



City of Conway Council Agenda

Council Meeting Date:

July 14th, 2015

5:30pm – Committee Meeting:

**Discussion of the next steps for an Aquatic Park/Complex Center,
Capital Parks Improvement List, & Public Art Committee Review**

6:30pm - Council Meeting

Call to Order: Mayor Tab Townsell

Roll Call: City Clerk/Treasurer Michael O. Garrett

Minutes Approval: June 23rd, 2015

Mayor Tab Townsell

City Clerk Michael O. Garrett

City Attorney Chuck Clawson

City Council Members

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

1. Report of Standing Committees:

A. Public Hearing:

1. Public Hearing / Ordinance closing the southern 25 feet of the Mill Pond Road Right-of-way adjoining Lot 27 Round Mountain Subdivision.

B. Economic Development Committee (Airport, Conway Corporation, Conway Development Corporation, Downtown Partnership, & Conway Area Chamber of Commerce)

1. Consideration to swap land with Conway Corporation in regards to providing a buffer for property on Cadron Creek.
2. Ordinance adopting a net metering rate and amending section one of Ordinance No. O-05-143.
3. Resolution adopting net metering rules and regulations of Conway Corporation.
4. Consideration to approve a change order (#1) for the airport perimeter fence contract for Cantrell Field.
5. Consideration to apply for a Department of Aeronautic grant for the airport remote transmitter/receiver site at Cantrell Field.
6. Consideration to approve the bid for the construction of the remote transmitter/receiver facility at Cantrell Field.

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

1. Resolution setting a public hearing to discuss the closing of an alley in Block 7 of the Burns Addition.

2. Resolutions requesting the Faulkner County Tax Collector to place certified liens on certain properties as a result of incurred expenses by the City.
3. Consideration for the Community Development department to enter into a consortium agreement with J-Quad for the preparation of the analysis of impediments to Fair Housing.
4. Ordinance accepting and appropriating reimbursement funds for travel for the Administration Department.
5. Consideration to purchase right of way property (Farris Property) for the Tucker Creek Pathway project.
6. Consideration to purchase right of way property (Pediatrics Plus) for the Tucker Creek Pathway project.
7. Consideration to approve right of way acquisition for Tract 5A & 5B (Kuettel) in regards to the Cantrell Field Access Improvement Project.

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

1. Ordinance waiving the competitive bid process and appropriating funds for the construction of an additional restroom facility at Conway Station Park.

E. Public Safety Committee (Police, Fire, District Court, CEOC, Information Technology, City Attorney, & Animal Welfare)

1. Ordinance appropriating asset forfeiture funds to the Conway Police Department.
2. Ordinance appropriating reimbursement funds from various entities to the Conway Police Department for extra duty services.
3. Resolution requesting the adoption of the Conway Police Department 2015 policies and procedures manual and authorization to apply for the State Accreditation program.
4. Ordinance preventing the loud and unnecessary noise and prohibiting the practice of engine compression braking in the City of Conway.

Adjournment



City of Conway
Office of the Mayor
Mayor Tab Townsell
www.cityofconway.org

Discussion of a Possible Aquatics Center Feasibility Study

Consideration of the possible need for a feasibility study for an aquatics center in Conway.

While anecdotally and intuitively many folks can say the city of Conway can and will support a public aquatics center, there is no more systematic proof. While there is no sure fire way to provide absolute proof without watching the use and financial performance of a true test facility, it is an attractive but absolutely impossible idea. The next best thing is a systematic study of our demographics and organized users, other facilities in our city, area and state, and model examples from other places.

A systematic study of these considerations, further modeled on certain assumptions, can give us some idea of both what is needed and what such a facility would cost to build and operate. This would give us a starting point for our capital plans and operating plans.

Included for discussion in committee is listing of feasibility related services that ONE company can perform under contract for a city. There are other companies to consider as options.

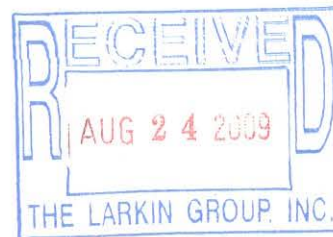
These various companies not only perform feasibility services but can design the facilities themselves. Some may look at this dual role as a self-fulfilling prophesy but the groups that designs the structures are also the best option for giving advice as to development costs and operating costs. For those of us who feel the need is already obvious at least anecdotally, the determination of need is not as important as the accurate cost numbers. Nonetheless, council members need go into such a study with your head up and aware of the dual role of these companies.

To expand a search for other companies interested in performing this service, the city would need to issue a Request for Qualifications (RFQ). Also, included in this packet is an example RFQ from Fort Smith and Sebastian County for their Parrot Bay project.



David Hudson

Sebastian County Judge
County Court House
35 South 6th Street, Room 106
Fort Smith, Arkansas 72901
(479) 783-6139
FAX (479) 784-1550



August 20, 2009

Larkin Aquatics
9200 Ward Parkway, Suite 400
Kansas City, MO 64114

Attention: Andrew D. Smith, P.E.

Enclosed is a Request for Qualifications from your company. Sebastian County is currently engaged in a market analysis and feasibility study on an outdoor aquatics facility at Ben Geren Park and is seeking a qualified firm to provide services for same. All information regarding your qualification statement and report is included.

The Sebastian County Parks Department closed their existing pool in 2004. A strategic planning process in 2009 showed the major desire for facilities from the public is an aquatics facility. Subsequent discussions have involved potential for City/County partnerships. At this time, a feasibility study is necessary to continue discussions of an aquatics facility.

We would like to receive the information no later than September 4, 2009, by 10:00 a.m. Please direct any questions regarding this project to Jeff Turner at 479-784-1502 or to Joe Gaa at 479-646-2444.

We look forward to receiving your information and thank you for your interest in the Sebastian County Parks Department.

Sincerely,

A handwritten signature in blue ink that reads "Jeffrey B. Turner".

Jeffrey B. Turner
Associate County Administrator

Enc.

Request for Qualifications

August 20, 2009

From: Sebastian County Judge's Office

To: Aquatics Consultants

Re: Aquatics Facility Feasibility Study

The Sebastian County Judge's Office is accepting "Requests for Qualifications" from qualified firms to provide services for a market analysis and feasibility study on an outdoor aquatics facility at Ben Geren Park. All "Requests for Qualifications" must be in writing and three (3) copies delivered by mail to:

David Hudson, County Judge
Sebastian County Court House
35 South 6th Street, Room 106
Fort Smith, AR 72901

All information must be received by **10:00 a.m. on Friday, September 4, 2009**. Requests for Qualifications are to be sealed and on the face of the envelope plainly labeled "**Aquatics Facility - Sebastian County.**" The County will approve the selection of the Firm at their regular scheduled Quorum Court meeting on September 15, 2009. The County will notify in writing those firms not selected.

Note: Any and all costs incurred for the preparation of a market analysis and feasibility study in response to this RFQ shall be the sole responsibility of the firm submitting the plan. The County reserves the right to accept or reject any proposal or any part thereof or any combination of proposals and to waive any or all formalities.

PURPOSE

The Sebastian County Judge's Office seeks qualifications of specialized consulting firms for complete aquatics feasibility study to include Market Review, Concept Development of Alternative Scenarios, and Operations Analysis. Details of each section are laid out in the following scope of services.

SCOPE OF SERVICES

1. Market Review
 - a. Study demographic characteristics/community profile, to understand population, age range, and income of potential user.
 - b. Analyze demographic trends in order to develop appropriate projections.
 - c. Develop a competitive market analysis to understand alternative aquatic service providers, facilities and services offered, and admission rates/attendance numbers.
2. Concept Development for Alternative Scenarios
 - a. Develop a minimum of three (3) and maximum of five (5) concepts comparing range of cost, capacity, and features.
 - b. Evaluate space requirements, accessibility, traffic flow and parking requirements, and other site development considerations for each alternative scenario.
 - c. Estimate construction costs and program options for each scenario.
3. Operations Analysis
 - a. For each alternative scenario, estimate attendance -- daily, seasonal, and annual.
 - b. Evaluate fee structure -- drop-in visitors, season passes, family passes, corporate and group rentals.
 - c. Identify sources of income -- identification and verification of revenue sources.
 - d. Operating cost projections -- develop a line item budget, personnel projection by position, contractual services, commodities, and capital replacement.
 - e. Revenue generation projections -- develop a line item accounting, admissions, programs and services, rentals, and other revenue sources.
 - f. Revenue/expenditure comparisons -- cost recovery level.
4. Final Report and Presentation
 - a. Prepare final report in writing.
 - b. Public presentation to the Quorum Court.

All Requests for Qualifications need to include the following:

- a. The technical competence, specialized qualifications and experience with respect to projects of this nature.
- b. Past record of performance of the firm with respect to such factors as control of costs, accessibility to clients, quality of work, and ability to meet deadlines and schedules for related projects.
- c. Consultant's familiarity with and proximity to the area in which the project is located.
- d. References from previous clients within the past five (5) years.
- e. List of projects completed or in progress for the last two years in this area, to include schedules of projected versus actual completion.

Feasibility Studies Services Larkin Aquatics

Market Analysis

Service area Identification - Defined by standard geographies, drive times, concentric radius by miles or hand-drawn shapes.

Demographic Characteristics & Community Profile - Part of the market analysis will evaluate the demographics of Bellevue and surrounding areas, including age distribution, income, and ethnicity. The local demographic data will be combined with published nationwide swimming participation data that are adjusted for regional differences. The combination will provide a user demand for swimming in the City of Bellevue market area.

Review of existing city facilities, programs and services - Evaluations of the following topics:

- Master plan and existing studies
- Organizational structure and wage scales
- Department policies and procedures
- Existing aquatic and recreation program statistics
- Demand for programs and services and facilities

Competitive Market Analysis - An evaluation of key competing facilities located within the identified service area. Evaluation of the following topics:

- Alternative aquatic service providers
- Facilities and services offered
- Admission rates and attendance numbers

Comparative Analysis - Comparison with national, regional and local participation statistics and trends which will result in a unique participation percentage for the client.

- NSGA/NEA standards
- Potential participation levels

Market Analysis - Segment determination of the following areas:

- Determination of user groups
- Impact of user group needs on facility component listing

Aquatics Programming

During this task the Larkin team identifies the existing aquatics programs provided by the City and their current enrollment and participation. We will also discuss the City's interest and desire to provide new programs in the future. It is these programs that will help define and guide the type and design of future facilities.

Public Input

Public input builds consensus and support within the community. This information gives City leaders know the desires of the community when they are asked to make the important decisions.

There are many tools available for collecting community input, but for this study, we recommend an on-line survey. The survey can be advertised through the local newspaper or with a flyer included in a City mailer, just to name a couple more common approaches. The Larkin team would work with City staff to define the appropriate questions for the survey.

To supplement the response, the survey can also be conducted in person at various locations and/or predetermined events.

Operations Analysis

Our years of experience is employed along with a thorough, time tested, process called “Operational Performance Indicator Analysis (OPIA)” to develop realistic operating budgets for facilities. OPIA is a 6 step process developed by our team members to deliver a customer focused measurement tool for developing a business plan.

OPIA is based on the following:

Attendance estimates

- Daily
- Annually
- By facility and/or component

Fee structure

- Drop-in
- Multiple admissions/annual passes
- Family, corporate, group
- Rentals

Sources of income

- Identification and verification of revenue sources

Operating cost projections

- Develop a line item budget
- Personnel by position
- Contractual services
- Commodities
- Capital replacement

Revenue generation projections

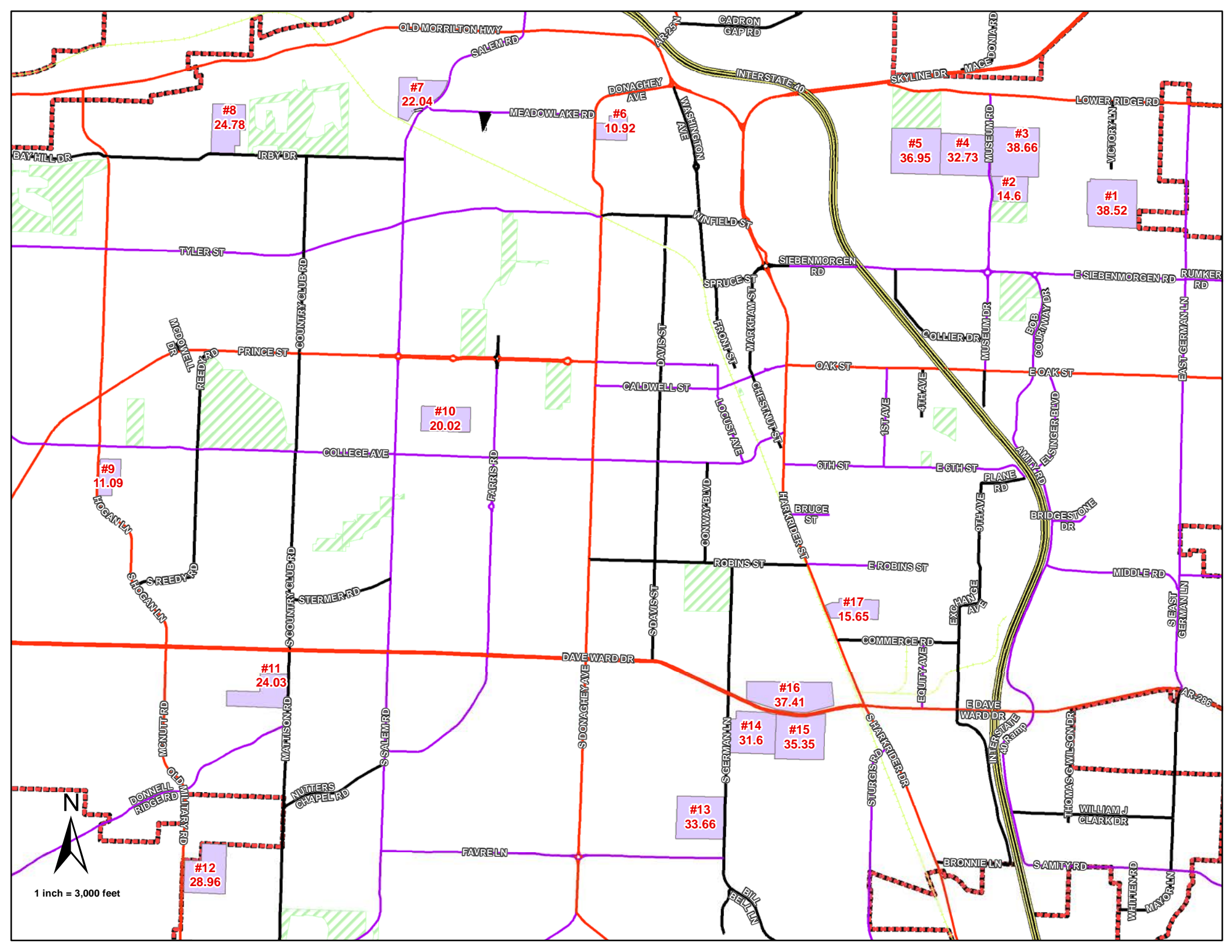
- Develop a line item accounting
- Admissions
- Annual/multiple admissions
- Programs and services
- Rentals
- Other revenue sources

Revenue/expenditure comparisons

- Cost recovery level
- Project recommendations/profitability of components
- Marketing strategy
- Program/service considerations

Final Report and Recommendations

A final report will be prepared documenting the study. The study recommendations will be presented along with a capital improvements plan and budget, implementation schedule and priorities, and operational implications. Larkin Aquatics will present the findings and recommendations to the City.



1 inch = 3,000 feet



Aquatics

Number	Name	Parcel	Zoning	SiteAddress	Acres
1	Paul Freyaldenhoven	712-07093-000	A1	Bill Lucy-Trison	38.52
2	State of Arkansas -- Adjacent to Curtis Walker	710-07772-002E	S1	Museum Rd	14.6
3	State of Arkansas	710-08198-000E	S1	East of Museum north of Curtis Walker	38.66
4	Jimmie Don Williams South Half	711-09458-000	A1	38 Lower Ridge	32.73
5	State of Arkansas	710-08196-000E	S1	Adjacent to Don Owens	36.95
6	Clements-Coffman-Goode	710-08868-000	R1 C3	Donaghey south of Meadowlake	10.92
7	John Irby	710-08750-000	A1	Irby Prop	22.04
8	BUFFALOE FAMILY LTD PRTNSHIP	712-13445-000	A1	3000 Block Irby	24.78
9	McDowell Properties	712-12103-001	O2	Hogan/College	11.09
10	Farris-Trent	710-07409-000	R1	Farris-Trent	20.02
11	UNION BAPTIST CHURCH OF CONWAY TRUSTEES	711-12238-000	A1	Mattison	24.03
12	PIN TAIL INVESTMENTS OF CONWAY LLC	711-12459-002	R1	Old Military	28.96
13	Caroline Favre	710-08578-000	A-1	Favre & S German (middle)	33.66
14	Carolyn Henze	710-08540-000	MF3A1	S German	31.6
15	Covington Properties	710-08097-000I	I3	650 Dave Ward	35.35
16	Bus Factory DWD	710-08094-000I	I3	Bus Factory Front	37.41
17	Marable, Sharon	710-08070-000	C-3	450 S Harkrider	15.65



A&P Funded Projects

Prioritized

1. Conway Station Restroom	\$175,000
2. Event Center Build-out	\$900,000 + \$500,000 A&P
3. Tucker Creek Trail Completion	\$450,000
4. Don Owen Softball Field Renovation -	\$660,000
5. Laurel Park Asphalt Trail	\$150,000
6. Conway Station Site Finishes	\$1,000,000
7. Pompe Park Natural Area	\$325,000
Total Estimated Cost of All Projects	\$3,660,000



**City of Conway, Arkansas
Ordinance No. O-15-__**

A ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CONWAY, ARKANSAS REPEALING R-04-38, CREATING A PUBLIC ART COMMITTEE FOR THE DEVELOPMENT, CREATION, ACQUISITION, PLACEMENT, AND ONGOING MAINTENANCE OF PUBLIC ART IN OR ON CITY OWNED OR PUBLICLY SECURED FACILITIES AND SPACES, ESTABLISHING GUIDELINES FOR THE PROVISION OF PUBLIC ART THEREIN, DEDICATING ONGOING AND PERRENIAL REVENUES FOR PUBLIC ART, AND ESTABLISHING ADMINISTRATIVE AND STAFF SUPPORT FOR THE OPERATIONS OF THE PUBLIC ART COMMITTEE AND THE MAINTENANCE OF PUBLIC ART

Whereas, the City acknowledges the role of art in providing citizens with a quality of environment, cultural enrichment and a shared symbol of community in Conway; and

Whereas, public art is a partnership between a design team and the community to bring something to the city that will enhance public space, and ranges from murals and sculptures to decorated functional objects, and

Whereas, public art is meant to foster a dialogue throughout a community that asks its citizens to evaluate and define their collective identity, and

Whereas, public art is art meant for public contemplation and should be easily accessible by the community; and

Whereas, public art will help provide the citizens of Conway with a quality of living environment and help to promote their cultural heritage, and

Whereas, the city's previous attempt at providing for public art suffered from organizational shortcomings and no identifiable on-going funding.

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

Section 1: Resolution R-04-38 is hereby repealed in its entirety

Section 2: Public Art:

Public art is art made for public view accessible to the community and is found in and on public facilities and spaces such as parks, theaters, rights-of-way, and government buildings and/or on such private facilities and spaces such as can be secured for the public benefit.

Section 3: The Public Art Committee:

- A. The Public Art Project Committee is established and shall be composed of seven (7) members. These members shall include:
 1. Three (3) members with expertise or experience in the field of art, either an art historian, gallery director, art professor or instructor or other art professionals.
 2. Four (4) members of the community at large.
- B. Members shall serve four (4) year terms with the initial terms of office staggered such that two terms end each of the first three years and the final term to end after the

fourth year. All subsequent terms shall be four years and members are allowed to serve two consecutive terms.

- C. Members shall be appointed by the Mayor with approval by City Council.
- D. The Public Art Committee shall be staffed by the City Planning Department who shall manage all administrative affairs for the committee.

Section 4: The Responsibilities of the Public Art Committee are as follows:

- A. Developing and continually updating a plan for the implementation of public art and directing resources toward the placement of public art throughout Conway.
- B. Directing the process of selecting, developing, and implementing each public art project.
- C. Defining the parameters of each project seeking public input prior to approval of the project and, where applicable, public participation in the implementation of the project.
- D. Seeking and confirming city council final approval of each project prior to implementation.
- E. Keeping a record of the proceedings of the committee and records, financial or otherwise, of each project from conception until installation.
- F. Keeping the community informed of how each project is progressing.

Section 5: Responsibility of the City

- A. Final approval by the city council of all projects under taken by the Public Art Committee
- B. Holding all records of the Public Art Committee.
- C. Development/approval of all contracts and or agreements.
- D. Dedication of all Public Art as public park space and/or assets and maintenance of the art as required with any specialty maintenance funded through the proceeds of the Public Art Committee.
- E. Provision of funds for public art projects including revenue dedications, grant applications, and gift acceptance.
- F. Approval and oversight of all financial transactions as required by normal city operational procedures.

Section 6: Dedication of Funding to Public Art

The following city revenues are dedicated on a continual and ongoing basis for the purposes of development, creation, acquisition, placement, and on-going maintenance of Public Art in Conway:

- A. The annual proceeds of the voluntary property tax collected for public recreation in Conway shall be dedicated to Public Art.
- B. Thirty thousand (\$30,000) dollars from the city's assigned portion of Advertising & Promotion Prepared Food sales tax revenue shall be dedicated each year for Public Art.

Passed this 28th day of July, 2015.

Approved:

Attest:

Mayor Tab Townsell

Michael O. Garrett
City Clerk/Treasurer



City of Conway, Arkansas
Ordinance No. O-15- _____

AN ORDINANCE CLOSING THE SOUTHERN 25 FEET OF THE MILL POND ROAD RIGHT-OF-WAY ADJOINING LOT 27, ROUND MOUNTAIN SUBDIVISION; AND FOR OTHER PURPOSES;

Whereas, a petition was duly filed with the City Council of the City of Conway, Arkansas on the 23rd day of June, 2015 asking the City Council to vacate and abandon a portion of the Mill Pond Road Right-of-Way.

Whereas, after due notice as required by law, the council has, at the time and place mentioned in the notice, heard all persons desiring to be heard on the question and has ascertained that the easement or the portion thereof, hereinbefore described, has heretofore been dedicated to the public use as an easement herein described; has not been actually used by the public generally for a period of at least five (5) years subsequent to the filing of the plat; that all the owners of the property abutting upon the portion of the Right-of-Way to be vacated have filed with the council their written consent to the abandonment; and that public interest and welfare will not be adversely affected by the abandonment of this portion of the Right-of-Way.

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

Section 1. The City of Conway, Arkansas releases, vacates, and abandons its rights, with the exception of a fifteen foot (15') utility easement centered on the existing water main on the north side of Lot 27, together with the rights of the public generally, in and to the southern 25 feet of the Right-of-Way designated as follows:

COMMENCING AT A 1" PIPE FOR THE SOUTHEAST CORNER OF LOT 27 ROUND MOUNTAIN SUBDIVISION, AS RECORDED IN PLAT BOOK E, PAGE 72, ALSO KNOWN AS THE SOUTHEAST CORNER OF THE NE1/4 SW1/4 OF SECTION 2; THENCE ALONG THE EAST LINE OF SAID LOT 27 N02°10'52"E, 1020.42 FEET TO A 3/8" REBAR FOR THE NORTHEAST CORNER OF SAID LOT 27; THENCE ALONG THE NORTH LINE OF SAID LOT 27, N89°00'13"W, 223.83 FEET TO A 3/8" REBAR ON THE SOUTH RIGHT OF WAY MILL POND ROAD; THENCE ALONG SAID SOUTH RIGHT OF WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 493.70 FEET, AN ARC LENGTH OF 108.82 FEET, A CHORD BEARING AND DISTANCE OF S58°52'52"W, 108.60 FEET TO A 1/2" REBAR W/CAP (PLS 1363) FOR THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 493.70 FEET, AN ARC LENGTH OF 174.67 FEET, A CHORD BEARING AND DISTANCE OF S75°11'52"W, 173.76 FEET TO A SET 1/2" REBAR W/CAP (PLS 1363); THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY S85°20'01"W, 354.89 FEET TO A SET 1/2" REBAR W/CAP (PLS 1363); THENCE ALONG SAID SOUTH RIGHT OF WAY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 671.65 FEET, AN ARC LENGTH OF 24.10 FEET, A CHORD BEARING AND DISTANCE S86°21'41"W, 24.10 FEET TO A SET 1/2" REBAR W/CAP (PLS 1363); THENCE LEAVING SAID SOUTH RIGHT OF WAY N01°06'12"E, 25.05 FEET; THENCE RUN ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 646.65 FEET, AN ARC LENGTH OF 21.58 FEET, A CHORD BEARING AND DISTANCE OF N86°17'22"E, 21.58 FEET; THENCE RUN N85°20'01"E, 354.89 FEET; THENCE RUN ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 468.70 FEET, AN ARC LENGTH OF 164.43 FEET, A CHORD BEARING AND DISTANCE OF N75°16'59"E, 163.59 FEET; THENCE RUN S28°07'59"E, 25.04 FEET TO THE POINT OF BEGINNING, CONTAINING 0.31 ACRES MORE OR LESS. LESS AND EXCEPT A FIFTEEN FOOT UTILITY EASEMENT CENTERED ON THE EXISTING WATER MAIN ON THE NORTH SIDE OF LOT 27.

Section 2. A copy of the ordinance duly certified by the city clerk shall be filed in the office of the recorder of the county and recorded in the deed records of the county.

Passed this 14th day of July, 2015.

