



City of Conway Council Agenda

Council Meeting Date: June 23rd, 2015

5:30pm – Committee Meeting: Discussion of the Potential Purchase of Spirit Homes

6:30pm - Council Meeting

Call to Order: Mayor Tab Townsell

Roll Call: City Clerk/Treasurer Michael O. Garrett

Minutes Approval: June 9th, 2015

Monthly Financial Report Approval: Ending May 31, 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. Community Development Committee (Planning, Zoning, Permits, Community Development, Historic District, Streets, & Conway Housing Authority)

1. Review of the Spirit Homes purchase decision.
2. Resolution setting a public hearing to discuss the closing of the southern 25 feet of the Mill Pond Road right of way adjoining Lot 27 in the Round Mountain Subdivision.
3. Resolutions requesting the Faulkner County Tax Collector place to place certified liens on certain properties as a result of incurred expenses by the City.
4. Ordinance accepting and appropriating reimbursement funds from the Arkansas Community Development Association for travel expenses within the Community Development Department.
5. Consideration to approve a conditional use permit request to allow a homeless shelter in a C-3 zone for property located at 701 Polk Street & 766 Harkrider Street.
6. Consideration to remove vehicle and equipment from the fixed asset inventory records for the Street & Engineering Department.
7. Ordinance appropriating insurance funds received for damaged equipment and traffic poles/traffic to the Street & Engineering Department.
8. Resolution expressing the willingness of the City of Conway Street & Engineering Department to utilize state aid street monies for the Hogan Lane Overlay Project.
9. Consideration to approve right of way acquisition for Tract 5A & 5B (Kuettel) in regards to the Cantrell Field Access Improvement Project.

10. Consideration to approve right of way acquisition for Tract 26 (Weakland) in regards to the Cantrell Field Access Improvement Project
11. Consideration to approve the bid received for the I-40/6th Overpass for the Cantrell Field Access Improvement Project.

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

1. Ordinance appropriating funds for a CDL driver position within the Conway Sanitation Department.

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

1. Ordinance appropriating reimbursement funds from PetSmart to the Animal Welfare Unit.
2. Ordinance appropriating reimbursement funds from various entities to the CPD.
3. Resolution requesting compensate for officers no longer employed by the CPD for court time.
4. Ordinance accepting and appropriating funds to purchase an outdoor waring siren for the Information Technology Department.
5. Consideration to request proposals for a radio system for the City of Conway.

Adjournment



City of Conway, Arkansas
Monthly Financial Reports
May 31, 2015

City of Conway
 Monthly Financial Report - General Fund
 For the month ended May 31, 2015



Revenues	Budget	Month Activity	Year to Date	Encumbered	(Over)/Under Budget	% Expend/Collect
Ad Valorem Tax	2,835,000	842,955	1,104,664		1,730,336	39%
Payments in Lieu of Tax	25,000	-	1,423		23,577	6%
State Tax Turnback	2,103,250	64,350	257,497		1,845,753	12%
Sales Tax	17,500,000	1,505,674	7,386,292		10,113,708	42%
Beverage Tax	420,000	41,367	178,275		241,725	42%
Franchise Fees	3,597,000	286,017	1,510,162		2,295,914	42%
Permits	404,800	44,961	147,559		257,241	36%
ACIEA Revenues	5,000	1,966	3,866		1,134	77%
Dog Tags & Fees	25,000	2,495	11,366		13,634	45%
Municipal Court Fines and Fees	1,015,000	73,802	547,228		467,772	49%
Law Enforcement	754,480	13,067	424,910		329,570	56%
Federal Grant Revenues	30,000	-	-		30,000	0%
State Grant Revenues	-	-	242,529		(242,529)	-
Parks	537,500	42,746	277,174		260,326	52%
Interest Income	19,500	1,669	7,184		12,316	37%
Insurance Proceeds	17,744	5,281	25,129		(7,385)	142%
Donations	6,076	2,628	9,017		(2,941)	148%
Act 833 Revenue	80,000	-	1,627		78,373	2%
Miscellaneous Revenues	140,565	20,347	62,002		78,563	44%
Transfers from Other Funds	423,000	35,250	176,250		246,750	42%
Loan Proceeds	500,000	-	500,000		-	100%
Total Revenues	30,438,914	2,984,573	12,874,153	-	17,773,462	42%
Expenditures						
Admin (Mayor, HR)	608,298	41,808	221,482	2,397	384,419	36%
Finance	547,261	74,186	235,496	56	311,709	43%
City Clerk/Treasurer	179,197	13,102	63,939	56	115,202	36%
City Council	81,913	8,698	30,760	-	51,153	38%
Planning	395,410	30,186	149,420	-	245,990	38%
Physical Plant	551,074	40,952	173,986	2,137	374,951	32%
Fleet Maintenance	114,504	13,178	59,987	1,161	53,357	52%
Information Technology	1,096,862	111,777	540,254	66,721	489,887	49%
Airport	500,000	113,551	666,658	-	(166,658)	133%
Permits and Inspections	477,175	35,036	184,984	1,387	290,804	39%
Nondepartmental	638,320	16,179	329,707	868	307,745	52%
Police	10,102,282	824,357	4,086,637	43,738	5,971,907	40%
CEOC	1,004,794	65,576	339,610	1,172	664,013	34%
Animal Welfare	431,437	30,468	154,311	1,370	275,757	36%
Municipal District Court	864,232	62,309	324,095	453	539,684	38%
City Attorney	358,583	28,358	138,912	-	219,671	39%
Fire	9,483,866	747,458	3,799,685	42,683	5,641,498	40%
Parks	2,881,179	243,094	986,381	6,860	1,887,938	34%
	30,316,387	2,500,272	12,486,306	171,058	17,659,024	41%
Transfer to Reserve	500,000	-	-	-	500,000	0%
Total Expenditures	30,816,387	2,500,272	12,486,306	171,058	18,159,024	41%
Net Revenue/(Expense)	(377,473)		387,847			

*All figures are unaudited

Notes:

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

City of Conway
General Fund
2015



Fund Balance Appropriations

<u>Ordinance</u>	<u>Date</u>	<u>Description</u>	<u>Amount</u>
O-15-30	3/10/15	Purchase additional computer server storage	199,543
O-15-34	3/24/15	Retiring Planner and training of new Planner	22,429
			<u>\$ 221,972</u>

City of Conway
 Balance Sheet - General Fund
 For the month ended May 31, 2015



Cash - Operating	4,760,924
Cash - Reserve	511,965
Petty Cash	715
Taxes Receivable	3,309,004
Accounts Receivable	2,879,827
Due from Other Funds	293,313
Due from Street	9,849
Due from Component Unit	209,076
Fleet Inventory	15,539
Fuel Inventory	22,110
General Inventory	1,908
<i>Assets</i>	<u>12,014,232</u>
Accounts Payable	19,174
Salaries Payable	139,342
Insurance and Benefits Payable	149,703
Event Deposits	800
Due to Other Funds	46,547
Deferred Revenue	3,002,736
<i>Liabilities</i>	<u>3,358,302</u>
Fund Balance - Committed to cash flow	2,000,000
Fund Balance - Committed to reserve	1,500,000
Fund Balance - Unassigned	5,155,930
<i>Fund Balance</i>	<u>8,655,930</u>
<i>Total Liabilities & Fund Balance</i>	<u>12,014,232</u>

