to the SW corner of said Lot 20, said point being in the centerline of Ridgedale Circle; thence along said centerline N02°19'22"E 284.16 feet; thence continue along said centerline N08°07'50"W 113.68 feet to the NW corner of Lot 19 Ridgedale Subdivision; thence leaving said centerline S87°32'12"E 366.98 feet to the NE corner of said Lot 19, said point being on the West line of said E1/2 NW1/4; thence along said West line N01°43'54"E 895.62 feet; thence leaving said West line S87°17'35"E 531.80 feet; thence N01°19'09"E 20.75 feet; thence S83°22'32"E 794.28 feet to the East line of said E1/2 NW1/4; thence along said East line S01°47'08"W 2075.08 feet to the SE corner of said E1/2 NW1/4; thence leaving said East line, along the South line of said E1/2 NW1/4 N86°44'25"W 1321.47 feet to the Point of Beginning, containing 66.87 acres more or less.

and requests the property to be zoned R1 upon annexation.  
desired zoning classification

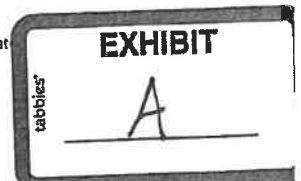
All petitioners must sign

Name Tim Files

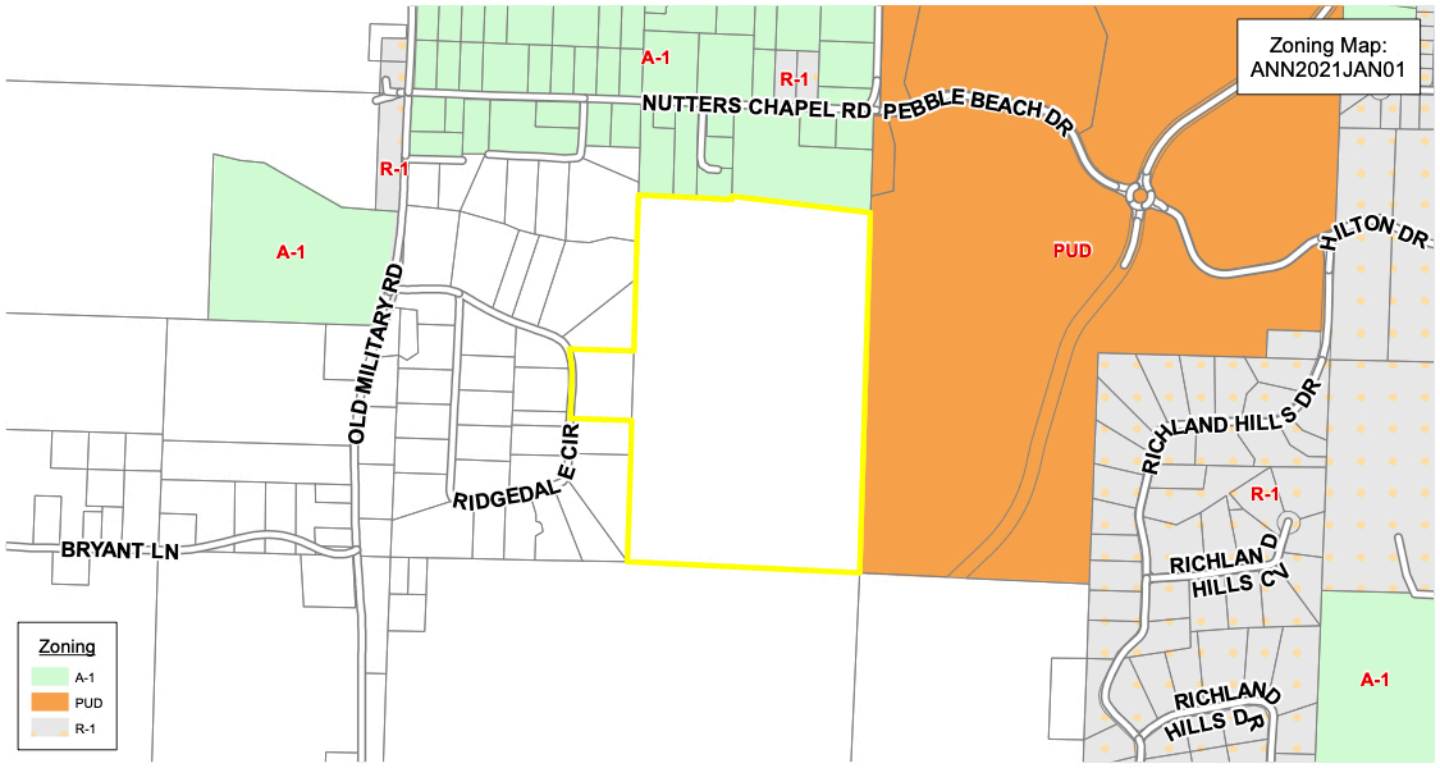
Address 45 River Estates Cove

City, State, Zip Little Rock, AR 72223

Signature 







**Zoning**

- A-1
- PUD
- R-1



**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 SOUTH OF SOUTH STERLING PHASE 1, AT THE TERMINUS OF SAGEGRASS ROAD 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:

All that part of the Southwest Quarter of the Northwest Quarter of Section 24, Township 5 North, Range 14 West, Faulkner County, Arkansas being more fully described as follows: Commencing at the Northwest Corner of the West Half of the Southwest Quarter of the Northwest Quarter and run thence South 88 deg. 21 min. 45 sec. East, along the North Line of the said Southwest Quarter of the Northwest Quarter for a distance of 50.00 feet to the West line of South Sterling PUD, Phase I; run thence South 02 deg. 04 min. 05 sec. West, along said West line, for a distance of 243.65 feet to the South Line of South Sterling PUD, Phase I; run thence South 88 deg. 06 min. 17 sec. East, along said South line, for a distance of 159.14 feet, to the point of beginning of the land herein described: run thence continuing South 88 deg. 06 min. 17 sec. East, along said South line, for a distance of 436.06 feet to the West line of Stratford Place Subdivision; run thence South 02 deg. 09 min. 43m sec. West, along said West line, for a distance of 240.27 feet; run thence North 88 deg. 25 min. 59 sec. West for a distance of 210.08 feet; run thence North 02 deg. 13 min. 35 sec. East for a distance of 18.94 feet; run thence North 88 deg. 36 min. 59 sec. West for a distance of 225.95 feet; run thence North 02 deg. 08 min. 36 sec. East for a distance of 224.55 feet, to the Point of Beginning, Containing 2.32 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 26<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 26, 2021

Re: Request to rezone from R-1 to PUD ± 2.32 acres located south of South Sterling Phase 1 at the terminus of Sagegrass Road

---

Richie Hambuchen, has requested to rezone from R-1 to PUD ± 2.32 acres south of South Sterling Phase 1 at the terminus of Sagegrass Road, with the legal description:

All that part of the Southwest Quarter of the Northwest Quarter of Section 24, Township 5 North, Range 14 West, Faulkner County, Arkansas being more fully described as follows: Commencing at the Northwest Corner of the West Half of the Southwest Quarter of the Northwest Quarter and run thence run thence South 88 deg. 21 min. 45 sec. East, along the North Line of the said Southwest Quarter of the Northwest Quarter for a distance of 50.00 feet to the West line of South Sterling PUD, Phase I; run thence South 02 deg. 04 min. 05 sec. West, along said West line, for a distance of 243.65 feet to the South Line of South Sterling PUD, Phase I; run thence South 88 deg. 06 min. 17 sec. East, along said South line, for a distance of 159.14 feet, to the point of beginning of the land herein described: run thence continuing South 88 deg. 06 min. 17 sec. East, along said South line, for a distance of 436.06 feet to the West line of Stratford Place Subdivision; run thence South 02 deg. 09 min. 43m sec. West, along said West line, for a distance of 240.27 feet; run thence North 88 deg. 25 min. 59 sec. West for a distance of 210.08 feet; run thence North 02 deg. 13 min. 35 sec. East for a distance of 18.94 feet; run thence North 88 deg. 36 min. 59 sec. West for a distance of 225.95 feet; run thence North 02 deg. 08 min. 36 sec. East for a distance of 224.55 feet, to the Point of Beginning, Containing 2.32 Acres, more or less.

The applicant is seeking to rezone the property from R-1 to PUD for the purpose of developing a second phase to the existing PUD. The development would have 15 lots and gain access through an extension of Moody Gardens, which shall be dedicated as a private drive.

The Planning Commission reviewed the request at its regular meeting on January 19, 2021 and voted 8-0 that the request be forwarded to the City Council with a recommendation for approval along with the following 16 conditions:

1. Permitted uses are limited to single-family residential.
2. All standards and uses other than those defined shall be governed by restrictions of the R-1 zoning district.
3. Exterior shall be composed of brick, rock, or cement fiber board (i.e. Hardie Board).
4. Vinyl siding shall be prohibited.
5. 8/12 roof pitch or greater unless porches.
6. Architectural shingle roofing only.
7. 280 square feet of landscaping shall be provided in the front yard of each lot.

8. Each home shall be different.
9. Garages cannot protrude past the front of the house more than 7 feet unless side entry.
10. No accessory structures shall be allowed.
11. Building setbacks shall be: Front, Exterior, and Rear – 15'; Interior – 6'.
12. PUD shall be generally developed as shown on site plan. The density and intent of the site plan shall be followed.
13. Platting shall be required. Any additional right-of-way, sidewalks, fire apparatus turn around, etc. as required by the Subdivision Ordinance shall be dedicated and constructed by the developer.
14. The extension of Moody Gardens shall be dedicated as 50' public right-of-way and constructed as a Local Residential Street in accordance with Conway Transportation Department standards.
15. An approved fire apparatus turn around shall be constructed in accordance with the Subdivision Regulations, prior to issuance of building permits.
16. Applicant shall return a signed copy of the final development plan agreement prior to the issuance of building permits.