Approved:

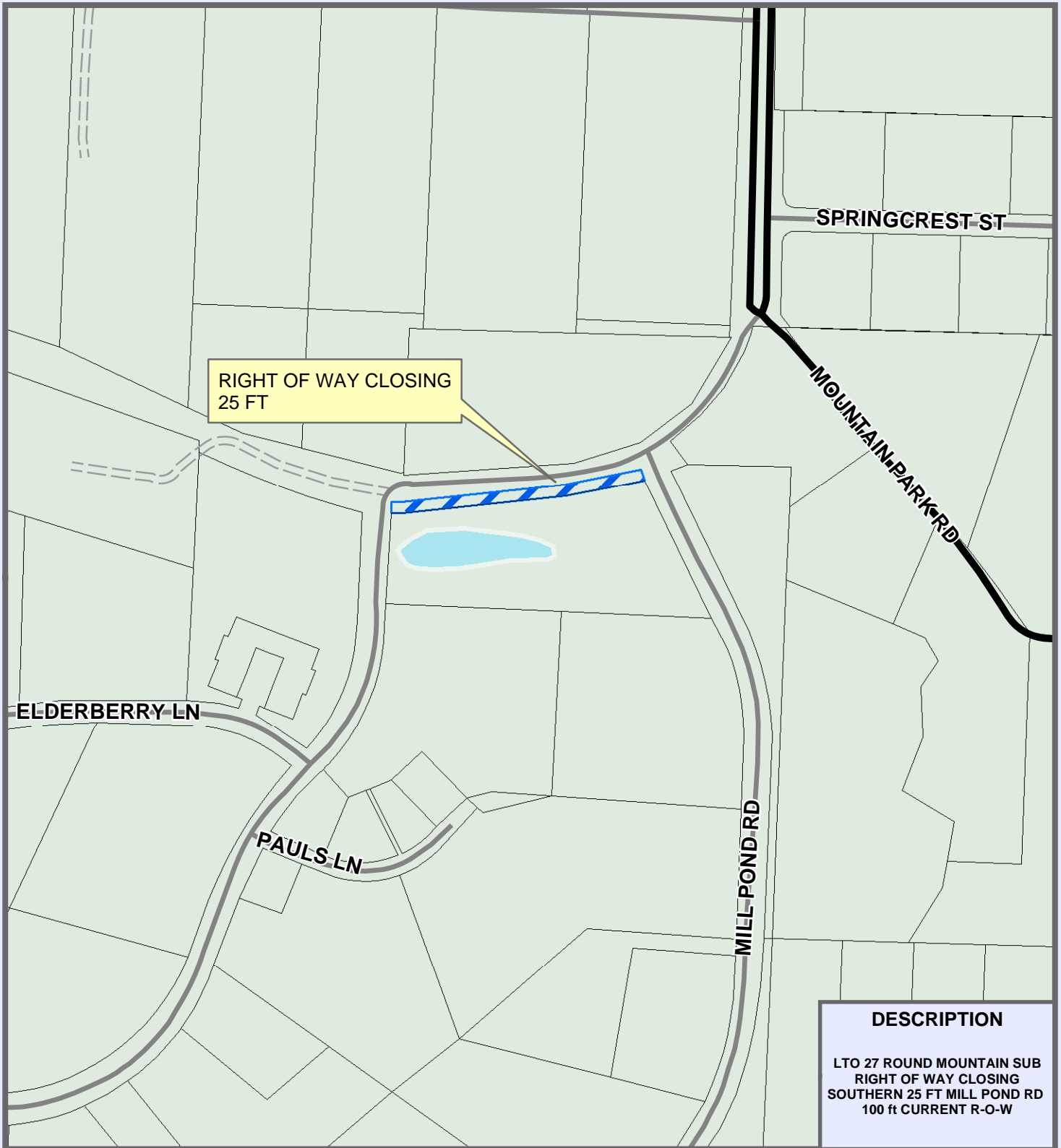
Mayor Tab Townsell

Attest:

Michael O. Garrett
City Clerk/Treasurer

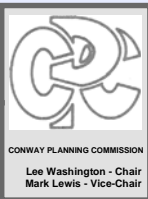
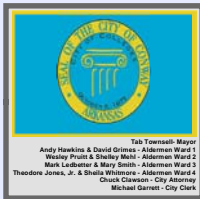
CITY OF CONWAY

LOT 27 ROUND MOUNTAIN SUB -- RIGHT OF WAY CLOSING

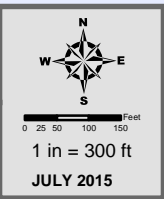


DESCRIPTION

LTO 27 ROUND MOUNTAIN SUB
 RIGHT OF WAY CLOSING
 SOUTHERN 25 FT MILL POND RD
 100 ft CURRENT R-O-W



INTERSTATE	LOT LINE	Residential	Industrial
MAJOR ARTERIAL	STREAMS	R-1	I-1
MINOR ARTERIAL	LAKES & PONDS	R-2A	MF-1
COLLECTOR	CITY LIMITS	R-2	MF-2
RESIDENTIAL		R-3	MF-3
PRIVATE ROAD		HR	RMH
INTERSTATE RAMP		SR	
RAILROADS		Commercial Office	Special
		C-1	O-1
		C-2	O-2
		C-3	O-3
		C-4	SP
			S-1
			A-1
			PUD
			TJ



THIS MAP WAS PREPARED BY THE CITY OF CONWAY PLANNING AND DEVELOPMENT DEPARTMENT FOR ITS USE AND MAY BE REVISED AT ANY TIME WITHOUT NOTIFICATION TO ANY USER. THE CITY OF CONWAY PLANNING AND DEVELOPMENT DEPARTMENT DOES NOT GUARANTEE THE CORRECTNESS OR ACCURACY OF ANY FEATURES ON THIS MAP. CITY OF CONWAY ASSUMES NO RESPONSIBILITY IN CONNECTION THEREWITH.

CONTACT INFORMATION
 WWW.CONWAYPLANNING.ORG/GIS
 E-MAIL: Jason.Lyon@CityOfConway.org

**Petition of written consent for the
Vacating of Streets and Alleys
For the intent of Public Use**

Right of way, to be vacated: THE SOUTH 25 FEET OF THE ROAD R/W ADJOINING LOT 27 ROUND MOUNTAIN SUBDIVISION BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT A 1" PIPE FOR THE SOUTHEAST CORNER OF LOT 27 ROUND MOUNTAIN SUBDIVISION, AS RECORDED IN PLAT BOOK E, PAGE 72, ALSO KNOWN AS THE SOUTHEAST CORNER OF THE NE1/4 SW1/4 OF SECTION 2; THENCE ALONG THE EAST LINE OF SAID LOT 27 N02°10'52"E, 1020.42 FEET TO A 3/8" REBAR FOR THE NORTHEAST CORNER OF SAID LOT 27; THENCE ALONG THE NORTH LINE OF SAID LOT 27, N89°00'13"W, 223.83 FEET TO A 3/8" REBAR ON THE SOUTH RIGHT OF WAY MILL POND ROAD; THENCE ALONG SAID SOUTH RIGHT OF WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 493.70 FEET, AN ARC LENGTH OF 108.82 FEET, A CHORD BEARING AND DISTANCE OF S58°52'52"W, 108.60 FEET TO A 1/2" REBAR W/CAP (PLS 1363) FOR THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 493.70 FEET, AN ARC LENGTH OF 174.67 FEET, A CHORD BEARING AND DISTANCE OF S75°11'52"W, 173.76 FEET TO A SET 1/2" REBAR W/CAP (PLS 1363); THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY S85°20'01"W, 354.89 FEET TO A SET 1/2" REBAR W/CAP (PLS 1363); THENCE ALONG SAID SOUTH RIGHT OF WAY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 671.65 FEET, AN ARC LENGTH OF 24.10 FEET, A CHORD BEARING AND DISTANCE S86°21'41"W, 24.10 FEET TO A SET 1/2" REBAR W/CAP (PLS 1363); THENCE LEAVING SAID SOUTH RIGHT OF WAY N01°06'12"E, 25.05 FEET; THENCE RUN ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 646.65 FEET, AN ARC LENGTH OF 21.58 FEET, A CHORD BEARING AND DISTANCE OF N86°17'22"E, 21.58 FEET; THENCE RUN N85°20'01"E, 354.89 FEET; THENCE RUN ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 468.70 FEET, AN ARC LENGTH OF 164.43 FEET, A CHORD BEARING AND DISTANCE OF N75°16'59"E, 163.59 FEET; THENCE RUN S28°07'59"E, 25.04 FEET TO THE POINT OF BEGINNING, CONTAINING 0.31 ACRES MORE OR LESS.

Abutting property owners:

Name	Address
<u>Marcelo Davis</u>	<u>10159 Mill Pond Rd, Conway</u>
_____	_____
_____	_____
_____	_____
_____	_____



June 18, 2015

Central Arkansas Professional Surveying, LLC
Attn: Starla Wood
PO Box 298
Conway, AR 72032

RE: Lot 27 Round Mountain Subdivision
25' R/W Vacation Description

To Whom It May Concern:

Centerpoint Energy has reviewed the easement revisions for Lot 27 Round Mountain Subdivision and we do not have any conflicts with the revisions.

Thank You,

A handwritten signature in blue ink that reads "Tanya Malcolm".

Dennis Fisher
Tanya Malcolm



July 7, 2015

The Honorable Tab Townsell
Mayor of Conway
City Hall
1201 Oak Street
Conway, AR 72032

Re: Lot 27 Round Mountain Subdivision, Conway, Faulkner County, Arkansas.

Dear Mayor Townsell:

Conway Corporation has no objections to the request to abandon the existing 25 foot Right of Way easement, but needs to maintain a 15 foot utility easement centered on the existing water main on the north side of Lot 27.

If you have any questions, please let me know.

Respectfully yours,

CONWAY CORPORATION

A handwritten signature in blue ink that reads "Leslie Guffey". The signature is fluid and cursive, with a long, sweeping tail on the letter 'y'.

Leslie Guffey
Engineering and Planning



Lynda Palmer
AT&T Arkansas
Mgr.-OSP Plng & Engr Design
Right-of-Way
Joint Use of Poles

1111 West Capitol, Rm 941
Little Rock, AR 72201
Phone: (501) 373.5255
Fax: (501) 373.0229 Fax
lynda.palmer@att.com

June 22, 2015

Central Arkansas Professional Surveying, LLC
Attn: Starla Wood

sent via email

Dear Ms. Wood:

The purpose of this letter is to grant AT&T's concurrence in your request to close a dedicated twenty-five foot right-of-way on along Mill Pond Road on Round Mountain in Conway, as per the attached survey, and described below:

25' R/W VACATION DESCRIPTION:

THE SOUTH 25 FEET OF THE ROAD R/W ADJOINING LOT 27 ROUND MOUNTAIN SUBDIVISION BEING FURTHER DESCRIBED AS FOLLOWS:

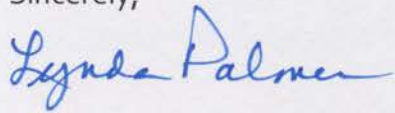
COMMENCING AT A 1" PIPE FOR THE SOUTHEAST CORNER OF LOT 27 ROUND MOUNTAIN SUBDIVISION, AS RECORDED IN PLAT BOOK E, PAGE 72, ALSO KNOWN AS THE SOUTHEAST CORNER OF THE NE1/4 SW1/4 OF SECTION 2; THENCE ALONG THE EAST LINE OF SAID LOT 27 N02°10'52"E, 1020.42 FEET TO A 3/8" REBAR FOR THE NORTHEAST CORNER OF SAID LOT 27; THENCE ALONG THE NORTH LINE OF SAID LOT 27, N89°00'13"W, 223.83 FEET TO A 3/8" REBAR ON THE SOUTH RIGHT OF WAY MILL POND ROAD; THENCE ALONG SAID SOUTH RIGHT OF WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 493.70 FEET, AN ARC LENGTH OF 108.82 FEET, A CHORD BEARING AND DISTANCE OF S58°52'52"W, 108.60 FEET TO A 1/2" REBAR W/CAP (PLS 1363) FOR THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 493.70 FEET, AN ARC LENGTH OF 174.67 FEET, A CHORD BEARING AND DISTANCE OF S75°11'52"W, 173.76 FEET TO A SET 1/2" REBAR W/CAP (PLS 1363); THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY S85°20'01"W, 354.89 FEET TO A SET 1/2" REBAR W/CAP (PLS 1363); THENCE ALONG SAID SOUTH RIGHT OF WAY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 671.65 FEET, AN ARC LENGTH OF 24.10 FEET, A CHORD BEARING AND DISTANCE S86°21'41"W, 24.10 FEET TO A SET 1/2" REBAR W/CAP (PLS 1363); THENCE LEAVING SAID SOUTH RIGHT OF WAY N01°06'12"E, 25.05 FEET; THENCE RUN ALONG A CURVE TO THE

LEFT, HAVING A RADIUS OF 646.65 FEET, AN ARC LENGTH OF 21.58 FEET, A CHORD BEARING AND DISTANCE OF N86°17'22"E, 21.58 FEET; THENCE RUN N85°20'01"E, 354.89 FEET; THENCE RUN ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 468.70 FEET, AN ARC LENGTH OF 164.43 FEET, A CHORD BEARING AND DISTANCE OF N75°16'59"E, 163.59 FEET; THENCE RUN S28°07'59"E, 25.04 FEET TO THE POINT OF BEGINNING, CONTAINING 0.31 ACRES MORE OR LESS.

AT&T has no facilities within this right-of-way and foresees no conflicts in the future.

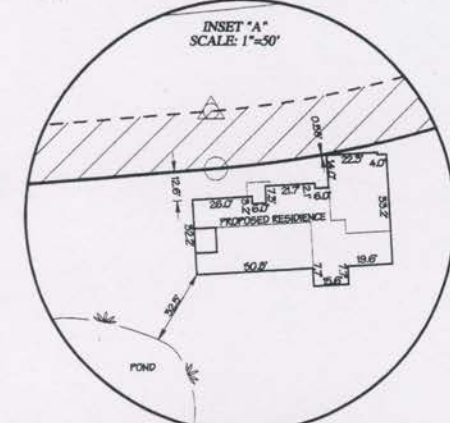
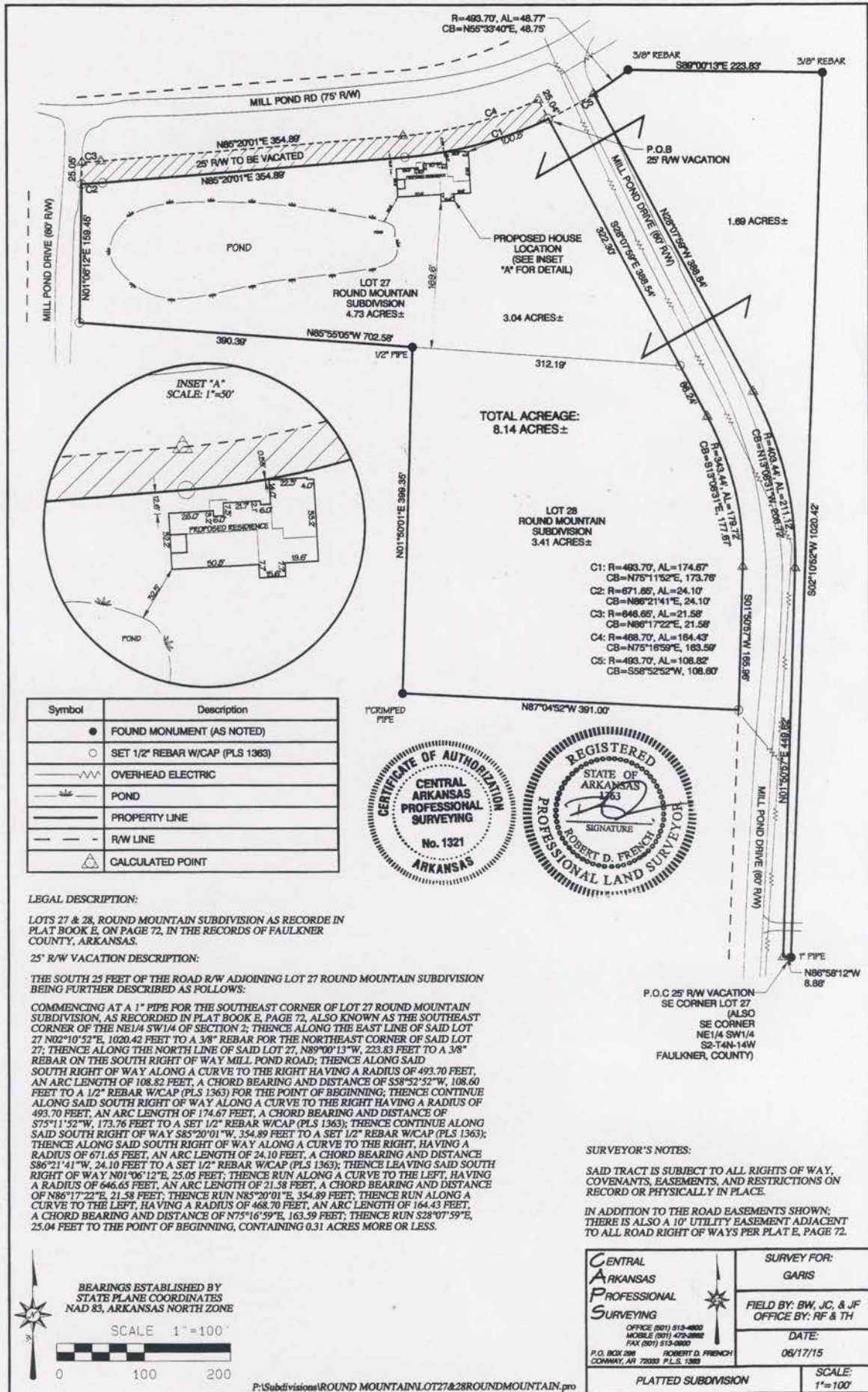
Questions concerning AT&T's facilities should be directed to Lannie Page at 501-218-6842 (lp1318@att.com).

Sincerely,

A handwritten signature in blue ink that reads "Lynda Palmer". The signature is written in a cursive style with a large initial "L".

CC: Lannie Page

Attachment:



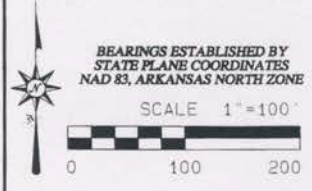
Symbol	Description
●	FOUND MONUMENT (AS NOTED)
○	SET 1/2" REBAR W/CAP (PLS 1363)
~	OVERHEAD ELECTRIC
▭	POND
---	PROPERTY LINE
- - -	R/W LINE
△	CALCULATED POINT

LEGAL DESCRIPTION:
 LOTS 27 & 28, ROUND MOUNTAIN SUBDIVISION AS RECORDED IN PLAT BOOK E, ON PAGE 72, IN THE RECORDS OF FAULKNER COUNTY, ARKANSAS.

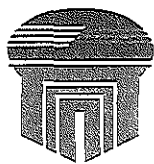
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SURVEYOR'S NOTES:
 SAID TRACT IS SUBJECT TO ALL RIGHTS OF WAY, COVENANTS, EASEMENTS, AND RESTRICTIONS ON RECORD OR PHYSICALLY IN PLACE.
 IN ADDITION TO THE ROAD EASEMENTS SHOWN; THERE IS ALSO A 10' UTILITY EASEMENT ADJACENT TO ALL ROAD RIGHT OF WAYS PER PLAT E, PAGE 72.



CENTRAL ARKANSAS PROFESSIONAL SURVEYING OFFICE (801) 513-8800 MOBILE (501) 472-2882 FAX (501) 513-8800 P.O. BOX 288 CONWAY, AR 72033 P.L.S. 1363	SURVEY FOR: GARIS
	FIELD BY: BW, JC, & JF OFFICE BY: RF & TH
	DATE: 06/17/15
PLATTED SUBDIVISION	SCALE: 1"=100'



Conway
Corporation

Operators of the City-owned Electric, Electronic & Water Systems

July 6, 2015

Tab Townsell
Mayor of Conway
1201 Oak Street
Conway, AR 72032

Mayor Townsell:

Conway Corporation has a water intake located on Cadron Creek. The State of Arkansas requires a 300' buffer within $\frac{1}{4}$ mile of the intake for supplemental water supply.

In Conway Corporation's acquisition of the buffer we acquired a parcel adjacent to the landfill with approximately 1.8 acres more than needed to meet the requirements. We also identified and described a parcel of approximately 1.35 acres located within the buffer requirement that was owned by the city.

Conway Corporation has proposed a swap with the City of Conway of the two parcels. This gives Conway Corporation a clearer demonstration that they own and control the property as required and also gives the City the advantage of some additional acreage for fill.

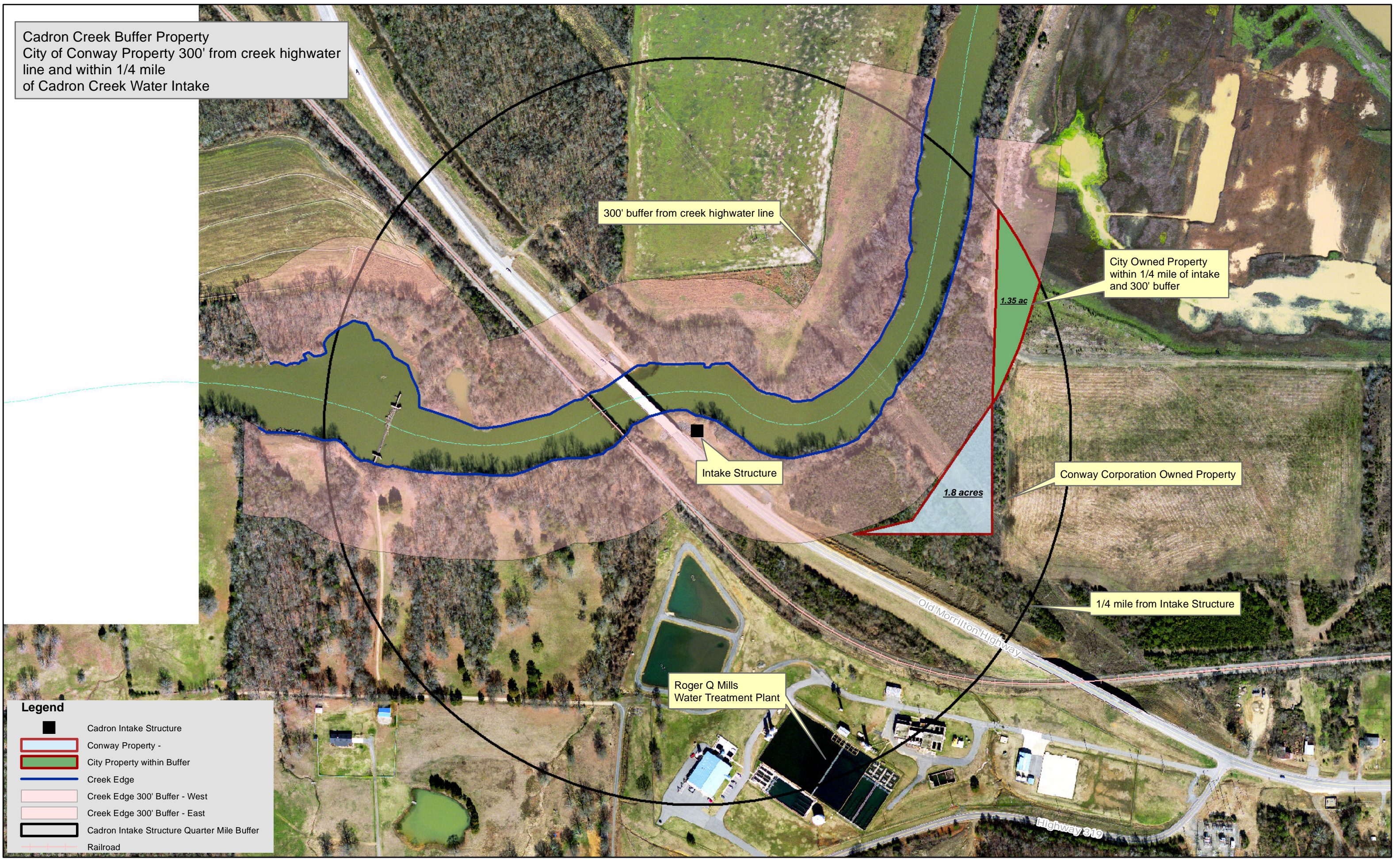
The Conway Corporation Board of Directors authorized this transaction on June 16, 2015.

Sincerely,

A handwritten signature in cursive script, reading "Michael Chapman". The signature is written in black ink and is positioned above the printed name and title.

Michael Chapman
Conway Corporation

Cadron Creek Buffer Property
City of Conway Property 300' from creek highwater line and within 1/4 mile of Cadron Creek Water Intake



300' buffer from creek highwater line

City Owned Property within 1/4 mile of intake and 300' buffer

1.35 ac

Intake Structure

1.8 acres

Conway Corporation Owned Property

1/4 mile from Intake Structure

Roger Q Mills Water Treatment Plant

Old Morrilton Highway

Highway 319

Legend

- Cadron Intake Structure
- Conway Property -
- City Property within Buffer
- Creek Edge
- Creek Edge 300' Buffer - West
- Creek Edge 300' Buffer - East
- Cadron Intake Structure Quarter Mile Buffer
- Railroad

1 inch = 300 feet





**City of Conway, Arkansas
Ordinance No. O-15-_____**

AN ORDINANCE ADOPTING A NET METERING RATE AND AMENDING SECTION ONE OF ORDINANCE O-05-143

Whereas, Ordinance O-05-143 adopted the retail electric rates charged for electric service provided by Conway Corporation; and

Whereas, Act 827 of 2015 amended the net metering rules applicable to Conway Corporation to require the purchase of excess generation, in certain circumstances, at the utility's avoided cost;

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

SECTION ONE. The City of Conway, Arkansas amends Section One of Ordinance O-05-143 to add the following Net Metering Rate.

CONWAY CORPORATION
ELECTRIC RATE SCHEDULE
EFFECTIVE DATE AUGUST 2015

NET METERING RATE

AVAILABILITY:

At any point on the existing secondary distribution system where a Corporation-approved net meter is installed.

APPLICATION:

For residential service to single family residences or commercial establishments through one meter, capable of measuring the difference between electricity supplied by Conway Corporation and the electricity generated by an approved Net Metering Facility and fed back to the Corporation's distribution system.