*All figures are unaudited

City of Conway
 Monthly Financial Report - Street Fund
 For the month ended May 31, 2015



	<u>Budget</u>	<u>Month Activity</u>	<u>Year to Date</u>	<u>Encumbered</u>	<u>(Over)/Under Budget</u>	<u>% Expend/Collect</u>
Revenues						
Ad Valorem Tax	1,464,520	312,029	373,773		1,090,747	26%
Payments in Lieu of Tax	15,000	-	-		15,000	0%
State Tax Turnback	3,474,911	310,663	1,473,248		2,001,663	42%
Severance Tax	360,000	15,004	127,168		232,832	35%
Sales Tax	245,000	21,097	103,619		141,381	42%
Sign Permits	500	-	600		(100)	120%
Engineering Fees	10,000	300	2,275		7,725	23%
Insurance Proceeds	-	11,396	11,681		(11,681)	-
Interest Income	18,000	2,378	10,666		7,334	59%
Miscellaneous Revenues	-	650	1,100		(1,100)	-
Total Revenues	5,587,931	673,517	2,104,130	-	3,483,801	38%
Expenditures						
Personnel Costs	2,338,129	145,709	751,739	-	1,586,390	32%
Other Operating Costs	<u>2,116,422</u>	<u>153,730</u>	<u>652,647</u>	<u>40,912</u>	<u>1,422,863</u>	<u>31%</u>
Total Operating Costs	4,454,551	299,438	1,404,386	40,912	3,009,253	32%
Capital Outlay	<u>1,309,000</u>	<u>4,006</u>	<u>8,012</u>	<u>-</u>	<u>1,309,988</u>	<u>1%</u>
Total Expenditures	5,763,551	303,444	1,412,398	40,912	4,310,240	25%
Net Revenue/(Expense)	(175,620)		691,732			

*All figures are unaudited

Notes:

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

City of Conway
Street Fund
2015



Fund Balance Appropriations

<u>Ordinance</u>	<u>Date</u>	<u>Description</u>	<u>Amount</u>
O-15-02	1/13/15	Increase pay for CDL drivers	11,620
O-15-06	1/27/15	Transportation funding for agencies	164,000
			<u>\$ 175,620</u>

City of Conway
 Balance Sheet - Street Fund
 For the month ended May 31, 2015



Cash - Operating	3,800,541
Accrued Interest Receivable	31
Taxes Receivable	365,786
Accounts Receivable	1,300,586
Due from Other Funds	31,447
<i>Assets</i>	<u>5,498,391</u>
Accounts Payable	8,080
Sidewalk Bonds	1,710
Due to Other Funds	150
Due to General	9,701
Deferred Revenue	1,294,270
<i>Liabilities</i>	<u>1,313,912</u>
<i>Fund Balance</i>	<u>4,184,480</u>
<i>Total Liabilities & Fund Balance</i>	<u>5,498,391</u>

*All figures are unaudited

City of Conway
 Monthly Financial Report - Sanitation
 For the month ended May 31, 2015



Revenues	<u>Budget</u>	<u>Month</u> <u>Activity</u>	<u>Year to</u> <u>Date</u>	<u>Encumbered</u>	<u>(Over)/Under</u> <u>Budget</u>	<u>%</u> <u>Expend/Collect</u>
Sanitation Fees	8,750,000	751,134	3,669,254		5,080,746	42%
Proceeds - Recycled Materials	300,000	37,335	181,402		118,598	60%
Landfill Fees - General	240,000	20,409	96,570		143,430	40%
Insurance Proceeds	21,882	-	-		21,882	0%
Interest Income	54,000	4,768	24,139		29,861	45%
Proceeds from Sale of Assets	-	8,348	8,348		(8,348)	-
Miscellaneous Revenues	-	-	31		(31)	=
Total Revenues	9,365,882	821,995	3,979,745	-	5,386,137	42%
Expenditures						
Personnel Costs	3,826,250	276,237	1,505,730	-	2,320,520	39%
Other Operating Costs	3,467,367	173,254	1,003,261	72,427	2,391,679	29%
Total Operating Costs	7,293,617	449,491	2,508,991	72,427	4,712,199	34%
Capital Outlay	3,195,330	-	548,748	800,105	1,846,477	17%
Total Expenditures	10,488,947	449,491	3,057,740	872,531	6,558,676	29%
Net Revenue/(Expense)	(1,123,065)		922,006			

***All figures are unaudited**

Notes:

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

City of Conway
 Balance Sheet - Sanitation
 For the month ended May 31, 2015



Cash - Operating	2,822,915
Petty Cash	200
Post Closure Cash Account	5,494,899
Due from Other Funds	14,488
Due from Component Unit	846,187
General Inventory	2,122
Land & Buildings	2,697,649
Infrastructure	1,136,716
Machinery and Equipment	4,573,174
Vehicles	139,589
Computer Equip & Software	958
<i>Assets</i>	<u>17,728,899</u>
Accounts Payable	35,235
Salaries Payable	149,743
Net Pension Obligation	1,286,026
Due to Other Funds	2,816
Accrued Interest Payable	24,525
Landfill Close/Post Close	7,926,380
<i>Liabilities</i>	<u>9,424,726</u>
<i>Net Assets</i>	8,304,173
<i>Total Liabilities and Net Assets</i>	<u>17,728,899</u>

*All figures are unaudited

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

City of Conway
 Monthly Financial Report - Airport
 For the month ended May 31, 2015



	<u>Budget</u>	<u>Month</u> <u>Activity</u>	<u>Year to</u> <u>Date</u>	<u>Encumbered</u>	<u>(Over)/Under</u> <u>Budget</u>	<u>%</u> <u>Expend/Collect</u>
Revenues						
Airport Fuel Sales	945,000	81,227	321,737		623,263	34%
Sales Tax	-	1,212	8,238		(8,238)	-
T-Hangar Rent	96,500	3,200	31,665		64,835	33%
Community Hangar Rent	15,000	1,300	6,378		8,622	43%
Ground Leases	20,250	8,712	34,287		(14,037)	169%
Miscellaneous Revenues	2,500	660	62,837		(60,337)	2513%
Total Revenues	1,079,250	96,311	465,141	-	614,109	43%
Expenditures						
Personnel Costs	192,943	12,068	64,761	-	128,182	34%
Fuel for Resale	753,500	54,827	230,097	-	523,403	31%
Other Operating Costs	97,650	3,581	33,423	264	63,963	34%
Total Operating Costs	1,044,093	70,475	328,281	264	715,548	31%
Capital Outlay	19,000	-	-	7,404	11,596	0%
Total Expenditures	1,063,093	70,475	328,281	7,668	727,144	31%
Net Revenue/(Expense)	16,157		<u><u>136,861</u></u>			

*All figures are unaudited

Notes:

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

City of Conway

Airport Fund

2015

Fund Balance Appropriations



<u>Ordinance</u>	<u>Date</u>	<u>Description</u>	<u>Amount</u>
O-15-27	3/10/15	Purchase loader and snow plow tractor attachments	19,000

