



# City of Conway Council Agenda

<b><u>Council Meeting Date:</u></b>	July 10 <sup>th</sup> , 2018
<b><u>5:30pm - Committee Meeting:</u></b>	<i>No Committee Meeting</i>
<b><u>6:30pm:</u></b>	Council Meeting
<b><u>Call to Order:</u></b>	Mayor Bart Castleberry
<b><u>Roll Call:</u></b>	Michael O. Garrett, City Clerk/Treasurer
<b><u>Minutes Approval:</u></b>	June 26 <sup>th</sup> , 2018

**Mayor Bart Castleberry**  
City Clerk Michael O. Garrett  
City Attorney Chuck Clawson

**City Council Members**

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

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## 1. Report of Standing Committees:

### A. Community Development Committee (Planning, Zoning, Permits, Community Development, Historic District, Streets, Engineering, & Airport)

1. Consideration to approve the lead developer for the Spruce Street Cottage Project located in the Pine Street Neighborhood.
2. Resolution for the Conway Tree Board to assist with a beautification project located on I-40 off-ramp at Dave Ward Drive.
3. Resolution amending the Master Street Plan in the Central Landing area (Old Cantrell Field Airport).
4. Ordinance correcting the legal descriptions of certain land annexed east of Friendship Road, immediately north of Northwood Estates.

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

1. Ordinance appropriating funds received from the Conway Area Tennis Association to the Parks & Recreation Department.

### C. Public Safety Committee (Police, Fire, District Court, Animal Welfare Unit, Communication Emergency Operations Center, Information Technology, & City Attorney)

1. Consideration to remove vehicle from inventory for the Conway Police Department.
2. Ordinance appropriating reimbursement funds from various entities for the Conway Police Department.

### D. Old Business

1. Consideration to approve an offer and acceptance for property located at 824 Front Street.

Adjournment



**City of Conway, Arkansas**  
**Resolution No. R-18- \_\_\_\_\_**

**A RESOLUTION BY CITY COUNCIL TO APPROVE THE LEAD DEVELOPER FOR THE SPRUCE STREET COTTAGE PROJECT FOR THE DEVELOPMENT OF AFFORDABLE HOUSING; AND FOR OTHER PURPOSES**

**Whereas**, the Community Development Department advertised request for proposals for in June, 2018 for a qualified builder/developer to partner with the City in the construction of 12 owner occupied single family cottage style dwellings units on a half block of City owned land located in the Pine Street Neighborhood through the North East Old Conway Area Specific Plan; and

**Whereas**, the Community Development Department received only one letter of intent to respond to the solicitation for the Spruce Street Cottage Project from Summerwood Inc. of North Little Rock, AR, represented by Ron Harris.

**Whereas**, the Community Development Department, along with the Purchasing Department scored the application and wishes to move forward with negotiations with Summerwood Inc. of North Little Rock as the lead developer of the Spruce Street Cottage project.

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

**Section 1:** The City of Conway does hereby approves Summerwood Inc, of North Little Rock, AR represented by Ron Harris as the Lead Developer of the Spruce Street Cottage Project to be located in the Pine Street Neighborhood.

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

**Passed** this 10<sup>th</sup> day of July, 2018.

**Approved:**

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

**Attest:**

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



**City of Conway, Arkansas  
Resolution No. R-18-\_\_\_**

**A RESOLUTION FOR THE CITY OF CONWAY TO PROVIDE A SURETY BOND, FUNDED BY THE CONWAY TREE BOARD, TO ASSIST WITH THE CONWAY CHAMBER OF COMMERCE'S BEAUTIFICATION PROJECT AT THE I-40 OFF-RAMP AT DAVE WARD DRIVE; AND FOR OTHER PURPOSES**

**Whereas**, the Conway City Council has been made aware of the Conway Chamber of Commerce's plan to undertake a beautification project at the I-40 off-ramp at Dave Ward Drive; and

**Whereas**, the Conway City Council understands that a bond must be obtained to guarantee satisfactory restoration of the highway right-of-way that is maintained by the Arkansas Highway and Transportation Department; and

**Whereas**, the Conway City Council understands that the City of Conway Tree Board shall fund the cost of the bond.

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

Section I: The City of Conway shall obtain a surety bond in the amount of \$4,000.00 to guarantee satisfactory restoration of the highway right-of-way at the I-40 off-ramp at Dave Ward Drive.