CHARACTER OF SERVICE:

A facility for the production of electrical energy that:

- (A) Uses solar, wind, hydroelectric, geothermal, or biomass resources to generate electricity including, but not limited to, fuel cells and micro turbines that generate electricity entirely derived from renewable resources; and,
- (B) Has a generating capacity of not more than:
 - 1) the greater of twenty-five (25) kilowatts or one hundred percent (100%) of a Residential net-metering customer's highest monthly usage in the previous twelve (12) months or
 - 2) three hundred (300) kilowatts for Commercial Customers; and,
- (C) Can operate in parallel with the Corporation's existing transmission and distribution facilities; and,
- (D) Is intended primarily to offset part or all of the customer's requirements for electricity.

NET MONTHLY RATE:

Summer rates will apply to billing months of June through September and winter rates will apply for the billing months of October through May.

RESIDENTIAL NET METERING CUSTOMERS

SUMMER RATES		WINTER RATES	
Customer Charge	\$6.00	Customer Charge.....	\$6.00
All Net KWH	EACH \$.06730	First 1000 Net KWH.....	EACH \$.05900
Minimum	PER MONTH \$6.00	Over 1000 Net KWH	EACH \$.03700

COMMERCIAL NET METERING CUSTOMERS

SUMMER RATES		WINTER RATES	
Customer Charge	\$11.00	Customer Charge.....	\$11.00
Demand Charge.....	PER KW \$7.00	Demand Charge.....	PER KW \$7.00
Energy Charge	PER NET KWH \$.04250	Energy Charge	PER NET KWH \$.03700

Minimum per month \$11.00 plus \$1.50 per KW times the highest demand established in the twelve months ending with the current month.

COST OF POWER ADJUSTMENT:

The above energy charges will be increased or decreased to reflect to the nearest one-thousandth (.001) mill per KWH the change in the cost of fuel and purchased power incurred by the Corporation for the supply of service hereunder, above or below 32.00 mills per KWH.

DEMAND:

The demand in KW, as shown by or computed from readings on the Corporation demand meter, for the 15-minute period of customer's greatest use during the month.

NET EXCESS GENERATION:

A net-metering customer may elect to have Conway Corporation purchase Net Excess Generation credits older than twenty-four (24) months in the customer's account at the Corporation's Avoided Cost for wholesale energy if the sum to be paid to the net-metering customer is at least one hundred dollars (\$100) or, at the customer's discretion, the Corporation may apply Net Excess Generation credits from the Net Metering Facility to the bills for other separate meter locations if the Net Metering Facility and the separate meter locations are under common ownership within Corporation's service area.

Additionally, Conway Corporation shall purchase at the Avoided Cost Rate any Net Excess Generation credit remaining in a customer's account when the customer:

- Ceases to be a customer of the Electric Utility;
- Ceases to operate the Net Metering Facility; or
- Transfers the Net Metering Facility to another person

AVOIDED COST RATES:

In February each year, Conway Corporation shall recalculate the weighted average annual cost of wholesale energy for the preceding calendar year in establishing these Avoided Costs:

AVOIDED ENERGY RATE:

Equals the weighted average annual cost of wholesale energy for the preceding calendar year

TAXES:

With the exception of the Avoided Cost Rates, the above rates are subject to all local, state, and federal taxes and franchise fees which are currently in effect or any taxes which are imposed by laws or ordinances on or after the effective date of this rate schedule.

PAYMENT:

The net bill, computed in accordance with the net monthly rate, shall be due and payable upon presentation and shall apply for a period of twenty days. A gross bill in the amount of the net bill plus 2 ½ percent will be due after twenty (20) days on all bills in excess of \$100.00.

SECTION TWO. This rate shall be published on the Conway Corporation website and filed with the City Clerk.

SECTION THREE. This Ordinance shall have the full force and effect from and after its date of passage. Any ordinance or parts thereof in conflict with this ordinance are hereby repealed.

PASSED this 14th day of July, 2015.

Approved:

Mayor Tab Townsell

Attest:

Michael O. Garrett
City Clerk/Treasurer



**City of Conway, Arkansas
Resolution No. R-15-_____**

A RESOLUTION ADOPTING NET METERING RULES AND REGULATIONS OF CONWAY CORPORATION

Whereas, Act 827 of 2015 amended Ark. Stat. Ann. 23-18-603, et. seq. and requires the Conway City Council as the regulator of Conway Corporation to adopt net metering rules applicable to Conway Corporation; and

Whereas, the Conway Corporation Board of Directors adopted on June 16, 2015, the attached Net Metering Rules effective July 22, 2015,

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

Section One. The City of Conway, Arkansas adopts the net metering rules of Conway Corporation attached to this Resolution.

PASSED this 14th day of July, 2015.

Approved:

Mayor Tab Townsell

Attest:

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

NET METERING RULES

TABLE OF CONTENTS

DEFINITIONS D-1

SECTION 1. GENERAL PROVISIONS

1.01. Purpose..... 1-1

SECTION 2. NET METERING REQUIREMENTS

2.01. Electric Utility Requirements 2-1

2.02. Metering Requirements..... 2-1

2.03. Billing for Net Metering 2-1

SECTION 3. INTERCONNECTION OF NET METERING FACILITIES TO EXISTING ELECTRIC POWER SYSTEMS

3.01. Requirements for Initial Interconnection of a Net Metering Facility3-1

3.02. Requirements for Modifications of Changes to a Net Metering Facility..... 3-2

3.03. Requirements for new customer at location to comply with regulation 3-2

INTERCONNECTION AGREEMENT A-1 – A-6

DEFINITIONS

Annual Average Avoided Cost Rate

The weighted average annual cost of wholesale energy for the preceding calendar year.

Billing Period

Approximately 30 days.

Biomass Facility

A facility that may use one or more organic fuel sources that can either be processed into synthetic fuels or burned directly to produce steam or electricity, provided that the resources are renewable, environmentally sustainable in their production and use, and the process of conversion to electricity results in a net environmental benefit. This includes, but is not limited to, dedicated energy crops and trees, agricultural food and feed crops, agricultural crop wastes and residues, wood wastes and residues, aquatic plants, animal wastes, and other accepted organic, renewable waste materials.

Commercial Customer

Non-residential service.

Commission

The Conway City Council.

Electric Utility

Conway Corporation.

Fuel Cell Facility

A facility that converts the chemical energy of a fuel directly to direct current electricity without intermediate combustion or thermal cycles.

Geothermal Facility

An electric generating facility in which the prime mover is a steam turbine. The steam is generated in the earth by heat from the earth's magma.

Hydroelectric Facility

An electric generating facility in which the prime mover is a water wheel. The waterwheel is driven by falling water.

Micro Turbine Facility

A facility that uses a small combustion turbine to produce electricity.

Net Metering

Measuring the difference between electricity supplied by an Electric Utility and the electricity generated by a Net Metering Facility and fed back to the Electric Utility.

Net Metering Facility

A facility for the production of electrical energy that:

- (A) Uses solar, wind, hydroelectric, geothermal, or biomass resources to generate electricity including, but not limited to, fuel cells and micro turbines that generate electricity if the fuel source is entirely derived from renewable resources; and,
- (B) Has a generating capacity of not more than 1) the greater of twenty-five (25) kilowatts or one hundred percent (100%) of the net-metering customer's highest monthly usage in the previous twelve (12) months for Residential Customers or 2) three hundred (300) kilowatts for Commercial Customers unless otherwise allowed by the Commission; and,
- (C) Is located in Conway; and,
- (D) Can operate in parallel with an Electric Utility's existing transmission and distribution facilities; and,
- (E) Is intended primarily to offset part or all of a customer's requirements for electricity; or,
- (F) Is designated as eligible for net metering service pursuant to Ark. Code Ann. §23-18-603-6

Net Excess Generation

The amount of electricity that a net metering customer has fed back to the Electric Utility in excess of the amount of electricity used by that customer during the Billing Period.

Net Metering Rate

The rates, terms, and conditions which recover the Electric Utility's entire cost of providing service to a net metering customer for their customer class. The cost of providing service includes quantifiable additional costs associated with the net-metering customer's use of the Electric Utility's capacity, distribution system, or transmission system and any effect on reliability net of any quantifiable benefits associated with the interconnection with and providing service to the net-metering customer, including without limitation benefits to the Electric Utility's capacity, reliability, distribution system, or transmission system.

Parallel Operation

The operation of on-site generation by a customer while the customer is connected to the Electric Utility's distribution system.

Residential Customer

A single-family residence.

Solar Facility

A facility in which electricity is generated through the collection, transfer and or storage of the sun's heat or light.

Wind Facility

A facility in which an electric generator is powered by a wind-driven turbine.

SECTION 1. GENERAL PROVISIONS

Rule 1.01. Purpose

To establish rules for net energy metering and interconnection.

SECTION 2. NET METERING REQUIREMENTS

Rule 2.01. Electric Utility Requirements

Conway Corporation allows Residential Customer's and Commercial Customer's Net Metering Facilities to be interconnected using an approved meter capable of registering the flow of electricity in two (2) directions.

Rule 2.02. Metering Requirements

- A.** Metering equipment shall be installed to both accurately measure the electricity supplied by the Electric Utility to the net-metering customer and also to accurately measure the electricity generated by the net-metering customer that is fed back to the Electric Utility over the Billing Period. Commercial Customer's meters must be capable of measurement of demand.
- B.** Accuracy requirements for both forward and reverse registration modes shall be as defined in the Arkansas Public Service Commission's Special Rules - Electric. A test to determine compliance with this accuracy requirement shall be made by the Electric Utility either before or at the time the Net Metering Facility is placed in operation in accordance with these Rules.
- C.** Customers will pay the cost difference between a standard meter used by the Electric Utility for the class of customer and the required net meter outlined above.

Rule 2.03 Billing for Net Metering

- A.** Customers shall be billed monthly.
- B.** When the kWhs supplied by the Electric Utility exceed the kWhs generated by the Net Metering Facility and fed back to the Electric Utility during the Billing Period, the net metering customer shall be billed for the net kWhs supplied by the Electric Utility in accordance with the rates and charges under the Net Metering Rate schedule.
- C.** When the kWhs generated by the metering facility and fed back to the Electric Utility exceed the kWhs supplied by the Electric Utility to the net metering customer during the Billing Period, the customer shall not receive any compensation from the Electric Utility for such Net Excess Generation during the Billing Period but shall be credited with the accumulated Net Excess Generation, if any, in the next Billing Period. Any accumulated Net Excess Generation

remaining at the end of a calendar year, shall not expire and shall be carried forward to subsequent Billing Periods indefinitely.

- D.** A net-metering customer may elect to have the Electric Utility purchase Net Excess Generation credits older than twenty-four (24) months in the customer's account at the Electric Utility's estimated Annual Average Avoided Cost for wholesale energy if the sum to be paid to the net-metering customer is at least one hundred dollars (\$100).
- E.** At the customer's discretion, the Electric Utility may apply Net Excess Generation credits from a Net Metering Facility to the bills for other separate meter locations if the Net Metering Facility and the separate meter locations are under common ownership within Electric Utility's service area.
- F.** The Electric Utility shall purchase at the it estimated Annual Average Avoided Cost rate for wholesale energy any Net Excess Generation credit remaining in a customer's account when the customer:
 - (a) Ceases to be a customer of the Electric Utility;
 - (b) Ceases to operate the Net Metering Facility; or
 - (c) Transfers the Net Metering Facility to another person

**SECTION 3. INTERCONNECTION OF NET METERING FACILITIES
TO EXISTING ELECTRIC POWER SYSTEMS**

Rule 3.01. Requirements for Initial Interconnection of a Net Metering Facility

- A.** A net metering customer shall execute a Standard Interconnection Agreement for Net Metering Facilities (Appendix A) prior to interconnection with the Electric Utility's facilities.
- B.** A Net Metering Facility shall be capable of Parallel Operation and safely commencing the delivery of power into the Electric Utility's electric distribution system at a single point of interconnection. To prevent a net metering customer from back-feeding a de-energized line, a Net Metering Facility shall have a visibly open, lockable, manual disconnect switch which is accessible by the Electric Utility and clearly labeled.
- C.** The customer shall submit a Standard Interconnection Agreement to the Electric Utility at least thirty (30) days prior to the date the customer intends to interconnect the Net Metering Facilities to the Electric Utility's facilities. Part I, Standard Information, Sections 1 through 4 of the Standard Interconnection Agreement must be completed for the notification to be valid. The customer shall have all equipment necessary to complete the interconnection prior to such notification. If mailed, the date of notification shall be the third day following the mailing of the Standard Interconnection Agreement. The Electric Utility will provide a copy of the Standard Interconnection Agreement to the customer upon request.
- D.** Following notification by the customer as specified in Rule 3.01.C, the Electric Utility shall review the plans of the Net Metering Facility and provide the results of its review to the customer within 30 days. Any items that would prevent Parallel Operation due to violation of safety standards and/or power generation limits shall be explained along with a description of the modifications necessary to remedy the violations.

- E. The Net Metering Facility, at the net metering customer's expense, shall meet safety and performance standards established by local and national electrical codes including the National Electrical Code (NEC), the Institute of Electrical and Electronics Engineers (IEEE), the National Electrical Safety Code (NESC), and Underwriters Laboratories (UL), and shall be inspected annually by the customer's professional installer.

- F. The Net Metering Facility, at the net metering customer's expense, shall meet all safety and performance standards adopted by the utility and pursuant to these Rules that are necessary to assure safe and reliable operation of the net metering facility to the Electric Utility's system. This includes but is not limited to the satisfactory completion of the annual inspection and filing of that inspection with the Electric Utility.

Rule 3.02. Requirements for Modifications or Changes to a Net Metering Facility

Modifications or changes made to a Net Metering Facility shall be evaluated by the Electric Utility prior to being made. The net metering customer shall provide detailed information describing the modifications or changes to the Electric Utility in writing prior to making the modifications to the net metering facility. The utility shall review the proposed changes to the facility and provide the results of its evaluation to the customer within thirty (30) days of receipt of the customer's proposal. Any items that would prevent parallel operation due to violation of applicable safety standards and/or power generation limits shall be explained along with a description of the modifications necessary to remedy the violations.

Rule 3.03. Requirement for new customer at location to comply with regulation

When an existing net-metering customer leaves the Electric Utility's service, the new customer at that address will be required to comply with the rules as a new customer and new service.

INTERCONNECTION AGREEMENT TERMS AND CONDITIONS

This Interconnection Agreement for Net Metering Facilities ("Agreement") is made and entered into this ____ day of _____, 20____, by Conway Corporation ("Utility") and _____ ("Customer"), a _____ (specify whether corporation or other), each hereinafter sometimes referred to individually as "Party" or collectively as the "Parties". In consideration of the mutual covenants set forth herein, the Parties agree as follows:

Section 1. The Net Metering Facility

The Net Metering Facility meets the requirements of Ark. Code Ann. §23-18-603(5) and the Utility's Net Metering Rules.

Section 2. Governing Provisions

The parties shall be subject to the provisions of Ark. Code Ann. §23-18-604 and the terms and conditions set forth in this Agreement, the Net Metering Rules, and the Utility's applicable rates.

Section 3. Interruption or Reduction of Deliveries

The Utility shall not be obligated to accept and may require Customer to interrupt or reduce deliveries when necessary in order to construct, install, repair, replace, remove, investigate, or inspect any of its equipment or part of its system; or if it reasonably determines that curtailment, interruption, or reduction is necessary because of emergencies, forced outages, force majeure, or compliance with prudent electrical practices. Whenever possible, the Utility shall give the Customer reasonable notice of the possibility that interruption or reduction of deliveries may be required. Notwithstanding any other provision of this Agreement, if at any time the Utility reasonably determines that either the facility may endanger the Utility's personnel or other persons or property, or the continued operation of the Customer's facility may endanger the integrity or safety of the Utility's electric system, the Utility shall have the right to disconnect and lock out the Customer's facility from the Utility's electric system. The Customer's facility shall remain disconnected until such time as the Utility is reasonably satisfied that the conditions referenced in this Section have been corrected.

Section 4. Interconnection

Customer shall deliver the as-available energy to the Utility at the Utility's meter.

Utility shall furnish and install a meter capable of net metering. Customer shall install a Utility furnished meter socket for the Utility's meter and any related interconnection equipment per the Utility's technical requirements, including safety and performance standards.

The customer shall submit a Standard Interconnection Agreement to the Electric Utility at least thirty (30) days prior to the date the customer intends to interconnect the net metering facilities to the utility's facilities. Part I, Standard Information, Sections 1 through 4 of the Standard Interconnection Agreement must be completed for the notification to be valid. The customer shall have all equipment necessary to complete the interconnection prior to such notification. If mailed, the date of notification shall be the third day following the mailing of the Standard Interconnection Agreement. The Electric Utility shall provide a copy of the Standard Interconnection Agreement to the customer upon request.

Following notification by the customer as specified in Rule 3.01.C, the utility shall review the plans of the facility and provide the results of its review to the customer within 30 calendar days. Any items that would prevent parallel operation due to violation of applicable safety standards and/or power generation limits shall be explained along with a description of the modifications necessary to remedy the violations.

To prevent a net metering customer from back-feeding a de-energized line, the customer shall install a manual disconnect switch with lockout capability that is accessible to utility personnel at all hours.

Customer, at his own expense, shall meet all safety and performance standards established by local and national electrical codes including the National Electrical Code (NEC), the Institute of Electrical and Electronics Engineers (IEEE), the National Electrical Safety Code (NESC), and Underwriters Laboratories (UL).

Customer shall not commence parallel operation of the net metering facility until the net metering facility has been inspected and approved by the Utility. Such approval shall not be unreasonably withheld or delayed. Notwithstanding the foregoing, the Utility's approval to operate the Customer's net metering facility in parallel with the Utility's electrical system should not be construed as an endorsement, confirmation, warranty, guarantee, or representation concerning the safety, operating characteristics, durability, or reliability of the Customer's net metering facility.

Modifications or changes made to a net metering facility shall be evaluated by the Utility prior to being made. The Customer shall provide detailed information describing the modifications or changes to the Utility in writing prior to making the modifications to the net metering facility. The Utility shall review the proposed changes to the facility and provide the results of its evaluation to the Customer within thirty (30) calendar days of receipt of the Customer's proposal. Any items that would prevent parallel operation due to violation of applicable safety standards and/or power generation limits shall be explained along with a description of the modifications necessary to remedy the violations.

Section 5. Maintenance and Permits

The customer shall obtain any governmental authorizations and permits required for the construction and operation of the net metering facility and interconnection facilities. The Customer shall maintain the net metering facility and interconnection facilities in a safe and reliable manner and in conformance with all applicable laws and regulations. The Customer shall provide an annual inspection of his net-metering facility. The Inspection shall be filed with Conway Corporation on the anniversary date of the permit. The inspection must be signed by the inspector and the customer who owns the net-metering facility. Conway Corporation, in its sole discretion, may disconnect the interconnection facility if the annual inspection is not filed as stipulated above or if that annual inspection identifies deficiencies.

Section 6. Access to Premises

The utility may enter the Customer's premises to inspect the Customer's protective devices and read or test the meter. The Utility may disconnect the interconnection facilities without notice if the Utility reasonably believes a hazardous condition exists and such immediate action is necessary to protect persons, or the Utility's facilities, or property of the others from damage or interference caused by the Customer's facilities, or lack of properly protective devices.

Section 7. Indemnity and Liability

Each party shall indemnify the other party, its directors, officers, agents, and employees against all loss, damages expense and liability to third persons for injury to or death of persons or injury to property caused by the indemnifying party's engineering design, construction ownership or operations of, or the making of replacements, additions or betterment to, or by failure of, any of such party's works or facilities used in connection with this Agreement by reason of omission or negligence, whether active or passive. The indemnifying party shall, on the other party's request, defend any suit asserting a claim covered by this indemnity. The indemnifying party shall pay all costs that may be incurred by the other party in enforcing this indemnity. It is the intent of the parties hereto that, where negligence is determined to be contributory, principles of comparative negligence will be followed and each party shall bear the proportionate cost of any loss, damage, expense and liability attributable that party's negligence.

Nothing in this Agreement shall be construed to create any duty to, any standard of care with reference to or any liability to any person not a party to this Agreement. Neither the Utility, its officers, agents or employees shall be liable for any claims, demands, costs, losses, causes of action, or any other liability of any nature or kind, arising out of the engineering, design construction, ownership, maintenance or operation of, or making replacements, additions or betterment to, the Customer's facilities by the Customer or any other person or entity.

Section 8. Notices

All written notices shall be directed as follows:

Conway Corporation
Attention: Dale Gottsponer
P.O. Box 99
Conway, AR 72033-0099

Customer notices to Utility shall refer to the Customer’s electric service account number set forth in Section 1 of this Agreement.

Section 9. Term of Agreement

The term of this Agreement shall be the same as the term of the otherwise applicable standard rate schedule. This Agreement shall remain in effect until modified or terminated in accordance with its terms or applicable regulations or laws.

Section 10. Assignment

This Agreement and all provisions hereof shall inure to and be binding upon the respective parties hereto, their personal representatives, heirs, successors, and assigns. The Customer shall not assign this Agreement or any part hereof without the prior written consent of the Utility, and such unauthorized assignment may result in termination of this Agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized representatives.

Dated this ____ day of _____, 20____.

Customer:

Conway Corporation

By:_____

By: Dale Gottsponer, P.E.

Title:_____

Title: Electric Systems Senior Engineer

Mailing Address:

Mailing Address:

P.O. Box 99

Conway, AR 72033-0099

STANDARD INFORMATION

Section 1. Customer Information

Name: _____

Mailing Address: _____

Facility Location: _____

Phone: _____

Company Customer Account: _____

Section 2. Generation Facility Information

System Type: Solar, Wind, Hydro, Geothermal, Biomass, Fuel Cell, Micro Turbine
(Circle Type)

Generator Rating (KW): AC or DC (Circle One) Size _____

Inverter Manufacturer: _____

Inverter Model: _____

Inverter Location: _____

Inverter Power Rating: _____

Section 3. Installation Information

Attach a detailed electrical diagram of the net metering facility (Page A-6).

Installed by: _____

Mailing Address: _____

City: State: Zip Code: _____

Daytime Phone: _____

Installation Date: _____

Section 4. Certification

1. The system has been installed in compliance with the local Building/Electrical Code of **Conway**. Signed (Inspector): _____
Date: _____.
2. The system has been installed to my satisfaction and I have been given system warranty information and an operation manual, and have been instructed in the operation of the system.
Signed (Owner): _____ Date: _____
3. The system has been installed in compliance with the **Conway Corporation**
Signed (Engineer): _____ Date: _____

ELECTRICAL DIAGRAM

MEMO

To: Mayor Tab Townsell
CC: Conway City Council
From: Josh Zylks, Airport Manager
Date: 7 July 2015
Subject: Approval of change order #1 for Airport Perimeter Fence Contract

I have attached Change Order No. 1 for the Airport Perimeter Fence Contract in the amount of \$75,459.59. This change order involves substituting regular chain link and barbed wire fencing for decorative fencing around the terminal building and gate areas (483 linear feet). This change order also encompasses 2 decorative sliding gates for the access roads as well as the appropriate electronics to tie all gates into the access control/security system.

This change order will be funded at 90% by the FAA AIP 2012 grant (\$67,513.63), with the remaining 10% (\$7,545.60) funded by State ADA and local Cantrell Field Sale match funds.

I ask for your approval of this change order as submitted.

If you have any questions please advise.

MEMO

To: Mayor Tab Townsell

CC: Conway City Council

From: Josh Zylks, Airport Manager

Date: 7 July 2015

Subject: Approval to seek Department of Aeronautics Grant for airport
Remote Transmitter/Receiver Site

The airport has an opportunity to apply for an 80% funded/20% match grant from the Arkansas Department of Aeronautics for additional airport improvements. This grant would pay to construct the facility required by the FAA to house the radio equipment for the Remote Transmitter/Receiver that was located at the old airport.

I am asking for council to approve applying for this grant with the State ADA in the amount of \$435,160.00 composed of \$348,128.00 in state funds with a local match of \$87,032.00. Of this amount local match amount, \$80,000.00 will be provided through GIF funds administered through CAPDD and \$7,032.00 will be paid from Cantrell Field Sale funds. The grant, cost breakdown, and drawing are attached.

If you have any questions please advise.

State Airport Aid Application – Page 1

The City/County of Conway, herein called "Sponsor", hereby makes application to the Arkansas Department of Aeronautics for State funds pursuant to Act 733 of 1977, for the purpose of aiding in financing a project for the development of a municipal airport located in the city of Conway Arkansas, Faulkner county.

Date of Request: June 22, 2015

Name of Airport: Conway Municipal Airport

Name and address of City/County Commission sponsoring request:

City of Conway
1201 Oak Street
Conway, AR 72032

Phone Number: _____

Fax Number: _____

Person to Contact about project:

Josh Zylks

Phone Number: (501) 513-5300

Cell Number: (501) 428-1832

Fax Number: (501) 513-3566

Name and address of Engineering Firm (if applicable):

Garver, LLC
4701 Northshore Drive
North Little Rock, AR

Contact Person: Blake Roberson

Phone/Fax Number: (501) 376-3633

Describe the work to be accomplished: Relocation of the Remote Transmitting Receiver (RTR) to the new Conway Airport.

State and Local Project Costs:

Please indicate:

- 50-50% Match
- 80-20% Match
- 90-10% Match
- 100%

Total Cost of Project \$435,160.00

Local Share/Funds \$87,032.00

Local Share/In-Kind _____

State Share \$ 348,128.00

Federal AIP Projects:

AIP Number: _____

95-5% Match

90-10% Match

Total Cost of Project: _____

Federal Share: _____

State Share: _____

Local Share: _____

State Airport Aid Application – Page 2

Provide the information listed below as it applies to your project:

Funding:

Source of Funds: Arkansas Department of Aeronautics/ City of Conway

Source of In-Kind Services: N/A

Estimated starting date of project: July, 2015

Estimated completion date of project: November, 2015

Project will be for: New Airport Existing Airport

Is land to be leased or purchased? N/A

Description of land and cost per acre: N/A

Provide the Federal AIP Grant Number (if applicable): N/A

State Legislators for your area:

State Senator: Jason Rapert

State Representative: Steve Magie

State Airport Aid Application – Page 3

The sponsor agrees to furnish the Arkansas Department of Aeronautics a copy of the legal instrument affecting use of the property for an airport. In application for a new landing site or expansion of existing facility, the FAA Form 7480-1, *Notice of Landing Area Proposal*, must be approved by the FAA before review for grant can be made by the State. Applications for hangar construction or renovation funds must include a signed lease agreement. This agreement must be in compliance with all FAA grant assurances. The application must be based on bids and include a calculated return on investment.