City of Conway
Balance Sheet - Airport
For the month ended May 31, 2015



Cash - Operating	72,906
Accounts Receivable - Fuel Vendor	90,974
<i>Assets</i>	<u>163,880</u>
Accounts Payable	-
<i>Liabilities</i>	<u>-</u>
<i>Fund Balance</i>	<u>163,880</u>
<i>Total Liabilities & Fund Balance</i>	<u>163,880</u>

*All figures are unaudited

City of Conway
Monthly Financial Report - Major Project Funds
For the month ended May 31, 2015



Parks and Rec A&P Tax

Balance, 4/30/15	1,034,280
Receipts	289,576
Payments	(214,954)
Balance, 5/31/15	\$ 1,108,902

Pay as you go Sales Tax

Balance, 4/30/15	873,846
Receipts	556
Payments	(2,960)
Balance, 5/31/15	\$ 871,442

Street Impact Fees

Balance, 4/30/15	143,519
Receipts	54,022
Payments	-
Balance, 5/31/15	\$ 197,541

Parks Impact Fees

Balance, 4/30/15	158,873
Receipts	30,248
Payments	-
Balance, 5/31/15	\$ 189,120



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

A RESOLUTION SETTING A PUBLIC HEARING TO DISCUSS THE CLOSING OF THE SOUTHERN 25 FEET OF THE MILL POND ROAD RIGHT OF WAY ON ADJOINING LOT 27, ROUND MOUNTAIN SUBDIVISION.

Whereas, a petition has been filed with the City Council of the City of Conway, Arkansas by Central Arkansas Professional Surveying to abandon the southern 25 feet of the Mill Pond Road Right-of-Way adjoining Lot 27, Round Mountain Subdivision 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 14th, 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 23rd day of June, 2015.

Approved:

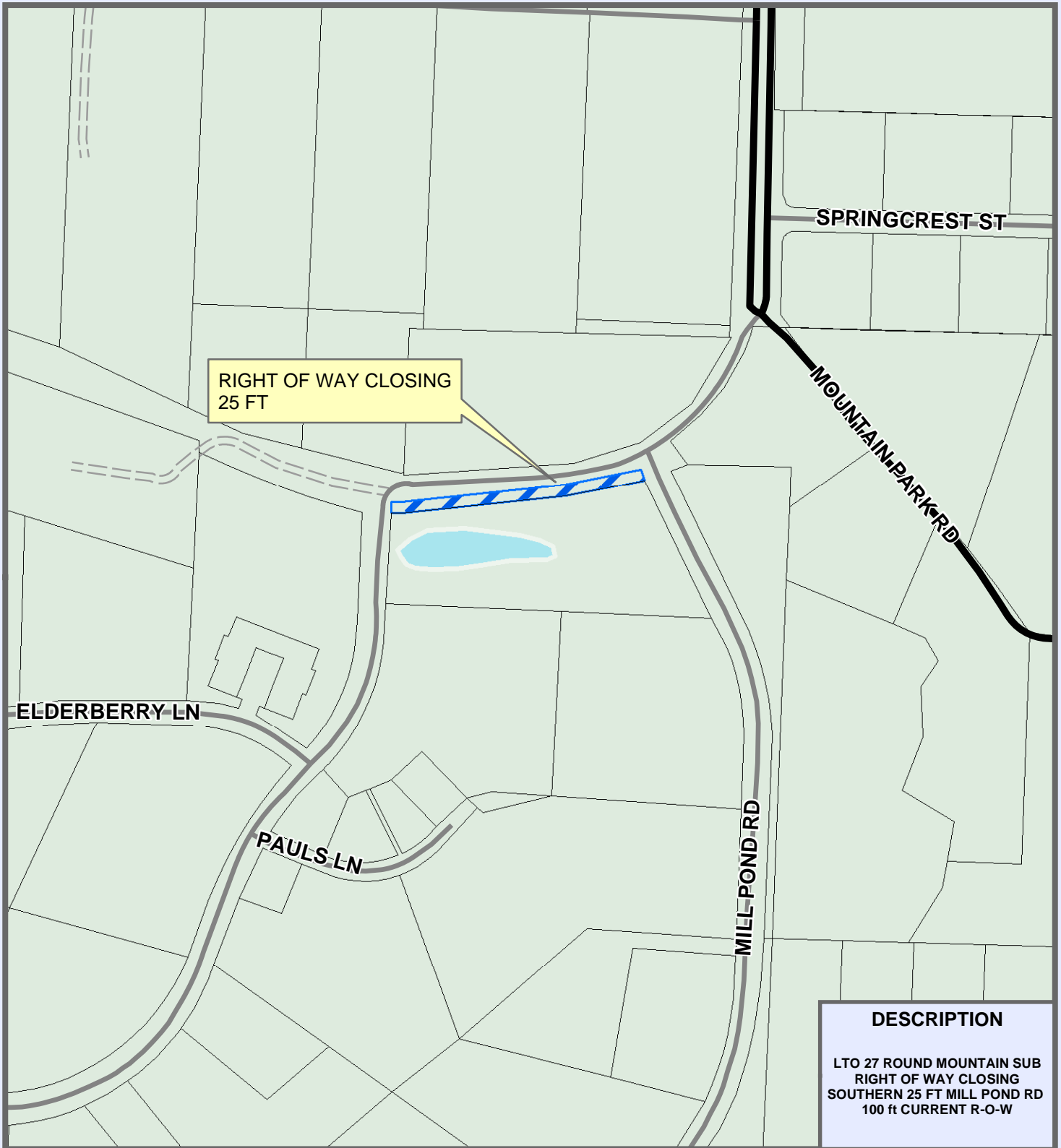
Mayor Tab Townsell

Attest:

Michael O. Garrett
City Clerk/Treasurer

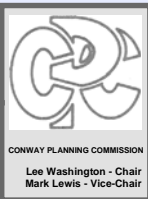
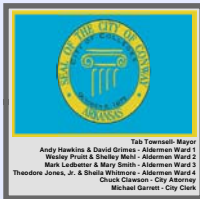
CITY OF CONWAY

LOT 27 ROUND MOUNTAIN SUB -- RIGHT OF WAY CLOSING

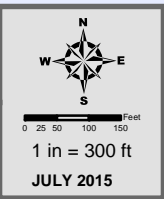


DESCRIPTION

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



MEMO

TO: Mayor Tab Townsell
CC: City Council Members
FROM: Missy Lovelady
DATE: June 12, 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. 1039 Clifton Street | \$159.77 |
| 2. 2450 Landover Trail | \$175.13 |

Please advise if you have any questions.

Thank you for your consideration.



City of Conway, Arkansas
Resolution No. R-14-__

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 1039 Clifton St. within the City of Conway and is entitled to compensation pursuant to Ark. Code § 14-54-904: and

Whereas, State law also provides for a lien against the subject property, with the amount of lien to be determined by the City Council at a hearing held after the notice to the owner thereof by certified mail with said amount \$159.77 (\$117.97 + Penalty-\$11.80 + 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 June 23rd, 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 23rd day of June, 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 10, 2015

Re: 1039 Clifton St.