Section II: The City of Conway Tree Board shall pay the cost for obtaining the surety bond in the amount of \$4,000.00.

Section III: The Mayor is hereby authorized and directed to execute all appropriate agreements and contracts necessary to expedite obtaining the surety bond.

Section IV: The Conway City Council pledges its full support and hereby authorizes the City of Conway and the City of Conway Tree Board to cooperate with the Conway Chamber of Commerce and Arkansas Highway and Transportation Department to initiate action to implement this project.

**PASSED** this 10<sup>th</sup> day of July, 2018.

**Approved:**

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

**Attest:**

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



**City of Conway, Arkansas  
Resolution No. R-18-\_\_**

**A RESOLUTION AMENDING THE MASTER STREET PLAN IN THE CENTRAL LANDING AREA (OLD CANTRELL FIELD AIRPORT):**

**WHEREAS**, The City of Conway would like to update the Master Street Plan to provide better connectivity in the Central Landing/Old Cantrell Field Airport area;

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

The graphic Conway Master Street Plan shall be updated as shown on Exhibit A.

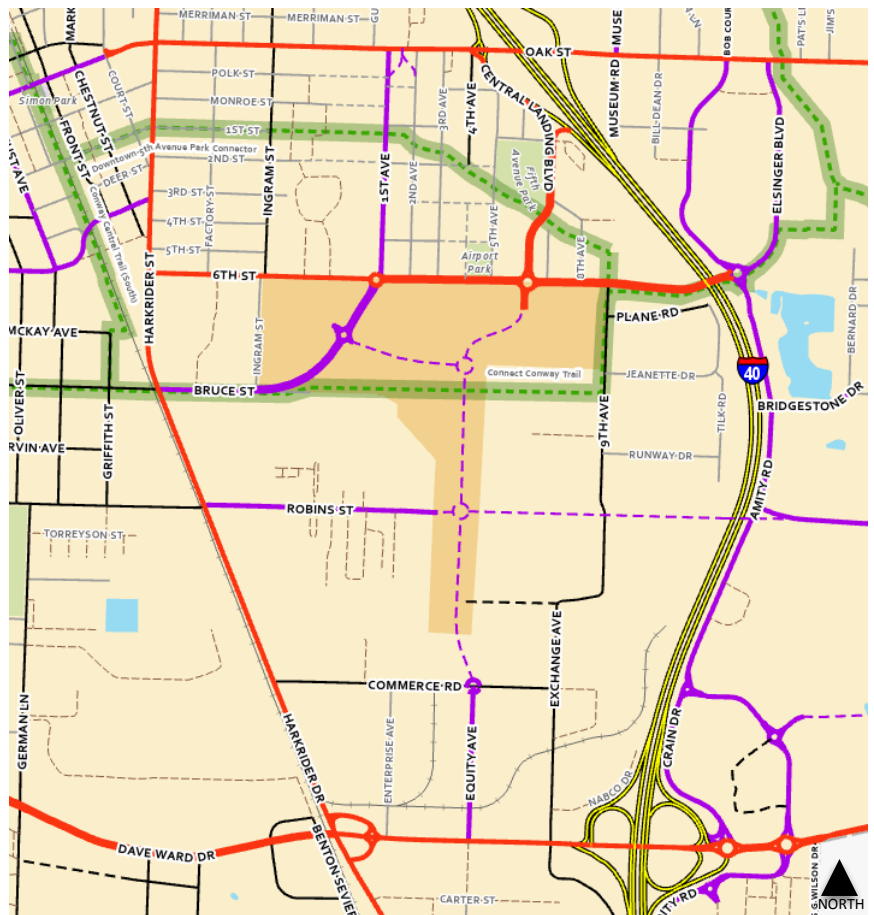
**PASSED** this 10<sup>th</sup> day of July, 2018.