No land, hangars, or buildings purchased with State Grant funds may be sold or disposed of without State Aeronautics Commission prior approval. All requests for sale or disposal of property will be considered on an individual case basis. No hangar (funded by a grant from the Department of Aeronautics) shall be used for non-aviation purposes without State Aeronautics Commission prior approval. All requests for non-aviation use will be considered on a case-by-case basis. Failure to receive prior approval from A.D.A. concerning land and/or building use could result in the commission requesting grant refund from the Sponsor. Additionally, all hgr/building grant applications must include proof of insurance coverage.

No airport accepting State Grant funding may issue an Exclusive Rights lease.

All applications for navigational aids (such as NDB or ILS) must have FAA site approval before a state grant can be approved.

All Grant applications involving Federal Airport Improvement Program (AIP) funding must be accompanied by the approved FAA grant agreement with grant number assigned.

If this project is approved by the Arkansas Department of Aeronautics, and is accepted by the sponsor, it is agreed that all developments and construction shall meet standard FAA construction practices as outlined in the specifications of this agreement. Runways, Taxiways, Parking Ramps, etc. shall have a base and a thickness that will accommodate the weight of aircraft expected to operate at this airport.

All grant applicants (City and/or County) are totally responsible for compliance with all Federal, State, County, and City laws, Statutes, Ordinances, Rules, Regulations, and Executive Orders concerning contracts and purchases for which this grant is approved and issued.

It is understood and agreed that the sponsor shall start this project immediately upon award of grant. It is also agreed that this project shall be completed within one year from the date of acceptance of this grant by the Arkansas Department of Aeronautics. Applications for extension will be entertained if circumstances beyond the sponsor’s control occur. Amendment requests are to be made only under extraordinary circumstances.

Funds will be disbursed according to Department procedures and final inspection of completed project (See payment instruction page). *Payment of grant funds are contingent upon the Department’s annual appropriation.*

IN WITNESS WHEREOF, the sponsor has caused this Application for State Airport Aid to be duly executed in its name, this 22 day of June , 2015 .

City of Conway
Name of Sponsor

Authorized Signature

Title

**CONWAY MUNICIPAL AIRPORT
RTR RELOCATION
PROJECT BUDGET**

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	AMOUNT
1	Site Preparation	L.S.	1	\$35,000.00	\$35,000.00
2	Trench and Excavation Safety Systems	L.S.	1	\$1.00	\$1.00
3	Aggregate Base Course (Class 7, 6" Thickness)	S.Y.	1,175	\$15.00	\$17,625.00
4	Geotextile Stabilization Fabric	S.Y.	1,175	\$4.00	\$4,700.00
5	Installation of New Electrical and Telephone Services to New RTR Facility	L.S.	1	\$20,000.00	\$20,000.00
6	RTR Electrical Work, Installed	L.S.	1	\$61,000.00	\$61,000.00
7	Construction of RTR Tower, Foundation and Accessories, in Place	L.S.	1	\$75,000.00	\$75,000.00
8	Construction of RTR Shelter, Foundation and Accessories in Place	L.S.	1	\$122,000.00	\$122,000.00
9	Installation of RTR Shelter Equipment in Place	L.S.	1	\$10,000.00	\$10,000.00

TOTAL AS BID CONSTRUCTION COST \$345,326.00

RTR Perimeter Fence		UNIT	ESTIMATED QUANTITY	UNIT PRICE	AMOUNT
10	Chain Link Fence	L.F.	400	\$15.49	\$6,196.00
11	Concrete Erosion Control Strip	L.F.	400	\$12.15	\$4,860.00
12	20' Manual Swing Gate	EACH	1	\$3,384.00	\$3,384.00
13	Fence Grounding	L.S.	100%	\$9,894.00	\$9,894.00
TOTAL RTR PERIMETER FENCE COST					\$24,334.00

Engineering and Administration

Advertisement	\$500.00
Administration	\$5,000.00
Design and Bidding Services	\$35,000.00
Construction Services	\$25,000.00
Total Engineering and Administration	\$65,500.00

TOTAL PROJECT BUDGET	\$435,160.00
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Funding

Arkansas Department of Aeronautics 80%-20% SAAG	\$348,128.00
City of Conway	\$87,032.00



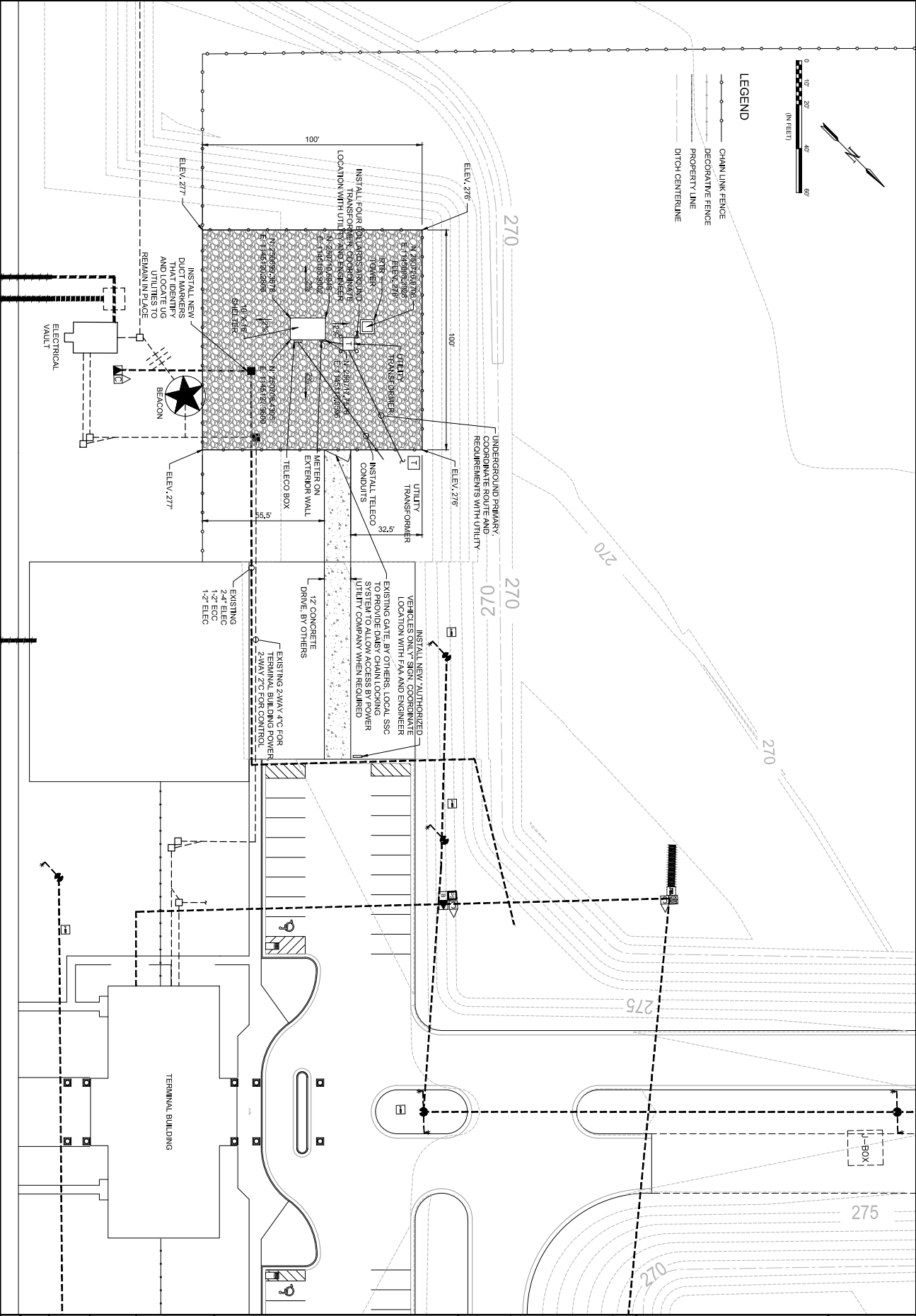
**CONWAY MUNICIPAL AIRPORT
RTR RELOCATION
BID TABULATION
BID OPENING: FEBRUARY 3, 2015; 2:00 PM**




ITEM NO.	SPEC. NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	ENGINEER'S ESTIMATE		Rick McGinty Company, Inc.		Fleming Electric, Inc.	
					UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	SS-120-3.1	Site Preparation	L.S.	1	\$37,000.00	\$37,000.00	\$35,000.00	\$35,000.00	\$12,500.00	\$12,500.00
2	SS-130-4.1	Trench and Excavation Safety Systems	L.S.	1	\$1,000.00	\$1,000.00	\$1.00	\$1.00	\$1,500.00	\$1,500.00
3	SS-140-5.1	Aggregate Base Course (Class 7, 6" Thickness)	S.Y.	1,175	\$75.00	\$88,125.00	\$15.00	\$17,625.00	\$15.75	\$18,506.25
4	SS-140-5.2	Geotextile Stabilization Fabric	S.Y.	1,175	\$1.25	\$1,468.75	\$4.00	\$4,700.00	\$7.25	\$8,518.75
5	SS-300-5.1	Installation of New Electrical and Telephone Services to New RTR Facility	L.S.	1	\$25,000.00	\$25,000.00	\$20,000.00	\$20,000.00	\$29,811.00	\$29,811.00
6	SS-330-5.1	RTR Electrical Work, Installed	L.S.	1	\$55,000.00	\$55,000.00	\$61,000.00	\$61,000.00	\$57,518.00	\$57,518.00
7	SS-330-5.2	Construction of RTR Tower, Foundation and Accessories, in Place	L.S.	1	\$70,000.00	\$70,000.00	\$75,000.00	\$75,000.00	\$69,409.00	\$69,409.00
8	SS-330-5.3	Construction of RTR Shelter, Foundation and Accessories in Place	L.S.	1	\$97,500.00	\$97,500.00	\$122,000.00	\$122,000.00	\$138,818.00	\$138,818.00
9	SS-330-5.4	Installation of RTR Shelter Equipment in Place	L.S.	1	\$40,000.00	\$40,000.00	\$10,000.00	\$10,000.00	\$47,120.00	\$47,120.00
TOTALS							<u>\$415,093.75</u>		<u>\$345,326.00</u>	<u>\$383,701.00</u>

Corrected Prices

GARVER 
Eric C. Farmer, PE #9236





SHEET NUMBER C-102 6	DRAWING NUMBER C-102	ICB NO. - 14011502 DATE: DEC 2014 DESIGNED BY: ECF DRAWN BY: KJW	ENHANCED SITE PLAN CITY OF CONWAY CONWAY MUNICIPAL AIRPORT CONWAY, AR RTR RELOCATION	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REV.	DATE	DESCRIPTION	BY					Digitally Signed: 01/12/2015   
REV.	DATE	DESCRIPTION	BY										

MEMO

To: Mayor Tab Townsell
CC: Conway City Council
From: Josh Zylks, Airport Manager
Date: 7 July 2015
Subject: Approval of bids to construct the Remote Transmitter/Receiver facility at the new Cantrell Field

Bids were opened for the construction of the RTR on February 3, 2015 at 2:00 P.M. at City Hall. Two bids were received:

Rick McGinty Company, Inc.: \$345,326.00

Fleming Electric, Inc.: \$383,701.00

Engineer's Estimate: \$415,093.75

I recommend approval of the bid from Rick McGinty Company, Inc. contingent upon the approval of the ADA 80/20 grant at their next available meeting. As covered in the accompanying agenda item, the project will be funded on a combination of State ADA, CAPDD, and local funds.

If you have any questions please advise.

**CONWAY MUNICIPAL AIRPORT
RTR RELOCATION
BID TABULATION
BID OPENING: FEBRUARY 3, 2015; 2:00 PM**

ITEM NO.	SPEC. NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	ENGINEER'S ESTIMATE		Rick McGinty Company, Inc.		Fleming Electric, Inc.	
					UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	SS-120-3.1	Site Preparation	L.S.	1	\$37,000.00	\$37,000.00	\$35,000.00	\$35,000.00	\$12,500.00	\$12,500.00
2	SS-130-4.1	Trench and Excavation Safety Systems	L.S.	1	\$1,000.00	\$1,000.00	\$1.00	\$1.00	\$1,500.00	\$1,500.00
3	SS-140-5.1	Aggregate Base Course (Class 7, 6" Thickness)	S.Y.	1,175	\$75.00	\$88,125.00	\$15.00	\$17,625.00	\$15.75	\$18,506.25
4	SS-140-5.2	Geotextile Stabilization Fabric	S.Y.	1,175	\$1.25	\$1,468.75	\$4.00	\$4,700.00	\$7.25	\$8,518.75
5	SS-300-5.1	Installation of New Electrical and Telephone Services to New RTR Facility	L.S.	1	\$25,000.00	\$25,000.00	\$20,000.00	\$20,000.00	\$29,811.00	\$29,811.00
6	SS-330-5.1	RTR Electrical Work, Installed	L.S.	1	\$55,000.00	\$55,000.00	\$61,000.00	\$61,000.00	\$57,518.00	\$57,518.00
7	SS-330-5.2	Construction of RTR Tower, Foundation and Accessories, in Place	L.S.	1	\$70,000.00	\$70,000.00	\$75,000.00	\$75,000.00	\$69,409.00	\$69,409.00
8	SS-330-5.3	Construction of RTR Shelter, Foundation and Accessories in Place	L.S.	1	\$97,500.00	\$97,500.00	\$122,000.00	\$122,000.00	\$138,818.00	\$138,818.00
9	SS-330-5.4	Installation of RTR Shelter Equipment in Place	L.S.	1	\$40,000.00	\$40,000.00	\$10,000.00	\$10,000.00	\$47,120.00	\$47,120.00
TOTALS						<u>\$415,093.75</u>		<u>\$345,326.00</u>		<u>\$383,701.00</u>

Corrected Prices

GARVER



Eric C. Farmer, PE #9236





**City of Conway, Arkansas
Resolution No. R-15- ____**

A RESOLUTION SETTING A PUBLIC HEARING TO DISCUSS THE CLOSING OF AN ALLEY IN BLOCK 7 OF THE BURNS ADDITION, IN THE CITY OF CONWAY, ARKANSAS.

Whereas, a petition has been filed with the City Council of the City of Conway, Arkansas by the City of Conway to abandon a ten foot alley in Block 7 of the Burns Addition running north and south from Siebenmorgen Road as the northern border to Spruce Street as the southern border within the corporate limits of the City of Conway; and

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

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

1. That the City Council shall hear said petition at its regular meeting to be held at the Russell L. "Jack" Roberts District Court Building, 810 Parkway Street, Conway, Arkansas, on July 28th, 2015 at 6:30 p.m.
2. That the City Clerk is hereby directed to publish notice of the filing of said petition and of said hearing for the time and in the manner prescribed by law.

PASSED this 14th day of July, 2015.

Approved:

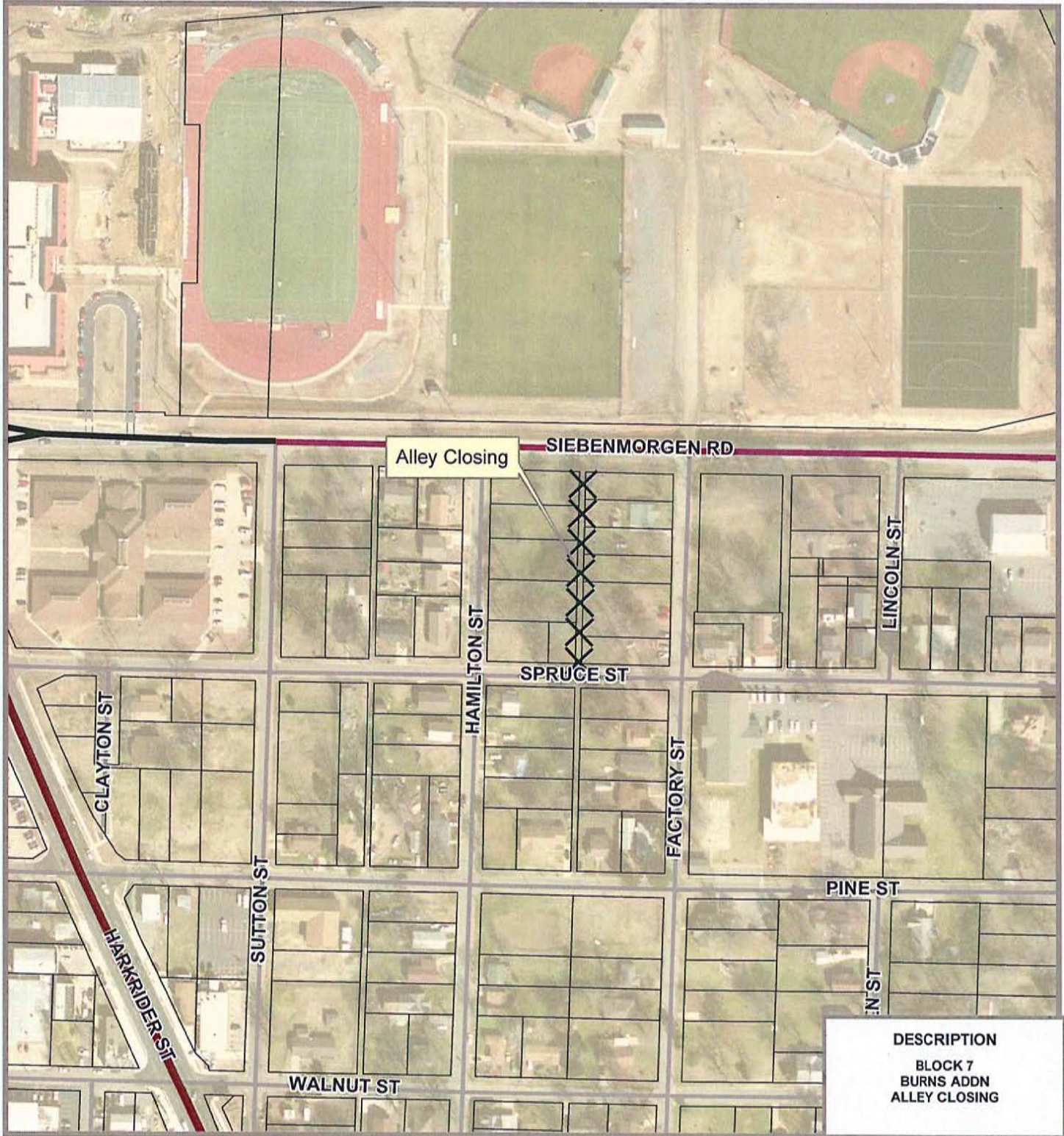
Mayor Tab Townsell

Attest:

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

CITY OF CONWAY

BURNS ADDN BLOCK 7 -- ALLEY CLOSING



DESCRIPTION
BLOCK 7
BURNS ADDN
ALLEY CLOSING



INTERSTATE	LOT LINE	Residential	Industrial
MAJOR ARTERIAL	STREAMS	R-1	MF-1
MINOR ARTERIAL	LAKES & PONDS	R-2A	MF-2
COLLECTOR	CITY LIMITS	R-2	MF-3
RESIDENTIAL		HR	RMH
PRIVATE ROAD		SR	
INTERSTATE RAMP		Commercial	Office
RAILROADS		C-1	O-1
		C-2	O-2
		C-3	O-3
		C-4	Special
			SP
			S-1
			A-1
			PUD

0	15	30	60	90	Feet
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1 in = 231 ft

JULY 2015

THIS MAP WAS PREPARED BY THE CITY OF CONWAY PLANNING AND DEVELOPMENT DEPARTMENT FOR ITS USE, AND MAY BE REVISED AT ANY TIME WITHOUT NOTIFICATION TO ANY USER. THE CITY OF CONWAY PLANNING AND DEVELOPMENT DEPARTMENT DOES NOT GUARANTEE THE CORRECTNESS OR ACCURACY OF ANY FEATURES ON THIS MAP. CITY OF CONWAY ASSUMES NO RESPONSIBILITY BY CONNECTION THEREWITH.

CONTACT INFORMATION
 LANDMARK GIS WEBSITE
gis.cityofconway.org (LANDSCAPE DEVELOPMENT)
 E-MAIL: Jason.Lynn@CityOfConway.org



MEMO

TO: Mayor Tab Townsell
CC: City Council Members
FROM: Missy Lovelady
DATE: July 14, 2015
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.	516 First Ave	\$172.15
2.	2522 Robinson	\$175.90
3.	66 Briarwood Cir	\$195.36
4.	26 Briarwood Cir	\$198.24
5.	2440 Jerry Lee	\$211.32
6.	1832 South Blvd	\$248.69
7.	36 Brier Springs	\$452.71

Please advise if you have any questions.

Thank you for your consideration.



City of Conway, Arkansas
Resolution No. R-15- _____

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 **516 First Ave** 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 **\$172.15** (\$129.23 + Penalty-\$12.92 + 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 **July 14, 2015** 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 14th day of July, 2015.

Approved:

Mayor Tab Townsell

Attest:

Michael O. Garrett
City Clerk/Treasurer

City of Conway
Code Enforcement
1201 Oak Street
Conway, Arkansas 72032



Missy Lovelady
Phone: 501-450-6191
Fax: 501-450-6144

MEMO:

To: Mayor Tab Townsell
CC: City Council Members

From: Missy Lovelady
Date: June 29, 2015

Re: 516 First Ave.

- April 28, 2015– Warning Violation written regarding grass in the yard by Kim Beard.
- Property Owner is listed as Lelon J W Cross.
- Property was rechecked on 5/7/15 with no progress made.
- Certified and regular letters were mailed 5/8/15 to address on file and a notice was left by post office.
- Property was rechecked on 5/19/15 with no action taken.
- Final Cleanup completed on 6/2/15.
- Certified and regular letters were sent including date, time & place of the City Council meeting.

If you have any questions please advise.

INVOICE

City of Conway
Code Enforcement

DATE: JULY 9, 2015

1201 Oak Street
 Conway, AR 72032
 Phone: 501-450-6191
 Fax 501-450-6144
 missy.schrag@cityofconway.org

TO Lelon J W Cross
 3748 Old Morrilton Hwy
 Conway AR 72034

Description: Mowing/Clean-up/Admin Fees
 associated with the nuisance abatement at
 516 First Ave, Conway Arkansas

CODE ENFORCEMENT OFFICER	PARCEL NUMBER	PAYMENT TERMS	DUE DATE
Kim Beard	710-03967-000		July 14, 2015

HOURS	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	1 Employee -Mowing/Cleanup	15.92	15.92
1	1 Employee -Mowing/Cleanup	16.35	16.35
1	1 Employee -Mowing/Cleanup	16.35	16.35
1	Maintenance fee (mower)	15.00	15.00
1	Administrative Fee (Missy Schrag)	18.03	18.03
1	Administrative Fee (Kim Beard)	15.36	15.36
1	Administrative Fee (Glenn Berry)	21.00	21.00
2	Certified Letter	5.13	10.26
2	Regular letter	.48	.96

TOTAL BY 7/14/15 \$129.23

- Total amount due after July 14, 2015 includes collection penalty & filing fees

TOTAL AFTER 7/14/15 \$172.15

Make all checks payable to City of Conway Code Enforcement @ 1201 Oak Street Conway Arkansas 72032

City of Conway
Code Enforcement

1201 Oak Street
Conway, Arkansas 72032
www.cityofconway.org



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

June 9, 2015

Parcel # 710-03967-000

Lelon J W Cross
3748 Old Morrilton Hwy
Conway, AR 72034

RE: Nuisance Abatement at 516 First Ave, Conway AR
Cost of Clean-Up, Amount Due: \$129.23

Dear Ms. Cross,

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 **July 14, 2015 Meeting**, 6:30 p.m. located at 810 Parkway 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 **1201 Oak Street Conway Arkansas 72032** with the **attention** to **Missy Lovelady**. If you have any questions, please feel free to call me at 501-450-6191.

Sincerely,

Missy Lovelady

**Conway Code Enforcement
Incident Report**

Date of Violation: 04/28/15

Violator Name: Lelon JW Cross

Address of Violation: 516 First Avenue

Violation Type: Grass

Warning #: CE8702

Description of Violation and Actions Taken: On 04/28/15 Code Enforcement Officer Kim Beard wrote a warning to correct violation at 516 First Avenue for overgrown grass. Property was rechecked on 05/07/15 with no progress made. Certified and regular letters were mailed 05/08/15 to address on file. Property was rechecked on 05/19/15 with no action taken. Final cleanup by city was completed on 06/02/15.

Code Enforcement Officer: Kim Beard

Officer Signature: _____

Date:

Time:



City of Conway, Arkansas
Resolution No. R-15- _____

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 2522 Robinson 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 \$175.90 (\$132.64 + Penalty-\$13.26 + 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 **July 14, 2015** 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 14th day of July, 2015.

Approved:

Mayor Tab Townsell

Attest:

Michael O. Garrett
City Clerk/Treasurer

City of Conway
Code Enforcement
1201 Oak Street
Conway, Arkansas 72032



Missy Lovelady
Phone: 501-450-6191
Fax: 501-450-6144

MEMO:

To: Mayor Tab Townsell
CC: City Council Members

From: Missy Lovelady
Date: June 29, 2015

Re: 2522 Robinson

- Notice (door hanger) was left 4/10/15 for grass in yard.
- Property was rechecked on 4/17/15 with no progress made.
- April 27, 2015– Warning Violation written regarding grass in the yard by Kim Beard.
- Property Owner is listed as Leslie Willis.
- Property was rechecked on 5/7/15, most of front yard had been cut but not the back yard.
- Certified and regular letters were mailed 5/8/15 to address on file and a notice was left by post office.
- Property was rechecked on 5/19/15 with no action taken.
- Final Cleanup completed on 6/4/15.
- Certified and regular letters were sent including date, time & place of the City Council meeting.

If you have any questions please advise.