- On 04/2/15 a Notice was mailed to property owner.
- Property Owner is listed as Tremayne & Lakeisha Harris.
- Property was rechecked on 4/10/15 with no action.
- April 10, 2015– Warning Violation written regarding rubbish/trash & appliance/furniture in the yard by Kim Beard.
- Property was rechecked on 4/17/15.
- Certified and regular letters were mailed 4/22/15 to address on file and a notice was left by post office.
- Property was rechecked on 5/8/15 with no action taken.
- Final Cleanup completed on 5/11/15.
- 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: JUNE 18, 2015

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

TO Tremayne & Lakeisha Harris
419 Old Military Rd
Conway AR 72034

Description: Mowing/Clean-up/Admin Fees
associated with the nuisance abatement at
1039 Clifton St., Conway Arkansas

CODE ENFORCEMENT OFFICER	PARCEL NUMBER	PAYMENT TERMS	DUE DATE
Kim Beard	710-03128-000		June 23, 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	16.68	16.68
1	Maintenance fee (mower)		
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 6/23/15 \$117.97

- Total amount due after June 23, 2015 includes collection penalty & filing fees

TOTAL AFTER
6/23/15 \$159.77

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

May 26, 2015

Parcel # 710-03128-000

Tremayne & Lakeisha Harris
419 Old Military Rd
Conway AR 72034

RE: Nuisance Abatement at 1039 Clifton St. Conway AR
Cost of Clean-Up, Amount Due: \$117.97

Dear Mr. & Mrs. Harris,

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 **June 23, 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: 04/10/15

Violator Name: Tremayne & Lakeisha Harris

Address of Violation: 1039 Clifton Street

Violation Type: Rubbish & Trash, Appliances & Furniture

Warning #: CE8684

Description of Violation and Actions Taken: On 04/10/15 Code Enforcement Officer Kim Beard wrote a warning to correct violation at 1039 Clifton St for rubbish & trash and appliances and furniture in yard. On 04/02/15 a Notice was mailed to property owner. Property was rechecked on 04/10/15 and violation was written. Property was rechecked on 04/17/15 with no progress made. Certified and regular letters were mailed 04/22/15 to address on file. Property was rechecked on 05/08/15 with no action taken. Final cleanup by city was completed on 05/11/15.

Code Enforcement Officer: Kim Beard

Officer Signature: _____

Date:

Time:



City of Conway, Arkansas
Resolution No. R-14-___

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 2450 Landover Trail 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 \$175.13 (\$131.94 + Penalty-\$13.19 + 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 June 23rd, 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 23rd day of June, 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 9, 2015

Re: 2450 Landover Trail

- April 15, 2015– Warning Violation written regarding grass in the yard by Kim Beard.
- Property Owner is listed as Bryan & Latisha Wilson.
- Property was rechecked on 4/24/15 with little progress made.
- Additional recheck performed on 5/5/15 with no progress.
- Certified and regular letters were mailed 5/5/15 to address on file and a notice was left by post office.
- Property was rechecked on 5/15/15 with no action taken.
- Final Cleanup completed on 5/22/15.
- 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: JUNE 18, 2015

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

TO Bryan & Latisha Wilson
2707 Jasmine LN
Killeen, TX 76549

Description: Mowing/Clean-up/Admin Fees associated with the nuisance abatement at 2450 Landover Trl, Conway Arkansas

CODE ENFORCEMENT OFFICER	PARCEL NUMBER	PAYMENT TERMS	DUE DATE
Kim Beard	710-08210-038		June 23, 2015

HOURS	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	1 Employee -Mowing/Cleanup	18.73	18.73
1	1 Employee -Mowing/Cleanup	15.92	15.92
1	1 Employee -Mowing/Cleanup	16.68	16.68
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 6/23/15 \$131.94

- Total amount due after June 23, 2015 includes collection penalty & filing fees

TOTAL AFTER 6/23/15 \$175.13

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

May 29, 2015

Parcel # 710-08210-038

Bryan & Latisha Wilson
2707 Jasmine Ln
Killeen, TX 76549

RE: Nuisance Abatement at 2450 Landover Trl, Conway AR
Cost of Clean-Up, Amount Due: \$131.94

Dear Mr. & Mrs. Wilson,

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 **June 23, 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: 04/15/15

Violator Name: Bryan & Lathisa Wilson

Address of Violation: 2450 Landover Trail

Violation Type: Grass

Warning #: CE8691

Description of Violation and Actions Taken: On 04/15/15 Code Enforcement Officer Kim Beard wrote a warning to correct violation at 2450 Landover Trail for overgrown grass. Property was rechecked on 04/24/15 and 05/05/15 with no progress made. Certified and regular letters were mailed 05/05/15 to address on file. Property was rechecked on 05/15/15 with no action taken. Final cleanup by city was completed on 05/22/15.

Code Enforcement Officer: Kim Beard

Officer Signature: _____

Date:

Time:



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

AN ORDINANCE FOR ACCEPTANCE & APPROPRIATION OF REIMBURSEMENT FUNDS FROM THE ARKANSAS COMMUNITY DEVELOPMENT ASSOCIATION FOR THE COMMUNITY DEVELOPMENT DEPARTMENT; AND FOR OTHER PURPOSES

Whereas, the City of Conway Community Development Department has received a grant in the amount of up to \$900 from the Arkansas Community Development Association that will reimburse travel to the National Community Development Association annual conference in Arlington, Texas. June 23-27; and

Whereas, the Community Development Director will be representing the State of Arkansas with a presentation of the Pine Street Neighborhood Revitalization for public/private partnerships; and

Whereas, the estimated cost of the trip is \$1,700 with the remaining funds coming from the CDBG budget; and all funds must be expended with invoices and proof of payment submitted to the Arkansas Community Development Association for reimbursement.

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

Section 1. The City of Conway shall accept & appropriate reimbursement funds from the Arkansas Community Development Association post travel in the amount of up to \$900 to the Administration Travel Expenses Account 001.101.5720.

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

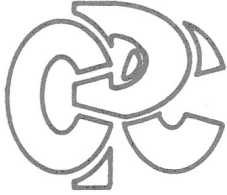
PASSED this 23rd day of June, 2015.

Approved:

Mayor Tab Townsell

Attest:

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



A-5

CONWAY PLANNING COMMISSION

1201 OAK STREET CONWAY, AR 72032 (501) 450-6105

MEMO

To: Mayor Tab Townsell
CC: City Council Members

From: Lee Washington, Planning Commission Chairman
Date: June 16, 2015

Re: Request for Conditional Use Permit to allow a homeless shelter in a C-3 Zone

A request for a conditional use permit to allow a homeless shelter in a C-3 Zone for property at 701 Polk Street and 766 Harkrider Street with the legal descriptions:

[701 Polk Street]
LOT 1 SECOND BAPTIST CHURCH REPLAT

[766 Harkrider Street]
LOTS 20, 22, 23, BLOCK 3 HARKRIDER ADDITION

was reviewed by the Planning Commission at its regular meeting on June 15, 2015. The Planning Commission voted 8-1, with Matthew Brown voting in opposition, that this request be forwarded to the City Council with a recommendation for approval subject to the below stated conditions.

Conditions:

1. Shelter housing is allowed from 4:00 pm to 9:00 am.
2. No registered sex offenders may be housed.
3. Valid state identification and criminal background check are required for every occupant every day.
4. At least one on-site security personnel is required for overnight housing.
5. At least one on-site supervising staff member is required for overnight housing.
6. Maximum occupancy is limited to 30 persons (beds).
7. Interior and exterior video surveillance is required to the furthest extent possible.