Please advise if you have any questions.



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 26, 2021

**SOUTH STERLING PUD, PHASE 2 - FINAL DEVELOPMENT PLAN  
2.32 ACRES +/- SOUTH OF SOUTH STERLING PHASE 1; AT THE TERMINUS OF SAGEGRASS ROAD**

**Applicant:**

Richie Hambuchen  
Hambuchen Properties  
86 Richland Hills  
Conway, AR 72034

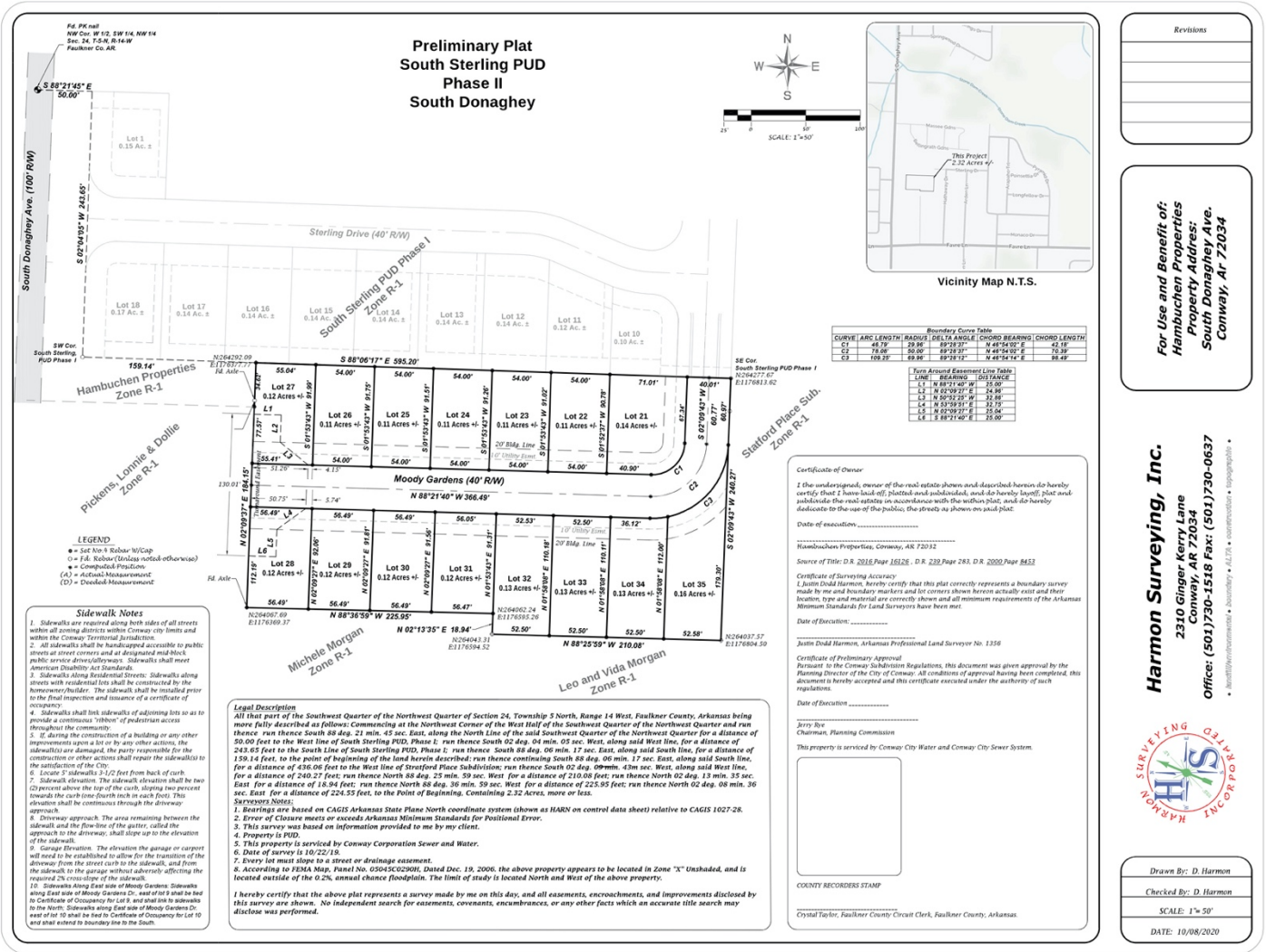
**Legal Description:**

All that part of the Southwest Quarter of the Northwest Quarter of Section 24, Township 5 North, Range 14 West, Faulkner County, Arkansas being more fully described as follows: Commencing at the Northwest Corner of the West Half of the Southwest Quarter of the Northwest Quarter and run thence South 88 deg. 21 min. 45 sec. East, along the North Line of the said Southwest Quarter of the Northwest Quarter for a distance of 50.00 feet to the West line of South Sterling PUD, Phase I; run thence South 02 deg. 04 min. 05 sec. West, along said West line, for a distance of 243.65 feet to the South Line of South Sterling PUD, Phase I; run thence South 88 deg. 06 min. 17 sec. East, along said South line, for a distance of 159.14 feet, to the point of beginning of the land herein described: run thence continuing South 88 deg. 06 min. 17 sec. East, along said South line, for a distance of 436.06 feet to the West line of Stratford Place Subdivision; run thence South 02 deg. 09 min. 43m sec. West, along said West line, for a distance of 240.27 feet; run thence North 88 deg. 25 min. 59 sec. West for a distance of 210.08 feet; run thence North 02 deg. 13 min. 35 sec. East for a distance of 18.94 feet; run thence North 88 deg. 36 min. 59 sec. West for a distance of 225.95 feet; run thence North 02 deg. 08 min. 36 sec. East for a distance of 224.55 feet, to the Point of Beginning, Containing 2.32 Acres, more or less.