INVOICE

City of Conway Code Enforcement

DATE: JULY 9, 2015

1201 Oak Street
Conway, AR 72032
Phone: 501-450-6191
Fax 501-450-6144
missy.schrag@cityofconway.org

TO Leslie Willis
PO Box 355
Greenbrier, AR 72058

Description: Mowing/Clean-up/Admin Fees
associated with the nuisance abatement at
2522 Robinson, Conway Arkansas

CODE ENFORCEMENT OFFICER	PARCEL NUMBER	PAYMENT TERMS	DUE DATE
Kim Beard	710-04142-000		July 14, 2015

HOURS	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	1 Employee -Mowing/Cleanup	18.73	18.73
1	1 Employee -Mowing/Cleanup	16.95	16.95
1	1 Employee -Mowing/Cleanup	16.35	16.35
1	Maintenance fee (mower)	15.00	15.00
1	Administrative Fee (Missy Schrag)	18.03	18.03
1	Administrative Fee (Kim Beard)	15.36	15.36
1	Administrative Fee (Glenn Berry)	21.00	21.00
2	Certified Letter	5.13	10.26
2	Regular letter	.48	.96

TOTAL BY 7/14/15 \$132.64

- Total amount due after July 14, 2015 includes collection penalty & filing fees

TOTAL AFTER
7/14/15 \$175.90

Make all checks payable to City of Conway Code Enforcement @ 1201 Oak Street Conway Arkansas 72032

City of Conway
Code Enforcement

1201 Oak Street
Conway, Arkansas 72032
www.cityofconway.org



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

June 9, 2015

Parcel # 710-04142-000

Leslie Willis
PO Box 355
Greenbrier, AR 72058

RE: Nuisance Abatement at 2522 Robinson, Conway AR
Cost of Clean-Up, Amount Due: \$132.64

Dear Ms. Willis,

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 **July 14, 2015 Meeting**, 6:30 p.m. located at 810 Parkway 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 **1201 Oak Street Conway Arkansas 72032** with the **attention** to **Missy Lovelady**. If you have any questions, please feel free to call me at 501-450-6191.

Sincerely,

Missy Lovelady

**Conway Code Enforcement
Incident Report**

Date of Violation: 04/27/15

Violator Name: Leslie Willis

Address of Violation: 2522 Robinson Ave

Violation Type: Grass

Warning #: CE8701

Description of Violation and Actions Taken: On 04/10/15 Code Enforcement Officer Kim Beard wrote a notice (door hanger) to correct overgrown grass at 2522 Robinson Ave. Property was rechecked on 04/17/15 with no progress made. On 04/27/15 a violation was issued for overgrown grass. Property was rechecked on 05/07/15 with little progress made. Certified and regular letters were mailed 05/08/15 to address on file. Property was rechecked on 05/19/15 with no action taken. Final cleanup by city was completed on 06/04/15.

Code Enforcement Officer: Kim Beard

Officer Signature: _____

Date:

Time:



**City of Conway, Arkansas
Resolution No. R-15-_____**

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 **66 Briarwood Cir** within the City of Conway and is entitled to compensation pursuant to Ark. Code § 14-54-904: and

Whereas, State law also provides for a lien against the subject property, with the amount of lien to be determined by the City Council at a hearing held after the notice to the owner thereof by certified mail with said amount **\$195.36** (\$150.33 + Penalty-\$15.03 + 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 **July 14, 2015** 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 14th day of July, 2015.

Approved:

Mayor Tab Townsell

Attest:

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

City of Conway
Code Enforcement
1201 Oak Street
Conway, Arkansas 72032



Missy Lovelady
Phone: 501-450-6191
Fax: 501-450-6144

MEMO:

To: Mayor Tab Townsell
CC: City Council Members

From: Missy Lovelady
Date: June 29, 2015

Re: 66 Briarwood Circle

- May 22, 2015– Warning Violation written regarding grass in the yard by Kim Beard.
- Property Owner is listed as Arthur Buras.
- Property was rechecked on 6/1/15 with no progress made.
- Certified and regular letters were mailed 6/1/15 to address on file and a notice was left by post office.
- Property was rechecked on 6/10/15 with no action taken.
- Final Cleanup completed on 6/11/15.
- Certified and regular letters were sent including date, time & place of the City Council meeting.

If you have any questions please advise.

INVOICE

City of Conway
Code Enforcement

DATE: JULY 9, 2015

1201 Oak Street
 Conway, AR 72032
 Phone: 501-450-6191
 Fax 501-450-6144
 missy.schrag@cityofconway.org

TO Arthur Buras
 66 Briarwood Cir
 Conway AR 72034

Description: Mowing/Clean-up/Admin Fees
 associated with the nuisance abatement at
 66 Briarwood Cir, Conway Arkansas

CODE ENFORCEMENT OFFICER	PARCEL NUMBER	PAYMENT TERMS	DUE DATE
Kim Beard	710-09029-000		July 14, 2015

HOURS	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	1 Employee -Mowing/Cleanup	32.29	32.29
1	1 Employee -Mowing/Cleanup	16.95	16.95
1	1 Employee -Mowing/Cleanup	15.92	15.92
1	Maintenance fee (mower)	15.00	15.00
1	Administrative Fee (Missy Schrag)	20.49	20.49
1	Administrative Fee (Kim Beard)	17.46	17.46
1	Administrative Fee (Glenn Berry)	21.00	21.00
2	Certified Letter	5.13	10.26
2	Regular letter	.48	.96

TOTAL BY 7/14/15 \$150.33

- Total amount due after July 14, 2015 includes collection penalty & filing fees

TOTAL AFTER 7/14/15 \$195.36

Make all checks payable to City of Conway Code Enforcement @ 1201 Oak Street Conway Arkansas 72032

City of Conway
Code Enforcement

1201 Oak Street
Conway, Arkansas 72032
www.cityofconway.org



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

June 12, 2015

Parcel # 710-09029-000

Arthur Buras
66 Briarwood Cir
Conway AR 72034

RE: Nuisance Abatement at 66 Briarwood Circle, Conway AR
Cost of Clean-Up, Amount Due: \$150.33

Dear Mr. Buras,

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 **July 14, 2015 Meeting**, 6:30 p.m. located at 810 Parkway 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 **1201 Oak Street Conway Arkansas 72032** with the **attention** to **Missy Lovelady**. If you have any questions, please feel free to call me at 501-450-6191.

Sincerely,

Missy Lovelady

**Conway Code Enforcement
Incident Report**

Date of Violation: 05/22/15

Violator Name: Arthur Buras

Address of Violation: 66 Briarwood Circle

Violation Type: Grass

Warning #: CE8735

Description of Violation and Actions Taken: On 05/22/15 Code Enforcement Officer Kim Beard wrote a violation to correct overgrown grass at 66 Briarwood Circle. Property was rechecked on 06/01/15 with no progress made. Certified and regular letters were mailed 06/0/15 to address on file. Property was rechecked on 06/10/15 with no action taken. Final cleanup by city was completed on 06/11/15.

Code Enforcement Officer: Kim Beard

Officer Signature: _____

Date:

Time:



**City of Conway, Arkansas
Resolution No. R-15-_____**

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 **26 Briarwood Circle** 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 **\$198.24** (\$152.95 + Penalty-\$15.29 + 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 **July 14, 2015** 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 14th day of July, 2015.

Approved:

Mayor Tab Townsell

Attest:

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

City of Conway
Code Enforcement
1201 Oak Street
Conway, Arkansas 72032



Missy Lovelady
Phone: 501-450-6191
Fax: 501-450-6144

MEMO:

To: Mayor Tab Townsell
CC: City Council Members

From: Missy Lovelady
Date: June 29, 2015

Re: 26 Briarwood Circle

- May 22, 2015– Warning Violation written regarding grass in the yard by Kim Beard.
- Property Owner is listed as Elizabeth M Jackson.
- Property was rechecked on 6/1/15 with no progress made.
- Certified and regular letters were mailed 6/1/15 to address on file and a notice was left by post office.
- Property was rechecked on 6/10/15 with no action taken.
- Final Cleanup completed on 6/11/15.
- Certified and regular letters were sent including date, time & place of the City Council meeting.

If you have any questions please advise.

INVOICE

City of Conway Code Enforcement

DATE: JULY 9, 2015

1201 Oak Street
Conway, AR 72032
Phone: 501-450-6191
Fax 501-450-6144
missy.schrag@cityofconway.org

TO Elizabeth M Jackson
26 Briarwood Cir
Conway AR 72034

Description: Mowing/Clean-up/Admin Fees
associated with the nuisance abatement at
26 Briarwood Cir, Conway Arkansas

CODE ENFORCEMENT OFFICER	PARCEL NUMBER	PAYMENT TERMS	DUE DATE
Kim Beard	710-09038-000		July 14, 2015

HOURS	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	1 Employee -Mowing/Cleanup	18.73	18.73
1	1 Employee -Mowing/Cleanup	16.35	16.35
1	1 Employee -Mowing/Cleanup	16.35	16.35
1	1 Employee -Mowing/Cleanup	16.35	16.35
1	Maintenance fee (mower)	15.00	15.00
1	Administrative Fee (Missy Schrag)	20.49	20.49
1	Administrative Fee (Kim Beard)	17.46	17.46
1	Administrative Fee (Glenn Berry)	21.00	21.00
2	Certified Letter	5.13	10.26
2	Regular letter	.48	.96

TOTAL BY 7/14/15 \$152.95

- Total amount due after July 14, 2015 includes collection penalty & filing fees

TOTAL AFTER 7/14/15 \$198.24

Make all checks payable to City of Conway Code Enforcement @ 1201 Oak Street Conway Arkansas 72032

City of Conway
Code Enforcement

1201 Oak Street
Conway, Arkansas 72032
www.cityofconway.org



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

July 16, 2014

Parcel # 710-09038-000

Elizabeth M Jackson
26 Briarwood Cir
Conway AR 72034

RE: Nuisance Abatement at 26 Briarwood Cir, Conway AR
Cost of Clean-Up, Amount Due: \$152.95

Dear Mrs. Jackson,

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 **July 14, 2015 Meeting**, 6:30 p.m. located at 810 Parkway 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 **1201 Oak Street Conway Arkansas 72032** with the **attention** to **Missy Lovelady**. If you have any questions, please feel free to call me at 501-450-6191.

Sincerely,

Missy Lovelady

**Conway Code Enforcement
Incident Report**

Date of Violation: 05/22/15

Violator Name: Elizabeth M Jackson

Address of Violation: 26 Briarwood Circle

Violation Type: Grass

Warning #: CE8736

Description of Violation and Actions Taken: On 05/22/15 Code Enforcement Officer Kim Beard wrote a warning to correct violation at 26 Briarwood Circle for overgrown grass. Property was rechecked on 06/01/15 with no progress made. Certified and regular letters were mailed 06/01/15 to address on file. Property was rechecked on 06/10/15 with no action taken. Final cleanup by city was completed on 06/11/15.

Code Enforcement Officer: Kim Beard

Officer Signature: _____

Date:

Time:



City of Conway, Arkansas
Resolution No. R-15-___

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 2440 Jerry Lee 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 \$211.32 (\$164.84 + Penalty-\$16.48 + 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 **July 14, 2015** 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 14th day of July, 2015.

Approved:

Mayor Tab Townsell

Attest:

Michael O. Garrett
City Clerk/Treasurer

City of Conway
Code Enforcement
1201 Oak Street
Conway, Arkansas 72032



Missy Lovelady
Phone: 501-450-6191
Fax: 501-450-6144

MEMO:

To: Mayor Tab Townsell
CC: City Council Members

From: Missy Lovelady
Date: June 29, 2015

Re: 2440 Jerry Lee

- Notice (door hanger) was left 4/14/15 for grass & debris in yard.
- Property was rechecked 4/22/15 with no progress.
- April 22, 2015– Warning Violation written regarding grass, rubbish & trash in the yard by Kim Beard.
- Property Owner is listed as Sara E Crouse.
- Property was rechecked on 4/30/15 with no progress made.
- Certified and regular letters were mailed 5/8/15 to address on file and a notice was left by post office.
- Property was rechecked on 5/19/15 with no action taken.
- Final Cleanup completed on 6/4/15.
- Certified and regular letters were sent including date, time & place of the City Council meeting.

If you have any questions please advise.

INVOICE

City of Conway
Code Enforcement

DATE: JULY 9, 2015

1201 Oak Street
 Conway, AR 72032
 Phone: 501-450-6191
 Fax 501-450-6144
 missy.schrag@cityofconway.org

TO Sara E Crouse
 2440 Jerry Lee Dr
 Conway AR 72032

Description: Mowing/Clean-up/Admin Fees
 associated with the nuisance abatement at
 2440 Jerry Lee Dr, Conway Arkansas

CODE ENFORCEMENT OFFICER	PARCEL NUMBER	PAYMENT TERMS	DUE DATE
Kim Beard	710-08768-004		July 14, 2015

HOURS	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	1 Employee -Mowing/Cleanup	18.73	18.73
1	1 Employee -Mowing/Cleanup	16.95	16.95
1	1 Employee -Mowing/Cleanup	15.92	15.92
1	Maintenance fee (mower)	15.00	15.00
	Sanitation ticket# 519229	32.62	32.63
1	Administrative Fee (Missy Schrag)	18.03	18.03
1	Administrative Fee (Kim Beard)	15.36	15.36
1	Administrative Fee (Glenn Berry)	21.00	21.00
2	Certified Letter	5.13	10.26
2	Regular letter	.48	.96

TOTAL BY 7/14/15 \$164.84

- Total amount due after July 14, 2015 includes collection penalty & filing fees

TOTAL AFTER 7/14/15 \$211.32

Make all checks payable to City of Conway Code Enforcement @ 1201 Oak Street Conway Arkansas 72032

City of Conway
Code Enforcement

1201 Oak Street
Conway, Arkansas 72032
www.cityofconway.org



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

June 9, 2015

Parcel # 710-08768-004

Sara E Crouse
2440 Jerry Lee Dr
Conway, AR 72032

RE: Nuisance Abatement at 2440 Jerry Lee, Conway AR
Cost of Clean-Up, Amount Due: \$164.84

Dear Miss Crouse,

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 **July 14, 2015 Meeting**, 6:30 p.m. located at 810 Parkway 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 **1201 Oak Street Conway Arkansas 72032** with the **attention** to **Missy Lovelady**. If you have any questions, please feel free to call me at 501-450-6191.

Sincerely,

Missy Lovelady

**Conway Code Enforcement
Incident Report**

Date of Violation: 04/22/15

Violator Name: Sara E Crouse

Address of Violation: 2440 Jerry Lee

Violation Type: Grass, rubbish & trash in yard

Warning #: CE8696

Description of Violation and Actions Taken: On 04/14/15 Code Enforcement Officer Kim Beard wrote a notice (door hanger) to correct violation at 516 First Avenue for overgrown grass & debris in yard. Property was rechecked on 04/22/15 with no progress made. On 4/22/15 a violation was written for grass, rubbish & trash in yard. Property was rechecked on 04/30/15 with no progress made. Certified and regular letters were mailed 05/08/15 to address on file. Property was rechecked on 05/19/15 with no action taken. Final cleanup by city was completed on 06/04/15.

Code Enforcement Officer: Kim Beard

Officer Signature: _____

Date:

Time:



City of Conway, Arkansas
Resolution No. R-15-_____

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 **1832 South 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 **\$248.69** (\$198.81 + Penalty-\$19.88 + 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 **July 14, 2015** 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 14th day of July, 2015.

Approved:

Mayor Tab Townsell

Attest:

Michael O. Garrett
City Clerk/Treasurer

City of Conway
Code Enforcement
1201 Oak Street
Conway, Arkansas 72032



Missy Lovelady
Phone: 501-450-6191
Fax: 501-450-6144

MEMO:

To: Mayor Tab Townsell
CC: City Council Members

From: Missy Lovelady
Date: June 29, 2015

Re: 1832 South Blvd

- Notice (door hanger) was left for grass in the yard on 4/21/15.
- Property was rechecked on 4/29/15 with no progress.
- April 29, 2015– Warning Violation written regarding grass in the yard by Kim Beard.
- Property Owner is listed as Jeffery S Hulett.
- Property was rechecked on 5/7/15 & 5/15/15 with no progress made.
- Certified and regular letters were mailed 5/19/15 to address on file and a notice was left by post office.
- Property was rechecked on 5/26/15 with no action taken.
- Final Cleanup completed on 6/4/15.
- Certified and regular letters were sent including date, time & place of the City Council meeting.

If you have any questions please advise.

INVOICE

City of Conway Code Enforcement

DATE: JULY 9, 2015

1201 Oak Street
Conway, AR 72032
Phone: 501-450-6191
Fax 501-450-6144
missy.schrag@cityofconway.org

TO Jeffery S Hulett
1832 South Blvd
Conway AR 72034

Description: Mowing/Clean-up/Admin Fees
associated with the nuisance abatement at
1832 South Blvd, Conway Arkansas

CODE ENFORCEMENT OFFICER	PARCEL NUMBER	PAYMENT TERMS	DUE DATE
Kim Beard	710-01062-000		July 14, 2015

HOURS	DESCRIPTION	UNIT PRICE	LINE TOTAL
2	1 Employee -Mowing/Cleanup	18.73	37.46
2	1 Employee -Mowing/Cleanup	16.95	33.90
2	1 Employee -Mowing/Cleanup	15.92	31.84
2	Maintenance fee (mower)	15.00	30.00
1	Administrative Fee (Missy Schrag)	18.03	18.03
1	Administrative Fee (Kim Beard)	15.36	15.36
1	Administrative Fee (Glenn Berry)	21.00	21.00
2	Certified Letter	5.13	10.26
2	Regular letter	.48	.96

TOTAL BY 7/14/15 \$198.81

- Total amount due after July 14, 2015 includes collection penalty & filing fees

TOTAL AFTER
7/14/15 \$248.69

Make all checks payable to City of Conway Code Enforcement @ 1201 Oak Street Conway Arkansas 72032

City of Conway
Code Enforcement

1201 Oak Street
Conway, Arkansas 72032
www.cityofconway.org



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

June 9, 2015

Parcel # 710-01062-000

Jeffery S Hulett
1832 South Blvd
Conway, AR 72034

RE: Nuisance Abatement at 1832 South Blvd, Conway AR
Cost of Clean-Up, Amount Due: \$198.81

Dear Mr. & Mrs. Johns,

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 **July 14, 2015 Meeting**, 6:30 p.m. located at 810 Parkway 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 **1201 Oak Street Conway Arkansas 72032** with the **attention** to **Missy Lovelady**. If you have any questions, please feel free to call me at 501-450-6191.

Sincerely,

Missy Lovelady

**Conway Code Enforcement
Incident Report**

Date of Violation: 04/29/15

Violator Name: Jeffery S Hulett

Address of Violation: 1832 South Blvd

Violation Type: Grass

Warning #: CE8705

Description of Violation and Actions Taken: On 04/21/15 Code Enforcement Officer Kim Beard wrote a notice (door hanger) to correct violation at 1832 South Blvd for overgrown grass in yard. Property was rechecked on 04/29/15 with no progress made. On 4/29/15 a violation was written for overgrown grass. Property was rechecked on 05/07/15 & 05/15/15 with no progress made. Certified and regular letters were mailed 05/19/15 to address on file. Property was rechecked on 05/26/15 with no action taken. Final cleanup by city was completed on 06/04/15.

Code Enforcement Officer: Kim Beard

Officer Signature: _____

Date:

Time:



City of Conway, Arkansas
Resolution No. R-15-___

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 36 Brier Springs 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 \$452.71 (\$384.28 + Penalty-\$38.43 + 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 **July 14, 2015** 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 14th day of July, 2015.

Approved:

Mayor Tab Townsell

Attest:

Michael O. Garrett
City Clerk/Treasurer

City of Conway
Code Enforcement
1201 Oak Street
Conway, Arkansas 72032



Missy Lovelady
Phone: 501-450-6191
Fax: 501-450-6144

MEMO:

To: Mayor Tab Townsell
CC: City Council Members

From: Missy Lovelady
Date: June 29, 2015

Re: 36 Brier Springs

- Notice (door hanger) was left for trash in yard.
- Property was rechecked 1/27/15 with no progress.
- January 27, 2015– Warning Violation written regarding rubbish & trash in the yard by Kim Beard.
- Property Owner is listed as Alan B Parker.
- Property was rechecked on 2/4/15 with no progress made.
- Certified and regular letters were mailed 2/19/15 to address on file and a notice was left by post office.
- Property was rechecked on 2/27/15 & 3/19/15 with no action taken.
- Due to weather extensions had been given. Upon owners request 3/26/15, he asked for an additional week.
- Property was rechecked 4/3/15 & 4/14/15 with no action taken.
- Final Cleanup completed on 6/11/15.
- Certified and regular letters were sent including date, time & place of the City Council meeting.

If you have any questions please advise.

INVOICE

City of Conway Code Enforcement

DATE: JULY 9, 2015

1201 Oak Street
Conway, AR 72032
Phone: 501-450-6191
Fax 501-450-6144
missy.schrag@cityofconway.org

TO Alan B & K L Parker
36 Brier Springs Dr
Conway AR 72034

Description: Mowing/Clean-up/Admin Fees
associated with the nuisance abatement at
36 Brier Springs, Conway Arkansas

CODE ENFORCEMENT OFFICER	PARCEL NUMBER	PAYMENT TERMS	DUE DATE
Kim Beard	710-01199-000		July 14, 2015

HOURS	DESCRIPTION	UNIT PRICE	LINE TOTAL
3	1 Employee -Mowing/Cleanup	18.73	56.19
3	1 Employee -Mowing/Cleanup	16.95	50.85
3	1 Employee -Mowing/Cleanup	15.92	47.76
3	1 Employee -Mowing/Cleanup	16.35	49.05
1	Maintenance fee (mower)	15.00	45.00
	Sanitation (ticket # 520745; 520685)	32.63	65.26
1	Administrative Fee (Missy Schrag)	20.49	20.49
1	Administrative Fee (Kim Beard)	17.46	17.46
1	Administrative Fee (Glenn Berry)	21.00	21.00
2	Certified Letter	5.13	10.26
2	Regular letter	.48	.96

TOTAL BY 7/14/15 \$384.28

- Total amount due after December 23, 2014 includes collection penalty & filing fees

TOTAL AFTER 7/14/15 \$452.71

Make all checks payable to City of Conway Code Enforcement @ 1201 Oak Street Conway Arkansas 72032

City of Conway
Code Enforcement

1201 Oak Street
Conway, Arkansas 72032
www.cityofconway.org



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

June 16, 2015

Parcel # 710-01199-000

Alan B & K L Parker
36 Brier Springs Dr
Conway AR 72034

RE: Nuisance Abatement at 36 Brier Springs Dr, Conway AR
Cost of Clean-Up, Amount Due: \$384.28

Dear Mr. & Mrs. Parker,

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 **July 14, 2015 Meeting**, 6:30 p.m. located at 810 Parkway 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 **1201 Oak Street Conway Arkansas 72032** with the **attention** to **Missy Lovelady**. If you have any questions, please feel free to call me at 501-450-6191.

Sincerely,

Missy Lovelady

**Conway Code Enforcement
Incident Report**

Date of Violation: 01/27/15

Violator Name: Alan B Parker

Address of Violation: 36 Brier Springs

Violation Type: Grass, rubbish & trash in yard

Warning #: CE8668

Description of Violation and Actions Taken: On 01/12/15 Code Enforcement Officer Kim Beard wrote a notice (door hanger) to correct overgrown grass, rubbish & trash in yard at 36 Brier Springs. Property was rechecked on 01/27/15 with no progress made. On 01/27/15 a violation was issued for overgrown grass, rubbish & trash in yard. Property was rechecked on 02/04/15 with no progress made. Certified and regular letters were mailed 02/19/15 to address on file. Property was rechecked on 02/27/15 & 03/19/15 with no action taken. On 03/26/15 owner requested additional week due to weather conditions. Property was rechecked on 04/03/15 & 04/14/15 with no action taken. Final cleanup by city was completed on 06/11/15.

Code Enforcement Officer: Kim Beard

Officer Signature: _____

Date:

Time:

Memo

To: Mayor and City Council Members
From: Lauralee Wilcox McCool, CDBG Director
Date: 7/9/2015
Re: 2015 CDBG Analysis of Impediments to Fair Housing

The Arkansas CDBG entitlement cities formed a consortium to cost share the Analysis of Impediments to Fair Housing preparation. The AI is a planning document required by HUD every five years for CDBG entitlement programs.

J-Quad of Texas was chosen through an RFQ process to complete the Analysis of Impediments to Fair Housing. Conway's portion of the cost would be \$14,625.

This cost would be fully funded through CDBG administration funds.

I respectfully ask the council to approve Conway's portion of the consortium agreement with J-Quad for preparation of the Analysis of Impediments.

ARKANSAS HUD ENTITLEMENT CITIES CONSORTIUM AGREEMENT

THIS AGREEMENT made and entered into this ____ day of _____, 2015 by and between the Arkansas HUD Entitlement Cities Consortium consisting of the Cities of Bentonville, Conway, Fayetteville, Fort Smith (Lead City), Jacksonville, North Little Rock and West Memphis in the State of Arkansas (hereinafter referred to as the "Consortium") and the J-Quad Planning Group, LLC, (hereinafter referred to as the "Consultant").

WHEREAS, a memorandum of understanding has been completed by each member City as a consortium to provide for greater economy and efficiency for procurement of services as provided in 2 CFR § 200.318 (e) and on an informal basis as authorized by Ark. Code Ann. ' 25-20-104(h).

WHEREAS, the Consortium wishes to engage the Consultant to comply with HUD requirements to affirmatively further fair housing in each member city;

NOW THEREFORE,

It is agreed by the parties in exchange of the mutual covenants and agreements set forth herein:

I. SCOPE OF SERVICE

A. **CITIZEN PARTICIPATION PLAN – COMPONENT 1**

Community Engagement - In order to effectively involve the community in the Impediment Analysis process, a structured approach to public involvement is required. The Consultant proposes a Citizen Participation Plan that has the following elements:

Strategic Planning Session – The consultant study team will hold strategic planning sessions with each Entitlement Grant City responsible for federal grant and fair housing administration, agencies and departments that utilize federal grant funds that the City wants included. The goal will be to build consensus and awareness for the study methodology and affirm their awareness of the need for their support in addressing priority needs and impediments in the community with entitlement grant funding.