**ATTEST:**

**APPROVED:**

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

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



**Exhibit A**



**CITY OF CONWAY**  
Planning and Development

1201 Oak Street  
Conway, AR 72032

T 501.450.6105  
F 501.450.6144

[www.conwayplanning.org](http://www.conwayplanning.org)

July 2, 2018

**MEMO**

From: Bryan Patrick - Planning Director and Finley Vinson - City Engineer

To: Mayor and Council

**Master Street Plan Amendment**

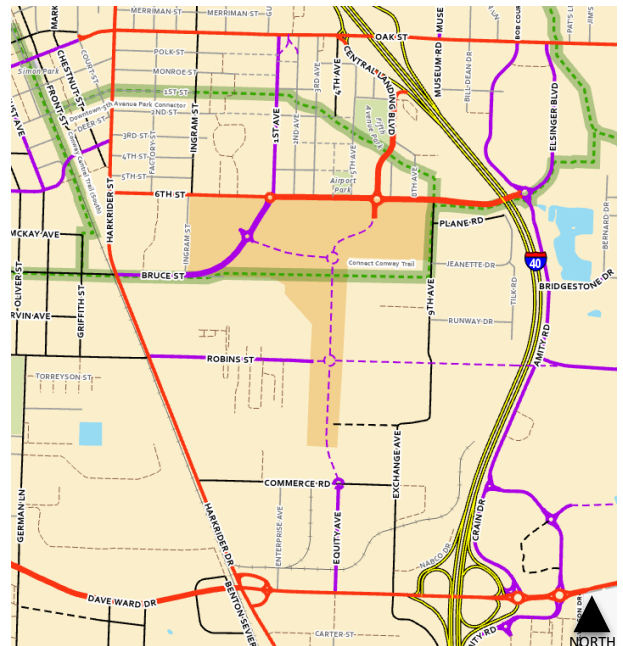
The Planning Department in coordination with the Engineering Department is requesting that the City Council review and approve the enclosed Master Street Plan amendment.

This Master Street Plan amendment will create:

1. A minor arterial connection at the intersection of 1st Ave, Oak St, and 2nd Ave.
2. A minor arterial connecting a roundabout at Equity Extended to Bruce St.
3. A minor arterial connecting Central Landing Blvd from the 6th St roundabout south to Equity Ave.
4. A collector running east-west from Exchange/9th Ave to Equity Extended.
5. A collector loop through the Lewis Ranch commercial development.



Master Street Plan Adopted June 26, 2018



Proposed Master Street Plan Amendment



**City of Conway, Arkansas**  
**Ordinance No. O-18-\_\_\_**

**A ORDINANCE CORRECTING THE LEGAL DESCRIPTION OF CERTAIN LANDS ANNEXED BY ORDINANCE #O-18-19; AND FOR OTHER PURPOSES:**

**Whereas**, there was an error in the legal description, provided by the applicant, of the property which was annexed by Ordinance #O-18-19; and

**Whereas**, it is desirable to correct this typographical error.

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

**SECTION 1:** That the legal description of property contained in Section 1 of Ordinance #O-18-19, passed on February 13, 2018, included the description of property not owned by the petitioner and therefore not eligible for annexation. The legal description should be changed to read as follows:

Being a part of the NE1/4 and part of the NW1/4 SE1/4 and part of the SE1/4 NW1/4 all in Section 25, T-06-N, R-14-W, Faulkner County, Arkansas more particularly described as follows:

Commencing at the SW corner of said NE1/4 Section 25, T-06-N, R-14-W; thence S89°45'35"W, 1034.85 feet to the Easterly right of way of Arkansas State Highway 25; thence continuing along said right of way N08°02'00"W, 9.30 feet; thence N18°01'30"W 126.07 feet; thence N23°43'13"W, 341.40 feet to the center line of Southshore Lane; thence leaving said right of way of Arkansas State Highway 25 and continuing along said center line of Southshore Lane to a point N58°24'06"E, 50.61 feet; thence N41°13'00"E, 45.98 feet; thence N30°37'54"E, 94.09 feet; thence N23°06'30"E, 139.70 feet; thence N37°57'20"E, 48.95 feet; thence N61°31'00"E, 299.55 feet; thence N73°42'00"E, 462.84 feet; thence S74°00'00"E, 573.32 feet; thence leaving said center line North, 514.42 feet to the south boundary of Lake Beaverfork; thence along said boundary line S52°46'55"E, 82.24 feet; thence S14°22'30"E, 87.13 feet; thence S71°02'40"E, 212.65 feet; thence N61°15'00"E, 56.52 feet; thence N73°17'00"E, 32.90 feet; thence leaving said boundary of Lake Beaverfork South, 453.73 feet; to said center line of Southshore Lane; thence N74°00'00"W, 133.40 feet; thence leaving said center line South, 796.06 feet; thence along the South line of said NE1/4 S89°32'04"E, 481.36 feet; thence leaving said South line N45°00'00"E 71.94 feet; thence North 419.04 feet; thence S89°28'12"E, 220.08 feet; thence South 234.50 feet; S89°28'12"E, 115.70 feet; thence North 234.50 feet; S89°28'12"E, 116.40 feet; thence N00°04'37"W, 44.68 feet; thence S89°19'00"E, 213.40 feet; thence N83°08'09"E, 220.42 feet; thence South, 537.00 feet to the South line of said NE1/4; thence continuing along said South line West, 591.10 feet to the SW corner of the E1/2 NE1/4 Section 25; thence N89°32'04"W along the South line of the W1/2 NE1/4, 260.00 feet; thence leaving said South line S00°06'45"E, 311.72 feet; thence N89°47'40"W, 800.00 feet; thence N00°12'34"E, 315.33 feet to the South line of said NE1/4; thence continuing along said South line N89°32'04"W, 260.00 feet to the point of beginning, having an area of 51.72 acres more or less.