**South Sterling Phase 2 PUD Final Development Plan Conditions:**

1. Permitted uses are limited to single-family residential.
2. All standards and uses other than those defined shall be governed by restrictions of the R-1 zoning district.
3. Exterior shall be composed of brick, rock, or cement fiber board (i.e. Hardie Board).
4. Vinyl siding shall be prohibited.
5. 8/12 roof pitch or greater unless porches.
6. Architectural shingle roofing only.
7. 280 square feet of landscaping shall be provided in the front yard of each lot.
8. Each home shall be different.
9. Garages cannot protrude past the front of the house more than 7 feet unless side entry.
10. No accessory structures shall be allowed.
11. Building setbacks shall be: Front, Exterior, and Rear – 15'; Interior – 6'.
12. PUD shall be generally developed as shown on site plan. The density and intent of the site plan shall be followed.

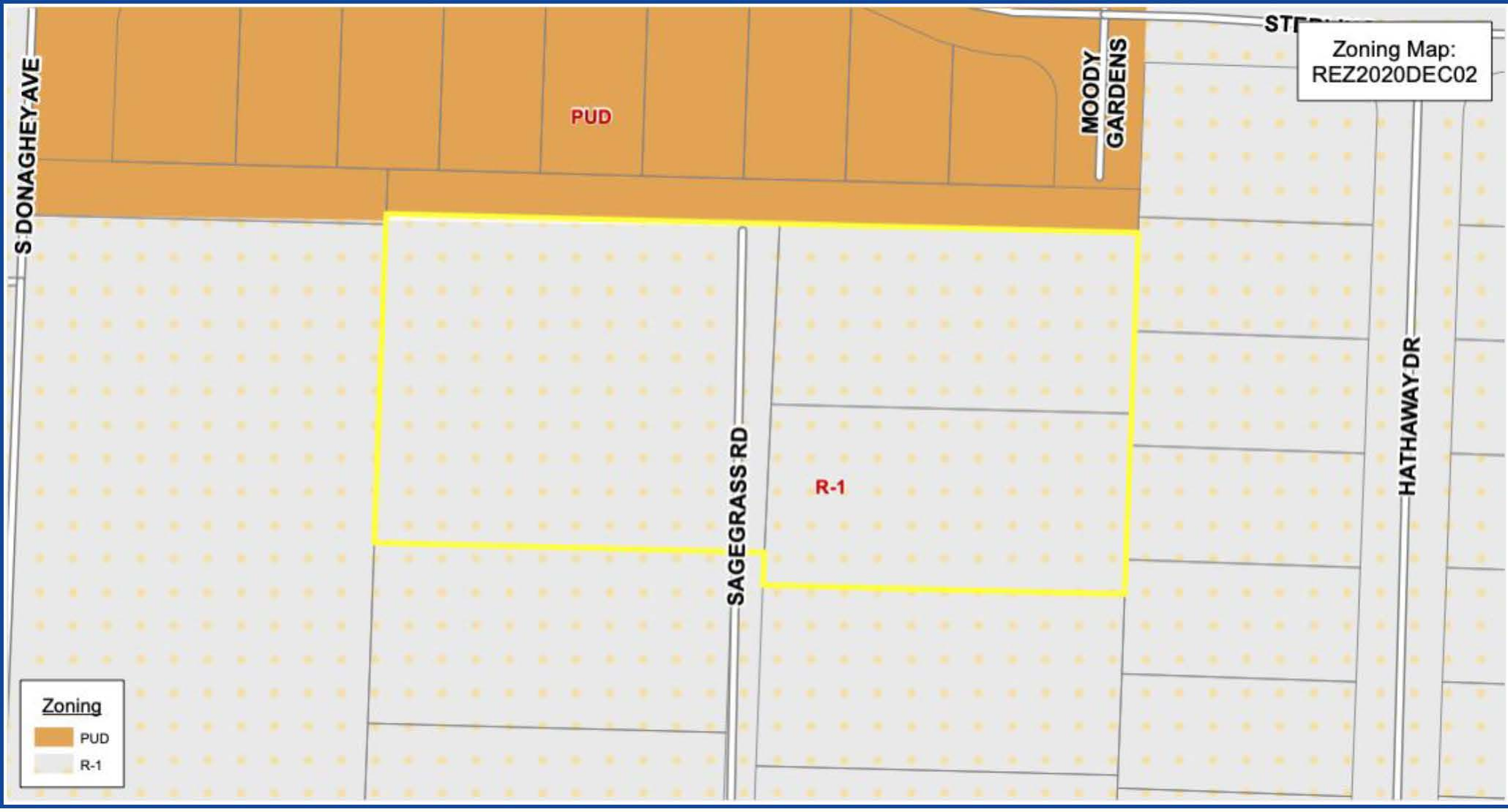
13. Platting shall be required. Any additional right-of-way, sidewalks, fire apparatus turn around, etc. as required by the Subdivision Ordinance shall be dedicated and constructed by the developer.
14. The extension of Moody Gardens shall be dedicated as 50' public right-of-way and constructed as a Local Residential Street in accordance with Conway Transportation Department standards.
15. An approved fire apparatus turn around shall be constructed in accordance with the Subdivision Regulations, prior to issuance of building permits.
16. Applicant shall return a signed copy of the final development plan agreement prior to the issuance of building permits.