Focus Group Sessions – Two to three public forum sessions are proposed for each jurisdiction that brings together city staff, elected and appointed officials, community leaders, social service, industry and civic organization representatives, and the general public and advocacy groups from across the City. This will include one session in each jurisdiction for city staff and public elected and appointed officials and one session for the general public. Industry and social service sessions may be combined for jurisdictions in close proximity to each other where the invited representatives are likely to have a regional focus or responsibility covering the geography of the consortium jurisdictions. The forum sessions will feature discussions relative to community needs and identification of public and private sector related impediments resulting from local market conditions and demographic trends; housing, homelessness, special needs housing and social services; non housing community development, infrastructure, economic

development, transportation, mobility, and accessibility; and city services and regulatory policies, education, community lending and other industry practices.

Interviews – The consultant team will conduct a series of interviews with city staff, elected and appointed officials, stakeholders, community and civic leaders, social service, housing developers and providers and industry personnel that were invited to the focus group sessions but unable to attend. The content of the interviews will include perceptions of the fairness of housing practices in relation to housing opportunities for all of the citizens of the Arkansas HUD Entitlement Cities Consortium, particularly racial minorities, low-income groups and protected class members under fair housing law.

Resulting Product – The results will be published as a component of the AI. The final AI Report will include a summary of the perceptions, attitudes, and values of participants concerning the status of fair and affordable housing and actions needed to improve community conditions and remove barriers and impediments to fair housing choice and affordable housing.

B. APPROACH AND METHODOLOGY – COMPONENT 2

History of Fair Housing and Affordable Housing in Arkansas HUD Entitlement Cities Consortium - Includes a longitudinal trend analysis of housing patterns and practices and general perceptions of the barriers to fair and affordable housing over a twenty year period from 1994 - 2014. Emphasis will be placed on cost variability in the housing supply and the local demand for housing by household income, race, and head of household characteristics within the general population. This analysis will be conducted on a citywide basis covering any geographies within the jurisdictions participating in the Arkansas Entitlement Cities Consortium AI.

The methodology for the study will include analysis of various existing data sources concerning housing cost and opportunity. These data sources include: (1) census data on housing by household income, race, and head of household for the two decades, (2) Chamber of Commerce, Real Estate Association, and mortgage lender data on the distribution of housing costs, (3) HUD data on government housing programs available to increase the opportunity for home ownership and low cost rental housing, (4) HUD and local housing authority data on housing subsidy certifications and (5) foreclosure data.

A composite profile of housing cost, demand, and availability will be developed from the various data sources. Supply and demand ratios will be computed to determine historical trends in the availability of affordable housing in Arkansas HUD Entitlement Consortium Cities during the two decade period between 1994 and 2014. In addition to examination of affordable housing trends, historical trends in fair housing will be assessed. Assessment of fair housing in Arkansas HUD Entitlement Cities will include documentation of fair housing complaints, litigations, and local government and housing advocates' responses to fair housing issues. Sources of data will include examination of the content of housing complaints filed based on the Federal Fair Housing Act, court cases filed and/or litigated, and interviews

with leaders of housing advocacy organizations in the Arkansas HUD Entitlement Cities Consortium from 1993 - 2014.

Resulting Product - A formal report of the results of the historical overview will be presented. A graphic data presentation format will be used to illustrate statistical data on historical fair and affordable housing trends along with a descriptive narrative summary. The statistical data will be supplemented with a detailed descriptive narrative of the community participation results.

1. FAIR HOUSING LAW, COURT LITIGATION, PUBLIC POLICY, PROGRAM AND REGULATORY REVIEW

This includes an assessment of the local, state and federal fair housing laws, local laws, policies, legislation and development regulations affecting affordable housing development and retention, developments in case law and discrimination complaints filed with the various governmental entities both locally and nationally, and programs operated in each jurisdiction with entitlement funding.

Resulting Product - A formal narrative will be included depicting the current status and trend of fair housing enforcement based on the nature and sources of housing discrimination, complaints filed, court decisions, administrative actions and the implementation of various local laws, and entitlement funded programs. The narrative will address ordinances that affect sub-grantee and the local jurisdictions' ability to provide affordable housing and equal access for persons with similar incomes.

2. COMMUNITY PROFILE ANALYSIS

The Community Profile will provide a snapshot of the Arkansas HUD Entitlement Cities Consortium as a basis for understanding and establishing the factors that affect housing choices. This review will establish profiles on demographics, transportation, housing, income, and employment. The resulting profiles will be presented in tabular format with computer-based maps presented where appropriate. The following is a summary of the characteristics of the profiles and the data sources.

Demographic Profile - The Demographic Profile will examine the racial, ethnic, age, and social composition of the Arkansas Entitlement Consortium Cities. Data will be compiled and comparatively analyzed using the 2000 and 2010 U.S. Bureau of Census Reports, 2009 – 2014 Annual Community Survey (ACS) and supplemented with local government data.

Transportation Profile - The Transportation Profile will examine the availability and linkage of transportation and mobility and its impact on employment and housing choices made by protected class members, income groups and racial and ethnic groups.

Housing Profile - The Housing Profile will examine housing unit availability, housing conditions, demand for housing and cost as a basis for constructing a current profile of housing resources.

Income Profile - The Income Profile will examine personal and household income data and poverty. Data will be compiled using baseline data from the 2000 and 2010 U.S. Bureau of Census Reports, 2009 – 2014 ACS and supplemented with local government and U.S. Bureau of Economic Analysis data on personal income.

Employment Profile - The Employment Profile will examine employment and unemployment rates, and educational attainment in the Arkansas Entitlement Consortium Cities, geographical distribution of wage rate patterns and job distribution by skill classifications and standard type in order to generate a general employment profile for each City.

Support Services Available to Promote Fair Housing Choices - A number of the variables affecting fair housing choice are not necessarily vested in the community profile factor within a community. There are, in fact, contributing variables that must act in support of the community profile factor in order to insure fair housing choice and the existence of fair housing opportunities.

Resulting Product - A formal Community Profile Review Report of the results of the research will be presented. The report will include a descriptive narrative summary of the profiles and associated charts, graphs, and maps.

3. REVIEW OF CURRENT HOUSING POLICIES, PROGRAMS AND INITIATIVES

This section will analyze PHA, City and sub-grantee jurisdictions' current policies, programs, and initiatives between 2004 and 2014 that address fair housing choice, affordable housing, and neighborhood revitalization.

Resulting Product - A formal report of the results of the research will be presented.

4. REVIEW OF THE HOME MORTGAGE DISCLOSURE ACT DATA

This section analyzes lending information from 2009 through 2014 provided under the Home Mortgage Disclosure Act and gathered from data disks provided by the Federal Financial Institutions Examination Council. The analysis will include the local jurisdiction and MSA data for home mortgage, refinancing, and home repair loans. Results of the analysis will be mapped to show geographical location and concentrations of loan applications, originations and denials. We will also perform an analysis to determine any evidence or characteristics of redlining and other impacts disparately impacting minorities, protected class members and specific geographies that are home to concentrations of low income persons and racial and ethnic minorities.

Resulting Product - A formal report of the results of the research will be presented.

5. FAIR HOUSING INDEX, EQUITY ASSESSMENT, R-ECAP ASSESSMENT

This section performs a comparative analysis by race and ethnicity of ten demographic factors to determine any disparities in their effects on persons of a particular race, ethnicity, or members of the protected classes under fair housing law. The analysis is then used in order to perform an equity assessment and disparate impact analysis of populations performing below the MSA or citywide median and to identify census tracts where the sum impact of certain demographic variables are adversely affecting a residents' fair housing choices and likely contributing to problems of housing discrimination

and issues relative to housing quality and affordability. A HUD R-ECAP Assessment to determine geographical concentrations of poverty, race and ethnicity is also performed.

6. IDENTIFICATION OF FAIR HOUSING IMPEDIMENTS

This component will identify any barriers to fair housing choice based on the information collected and presented in the previous reports. Contributing factors, such as market conditions, demographics, transportation, employment, housing financing, zoning, housing laws and policies and fair housing discrimination will be discussed in detail.

Resulting Product - A formal report that presents a detailed enumeration and analysis of the impediments to fair housing choice will be presented.

7. RECOMMENDATIONS TO OVERCOME IMPEDIMENTS

The Impediments and Remedial Action Section will provide recommendations intended to lessen the impact of the impediment or remediate the impediment altogether. Best practices that have worked in other communities will be presented. We will provide a recommended corrective action plan including action step and appropriate timelines that can guide post analysis and implementation efforts.

Resulting Product – Section Six of the report will provide the detailed explanations for each impediment and recommendation for remedial action and best practice examples. A model for a five year work program and timetable for addressing the identified impediments and creating an implementation strategy for each remedial action and recommendations will be developed as guidance for each City to develop and execute during the implementation period of the Consolidated Plan and serve as a basis for annual reporting of the entitlement jurisdiction's progress in the annual CAPER.

8. EXCEPTIONS AND CITY ASSISTANCE

The Cities will be expected to assist by providing documents such as previous AI, Consolidated Plans, Annual Plans, CAPERS, Five Year Consolidated Plan and Annual Plan, City Development and Building Codes and other documentations, reports and regulations maintained by the City and Housing Authority, and each city will assist with developing an invitation list for community forums and focus group sessions, notification to participants, and hosting the sessions at a City facility. The Consultant staff will conduct the public input sessions. The Consultant will provide an electronic version of the final reports and one hard copy for each jurisdiction and the Cities will be responsible for all other reproduction cost and distribution of the final reports at its discretion.

9. AFH FINAL RULE

The Consultant will be prepared to incorporate any changes as a result of the Assessment of Fair Housing Final Rule if the final rule is issued during the term of this agreement.

II. PAYMENT AND INVOICING

Consultant will invoice each city based on completion of the Components described in Section I Scope of Services. Component 1 will be billed at 50% of each city’s fee for services as indicated in the table below. Component 2 will be billed at 40% upon completion with the final 10% released when accepted by the HUD FH/EO offices with any revisions completed.

Entitlement City	Amount
City of Bentonville	\$11,325
City of Conway	\$14,625
City of Fayetteville	\$14,625
City of Fort Smith	\$14,625
City of Jacksonville	\$9,325
City of North Little Rock	\$14,625
City of West Memphis	\$9,325

III. DELIVERY SCHEDULE, WORK PLAN TASK, AND SCHEDULE

Consultant will have a schedule of July 16, 2015 thru October 18, 2015 with delivery of the final report for the Analysis of Impediments November 1, 2015. The Consultant will remain available for the submission to HUD for review and make revisions as required. A more detail timeline for activities in each jurisdiction will be determined during the strategic planning process.

Impediment Analysis Task	Timeline
Initiation, Strategic Planning, Data Collection and Background Research	07/16/15 – 08/17/15
Assessment of Community Attitudes, Focus Groups, Interviews	07/16/15 – 08/31/15
Fair Housing Law/Case Review, Complaints, Public Policy Analysis	07/16/15 – 08/31/15
Community Profile Analysis	07/16/15 – 09/28/15
Home Mortgage Disclosure Act Analysis	07/16/15 – 09/28/15
Fair Housing Index and Equity Assessment, R-ECAP Assessment	07/16/15 – 09/28/15
Review of Barriers in Development Policies	07/16/15 – 08/31/15
Identification of Impediments, Remedial Actions and Best Practices	07/16/15 – 10/18/15
Draft Report AI	10/18/15
<i>Consortium City Staff Review</i>	
Final Report AI	11/01/15

IV. REMEDIES ON DEFAULT

Each of the parties shall have all remedies available under applicable regulations or at law or in equity, including specific performance, to enforce any obligation of any Party to the Contract. In the event the Consortium determines that a breach of this contract has occurred, the Consortium may terminate this Contract and terminate any future payments allocated under this Contract. More specifically:

- A. If the Consortium determines that the Consultant has materially failed to comply with any provision of this contract, or with any rules, statutes, regulations, or ordinances referred to herein, the Arkansas HUD Entitlement Cities Consortium will notify Consultant in writing and hand-deliver, with written receipt evidencing the date and time of delivery, or send by certified mail, return receipt requested, such Notice of Default to the party designated to receive such Notices of this contract. For purposes of this section, the term materially means “an important or essential term of this contract.”
- B. The Consortium will allow Consultant the opportunity to demonstrate compliance with the contract requirements in question. Consultant shall offer evidence of such compliance within a reasonable time frame to be specified by the Consortium in the Notice of Default. Substantial compliance shall not constitute compliance with the terms and conditions of this contract unless the Consortium expressly agrees to the substantial compliance in writing.
- C. If Consultant fails to demonstrate to the Consortium that it has fulfilled the requirement, the Consortium may take corrective or remedial action(s) as follows:
 - 1) Corrective or remedial action will be designed to prevent a continuation of the deficiency, mitigate any adverse effects, and prevent recurrence of the deficiency.
 - 2) Corrective or remedial action may include:
 - a. Temporarily withholding cash payments pending correction of the deficiency by Consultant.
 - b. Specific activities required by the Consortium to correct the deficiency and to be accomplished by Consultant in a specified time frame.
 - c. Canceling or revising activities which may be affected by the performance deficiency and were approved under this contract.
 - d. Suspension of payment disbursements for deficient activities, or any activities funded under this contract, and subsequent termination of this contract in its entirety.
 - e. Termination of this contract in its entirety.
- D. Any decision regarding corrective, remedial, legal or equitable remedies or actions to be taken regarding this contract or project shall be at the sole option and discretion of the Consortium. A decision by the Consortium to pursue one course of action shall not constitute a waiver of any other course of action the Consortium may pursue under this Section V, Termination.

V. TERMINATION

- A. The Consortium or any party to the contract may terminate this contract upon thirty (30) days prior written notice to the Consultant contact person executing the contract. The parties shall agree upon the termination conditions, including the effective date of termination, and in the case of partial termination, the portion of the contract to be terminated.

- B. Consultant may terminate this contract upon thirty (30) days' prior written notice to the Consortium Lead City contact person indicated in the contract. The notice of termination shall set forth the reasons for such termination, the effective date of termination, and in the case of partial termination, the portion of the contract to be terminated.

- C. In the event of such termination, any completed reports prepared by the Consultant under this contract shall, at the option of the Consortium, become its property and the Consultant shall be entitled to receive equitable compensation for any work completed to the satisfaction of the Consortium. The Consultant, however, shall not thereby be relieved of liability to the Consortium for damages sustained by the Consortium by reason of any breach of the contract by the Consultant, and the Consortium Lead City may instruct each city to withhold payments from the Consultant for the purpose of setoff until such time as the amount of damages due the Consortium from the Consultant is determined. The Consultant shall not be held liable for damages under this contract solely for reasons of delay if the delay is due to causes resulting from actions of the Consortium, but this shall not prevent the Consortium from terminating this contract from such delay.

VI. FIXED PRICE BUDGET

The following budget includes all estimated hours, hourly rates, purchased materials, travel expenses, preparatory and progress review meetings, data processing, analysis of findings, development of draft and final reports, as well as all research presentations and interagency and related coordination activities. Consultant does not anticipate using any subcontractors for this project.

Payments will be made according to Section II. Payments and Invoicing

City of Bentonville responsible contracted amount of \$11,325

The following parties accept this contract.

Signature of Authorized Representatives:

JQUAD PLANNING GROUP, LLC

CITY OF BENTONVILLE, ARKANSAS

TITLE:

DATE:

TITLE:

DATE:

City of Conway responsible contracted amount of \$14,625

The following parties accept this contract.

Signature of Authorized Representatives:

JQUAD PLANNING GROUP, LLC

CITY OF CONWAY, ARKANSAS

TITLE:

TITLE:

DATE:

DATE:

City of Fayetteville responsible contracted amount of \$14,625

The following parties accept this contract.

Signature of Authorized Representatives:

JQUAD PLANNING GROUP, LLC

CITY OF FAYETTEVILLE, ARKANSAS

TITLE:

TITLE:

DATE:

DATE:

City of Fort Smith responsible contracted amount of \$14,625

The following parties accept this contract.
Signature of Authorized Representatives:

JQUAD PLANNING GROUP, LLC

CITY OF FORT SMITH, ARKANSAS

TITLE:

TITLE:

DATE:

DATE:

City of Jacksonville responsible contracted amount of \$9,325

The following parties accept this contract.
Signature of Authorized Representatives:

JQUAD PLANNING GROUP, LLC

CITY OF JACKSONVILLE, ARKANSAS

TITLE:

TITLE:

DATE:

DATE:

City of North Little Rock responsible contracted amount of \$14,625

The following parties accept this contract.

Signature of Authorized Representatives:

JQUAD PLANNING GROUP, LLC

CITY OF NORTH LITTLE ROCK, ARKANSAS

TITLE:

TITLE:

DATE:

DATE:

City of West Memphis responsible contracted amount of \$9,325

The following parties accept this contract.

Signature of Authorized Representatives:

JQUAD PLANNING GROUP, LLC

CITY OF WEST MEMPHIS, ARKANSAS

TITLE:

TITLE:

DATE:

DATE:



City of Conway, Arkansas
Ordinance No. O-15-_____

AN ORDINANCE ACCEPTING AND APPROPRIATING FUNDS FOR THE ADMINISTRATION DEPARTMENT (MAYOR'S OFFICE); AND FOR OTHER PURPOSES

Whereas, the City of Conway – Administration Department has received a check in the amount of \$1155.12 from Arkansas Municipal League for reimbursement of travel for Mayor Tab Townsell for the NLC Congress of Cities Transportation and Infrastructure Services Committee Meeting in Salt Lake City, UT on June 10-13, 2015; and

Whereas, the Mayor's Office 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 accept reimbursement funds in the amount of \$1155.12 and appropriate from the General Fund – Fund Balance Appropriation Account to the Conway Administration Travel Expense Account (001.101.5720).

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

PASSED this 14th day of July, 2015.

Approved:

Mayor Tab Townsell

Attest:

Michael O. Garrett
City Clerk/Treasurer



City of Conway
Street and Engineering Department
100 East Robins Street
Conway, AR 72032

Finley Vinson, P.E.
City Engineer
Finley.Vinson@cityofconway.org
501-450-6165

July 9, 2015

Mayor Tab Townsell
City Hall
1201 Oak Street
Conway, Arkansas 72032

Re: Farris Property
Tucker Creek Pathway
College Avenue to Adamsbrooke Drive

Dear Mayor Townsell;

After consideration of several options, the Farris family has decided to sell the parcel of their property located west of the eastern top of bank of Tucker Creek as shown on the attached Exhibit. This gives the city the property for the pathway plus a 120 foot x 300 foot triangle west of the pathway and the entire creek channel.

They request payment at the appraised value for the property west of the centerline of the creek and park impact fee credit for the remainder of the property east of the centerline of the creek.

The appraised value (Coats Appraisal Service) for the 0.875 Acres west of the creek centerline was \$25,000.

Using the per square foot value of the appraisal, the value of the Park Impact Fee credit would be \$6,813 for the remainder of the property.

In addition they are requesting a barb wire fence along the eastern Top of Creek Bank (property line) and southward approximately 250 feet along the Farris /Trent property line. I have included the fence work in the pathway construction plans.

The Pathway project has been advertised with bids to be opened July 22, 2015 for consideration of award at the July 28, 2015 City Council meeting.

Please advise if this is acceptable.

Thanks,

Ronnie Hall, P.E.

CONTRACT TO SELL
REAL ESTATE FOR PARK AND PATHWAY PURPOSES

Grantor: William J. Farris
Address: 727 Farris Road
Conway, Arkansas 72034-4906

Grantee: City of Conway

IN CONSIDERATION of the benefits that will inure to the Grantor(s) and the public, the undersigned does hereby give and grant to the City of Conway, of the State of Arkansas, upon the terms and conditions hereinafter stated, the right to purchase the property as described herein. Said Property is the described real estate as follows, situated in the County of Faulkner, to wit:

Pathway Easement

A Parcel of land situated in the Northwestern corner of the SE ¼, NW ¼, Section 11, T-5-N, R-14-W, Faulkner County, Arkansas, also known as part of Block 4, West End Addition, City of Conway more particularly described as follows:

Beginning at the Northwest Corner of said SE ¼, NW ¼ Section 11 thence S88°04'53"E along the north line of said SE ¼, NW ¼ Section 11, 182.32 feet; thence S11°47'51"W, 131.72 feet; thence S25°44'31"W, 230.46 feet; thence S43°25'42"W, 100.18 feet to a point on the westerly line of said SE ¼, NW ¼ Section 11; thence S01°53'07"W along said westerly line SE ¼, NW ¼ Section 11, 415.61 to the Point of Beginning, containing 1.110 Acres more or less.

PAYMENT DUE ----- \$25,000.00
(Appraised value offered by the City for real estate, including damages, if any, to the remainder; to be paid after approval of title and execution of a deed as hereinafter provided).

Compensation Due in the Form of PARK IMPACT FEE CREDIT ----- \$6,813.00
(Based on appraised value per square foot for property west of centerline of creek.
The PARK IMPACT FEE CREDITS will be assigned to William J. Farris to be utilized on projects as he may see fit.

OTHER CONSIDERATIONS: Construct a five strand barbed wire fence along the property line along the eastern top of creek bank and along the Trent/Farris Property line south of the creek approximately 250 feet and install a pedestrian gate near the top of creek bank in the east-west section of fence along the north line of the Farris Property.

It is understood and agreed that closing costs will not accrue to the Grantor(s) as the Grantee's Attorney will prepare the necessary documents for closing and the Grantee will pay the cost of recording all instruments conveying title to the City of Conway.

Grantor(s) further agrees neither to sell nor encumber the said real estate during the term of the "Contract to Sell".

The City of Conway is hereby authorized and directed to make payment of the purchase funds for the conveyance to William J. Farris.

Dated this _____ day of July, 2015

Signature

Fed. I.D.# /SS# _____

Signature

Fed. I.D.# /SS# _____

Signature

Fed. I.D.# /SS# _____

Signature

Fed. I.D.# /SS# _____

ACKNOWLEDGMENT

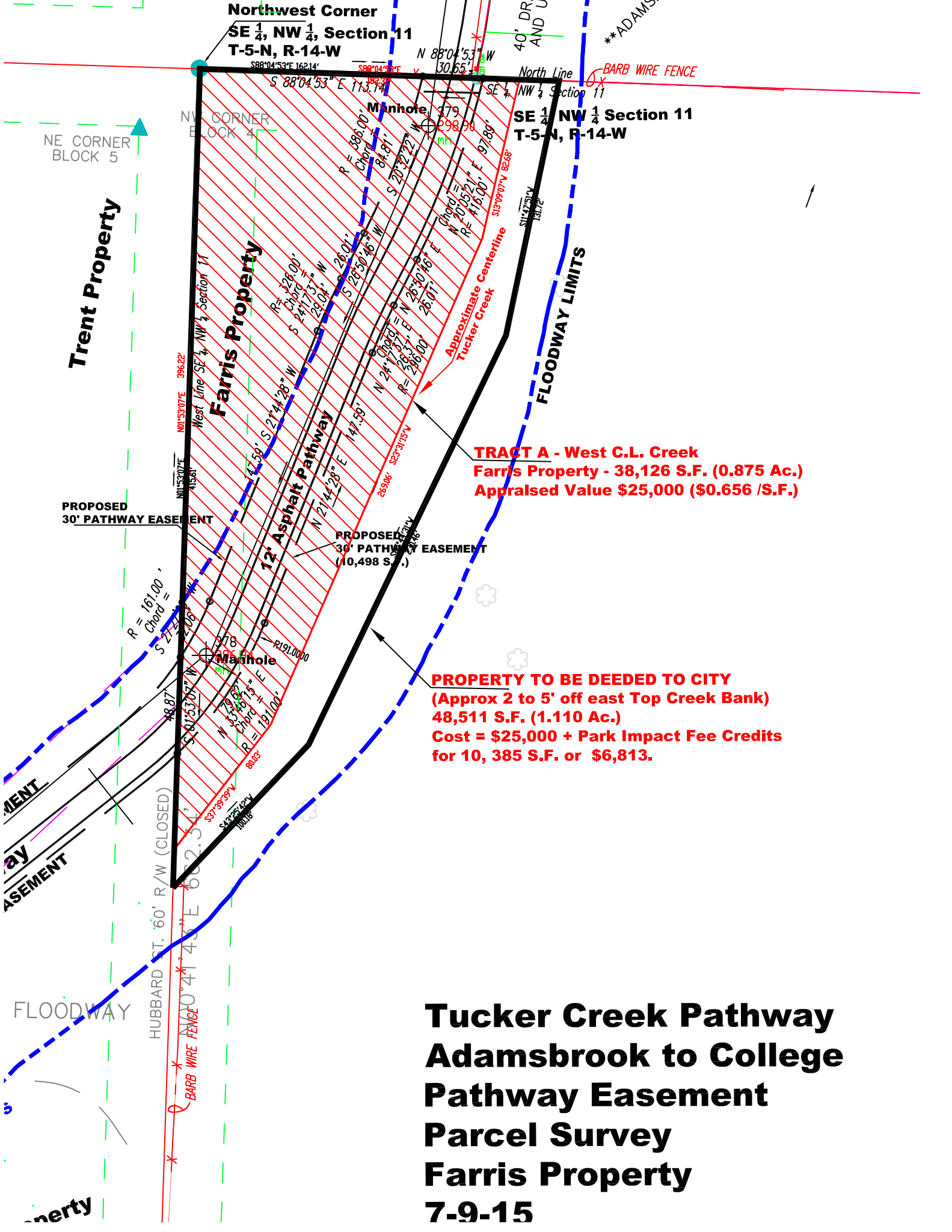
STATE OF)
)
COUNTY OF)

BE IT REMEMBERED, that on this day came before the undersigned, a Notary Public within and for the County aforesaid, duly commissioned and acting, appeared in person Willaim J. Farris to me well known, who stated that they were/was the persons whose names are subscribed to the foregoing instrument, and further stated that they had executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and Seal as such Notary Public on this _____ day of _____, 2015.