Please advise if you have any questions.



The Ministry Center wishes to repurpose a portion of the facility located at 701 Polk Street for a Crisis Shelter. This shelter will provide temporary housing to men, women, and children who are experiencing homelessness, as well as providing case management services to assist families in achieving long term stability.

Intended hours of Operation: 4PM to 9AM seven days per week. Daily intake will begin at 4PM in order to register all residents prior to the evening meal. Residents will check out of the facility no later than 9AM, except during inclement weather.

Population Served: Men, women, and children experiencing temporary or long term homelessness due to a variety of crises including fire, tornado, eviction, loss of employment, illness, etc. The Ministry Center will not house registered sex offenders.

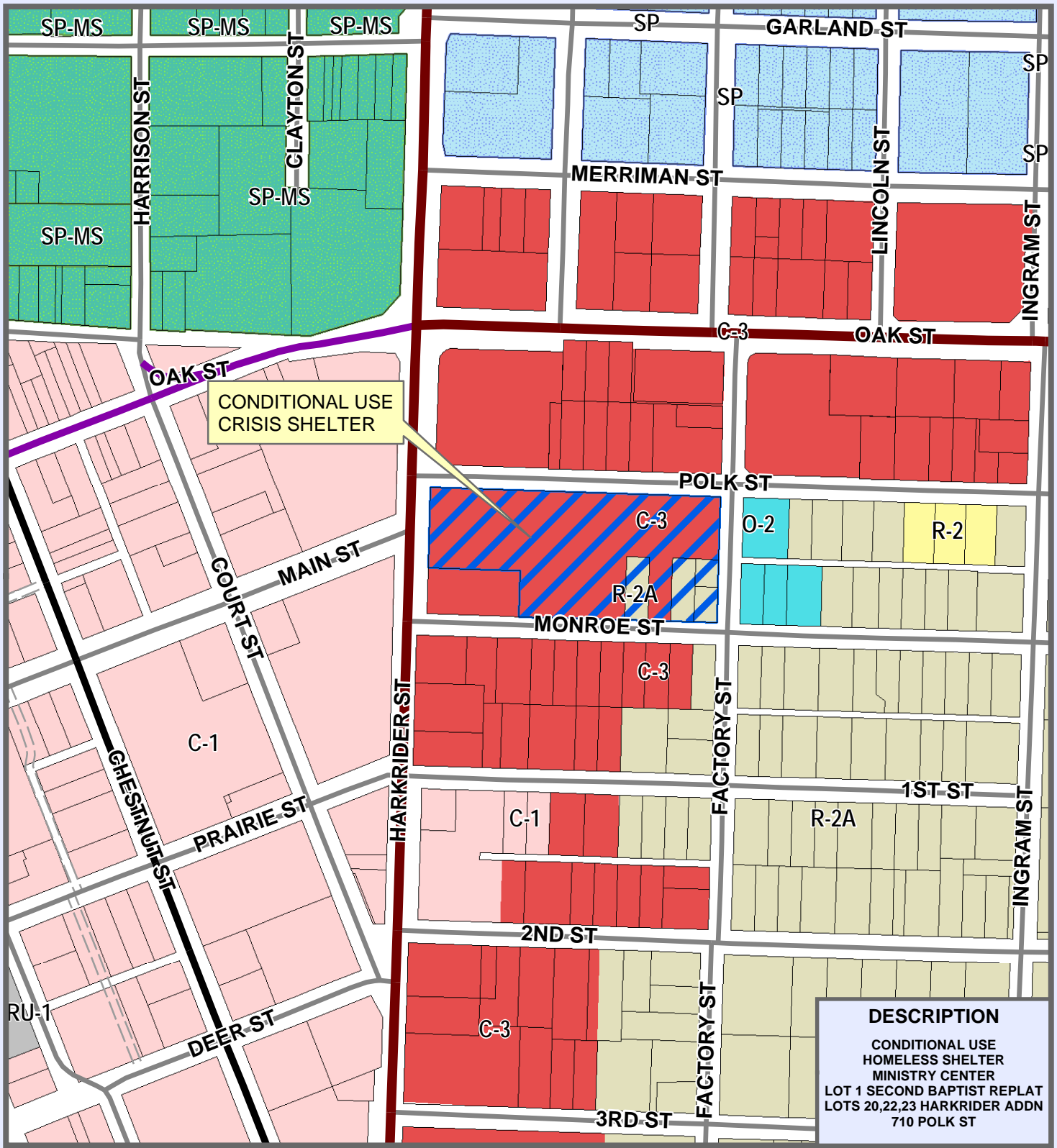
Intended Programming: The Ministry Center will offer comprehensive case management services specified to clients' individual circumstances and needs. Service may include (but not limited to) life skills training, job readiness/job placement, GED, parenting classes, financial planning, family support services, and long term housing location.

Staff: The Ministry Center will employ full time staff to oversee all shelter operations and insure the safety of residents. The Crisis Shelter will have constant security and supervision during hours of operation.

Please call Greg Pillow at 501-514-4783 for additional information. If you are interested in scheduling a meeting or a tour of the proposed facility, please let us know.

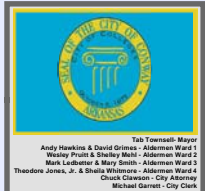
CITY OF CONWAY

THE MINISTRY CENTER -- CONDITIONAL USE

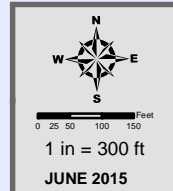


CONDITIONAL USE
CRISIS SHELTER

DESCRIPTION
 CONDITIONAL USE
 HOMELESS SHELTER
 MINISTRY CENTER
 LOT 1 SECOND BAPTIST REPLAT
 LOTS 20,22,23 HARKRIDER ADDN
 710 POLK ST



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	Special
RAILROADS		C-1	SP
		C-2	S-1
		C-3	A-1
		C-4	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



City of Conway

Finance Department

1201 Oak Street

Conway, AR 72032

Date: June 23, 2015

To: City Council

From: Tyler Winningham, CFO

Re: Disposal of Street Dept vehicles and equipment

I would like to request approval to remove the following vehicles and equipment from our fixed asset inventory records:

<u>Description</u>	<u>VIN</u>
1998 Badger 460 Excavator	980807
1998 Badger 460 Excavator	980902
1991 Chevy 1-ton	1GCGC33KXNJ339127
1992 Chevy Pickup	1GCDC14Z3NZ174817
1995 Flatbed Chevy Dump Truck	1GBJ7H1P7SJ100138
1999 GMC Dump Truck	1GDJ7H1C6XJ506603
1986 GALION DRESSER ROLLER	WD-61291
1990 FORD 455C Backhoe	A400622
1989 Badger 460 Excavator	238921
1988 Chevy Dump Truck	1GBJ7D1B9JV113963
1995 Chevy Water Truck	1GBJ7H1P5SJ100137
1996 Dodge Pickup	1B7JF26Z7TS697115
1999 Dodge Pickup	3B7HF12YXXG231066
1985 Ford Dump Truck	1FDNF60H1FVA70465
1992 Mack Truck	2M2P264Y1NC010799
1978 Mack Truck	RS685T72710
1987 GALION DRESSER/GRADER	GD-F-11329

These items will either be auctioned off according to State Law, or disposed of for scrap.