Less and except:

*Part of the SW1/4 NE1/4 of Section 25, T-06-N, R-14-W, Faulkner County, Arkansas more particularly described as follows: Commencing at the SE corner of said SW1/4 NE1/4 at a found 1/2" rebar; thence along the South line of said SW1/4 NE1/4 N87°58'50"W 259.81 feet to a found 1/2" rebar (PLS#1356); thence continue along said South line N87°57'50"W 33.30 feet to a set 1/2" rebar (APLS#1243) being the point of beginning; thence N87°57'50"W 16.70 feet to a set 1/2" rebar (APLS#1243); thence N25°10'54"E 39.38 feet to a set 1/2" rebar (APLS#1243); thence S00°06'21"W 36.23 feet to the point of beginning, containing 0.01 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:** That all ordinances in conflict herewith are repealed to the extent of the of the conflict.

**PASSED** this 10<sup>th</sup> day of July, 2018.

**Approved:**

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

**Attest:**

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



1201 OAK STREET • CONWAY, AR 72032  
(501) 450-6105 • [planningcommission@cityofconway.org](mailto:planningcommission@cityofconway.org)

## MEMO

To: Mayor Bart Castleberry  
CC: City Council Members

From: Bryan Patrick, Director of Planning & Development  
Date: July 3, 2018

Re: Request to rezone from A-1 to PUD the +/- 47.08 acres located east of Friendship Road, immediately north of Northwoods Estates

The legal description provided by the Tyler Group, on behalf of petitioner Jim Hawks, included a small portion of property not owned by the petitioner and therefore not eligible for annexation. This correcting ordinance revises the legal description of the annexed property to exclude that property. The *less and except text in italics* is the description of property being removed.

Being a part of the NE1/4 and part of the NW1/4 SE1/4 and part of the SE1/4 NW1/4 all in Section 25, T-06-N, R-14-W, Faulkner County, Arkansas more particularly described as follows:

Commencing at the SW corner of said NE1/4 Section 25, T-06-N, R-14-W; thence S89°45'35"W, 1034.85 feet to the Easterly right of way of Arkansas State Highway 25; thence continuing along said right of way N08°02'00"W, 9.30 feet; thence N18°01'30"W 126.07 feet; thence N23°43'13"W, 341.40 feet to the center line of Southshore Lane; thence leaving said right of way of Arkansas State Highway 25 and continuing along said center line of Southshore Lane to a point N58°24'06"E, 50.61 feet; thence N41°13'00"E, 45.98 feet; thence N30°37'54"E, 94.09 feet; thence N23°06'30"E, 139.70 feet; thence N37°57'20"E, 48.95 feet; thence N61°31'00"E, 299.55 feet; thence N73°42'00"E, 462.84 feet; thence S74°00'00"E, 573.32 feet; thence leaving said center line North, 514.42 feet to the south boundary of Lake Beaverfork; thence along said boundary line S52°46'55"E, 82.24 feet; thence S14°22'30"E, 87.13 feet; thence S71°02'40"E, 212.65 feet; thence N61°15'00"E, 56.52 feet; thence N73°17'00"E, 32.90 feet; thence leaving said boundary of Lake Beaverfork South, 453.73 feet; to said center line of Southshore Lane; thence N74°00'00"W, 133.40 feet; thence leaving said center line South, 796.06 feet; thence along the South line of said NE1/4 S89°32'04"E, 481.36 feet; thence leaving said South line N45°00'00"E 71.94 feet; thence North 419.04 feet; thence S89°28'12"E, 220.08 feet; thence South 234.50 feet; S89°28'12"E, 115.70 feet; thence North 234.50 feet; S89°28'12"E, 116.40 feet; thence N00°04'37"W, 44.68 feet; thence S89°19'00"E, 213.40 feet; thence N83°08'09"E, 220.42 feet; thence South, 537.00 feet to the South line of said NE1/4; thence continuing along said South line West, 591.10 feet to the SW corner of the E1/2 NE1/4 Section 25; thence N89°32'04"W along the South line of the W1/2 NE1/4, 260.00 feet; thence leaving said South line S00°06'45"E, 311.72 feet; thence N89°47'40"W, 800.00 feet; thence N00°12'34"E, 315.33 feet to the South line of said NE1/4; thence continuing along said South line N89°32'04"W, 260.00 feet to the point of beginning, having an area of 51.72 acres more or less.