, Notary Public

MY COMMISSION EXPIRES:



Northwest Corner
SE 1/4, NW 1/4, Section 11
T-5-N, R-14-W

SE 1/4, NW 1/4 Section 11
T-5-N, R-14-W

Trent Property

Farris Property

FLOODWAY LIMITS

**TRACT A - West C.L. Creek
Farris Property - 38,126 S.F. (0.875 Ac.)
Appraised Value \$25,000 (\$0.656 /S.F.)**

**PROPERTY TO BE DEEDED TO CITY
(Approx 2 to 5' off east Top Creek Bank)
48,511 S.F. (1.110 Ac.)
Cost = \$25,000 + Park Impact Fee Credits
for 10, 385 S.F. or \$6,813.**

Tucker Creek Pathway Adamsbrook to College Pathway Easement Parcel Survey Farris Property 7-9-15



City of Conway
Street and Engineering Department
100 East Robins Street
Conway, AR 72032

C-6

B. Finley Vinson, P.E.
City Engineer
Finley.Vinson@cityofconway.org
501-450-6165

July 9, 2015

Mayor Tab Townsell
City Hall
1201 Oak Street
Conway, Arkansas 72032

Re: Pediatrics Plus Property
Tucker Creek Pathway
College Avenue to Adamsbrooke Drive

Dear Mayor Townsell;

After consideration of several options, Broadstone PP Arkansas, LLC has decided to sell the parcel of their property located west of the eastern top of bank of Tucker Creek as shown on the attached replat as Lot 2. This provides the city with the property necessary for construction of the Tucker Creek pathway plus the northwest triangle of the property which measures approximately 100 square feet, and the entire creek channel.

They request payment at the appraised value for the property west of the centerline of the creek and park impact fee credit for the remainder of the property east of the centerline of the creek.

The appraised value (Coats Appraisal Service) for the 0.58 Acre area (not including the creek channel) was \$21,000.

The owners have agreed to accept this amount as payment for the entire 1.33 acres shown as Lot 2.

The Pathway project has been advertised with bids to be opened July 22, 2015 for consideration of award at the July 28, 2015 City Council meeting.

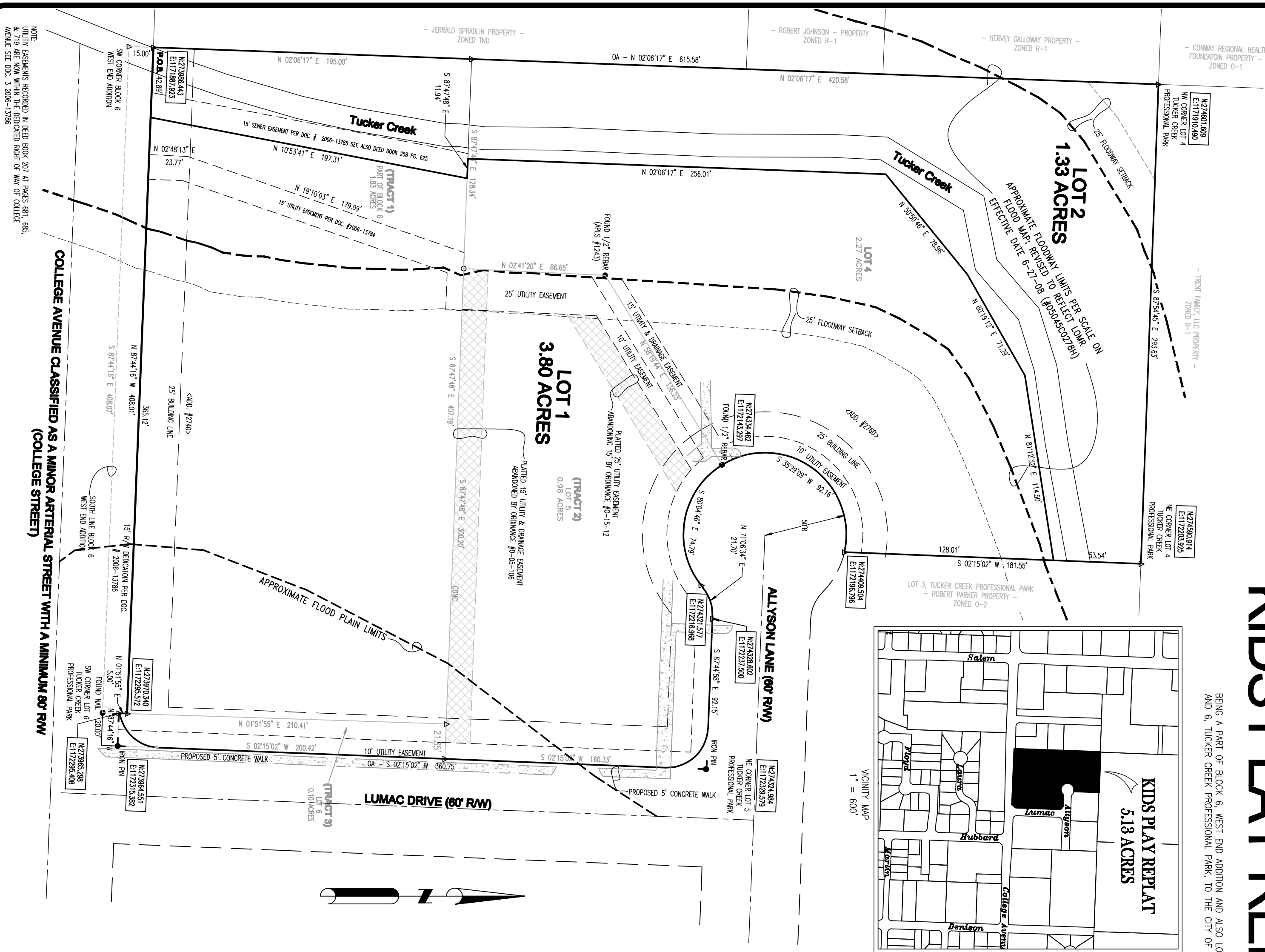
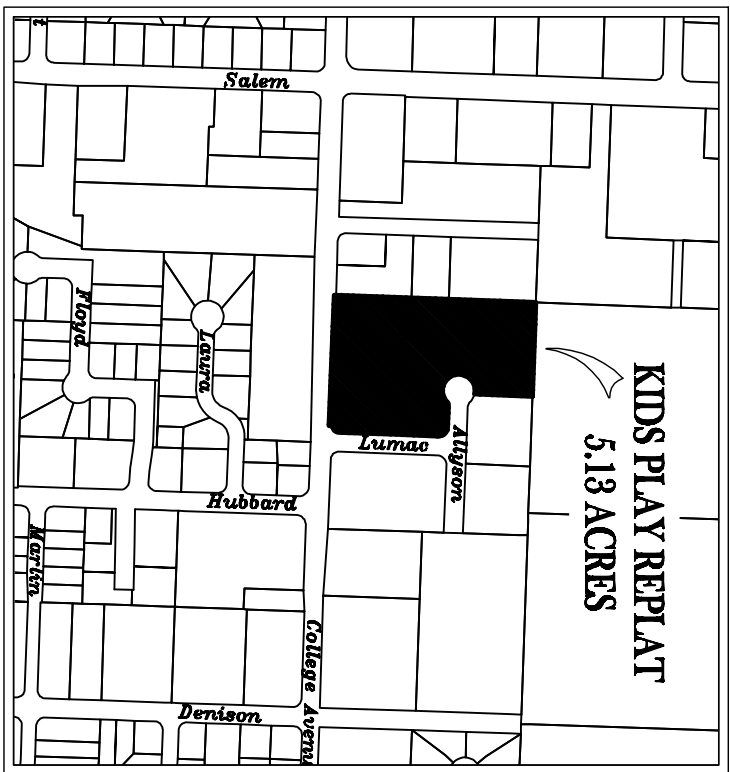
Please advise if this is acceptable.

Thank You,

Finley Vinson, P.E.

KIDS PLAY REPLAT

BEING A PART OF BLOCK 6, WEST END ADDITION AND ALSO LOTS 4, 5, AND 6, TUCKER CREEK PROFESSIONAL PARK, TO THE CITY OF CONWAY.



Legal Description: Lot 1 and 2, Kids Play Replat, being a part of Block 6, West End Addition to the City of Conway, Arkansas, as shown in Plat Book A Page 39, in the records of Faulkner County and also Lots 4, 5, and 6, Tucker Creek Professional Park, to the City of Conway, Arkansas, as shown in Plat Book J Page 384, to the Records of Faulkner County, Arkansas more particularly described as follows: Commencing at the SW corner of Block 6, West End Addition, thence N02°06'17"E 153.00 feet to the point of beginning, thence N02°06'17"E 615.38 feet to the NW corner of Lot 4, Tucker Creek Professional Park, thence along the North line of said Lot 4, S87°54'45"E 293.65 feet to the NE corner of said Lot 4; thence leaving said North line, along the East line of said Lot 4, S02°15'02"W 181.55 feet to a point lying on the northern right of way of Alyson Lane (60' R/W), thence leaving said East line, along said right of way with a chord bearing and distance of S35°29'09"W 92.16 feet to a found 1/2" rebar; thence continuing along said East line, along said right of way with a chord bearing and distance of S87°04'46"E 74.79 feet; thence continuing along said right of way, having a chord bearing and distance of N71°06'34"E 21.70 feet to a point lying on the South right of way of said Alyson Lane, thence along said South right of way, S87°44'58"E 92.15 feet to a found iron pin at the NE corner of Lot 5, Tucker Creek Professional Park, thence S02°15'02"W 360.75 feet to a found iron pin; thence N87°44'16"W 20.00 feet; thence N01°51'55"E 5.00 feet; thence N87°44'16"W 408.01 feet to the point of beginning, containing 5.13 acres more or less.

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

Date of Execution: _____

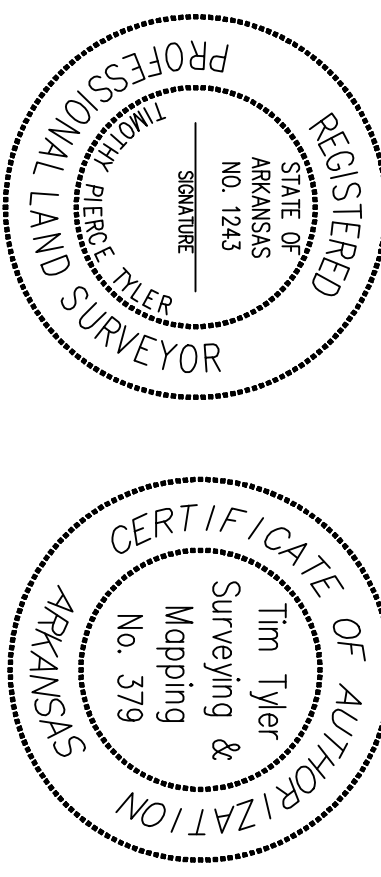
Owner/Developer: Broadstone PP Arkansas
330 Clinton Square
Rochester, NY 14604

Source of Title: Deed Book 2015 Page 796

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

Date of Execution: _____

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



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

Date of Execution: _____

Signed: Bryan Patrick
Conway Planning Director

Certificate of Recording:
This document filed for record _____ in Plat Book No. _____ page _____

Signed: Circuit Clerk, Rhonda Whorton Date: _____

Note:

- Every lot must slope to a street or to a drainage easement.
- Fire hydrants shall be placed so that the furthest point of a lot in a commercial/industrial subdivision is no more than 400 feet from the hydrant located on the same street.
- This property is in the 100 year flood plain according to Flood Insurance Rate Map #50504SC0279H & #0504SC0279H, effective date March 14, 2008.
- Iron pins are set at all lot corners and at points of curve. Lots with rounded corners are 31.50' radius unless noted otherwise.
- Distances on curves are chord distances.
- All easements shall be for general utilities and/or drainage.
- Building lines are 25' unless noted otherwise.
- The error of closure is 1 to 112856.
- This property is serviced by Conway Utilities.
- Water and Sewer - Conway, Arkansas, Faulkner County.
- The Zoning of this property, is 0-1 and 0-2.

Proposed Sidewalks:

1. Shall be constructed of concrete with a minimum thickness of four (4) inches and shall be a minimum of five (5) feet wide.
2. Sidewalks shall meet American Disability Act Standards.
3. If, during the construction of a building or any other improvements upon a lot or by any other actions, the sidewalk(s) are damaged, the party responsible for the construction or other actions shall repair the sidewalk(s) to the satisfaction of the City.
4. The owner/developer is responsible for the sidewalk on Lot 1 along Luma Drive, and Alyson Lane. Developer has paid a sidewalk fee in lieu of construction for sidewalks along College Avenue.
5. Sidewalks shall link sidewalks of adjoining lots so as to provide a continuous "ribbon" of pedestrian access throughout the community.
6. The sidewalk elevation shall be two (2) percent above the top of the curb, sloping two percent towards the curb (one-fourth inch in each foot). This elevation shall be continuous through the driveway approach.
7. The area remaining between the sidewalk and the flow-line of the gutter, called the approach to the driveway, shall slope up to the elevation of the sidewalk.
8. The sidewalk shall be installed prior to the final inspection and issuance of a certificate of occupancy.

COORDINATE CHART: (ROUND CAGS MONUMENTS)

Adjusted Arkansas State Plane Coordinates
NAD-83 (1997), AS DETERMINED BY GPS.

CAGS MONUMENT	NORTHING	EASTING	ELEVATION
1013	273004.7481	1171218.2541	292.06

BEARINGS BASED ON ARKANSAS GRID NORTH AND 83 AS DETERMINED BY GPS. RELATIVE POSITIONAL ACCURACY MEETS ARKANSAS MINIMUM STANDARDS.

KIDS PLAY REPLAT

BEING A PART OF BLOCK 6, WEST END ADDITION AND ALSO LOTS 4, 5, AND 6, TUCKER CREEK PROFESSIONAL PARK, TO THE CITY OF CONWAY,

INT.	DATE	DESCRIPTION OF REVISION MADE

DATE:	01-15-15
SCALE:	1 INCH EQUALS 50 FEET
PROJECT JOB NO:	114-0726
DRAWN BY:	MNT
REVIEWED BY:	RPC
STATE CODE:	
SHEET NO.	1 OF 1

Tyler Group

surveying.mapping.engineering

1240 SKYLINE DR. STE 3000/CONWAY, AR. 72032

PH: 501.329.1400 / Fax: 501.327.3972 / www.tylergroup.net / email: info@tylergroup.net



City of Conway
 Street and Engineering Department
 100 East Robins Street
 Conway, AR 72032

Finley Vinson, P.E.
 City Engineer
Finley.Vinson@cityofconway.org
 501-450-6165

June 17, 2015

Mayor Tab Townsell
 1201 Oak Street
 Conway, Arkansas 72032

**RE: Cantrell Field Area Access Improvements
 Central Landing Boulevard – Vine to 6th Street
 Tract 5A & 5B – Eugene & Carmon Kuettel
 Right of Way Acquisition**

Dear Mayor Townsell:

Street Right of Way and construction easement are required from the Eugene & Carmon Kuettel property on the located on the western side of 7th Avenue for the above referenced project. Based on the appraisal of this property by Arkansas Appraisal Services the Fair Market Value of the property is as follows:

APPRAISED VALUE

Tract 5A (9 - 7th Avenue)

Right of Way – 8,340 S.F. (\$2.00/S.F.)	\$16,700.00
Crepe Myrtles	\$1,750.00
Temp Construction Easement – 4,524 S.F.	<u>\$1,850.00</u>
Total Appraised Value	\$20,300.00

Tract 5B (518 – 6th Street)

Right of Way – 2,291 S.F. (\$2.01/S.F.)	\$4,600.00
Trees	\$700.00
Temp Construction Easement – 2,765 S.F.	<u>\$1,150.00</u>
Total Appraised Value	\$6,450.00

TOTAL TRACTS 5A & 5B \$26,750.00

The Kuettels have submitted a counter offer as follows supported by the attached recent sales in Conway they have found as comparable properties.

COUNTEROFFER AMOUNT

Tract 5A (9 - 7th Avenue)

Right of Way – 8,340 S.F. (\$3.00/S.F.)	\$25,025.00
Temp Construction Easement – 4,524 S.F.	\$2,725.00
Landscaping (1 tree & 19 Crepe Myrtle)	<u>\$5,100.00</u>
Total Appraised Value	\$32,850.00

Mayor Tab Townsell
June 17, 2015
Page 2

Tract 5B (518 – 6 th Street)	
Right of Way – 2,291 S.F. (\$3.00)	\$6,875.00
Temp Construction Easement – 2,765 S.F.	\$1,675.00
Landscaping	<u>\$2,750.00</u>
Total Appraised Value	\$11,300.00
 TOTAL TRACTS 5A & 5B	 \$44,150.00

The alternatives are to:

1. Approve the counter offer amount and proceed to closing.
2. Make a counter offer.
3. Reject the counter offer and proceed to condemnation.

Please advise as to how you wish us to direct OR Colan to proceed with this acquisition.

We will revise our plans to add the right in right out driveway requested.

Funds for the property acquisition may come from the street project sales tax revenue or from the Cantrell Field Access Improvements Bond proceeds.

Please advise if you have questions or need additional information.

Thanks,

Ronnie Hall, P.E.

TRANSMITTAL LETTER

Date:	May 13, 2015	Job:	Central Landing, City of Conway Tract 5A and 5B
To:	Finley Vinson, P.E., City of Conway, Director of Street & Engineering Department	From:	Shantelle Mears, SR/WA, RW/RAC Acquisition/Relocation Agent <i>SM</i>
Subject:	Counter Offer Documents for submission to City of Conway by Eugene and Carmon Kuettel, Owners of Tracts 5A and 5B		

In the wake of Jan Wardell's departure, I have been assigned the task of negotiating the acquisition of properties on the Central Landing and Cantrell Field portions of City of Conway projects. I met with Gene Kuettel and his wife, Carmon at the subject property @ 9 Seventh Avenue and toured both properties, photographed the trees and landscaping they contend were not included in our appraisal. At this meeting I also received documents from their owner's appraisal (they did not provide me with a copy of the entire report) which they wish to submit as a Counter Offer to the City's Offer to purchase. The owner's received the City's offer from Jan Wardell on April 10, 2014 via certified mail.

Attached are the counteroffer documents from the Kuettels. They are requesting the City's consideration of the following counteroffer:

- 1) Summary Coversheet from Eugene Kuettel regarding items for counteroffer consideration.
- 2) Photos of Crepe Myrtles that appear to be a within the proposed ROW line the owner contend are within the proposed ROW.
- 3) An aerial map of the property which highlights the 40ft "commercial" driveway the owners want installed by the City. They request that the proposed driveway be ADA Compliant.
- 4) Listings of Vacant Land Sales in City of Conway which they home will result in an increase in the cost per square foot from \$2.00 to \$3.00 per square foot.

The Kuettels would like to avoid condemnation and believe that their counteroffer is more reflective of the market for the realty and the cost of the landscaping they will lose on their property. They would like to reach agreement and settle this matter as expeditiously as possible.

Please let me know if I can answer any additional questions.

cc: Ronnie Hall, Donna Rouche



O. R. Colan
ASSOCIATES

REAL ESTATE SOLUTIONS FOR PUBLIC AGENCIES

WE ARE SENDING YOU: Attached

Under Separate Cover

REMARKS:

**Eugene Kuettel - Counter Offer to City of Conway
Cantrell Landing Project**

Tract 5A

Acquisition	8,340 sf	\$3.00/sf	\$25,025.00
TCE - Rental Value	4,524 sf	\$0.60/sf	\$2,725.00
Other Imp.	1 Tree	\$350/each	\$350.00
	19 Crepe Myrtle Trees	\$250/each	<u>\$4,750.00</u>
Total Compensation			\$32,850.00

Tract 5B

Acquisition	2,291 sf	\$3.00/sf	\$6,875.00
TCE - Rental Value	2,765 sf	\$0.60/sf	\$1,675.00
Other Imp.	3 Trees	\$350/each	\$1,050.00
	4 Crepe Myrtle Trees	\$250/each	\$1,000.00
	2 Rose Bushes	\$100/each	\$200.00
	Landscaped Flower Bed	\$500	<u>\$500.00</u>
Total Compensation			\$11,300.00

Vacant Land Sales in Conway City

Parcel #	Location	Sale Date	Sale Price	# of Acres	# of Sq. Ft.	Price/Acre	Price/Sq.Ft.	Bk-Pg
710-01686-000	Walnut & Factory	8/1/2014	\$18,000.00	0.19	8,100	\$96,800.00	\$2.22	2014-11420
710-00106-000	Johnston Ave	10/31/2014	\$15,000.00	0.14	6,000	\$108,900.00	\$2.50	2014-16131
710-07376-000	Weem & Watkinson	8/18/2014	\$18,000.00	0.15	6,450	\$120,000.00	\$2.75	2014-12112
710-07705-000	3rd & Factory	12/10/2010	\$27,000.00	0.19	8,400	\$140,014.00	\$3.21	2010-22671
710-08522-000	So. Donaghey	2/26/2013	\$310,000.00	2.08	90,605	\$149,038.00	\$3.42	2013-3790
712-12021-251	Vintage Cove	12/8/2014	\$47,000.00	0.28	12,197	\$167,857.00	\$3.85	2014-17893
712-11925-106	Warwick Hills	1/15/2015	\$79,500.00	0.39	17,000	\$202,554.00	\$4.65	2015-693
710-08509-001	So. Donaghey	6/10/2011	\$1,238,000.00	4.69	204,296	\$263,966.00	\$6.05	2011-9556

As of: 3/10/2015

Faulkner County Residential Record

Property Owner

Name: HABITAT FOR HUMANITY OF FAULKNER COUNTY, ARKANSAS
Mailing Address: PO BOX 1447 CONWAY, AR 72033
Type: (RV) Res. Vacant
Tax Dist: (1C) Conway
Size (in Acres): 0.000
Extended Legal: LOT 1 & 2 BLK 20 BURNS ADDN W 90 FT LOT 1 & 2

Property Information

Physical Address: 621 WALNUT ST
SubDivision: BURNS ADDN
Block/Lot: 20 / PT 1 & 2
S-T-R: 06-05N-13W

Market and Assessed Values:

	Estimated Market Value	Full Assessed (20% Market Value)	Taxable Value
Land	\$15,000	\$3,000	\$3,000
Building	\$0	\$0	\$0
Total	\$15,000	\$3,000	\$2,240

Estimated Taxes: \$113
Homestead Credit: \$0

Note: Tax amounts are estimates only. Contact the county tax collector for exact amounts.

Land:

Land Use	Size	Units	Front Width	Rear Width	Depth One	Depth Two	Dimensions
BASE LOT	1.000	Lots	0	0	0	0	
Totals:	1.000						

Deed Transfers:

Deed Date	Book	Page	Deed Type	Stamps	Est. Sale Price	Grantee	Code	Type
8/1/2014	2014	11420	Warr. Deed	59.40	\$18,000	HABITAT FOR HUMANITY	N/A	V
4/24/2008	2008	16010	Affidav	0.00	\$	GAULT, MARION ETAL	N/A	V
2/19/1988			DeathCer	0.00	\$	DECEASED	N/A	V

As of:3/10/2015

Faulkner County Residential Record

Property Owner

Name: MCDANIEL, JAMES E
Mailing Address: 5806 WESTMINSTER DR
 BENTON A, 72019

Type: (RV) Res. Vacant

Tax Dist: (1C) Conway

Size (in Acres): 0.000

Extended Legal: LOT 6 & 7 BLK 6
 ANDERSON ADDN
 W 10 FT LOT 6
 ALL LOT 7

Property Information

Physical Address: 1822 JOHNSTON AVE

SubDivision: ANDERSON ADDN

Block/Lot: 6 / 6 & 7

S-T-R: 01-05N-14W

Market and Assessed Values:

	Estimated Market Value	Full Assessed (20% Market Value)	Taxable Value
Land	\$25,000	\$5,000	\$5,000
Building	\$0	\$0	\$0
Total	\$25,000	\$5,000	\$5,000

Estimated Taxes: \$253
Homestead Credit: \$0

Note: Tax amounts are estimates only. Contact the county tax collector for exact amounts.

Land:

Land Use	Size	Units	Front Width	Rear Width	Depth One	Depth Two	Dimensions
BASE LOT	1.000	Lots	50	50	106	106	
Totals:	1.000						

Deed Transfers:

Deed Date	Book	Page	Deed Type	Stamps	Est. Sale Price	Grantee	Code	Type
10/31/2014	2014	16131	Warr. Deed	49.50	\$15,000	MCDANIEL, JAMES	N/A	V
9/20/1988	412	-111		26.40	\$12,000	JAMES PHILLIPS	N/A	

Faulkner County Residential Record

Property Owner

Name: WEAVER PROPERTIES, LLC
Mailing Address: 1335 SALEM CONWAY, AR 72034
Type: (RV) Res. Vacant
Tax Dist: (1C) Conway
Size (in Acres): 0.000
Extended Legal: LOT 10 BLK 1 WEEMS ADDN N 1/2 50 FT X 129 FT

Property Information

Physical Address: 1937 WEEMS
SubDivision: WEEMS ADDN
Block/Lot: 1 / 10
S-T-R: 01-05N-14W

Market and Assessed Values:

	Estimated Market Value	Full Assessed (20% Market Value)	Taxable Value
Land	\$20,000	\$4,000	\$4,000
Building	\$0	\$0	\$0
Total	\$20,000	\$4,000	\$4,000

Estimated Taxes: \$202
Homestead Credit: \$0

Note: Tax amounts are estimates only. Contact the county tax collector for exact amounts.

Land:

Land Use	Size	Units	Front Width	Rear Width	Depth One	Depth Two	Dimensions
BASE LOT	1.000	Lots	50	50	129	129	
Totals:	1.000						

Deed Transfers:

Deed Date	Book	Page	Deed Type	Stamps	Est. Sale Price	Grantee	Code	Type
8/18/2014	2014	12112	Warr. Deed	59.40	\$18,000	WEAVER PROPERTIES, LLC	N/A	V
9/7/2012	2012	15409	Warr. Deed	82.50	\$25,000	SPENCER CLAWSON	N/A	V
9/7/2012	2012	15409	Warr. Deed	82.50	\$25,000	SPENCER CLAWSON	N/A	V
9/5/2012	2012	15408	Warr. Deed	0.00	\$	JOSHUA INGRAM	N/A	V
12/22/2011	2011	20377	REDEMP	0.00	\$		N/A	V
3/14/2007	2009	13072	Warr. Deed	0.00	\$	INGRAM	N/A	V
11/3/2006	2006	25251	Admin.D	0.00	\$	JONES	N/A	V
8/13/1998	98	18958		0.00	\$	INGRAM	N/A	

Faulkner County Residential Record

Property Owner

Property Information

Name: ONSITE DEVELOPMENT INC C/O
Mailing Address: YANCEY, DANIEL A & LIS
 PO BOX 262
 CONWAY, AR 72033-
Type: (RV) Res. Vacant
Tax Dist: (1C) Conway
Size (in Acres): 0.000
Extended Legal: LOT 4A
 WOODWARD REPLAT OF
 HARKRIDER ADD

Physical Address: THIRD ST
SubDivision: WOODWARD REPLAT
Block/Lot: 12 / 4A
S-T-R: 07-05N-13W

Market and Assessed Values:

	Estimated Market Value	Full Assessed (20% Market Value)	Taxable Value
Land	\$17,000	\$3,400	\$3,400
Building	\$0	\$0	\$0
Total	\$17,000	\$3,400	\$3,400

Estimated Taxes: \$172
Homestead Credit: \$0

Note: Tax amounts are estimates only. Contact the county tax collector for exact amounts.