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

AN ORDINANCE APPROPRIATING FUNDS FOR THE CITY OF CONWAY STREET & ENGINEERING DEPARTMENT; AND FOR OTHER PURPOSES

Whereas, the City of Conway Street & Engineering Department received two checks, one in the amount of \$17,874.38 and one in the amount of \$16,901.41 for claims of damages to the traffic pole and traffic camera at the Hwy 65/I40 intersection on April 9, 2015 and damages to the traffic pole at the Donaghey/College intersection on May 11, 2015; and

Whereas, the City of Conway Street & Engineering Department seeks to reimburse the Traffic Maintenance account with the appropriated funds; and

Whereas, the City of Conway Street & Engineering Department received a check in the amount of \$11,253.12 in insurance proceeds towards a claim for damages done to the street sweeper on April 1, 2015; and

Whereas, the City of Conway Street & Engineering Department seeks to reimburse the Equipment Repair/Maintenance account with the appropriated funds.

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 in the amount of \$34,775.79 from the insurance proceeds revenue account (002-201-4360) to the City of Conway Street & Engineering Department Traffic Maintenance Account (002-201-5466).

Section 2. The City of Conway shall appropriate funds in the amount of \$11,253.12 from the insurance proceeds revenue account (002-201-4360) to the City of Conway Street & Engineering Department Equipment Repair/Maintenance account (002-201-5440).

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

PASSED this 23rd day of June, 2015.

Attest:

Approved:

Mayor Tab Townsell

Michael O. Garrett
City Clerk/Treasurer



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

A RESOLUTION EXPRESSING THE WILLINGNESS OF THE CITY OF CONWAY TO UTILIZE STATE AID STREET MONIES FOR THE CONWAY HOGAN LANE OVERLAY PROJECT

Whereas, the City of Conway understands that State Aid Street Program are available for certain city projects at the following participating ratios:

	<u>Work Phase:</u>	<u>State Aid %</u>	<u>City %</u>
Reconstruction/Resurfacing: Construction of City Projects	Preliminary Engineering	100%	-0-
	Right-of-Way	-0-	100%
	Utilities	-0-	100%
	Construction	90%	10%
	Construction Engineering	100%	-0-
City Projects programmed but not let to contract	All Phases	-0-	100%

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

Section 1. The City will participate in accordance with its designated responsibilities in this project.

Section 2. The Mayor, or his designee, is hereby authorized and directed to execute all appropriate agreements and contracts necessary to expedite the construction of this city project.

Section 3. The City agrees upon completion of the project to assume the maintenance of the right-of-way by City forces and/or others including utilities and individuals in accordance with the prevailing Arkansas State Highway and Transportation Department regulations.

Section 4. The City pledges its full support and hereby authorizes the Arkansas State Highway and Transportation Department to initiate action to implement this project.

Passed this 23rd day of June, 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

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**

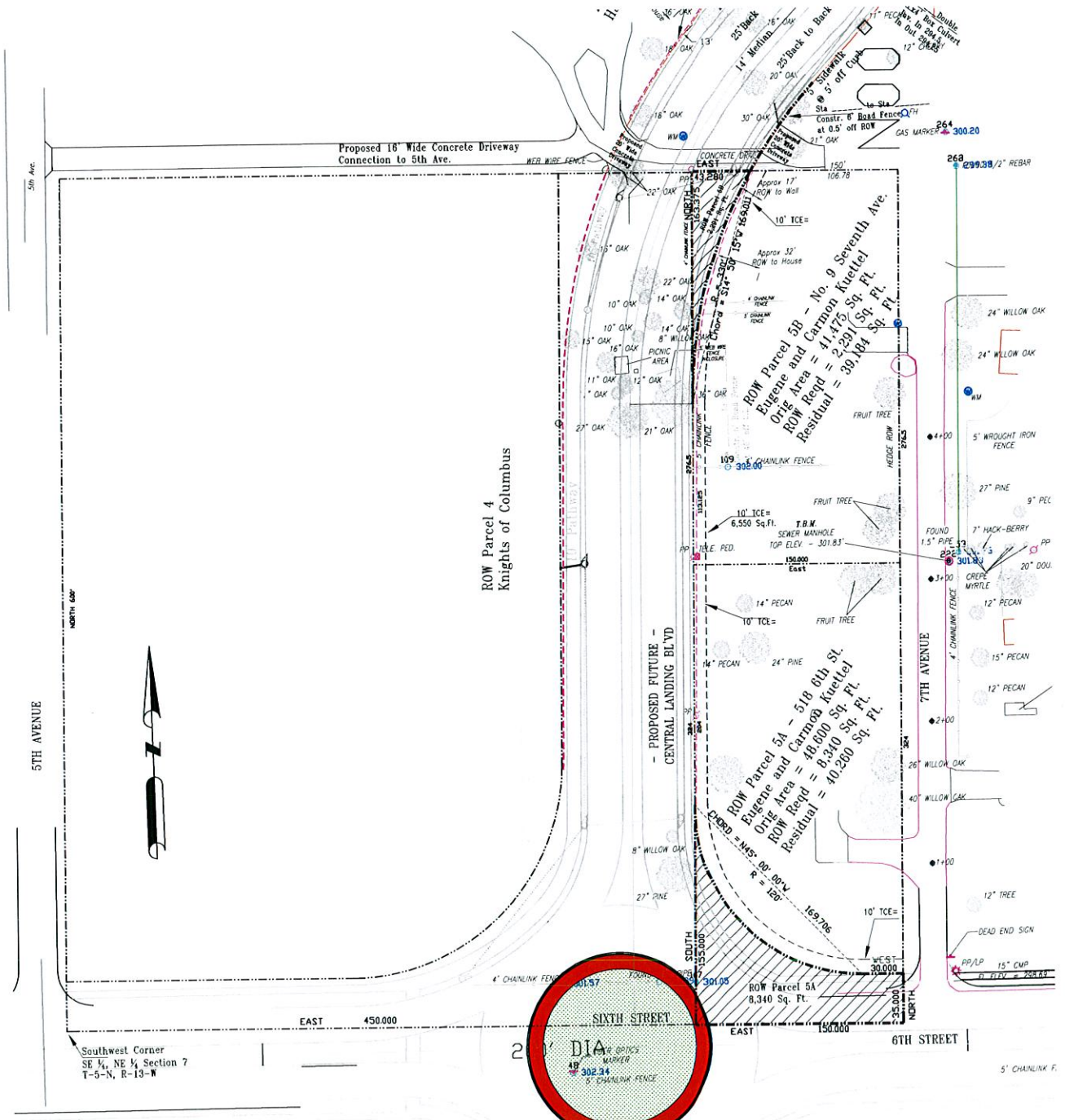
ID: 107661

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
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
City Hall
1201 Oak Street
Conway, Arkansas 72032

Re: Tract 26 (Weakland) – Central Landing Boulevard
Cantrell Field Access Improvements

Dear Mayor Townsell;

As part of the Oak Street / Central Landing Boulevard project, a right of way having an area of 26,573 square feet is needed from the Weakland property located north of Vine Street, East of 6th Street and adjacent to the Interstate 40 Right of Way. This tract owned by Francis and Glenda Weakland is one of two parcels (the other is Roller McNutt) that must be acquired to accommodate the reconstruction of the Interstate 40 east bound on ramp to provide a Central Landing Boulevard connection with Oak Street at the Oak / I-40 Interchange. This acquisition will be made in the name of the Arkansas Highway Commission.