Refer to conditions for deviations from above proposed plan.

  
James Walden, AICP  
Director of Planning & Development





**Zoning**

-  PUD
-  R-1

PUD

R-1

S DONAGHEY AVE

MOODY GARDENS

SAGEGRASS RD

HATHAWAY DR

STEP



**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 SOUTHEAST CORNER OF THE INTERSECTION OF LOWER RIDGE ROAD AND E GERMAN LANE FROM A-1 TO R-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 **A-1** symbols and indications as shown on the Zoning District Boundary Map in an area described as follows:

A PART OF THE W1/2 W1/2 SW1/4, SECTION 33, T-6-N, R-13-W, FAULKNER COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND PK NAIL FOR THE SW CORNER OF SAID W1/2 W1/2 SW1/4; THENCE ALONG THE WEST LINE OF SAID W1/2 W1/2 SW1/4 N01°35'51"E A DISTANCE OF 330.86' TO A SET PK NAIL; THENCE LEAVING SAID WEST LINE S88°18'20"E A DISTANCE OF 40.00' TO A SET 1/2" REBAR W/CAP (1363) BEING ON THE PROPOSED EAST RIGHT OF WAY OF EAST GERMAN LANE; THENCE ALONG SAID PROPOSED RIGHT OF WAY THE FOLLOWING CALLS: N01°35'51"E A DISTANCE OF 1604.88'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 160.01', WITH A RADIUS OF 100.00', WITH A CHORD BEARING OF N47°26'10"E, WITH A CHORD LENGTH OF 143.48' TO A SET 1/2" REBAR W/CAP (1363) BEING ON THE PROPOSED SOUTH RIGHT OF WAY OF LOWER RIDGE ROAD; THENCE ALONG SAID PROPOSED RIGHT OF WAY S86°43'30"E A DISTANCE OF 184.40' TO A SET 1/2" REBAR W/CAP (1363); THENCE LEAVING SAID PROPOSED RIGHT OF WAY S01°41'40"W A DISTANCE OF 184.13' TO A SET 1/2" REBAR W/CAP (1363); THENCE S88°18'20"E A DISTANCE OF 17.09' TO SET 1/2" REBAR W/CAP (1363); THENCE S01°35'51"W A DISTANCE OF 1515.80' TO A SET 1/2" REBAR W/CAP (1363); THENCE S88°18'20"E A DISTANCE OF 314.24' TO A SET 1/2" REBAR W/CAP (1363) BEING ON THE EAST LINE OF SAID W1/2 W1/2 SW1/4; THENCE ALONG THE SAID EAST LINE S01°35'22"W A DISTANCE OF 330.86' TO A SET 1/2" REBAR W/CAP (1363) FOR THE SE CORNER OF SAID W1/2 W1/2 SW1/4; THENCE ALONG THE SOUTH LINE OF SAID W1/2 W1/2 SW1/4 N88°18'20"W A DISTANCE OF 658.31' TO THE POINT OF BEGINNING, CONTAINING 16.77 ACRES MORE OR LESS.

to those of **R-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 26<sup>th</sup> day January, 2021.