Land:

Land Use	Size	Units	Front Width	Rear Width	Depth One	Depth Two	Dimensions
BASE LOT	1.000	Lots	60	60	141	141	
Totals:	1.000						

Deed Transfers:

Deed Date	Book	Page	Deed Type	Stamps	Est. Sale Price	Grantee	Code	Type
12/10/2010	2010	22671	Contract	0.00	\$27,000	DANIEL & LISA YANCEY	N/A	V
6/19/2002	2002	12635	Warr. Deed	643.50	\$195,000	ONSITE	N/A	
2/1/2001	01	1688	Warr. Deed	0.00	\$	MARCENA WOODWARD	N/A	
2/1/2001	01	1687	Warr. Deed	0.00	\$	LISA & RICHARD WOODWARD	N/A	
7/14/1994	573	-225		0.00	\$	NO STAMPS	N/A	

As of: 3/10/2015

Faulkner County Residential Record

Property Owner

Name: AZALEA HOLDINGS II, LLC

Mailing Address: PO BOX 242840
LITTLE ROCK, AR 72223

Type: (RV) Res. Vacant

Tax Dist: (1C) Conway

Size (in Acres): 2.080

Extended Legal: LOT 1
ED'S SUB
PT S 1/2 NW

Property Information

Physical Address: 500 S BARIDON

SubDivision: ED'S SUB

Block/Lot: -- / 1

S-T-R: 13-05N-14W

Market and Assessed Values:

	Estimated Market Value	Full Assessed (20% Market Value)	Taxable Value
Land	\$36,000	\$7,200	\$7,200
Building	\$0	\$0	\$0
Total	\$36,000	\$7,200	\$7,200

Estimated Taxes: \$364
Homestead Credit: \$0

Note: Tax amounts are estimates only. Contact the county tax collector for exact amounts.

Land:

Land Use	Size	Units	Front Width	Rear Width	Depth One	Depth Two	Dimensions
BASE LOT	1.000	Lots	0	0	0	0	
Totals:	1.000						

Deed Transfers:

Deed Date	Book	Page	Deed Type	Stamps	Est. Sale Price	Grantee	Code	Type
2/26/2013	2013	3790	Warr. Deed	1023.00	\$310,000	AZALEA HOLDINGS II, LLC	N/A	Improved
10/29/2002	02	22357	Warr. Deed	617.10	\$187,000	MCCLENDON	N/A	
9/5/2002	02	17912	FidDeed	0.00	\$	EDMUND & ETAL	N/A	
4/19/2002	02	8289	FidDeed	0.00	\$	NABHOLZ & ETAL	N/A	
3/25/2002	02	6332		0.00	\$	DISCLAIMER/ EMMA NABHOLZ	N/A	
2/25/2002	2002	4044	FidDeed	0.00	\$	EDMUND & ETAL	N/A	
7/31/1974	222	27		0.00	\$	NABHOLZ	N/A	
9/21/1967	182	69		0.00	\$	NABHOLZ 2.15AC	N/A	

Faulkner County Residential Record

Property Owner

Name: BEGLEY, NICK & KATIE
Mailing Address: 15 B FERRY BOAT RD
 BIGELOW, AR 72016
Type: (RV) Res. Vacant
Tax Dist: (1C) Conway
Size (in Acres): 0.280
Extended Legal:

Property Information

Physical Address: 220 VINTAGE COVE
SubDivision: CHAPEL CREEK SUB PH-2
Block/Lot: -- / 151
S-T-R: 08-05N-14W

Market and Assessed Values:

	Estimated Market Value	Full Assessed (20% Market Value)	Taxable Value
Land	\$22,500	\$4,500	\$4,500
Building	\$0	\$0	\$0
Total	\$22,500	\$4,500	\$4,500

Estimated Taxes: \$228
Homestead Credit: \$0

Note: Tax amounts are estimates only. Contact the county tax collector for exact amounts.

Land:

Land Use	Size	Units	Front Width	Rear Width	Depth One	Depth Two	Dimensions
BASE LOT	1.000	Lots					
Totals:	1.000						

Deed Transfers:

Deed Date	Book	Page	Deed Type	Stamps	Est. Sale Price	Grantee	Code	Type
12/8/2014	2014	17893	CorpWD	155.10	\$47,000	BEGLEY, NICK & KATIE	N/A	V

Faulkner County Residential Record

Property Owner

Name: BICKER, JEREMY & DAWN
Mailing Address: 3825 NEWCASTLE DR
 CONWAY, AR 72034
Type: (RV) Res. Vacant
Tax Dist: (1C) Conway
Size (In Acres): 0.000

Property Information

Physical Address: 1620 WARWICK HILLS
SubDivision: ST ANDREWS SUBDIVISION
Block/Lot: -- / 6
S-T-R: 05-05N-14W

Extended Legal:

Market and Assessed Values:

	Estimated Market Value	Full Assessed (20% Market Value)	Taxable Value
Land	\$75,000	\$15,000	\$15,000
Building	\$0	\$0	\$0
Total	\$75,000	\$15,000	\$15,000

Estimated Taxes: \$759
Homestead Credit: \$0

Note: Tax amounts are estimates only. Contact the county tax collector for exact amounts.

Land:

Land Use	Size	Units	Front Width	Rear Width	Depth One	Depth Two	Dimensions
BASE LOT	1.000	Lots					
Totals:	1.000						

Deed Transfers:

Deed Date	Book	Page	Deed Type	Stamps	Est. Sale Price	Grantee	Code	Type
1/15/2015	2015	693	CorpWD	264.00	\$79,500	BICKER, JEREMY & DAWN	N/A	V
12/23/2013	2013	22489	Warr. Deed	501.60	\$152,000	KELLER JOHNSON BUILDERS, INC	N/A	V

Faulkner County Residential Record

Property Owner

Name: AZALEA HOLDINGS II, LLC
Mailing Address: P O BOX 242840
 LITTLE ROCK, AR 72223
Type: (CI) Comm.l Impr.
Tax Dist: (1C) Conway
Size (in Acres): 4.690
Extended Legal: LOT 1
 EDGE SUB THE

Property Information

Physical Address: 530 DONAGHEY
SubDivision: EDGE SUBDIVISION THE
Block/Lot: -- / 1
S-T-R: 13-05N-14W

Market and Assessed Values:

	Estimated Market Value	Full Assessed (20% Market Value)	Taxable Value
Land	\$326,700	\$65,340	\$65,340
Building	\$8,994,800	\$1,798,960	\$1,798,960
Total	\$9,321,500	\$1,864,300	\$1,864,300

Estimated Taxes: \$94,334
Homestead Credit: \$0

Note: Tax amounts are estimates only. Contact the county tax collector for exact amounts.

Land:

Land Use	Size	Units	Front Width	Rear Width	Depth One	Depth Two	Dimensions
APARTM1.5	217,800.000	Sq. Ft.					
Totals:	217,800.000						

Deed Transfers:

Deed Date	Book	Page	Deed Type	Stamps	Est. Sale Price	Grantee	Code	Type
6/10/2011	2011	9556	Warr. Deed		\$1,238,000	AZALEA HOLDINGS II LLC	N/A	N
6/25/1998	1998	14793	Warr. Deed	0.00	\$460,000		N/A	N

Details for Commercial Card 1

Number of Units:

Site Work: Prep;
Foundation: Concrete
Floor Struct.: Elevated Slab
Struct. Frame: Wood
Exterior Walls: Conc.Blk, N/A
Ext. Wall Load: LoadBear
Roof Struct.: N/A
Roof Cover: N/A

Total Floor Area: 17,808

Floor Cover: Carpet
Ceilings: Paint.DW
Interior Finish: DryWall
Insulation: Cellings; Walls;
Appliances: N/A
Plumbing: Bathtub
Electrical: Avg.B
Misc: N/A

Data Scout Pro

Bldg: 1

Age/YC: 2013 **Condition:** N/A **Effective Age:** 1 **Stories:** 3 **Grade:**

Business Name: THE EDGE APARTMENTS

Occupancy	Heating/Cooling	Sprinkler
Primary: Apartments - General (100%)	N/A	N/A
Secondary: N/A	N/A	N/A

Avg Floor Area:	Common Wall: %
Avg Perimeter:	Total Floor Area: 17,808
No. Floors:	Total Height:
Avg. Floor Hgt:	Unit Multiplier: 1

OutBuildings and Yard Improvements:

Item	Type	Size/Dim	Unit Multi.	Quality	Age
CANOPIES (BREEZEWAY)	Steel	580			
CANOPIES 4 CAN. 66 SQ FT EACH	Steel	264			
CONCRETE SLAB 12 CS X 66 SQ FT EACH	Concrete, 4" reinforced	792			
CONCRETE SLAB/BREEZEWAY 3X580	Concrete, 4" reinforced	1740			
DUMPTER AREAS X2	N/A	2			

As of: 3/10/2015

STORAGE ROOM

N/A

44

Details for Commercial Card 2

Number of Units:

Total Floor Area: 3,840

Site Work: Prep;
Foundation: Concrete
Floor Struct.: Elevated Slab
Struct. Frame: Wood
Exterior Walls: BrickVen, N/A
Ext. Wall Load: NonLoadB
Roof Struct.: Wood.J&D
Roof Cover: CompShng

Floor Cover: Carpet
Cellings: Paint.DW
Interior Finish: DryWall
Insulation: Cellings; Walls;
Appliances: N/A
Plumbing: Lavatory
Electrical: Avg.B
Misc: N/A

Bldg: 1

Age/YC: 2013 **Condition:** N/A **Effective Age:** 1 **Stories:** 1 **Grade:**

Business Name: THE EDGE APARTMENTS

Occupancy	Heating/Cooling	Sprinkler
Primary: Office Buildings - Comm. (100%)	N/A	N/A
Secondary: N/A	N/A	N/A

Avg Floor Area:	Common Wall: %
Avg Perimeter:	Total Floor Area: 3,840
No. Floors:	Total Height:
Avg. Floor Hgt:	Unit Multipler: 1

OutBuildings and Yard Improvements:

Item	Type	Size/Dim	Unit Multi.	Quality	Age
ALL CANOPIES ATTACHED TO OFFICE	Steel	865			
CANOPIES (PARKING)	STEEL 18X117X2	4212			
CANOPY BY POOL	Steel	500			
CONCRETE UNDER CANOPIES ATCHD TO BLD	Concrete slab	865			
CONCRETE UNDER POOL CANOPY	Concrete slab	500			
CONCRETE-APRON POOL	Concrete, 4" reinforced	1820			
Fences, Metal	WROUGHT IRON OR MODULAR 8X880	880			
FENCES, METAL (AROUND POOL)	WROUGHT IRON OR MODULAR 6'	250			
Fence, Wood	8' SOLID BOARD	562			
Paving	Asphalt, 3"-2" base	113092			
PAVING/ENTRANCE/EXIT	Concrete, 4" reinforced	1188			
POOL W/TILE	N/A	1836			
Security Equipment	TV Base, one cam., one mon.	1			
Security Equipment	TV, Add: camera each	19			

Parcel: **710-08509-001**

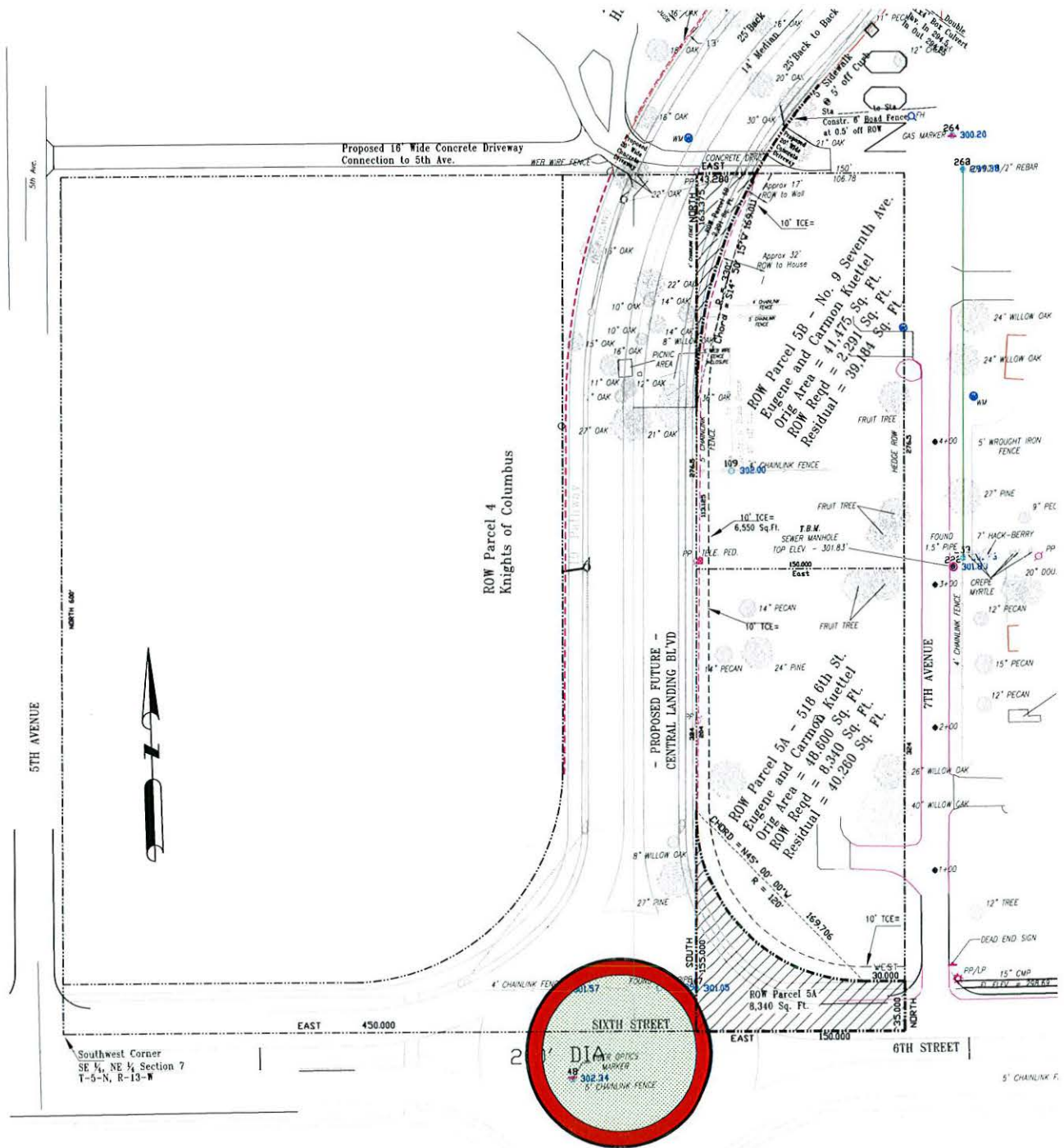
ID: 107661

As of: 3/10/2015

Signs

Illum. Plastic double

48



Parcel No. 5A & 5B
 Eugene and Carmon Kuettel
 Central Landing Boulevard
 Conway, Arkansas



**City of Conway, Arkansas
Ordinance No. O-15-____**

AN ORDINANCE WAIVING THE COMPETITIVE BID PROCESS AND APPROPRIATING FUNDING FOR THE CONSTRUCTION OF A RESTROOM FACILITY FOR CONWAY STATION PARK FOR THE PARKS & RECREATION DEPARTMENT; AND FOR OTHER PURPOSES

Whereas, the City of Conway Parks and Recreation Department has a desire to add an additional restroom facility at Conway Station Park; and

Whereas, Salter Construction and Sowell Architects both worked previously on this project; and

Whereas, this project will be funded by the Conway Parks & Recreation A&P Funds.

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

Section 1. The City of Conway shall waive the competitive bid process and use Salter Construction and Sowell Architects as a sole source vendor for the construction of additional restroom facilities at Conway Station Park.

Section. 2. The City of Conway shall appropriate an amount of \$160,000 from Parks and Recreation A&P Fund Balance Appropriation (252-000-4900) to the Conway Parks Department Conway Station Park CIP Misc. Account (252-156-5990).

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

PASSED this 14th day of July, 2015.

Approved:

Mayor Tab Townsell

Attest:

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



June 1, 2015

Re: Conway Station Park
Bathroom Building
Revised Cost Proposal

Preliminary Cost Proposal

Project Scope:

- Based on drawings by Rik Sowell dated 11-8-13
- Electrical service based on using power from existing panel in the maintenance building
- All Conway Corp/City of Conway fees excluded (Tap Fees, Permits, etc)
- Water/Sewer Service based on tying into existing service for the maintenance building
- No electric or utility service upgrades
- No changes deviations not specifically discussed are to be included
- HVAC to be extended from building to provide heat for the new bathrooms
- Existing irrigation wiring is to be sleeved and left in place

Total **\$142,629**

Exclusions:

- Any changes or alterations that may be required by city code enforcement
- Any Utility Service Upgrades or Fees
- Anything not specifically mentioned above

Respectfully,

Dustin Mize,
Estimator
SCI

201 Lee Andrew Lane • P.O. Box 11778 • Conway, Arkansas 72034
www.salterconst.com

Office: 501.327.2807 Fax: 501.327.2855



1315 North Street
Suite 100
Conway, AR 72034

501.450.9633
info@sowellarchitects.com

PROPOSAL FOR ARCHITECTURAL SERVICES (REVISED)

PROJECT: Restroom Facility for
Conway Station Park
Conway, Arkansas

OWNER: City of Conway
Parks and Recreation Department
10 Lower Ridge Road
Conway, AR 72032

ARCHITECT: Sowell Architects, Inc.
1315 North Street, Suite 100
Conway, AR 72034

PROJECT:

The project consists of a 430 square foot restroom facility that abuts the south side of the Maintenance Facility at Conway Station Park in Conway Arkansas. The facility contains a men's room with two stalls, a women's room with two stalls and a family restroom with a single toilet.

SCOPE OF SERVICES:

We propose to provide **limited** architectural services as briefly described here:

- Programming – The programming phase consists of the gathering of information necessary to produce a design. This information is gathered through meetings between the owner and the architect. This phase is complete.
- Schematic Design – The schematic design phase translates the programming information into a preliminary design. The phase concludes with an approved design and cost estimate. This phase is almost complete.
- Construction Documents – The architect produces the technical drawings and specifications that are required to obtain bids and construct the project. Architectural, structural, plumbing, heating/cooling and electrical plans are included.
- Bidding – **No bidding services are provided.** [Deleted: The architect provides assistance in the selection of qualified contractors to bid on the project or, if preferred, a contracting firm with which to negotiate a contract. The architect distributes plans, answers questions, manages the bidding process and receives, opens and analyzes the bids. This phase concludes with the execution of a construction contract.]
- Construction – The architect serves as the client's representative during construction. This includes periodic job site inspections to ensure the construction adheres to the plans and specifications, review and approval of contractor pay requests, assistance in the selection of colors, meetings with the contractor and client as

required and management of changes to the work. A final inspection is provided prior to occupancy.

FEE:

Compensation for services as described above shall be a fixed fee of [eight thousand six hundred fifty dollars \(\\$8,650\)](#).

REIMBURSABLE EXPENSES:

Reasonable and ordinary expenses associated with the project such as long distance phone calls, postage and automobile mileage are included in the fee and are not considered reimbursable expenses. All other expenses, including presentation costs, document printing, fees paid to governing authorities and document shipping will be considered reimbursable.

FEE PAYMENT SCHEDULE:

The fee will be invoiced as follows:

- Ten percent (10%) upon completion of the Schematic Design Phase.
- Seventy percent (70%) upon completion of the Construction Document Phase.
- Twenty percent (20%) during construction.

If the project is terminated at any time prior to completion, payment shall be made for all services rendered up to the point of termination but there is no obligation to pay for services beyond that point that have not yet been rendered

DRAWING AND MEDIA FORMAT:

The drawings and specifications will be electronically produced and kept on file in the office of the architect. Printed sets of documents will be provided to the owner as well as electronic files if desired.

OWNER'S RESPONSIBILITIES:

The owner shall provide a survey and other site relevant information, provide realistic budget information, render decisions in a timely manner, provide full information regarding the requirements of the project including a program which sets forth the owner's objectives, pay for geotechnical engineering, pay for materials testing during construction, participate in the orderly and sequential progress of the architect's services, provide environmental and hazardous testing if necessary, authorize the architect to furnish the services of additional consultants if needed for the project, provide prompt notification to the architect if project is put on hold and pay for services up to that point.

ACCEPTANCE OF THIS PROPOSAL:

The above stated scope of work, fee, terms and conditions are satisfactory and hereby accepted.

Representative
City of Conway Parks and Recreation



Rik Sowell, President
Sowell Architects, Inc.

Date

January 6, 2014

Date



**City of Conway, Arkansas
Ordinance No. O-15-____**

AN ORDINANCE APPROPRIATING ASSET FORFEITURE FUNDS TO THE CONWAY POLICE DEPARTMENT; AND FOR OTHER PURPOSES

Whereas, the Conway Police Department needs approximately \$34,355 for mortar work, roller shades for the Police Department, and CID camera upgrades; and

Whereas, money in the Conway Police Department Asset Forfeiture account is allowed, by law, to be used for such purposes as these.

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

Section 1. The City of Conway shall appropriate the following funds from the Seized Asset Forfeiture revenue account 250-121-4710, into the following Police Department's expense accounts:

- 250-121-5410 \$15,550 mortar work and roller shades
- 250-121-5930 \$18,805 CID camera upgrades

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

PASSED this 14th day of July, 2015.

Approved:

Mayor Tab Townsell

Attest:

Michael O. Garrett
City Clerk/Treasurer



City of Conway, Arkansas
Ordinance No. O-15-_____

**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	\$ 4,742.99	Extra Duty Services
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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 \$4,742.99 from 001.121.4185 to the CPD overtime acct 001.121.5114.

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

PASSED this 14th day of July, 2015.

Approved:

Mayor Tab Townsell

Attest:

Michael O. Garrett
City Clerk/Treasurer



**City of Conway, Arkansas
Resolution No. R-15-___**

**RESOLUTION REQUESTING THE ADOPTION OF THE CONWAY POLICE DEPARTMENT 2015
POLICIES AND PROCEDURES MANUAL AND AUTHORIZATION APPLY FOR THE STATE
ACCREDITATION PROGRAM.**

Whereas, the Conway Police Department requests the adoption of the department's 2015 Policies and Procedures manual; and

Whereas, the Conway Police Department requests the authorization to enter in to agreement with the Arkansas Law Enforcement Accreditation Program through the Arkansas Association of Chiefs of Police at the cost of \$250 annually.

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

Section 1. The City of Conway shall adopt the Conway Police Department's 2015 Policies and Procedures manual.

Section 2. The City of Conway shall authorize the Conway Police Department's agreement with the Arkansas Law Enforcement Accreditation Program.

Passed this 14th day of July, 2015.

Approved:

Mayor Tab Townsell

Attest:

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



**City of Conway, Arkansas
Ordinance No. O-15-____**

AN ORDINANCE PREVENTING THE LOUD AND UNNECESSARY NOISE AND PROHIBITING THE PRACTICE OF ENGINE COMPRESSION BRAKING, FOR PROVIDING PENALTIES FOR VIOLATION THEREOF; AND FOR OTHER PURPOSES.

Whereas, the City Council of the City of Conway, Arkansas has received complaints concerning the practice of using engine compression braking by trucks and other motor vehicles; and

Whereas the purpose of this ordinance is to prohibit the excessive, loud, unusual or explosive use of engine compression braking devices within the city limits of Conway; and

Whereas, the loud noise created by engine compression brakes is disruptive to the peace and tranquility of the citizens of Conway; and

Whereas, the City Council has the authority to regulate and prevent such noise via authority granted to it by Arkansas Code Annotated §14-54-103.

NOW THEREFORE, be it ordained by the City Council of the City of Conway Arkansas:

Section 1. "Engine compression brake" means a "Dynamic Brake," "Jake Brake," "Jacobs Brake," "C-Brake," "Paccar Brake," transmission brake or any other engine retarding brake system that alters the normal compression of the engine and subsequently releases that compression designed to aid in the braking or deceleration of the truck or other motor vehicle.

Section 2. It shall be unlawful for the driver of any truck or other motorized vehicle to use or operate or cause to be used or operated within the City of Conway, Arkansas, any engine compression brake which results in excessive, loud, unusual, or explosive noise from such vehicle.

Section 3. It is an affirmative defense to a violation of this Ordinance that the engine compression braking was used on an emergency basis to avoid damage to property or to avoid personal injury.

Section 4. Emergency vehicles shall be exempt from this Ordinance.

Section 5. Any person violating this Ordinance shall be guilty of a misdemeanor upon conviction thereof and shall pay a fine not exceeding FIVE HUNDRED DOLLARS (\$500) for each offense. Each time a person uses the engine compression brake shall be considered a separate offense.

Section 6. Signs shall be posted on or near all U.S. and State Highways entering the City of Conway, Arkansas, stating in language similar to "No Engine Braking by City Ordinance" these

signs may also be installed at locations deemed appropriate by the City Engineer to advise motorists of the prohibitions contained in this ordinance. The provisions of this ordinance shall be in full force and effect even if no signs are installed.

Section 7. This Ordinance is supplementary to other loud and unnecessary noise ordinances and does not repeal any such ordinance.

PASSED this 14th day of July, 2015.

Approved:

Mayor Tab Townsell

Attest:

Michael O. Garrett
City Clerk/Treasurer