Arkansas Appraisal Services determined the Fair Market Value to be 66,450 (\$2.50 per S.F.) for the land and \$3,200 for fencing and sign or a total compensation amount of \$69,650.

The property owners have requested compensation of \$83,705 (\$3.15 per S.F.) for the land plus the \$3,200 for the fencing and sign for a total of \$86,905. Their claim for the additional compensation is based on the several land sales reports attached hereto in Conway.

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.

Thanks,

Ronnie Hall, P.E.

Weakland
40 Treasure Creek Drive
Greenbrier, AR 72058

May 20, 2015

Mr. Tab Townsell, Mayor
City of Conway
City Hall
11201 Oak Street
Conway, AR 72032

Re: Tract 26, Cantrell Field Project – Francis and Glenda Weakland, Owners
Property Address: 710 Sixth Avenue, Conway, AR – Counteroffer Consideration

Dear Mayor Townsell:

We received the City's offer to purchase our property located at 710 Sixth Avenue in Conway, on April 6, 2015. We have met with our Agent, Shantelle Mears, who has explained the details of the appraisal and she has answered the numerous questions about the project and the acquisition process.

We request your consideration of our formal counter-offer proposal. Based upon the attached sales data, we were able to obtain vacant land properties that sold in the vicinity of our property. We were hoping to be compensated for the realty at a cost per square foot of \$3.15 per square foot. We feel that our property is worth more, based on its proximity to other commercial properties sold and other multi-family property sales. We think our property is worth more than \$2.50 you are offering for the 26,573 square feet the City needs to acquire from us.

We are in acceptance and agree on other components of your offer, i.e., amount for the fencing @ \$2,700.00, and the bi-pole tubular sign of \$500.00. We do not desire for you to condemn our property.

Your consideration of our counteroffer is greatly appreciated. Thank You.

Francis Weakland
Francis Weakland

Glenda Weakland
Glenda Weakland

5-21-15
Date

5-21-15
Date

Faulkner County Residential Record

Property Owner		Property Information	
Name:	ONSITE DEVELOPMENT INC C/O YANCEY, DANIEL A & LIS	Physical Address:	THIRD ST
Mailing Address:	PO BOX 262 CONWAY, AR 72033-	SubDivision:	WOODWARD REPLAT
Type:	(RV) Res. Vacant	Block/Lot:	12 / 4A
Tax Dist:	(1C) Conway	S-T-R:	07-05N-13W
Size (in Acres):	0.000		
Extended Legal:	LOT 4A WOODWARD REPLAT OF HARKRIDER ADD		

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	= 8,460 SQ. FT.
Totals:	1.000						$\$27,000 \div 8,460 = \3.19 SQ. FT.

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	Property Information
Name: AZALEA HOLDINGS II, LLC	Physical Address: 500 S BARIDON
Mailing Address: PO BOX 242840 LITTLE ROCK, AR 72223	SubDivision: ED'S SUB
Type: (RV) Res. Vacant	Block/Lot: -- / 1
Tax Dist: (1C) Conway	S-T-R: 13-05N-14W
Size (in Acres): 2.080	
Extended Legal: LOT 1 ED'S SUB PT S 1/2 NW	

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						

2.08 AC = 90,604.8059. FT. ÷ \$310,000 = \$342 per 59. FT.

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	

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

Property Information

Physical Address: 1822 JOHNSTON AVE
 SubDivision: ANDERSON ADDN
 Block/Lot: 6 / 6 & 7
 S-T-R: 01-05N-14W

Size (In Acres): 0.000

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

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	= 5,300sq. Ft.
Totals:	1.000						

$\$15,000 \div 5,300 \text{ sq. Ft} = \2.83

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: 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						

$0.280 \text{ AC} = 12,196.80 \text{ SQ FT.}$
 $\$47,000 \div 12,196.80 \text{ SQ FT} = \3.85

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

As of: 3/10/2015

Faulkner County Residential Record

Property Owner	Property Information
Name: WEAVER PROPERTIES, LLC	Physical Address: 1937 WEEMS
Mailing Address: 1335 SALEM CONWAY, AR 72034	SubDivision: WEEMS ADDN
Type: (RV) Res. Vacant	Block/Lot: 1 / 10
Tax Dist: (1C) Conway	S-T-R: 01-05N-14W
Size (In Acres): 0.000	
Extended Legal: LOT 10 BLK 1 WEEMS ADDN N 1/2 50 FT X 129 FT	

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	= 6,450
Totals:	1.000						

$\$18,000 \div 6,450 = \2.79 per sq. ft.

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	

As of: 3/10/2015

Faulkner County Residential Record

Property Owner

Name: AZALEA HOLDINGS II, LLC
Mailing Address: P O BOX 242840
 LITTLE ROCK, AR 72223
Type: (C1) 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						

4.690 acres = 204,296.459 FT
\$1,238,000 ÷ 204,296.459 FT = \$6.06 per SQ. FT.

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

As of: 3/10/2015

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;	Floor Cover: Carpet
Foundation: Concrete	Ceilings: Paint.DW
Floor Struct.: Elevated Slab	Interior Finish: DryWall
Struct. Frame: Wood	Insulation: Cellings; Walls;
Exterior Walls: BrickVen, N/A	Appliances: N/A
Ext. Wall Load: NonLoadB	Plumbing: Lavatory
Roof Struct.: Wood.J&D	Electrical: Avg.B
Roof Cover: CompShng	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 Multiplier: 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			



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 9, 2015

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

Re: I-40 / 6th Street Overpass
 Cantrell Field Access Improvements

Dear Mayor Townsell;

Bids were received at 3:00 PM, June 8, 2015 at Conway City Hall for the 6th Street Overpass across Interstate 40 and related Amity-Elsinger Roundabout construction. This project includes the 82 foot wide by 214 foot long interstate overpass along with approximately 4,500 feet of related roadway construction. Two bids were received as summarized below and detailed on the attached Bid Tabulation.

SUMMARY OF BIDS

Manhattan Road and Bridge Company	\$9,691,367.46
Mobley Contractors, Inc.	\$9,964,747.87
Engineers Estimate	\$8,304,899.17

After discussions with the low bidder, Manhattan Bridge, and Garver, it appears that there could be plan modification that result in cost reduction in the \$100,000 to \$200,000 range but not in the \$1.3million range. Thus without significantly changing the project scope and extent (which would require redesign time, added AHTD review time and rebidding) we likely need to consider award of this project and pursue some the \$100,000 magnitude modifications by change order. Therefore, I recommend award of this project to the low bidder Manhattan Road and Bridge Company of Tulsa, Oklahoma.

Using the low bid amount of \$9,691,367, I updated our "Major Street Project" Program summary and cash flow estimate as shown on the attached. The summary is based on the bids received or latest project estimate.