**Approved:**

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

**Attest:**

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





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(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 26, 2021

Re: Request to rezone from A-1 to R-2 ± 16.77 acres located at the southeast corner of the intersection of Lower Ridge Road and E German Lane

---

Hal Crafton, has requested to rezone from A-1 to R-2 ± 16.77 acres located at the southeast corner of the intersection of Lower Ridge Road and E German Lane, with the legal description:

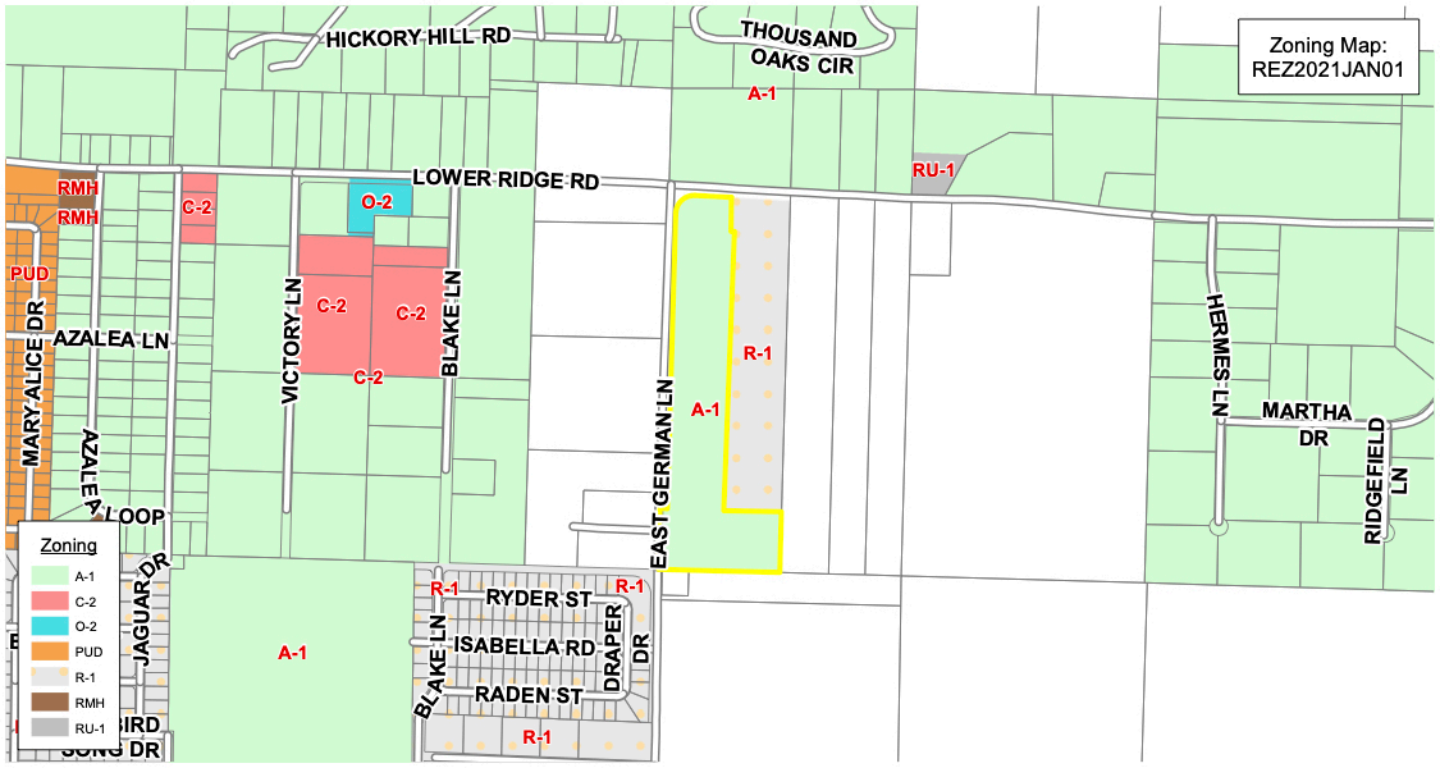
A PART OF THE W1/2 W1/2 SW1/4, SECTION 33, T-6-N, R-13-W, FAULKNER COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND PK NAIL FOR THE SW CORNER OF SAID W1/2 W1/2 SW1/4; THENCE ALONG THE WEST LINE OF SAID W1/2 W1/2 SW1/4 N01°35'51"E A DISTANCE OF 330.86' TO A SET PK NAIL; THENCE LEAVING SAID WEST LINE S88°18'20"E A DISTANCE OF 40.00' TO A SET 1/2" REBAR W/CAP (1363) BEING ON THE PROPOSED EAST RIGHT OF WAY OF EAST GERMAN LANE; THENCE ALONG SAID PROPOSED RIGHT OF WAY THE FOLLOWING CALLS: N01°35'51"E A DISTANCE OF 1604.88'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 160.01', WITH A RADIUS OF 100.00', WITH A CHORD BEARING OF N47°26'10"E, WITH A CHORD LENGTH OF 143.48' TO A SET 1/2" REBAR W/CAP (1363) BEING ON THE PROPOSED SOUTH RIGHT OF WAY OF LOWER RIDGE ROAD; THENCE ALONG SAID PROPOSED RIGHT OF WAY S86°43'30"E A DISTANCE OF 184.40' TO A SET 1/2" REBAR W/CAP (1363); THENCE LEAVING SAID PROPOSED RIGHT OF WAY S01°41'40"W A DISTANCE OF 184.13' TO A SET 1/2" REBAR W/CAP (1363); THENCE S88°18'20"E A DISTANCE OF 17.09' TO SET 1/2" REBAR W/CAP (1363); THENCE S01°35'51"W A DISTANCE OF 1515.80' TO A SET 1/2" REBAR W/CAP (1363); THENCE S88°18'20"E A DISTANCE OF 314.24' TO A SET 1/2" REBAR W/CAP (1363) BEING ON THE EAST LINE OF SAID W1/2 W1/2 SW1/4; THENCE ALONG THE SAID EAST LINE S01°35'22"W A DISTANCE OF 330.86' TO A SET 1/2" REBAR W/CAP (1363) FOR THE SE CORNER OF SAID W1/2 W1/2 SW1/4; THENCE ALONG THE SOUTH LINE OF SAID W1/2 W1/2 SW1/4 N88°18'20"W A DISTANCE OF 658.31' TO THE POINT OF BEGINNING, CONTAINING 16.77 ACRES MORE OR LESS.