*Less and except:*

*Part of the SW1/4 NE1/4 of Section 25, T-06-N, R-14-W, Faulkner County, Arkansas more particularly described as follows: Commencing at the SE corner of said SW1/4 NE1/4 at a found 1/2" rebar; thence along the South line of said SW1/4 NE1/4 N87°58'50"W 259.81 feet to a found 1/2" rebar (PLS#1356); thence continue along said South line N87°57'50"W 33.30 feet to a set 1/2" rebar (APLS#1243) being the point of beginning; thence N87°57'50"W 16.70 feet to a set 1/2" rebar (APLS#1243); thence N25°10'54"E 39.38 feet to a set 1/2" rebar (APLS#1243); thence S00°06'21"W 36.23 feet to the point of beginning, containing 0.01 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.

Please advise if you have any questions.



City of Conway, Arkansas  
Ordinance No. O-18-\_\_\_\_\_

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

**Whereas,** The Conway Parks and Recreation Department has received a check in the amount of \$15,000 from the Conway Area Tennis Association; and

**Whereas,** The Conway Parks and Recreation Department will use these funds to purchase miscellaneous tennis equipment.

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

**Section 1.** The City of Conway shall appropriate these funds in the amount of \$15,000 from the Conway Parks Department Tennis Miscellaneous Fees Account (001.162.4799) to the Laurel Park Tennis CIP-Miscellaneous Account (001.162.5990).

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

**PASSED** this 10<sup>th</sup> day of June 2018.

**Approved:**

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

**Attest:**

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

## MEMORANDUM

**TO:** City Council Members/Mayor Bart Castleberry  
**FROM:** Chief Jody Spradlin  
**DATE:** July 3, 2018  
**SUBJECT:** Request for disposal of assets

The Police Department has the following vehicles that are not being used:

- 1995 Chevy G20 Van VIN 2GCEG2542N4149354
- 2003 Cadillac Seville VIN 1G6KS54Y13U232848
- 2006 Dodge Stratus VIN 1B3EL6R56N250647
- 2008 Crown Victoria VIN 1FAFP71WX5X108920
- 2008 Crown Victoria VIN 2FAFP71V28X138070

I would like to request approval to remove these items from our inventory listing and to dispose of them. These vehicles will be sold through auction, "as is", on [www.publicsurplus.com](http://www.publicsurplus.com).

Thank you for your consideration.



**City of Conway, Arkansas  
Ordinance No. O-18-\_\_\_\_**

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

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

Various Companies	\$27,513.77	Extra Duty Services
Municipal Vehicle Program	\$5,112.13	Insurance Proceeds
Municipal Vehicle Program	\$18,775.00	Insurance Proceeds

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

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

**Section 1.** The City of Conway shall appropriate funds from various companies in the amount of \$27,513.77 from 001.121.4185 to the CPD overtime expense account, 001.121.5114.

**Section 2.** The City of Conway shall appropriate funds from Municipal Vehicle Program in the amount of \$5,112.13 from 001.119.4360 to the CPD vehicle maintenance expense account 001.121.5450.

**Section 3.** The City of Conway shall appropriate funds from Municipal Vehicle Program in the amount of \$18,775 from 001.119.4360 to the CPD vehicle expense account 613.121.5920.

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

**PASSED** this 10<sup>th</sup> day of July, 2018.

**Approved:**

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

**Attest:**

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