The applicant is seeking to rezone the property from A-1 to R-2 for the purpose of developing a second phase Miller's Creek Subdivision.

The Planning Commission reviewed the request at its regular meeting on January 19, 2021 and voted 8-0 that the request be forwarded to the City Council with a recommendation for approval.

Please advise if you have any questions.



Zoning	
	A-1
	C-2
	O-2
	PUD
	R-1
	RMH
	RU-1



**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 4725 PRINCE STREET FROM A-1 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 **A-1** symbols and indications as shown on the Zoning District Boundary Map in an area described as follows:

Lot 1, Calvary Subdivision

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

**Approved:**

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

**Attest:**

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



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(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 26, 2021

Re: Request to rezone from A-1 to R-1 ± 1.24 acres located at 4725 Prince Street

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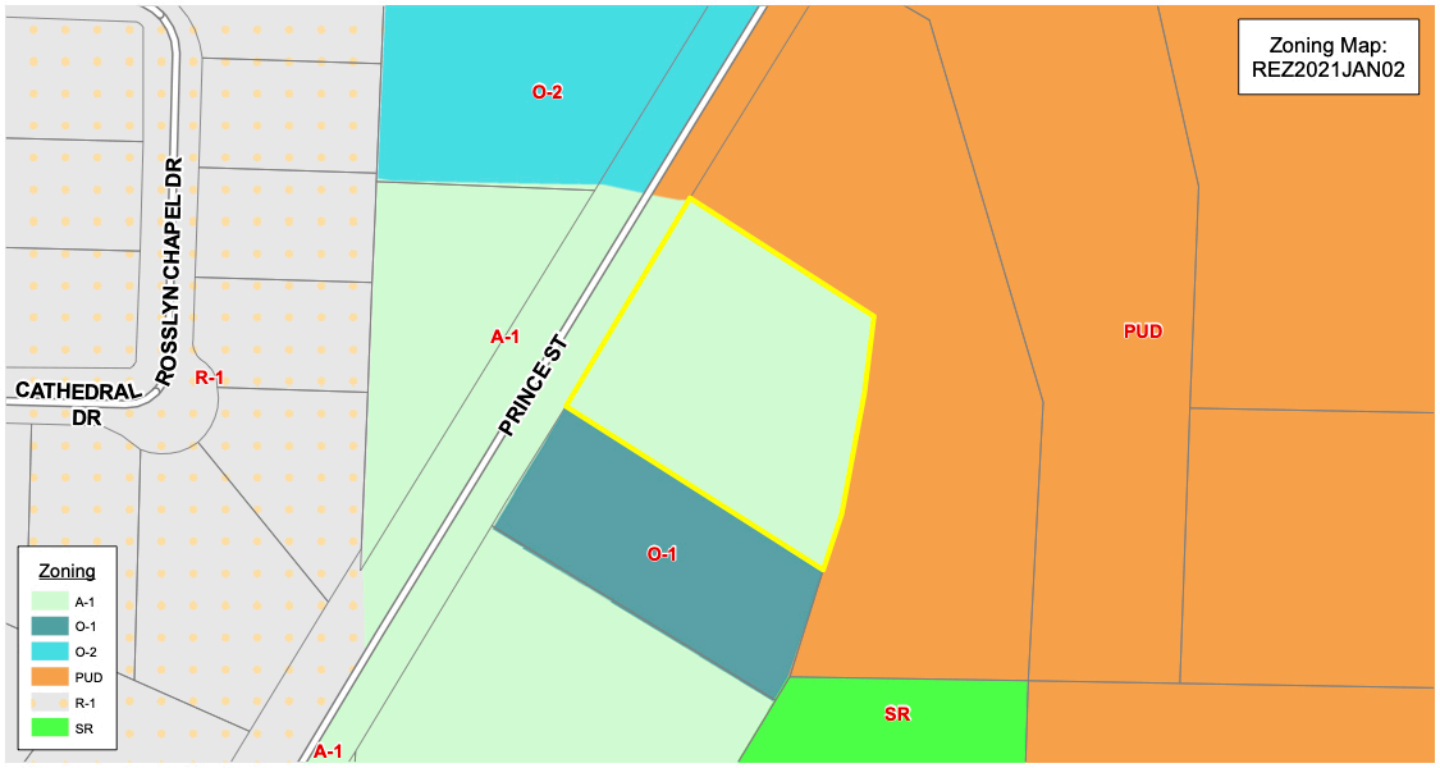
Travis Jones and Latisha Sanders-Jones, have requested to rezone from A-1 to R-1 ± 1.24 acres located at 4725 Prince Street, with the legal description:

Lot 1, Calvary Subdivision

The applicant is seeking to rezone the property from A-1 to R-1 for an existing single-family use. With no changes to the existing use of the property proposed, the use for the single-family zoning is appropriate.

The Planning Commission reviewed the request at its regular meeting on January 19, 2021 and voted 7-0-1 that the request be forwarded to the City Council with a recommendation for approval.

Please advise if you have any questions.



**Zoning**

A-1

O-1

O-2

PUD

R-1

SR

O-2

A-1

O-1

PUD

SR

A-1

R-1

ROSSLYN CHAPEL DR

PRINCE ST

CATHEDRAL DR



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

**AN ORDINANCE TO AUTHORIZE AN ADDITIONAL FULL-TIME POSITION FOR THE PHYSICAL PLANT DEPARTMENT; AND FOR OTHER PURPOSES.**

**WHEREAS**, The Physical Plant department has a need for an additional full-time position; and

**WHEREAS**, the department plans to reduce its part time positions to yield a budget neutral result and thus no additional budgetary funds will be needed for this new position.

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

**Section 1:** The authorized full-time positions for the Physical Plant shall increase by one additional Groundskeeper.

**Section 2:** The new position shall be paid at the current salary for this position on the existing City of Conway Pay Scale.

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

**PASSED** this 26<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 APPROPRIATING FUNDS FROM THE SALE OF REAL PROPERTY TO COVER COST ASSOCIATED WITH THE SALE AND TO PURCHASE EQUIPMENT; AND FOR OTHER PURPOSES**

**Whereas**, the City of Conway previously approved the sale of approximately 4.5 acres to Steve Conley; and

**Whereas**, the City of Conway request proceeds from the sale of this former landfill property be used to cover cost associated with the sale, cost associated with a re design fee for a future mountain bike park, and to purchase equipment for the Department of Sanitation; and

**Whereas**, the City of Conway received \$33,857.50 for this property.

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

**Section 1.** The City of Conway shall appropriate from the Department of Sanitation Proceeds from the Sale of Assets account 510-510-4611 with \$29,557.50 into the Department of Sanitation Machinery and Equipment account 510-510-5910 and \$4,300 into Transfers to Other Funds Account 510-510-5800.

**Section 2.** The City of Conway shall appropriate \$4,300 from A&P Transfers from Other Funds Account into A&P CIP Misc. Account 252-140-5990.

**PASSED** this 26<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 TO RESTRUCTURE THE PHYSICAL PLANT DEPARTMENT AND THE PLANNING DEPARTMENT BY ELIMINATING THE CODE ENFORCEMENT/PERMITS DEPARTMENT, AND FOR OTHER PURPOSES.**

**Whereas**, the City of Conway values providing the highest level of service and the best possible experience to our citizens; and

**Whereas**, administrative re-alignment of the Code Enforcement/Permits department into the Physical Plant and Planning departments, respectively, offers an opportunity to gain operational efficiency; and

**Whereas**, the re-alignment will allow the tighter integration of the related functions.

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

**Section 1:** The Code Enforcement/Permits department shall be eliminated, and those positions reclassified to the Physical Plant and the Planning Departments.

**Section 2:** The authorized positions for the Physical Plant department shall be increased to now include one Administrative Assistant II and three Code Enforcement Officers.

**Section 3:** The authorized positions for the Planning Department shall be increased to now include one Administrative Assistant II, four Building Inspectors, and one Director of Permits and Building Inspections.

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

**PASSED** this 26<sup>th</sup> day of January, 2021.

**Approved:**

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

**Attest:**

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