Using the current estimates and bid amounts it looks like we would have a \$1.3 million shortfall in the 3rd quarter of 2016. This analysis uses the \$1 million AHTD Sales tax funds reserved in 2014 (but not the 2015 or 2016 AHTD Sales Tax). The city may want to consider securing five year financing for the South Interchange Base and Paving Project (Est. \$2,900,000) that will be bid in late July to provide a contingency in the Major project fund. The analysis shows that we are paying for all the Oak Street – Central Landing Boulevard project and contributing \$1,000,000 toward AHTD's Dave Ward Drive - Lewis Crossing project.

The funding for this project would be from the Street Infrastructure Bond proceeds.

Please advise if you have questions or need additional information.

Thanks,

Ronnie Hall, P.E.

CITY OF CONWAY, ARKANSAS

**I-40 / 6th Street Overpass
Conway, Arkansas**

TABULATION OF BIDS RECEIVED June 8, 2015 3:00 PM

DESCRIPTION	ESTIMATED QUANTITY	UNITS	MANHATTAN ROAD & BRIDGE		MOBLEY CONTRACTORS, INC		ENGINEERS ESTIMATE	
			UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1 Bridge Construction (Bridge No. 07345)	1	L.S.	\$3,575,325.00	\$3,575,325.00	\$3,100,000.00	\$3,100,000.00	\$2,212,774.30	\$2,212,774.30
2 Steel Piling (HP 12x53)	923	L.F.	\$65.00	\$59,995.00	\$80.25	\$74,070.75	\$65.00	\$59,995.00
3 Drilled Shaft (78" Diameter)	112	L.F.	\$1,000.00	\$112,000.00	\$1,228.58	\$137,600.96	\$1,200.00	\$134,400.00
4 Crosshole Sonic Logging (78" Diameter)	4	Each	\$3,000.00	\$12,000.00	\$2,860.00	\$11,440.00	\$3,000.00	\$12,000.00
5 Coring Drilled Shaft	40	L.F.	\$200.00	\$8,000.00	\$195.00	\$7,800.00	\$100.00	\$4,000.00
6 MSE Wall No. 1	5011	S.F.	\$80.00	\$400,880.00	\$39.70	\$198,936.70	\$40.00	\$200,440.00
7 MSE Wall No. 2	4524	S.F.	\$80.00	\$361,920.00	\$40.40	\$182,769.60	\$40.00	\$180,960.00
8 MSE Wall No. 4	5917	S.F.	\$82.00	\$485,194.00	\$40.29	\$238,395.93	\$40.00	\$236,680.00
9 Select Granular Backfill	7780	C.Y.	\$18.00	\$140,040.00	\$62.73	\$488,039.40	\$28.00	\$217,840.00
10 MSE Wall Undercut and Backfill	12280	C.Y.	\$27.50	\$337,700.00	\$37.92	\$465,657.60	\$15.00	\$184,200.00
11 Concrete Barrier Wall (Median Type Special)	200	L.F.	\$700.00	\$140,000.00	\$1,040.78	\$208,156.00	\$837.39	\$167,478.00
12 Concrete Barrier Wall (Parapet Type 1)	188	L.F.	\$470.00	\$88,360.00	\$289.75	\$54,473.00	\$376.89	\$70,855.32
13 Concrete Barrier Wall (Parapet Type 2)	531	L.F.	\$395.00	\$209,745.00	\$290.09	\$154,037.79	\$310.34	\$164,790.54
14 Reinforced Concrete Retaining Wall No. 3	2588	S.F.	\$55.00	\$142,340.00	\$62.94	\$162,888.72	\$60.00	\$155,280.00
15 Site Preparation	1	L.S.	\$104,885.00	\$104,885.00	\$133,783.13	\$133,783.13	\$575,000.00	\$575,000.00
16 Unclassified Excavation (Plan Qty)	3315	C.Y.	\$5.25	\$17,403.75	\$5.25	\$17,403.75	\$5.36	\$17,768.40
17 Embankment Construction (Plan Qty.)	142468	C.Y.	\$6.55	\$933,165.40	\$8.28	\$1,179,635.04	\$6.82	\$971,631.76
18 Undercut & Select Backfill	31000	C.Y.	\$13.10	\$406,100.00	\$13.13	\$407,030.00	\$15.00	\$465,000.00
19 Trench and Excavation Safety System	1	L.S.	\$20,000.00	\$20,000.00	\$3,534.38	\$3,534.38	\$10,000.00	\$10,000.00
20 Aggregate Base Course (Class 7)	12175	Ton	\$18.90	\$230,107.50	\$18.90	\$230,107.50	\$19.89	\$242,160.75
21 Portland Cement Concrete Base (6" U.T.)	100	S.Y.	\$75.00	\$7,500.00	\$105.69	\$10,569.00	\$56.70	\$5,670.00
22 ACHM Surface Course (PG 70-22)	4140	Ton	\$82.95	\$343,413.00	\$82.95	\$343,413.00	\$86.22	\$356,950.80
23 ACHM Binder Course (PG 70-22)	3454	Ton	\$79.28	\$273,833.12	\$79.28	\$273,833.12	\$75.89	\$262,124.06
24 Concrete Driveways	806	S.Y.	\$58.00	\$46,748.00	\$42.72	\$34,432.32	\$50.00	\$40,300.00
25 Maintenance of Traffic	1	L.S.	\$225,000.00	\$225,000.00	\$552,811.68	\$552,811.68	\$195,000.00	\$195,000.00
26 Temporary Impact Attenuation Barrier, Repair	3	Each.	\$1,050.00	\$3,150.00	\$1,050.00	\$3,150.00	\$898.04	\$2,694.12
27 Concrete Ditch Paving	511	S.Y.	\$53.00	\$27,083.00	\$61.47	\$31,411.17	\$32.72	\$16,719.92
28 12" Side Drain	15	L.F.	\$36.00	\$540.00	\$37.80	\$567.00	\$36.97	\$554.55
29 18" Reinforced Concrete Pipe, Class III	847	L.F.	\$33.90	\$28,713.30	\$35.60	\$30,153.20	\$57.06	\$48,329.82
30 24" Reinforced Concrete Pipe, Class III	1814	L.F.	\$42.25	\$76,641.50	\$44.36	\$80,469.04	\$49.84	\$90,409.76
31 30" Reinforced Concrete Pipe, Class III	106	L.F.	\$61.40	\$6,508.40	\$64.47	\$6,833.82	\$59.01	\$6,255.06
32 36" Reinforced Concrete Pipe, Class III	103	L.F.	\$82.10	\$8,456.30	\$86.21	\$8,879.63	\$82.50	\$8,497.50
33 54" Reinforced Concrete Pipe, Class III	270	L.F.	\$161.00	\$43,470.00	\$169.05	\$45,643.50	\$183.00	\$49,410.00
34 60" Reinforced Concrete Pipe, Class III	247	L.F.	\$196.00	\$48,412.00	\$205.80	\$50,832.60	\$256.00	\$63,232.00
35 18" Reinforced Concrete Flared End Section	1	Each	\$540.00	\$540.00	\$567.00	\$567.00	\$1,144.60	\$1,144.60
36 24" Reinforced Concrete Flared End Section	2	Each	\$625.00	\$1,250.00	\$656.25	\$1,312.50	\$1,149.43	\$2,298.86
37 54" Reinforced Concrete Flared End Section	1	Each	\$2,300.00	\$2,300.00	\$2,415.00	\$2,415.00	\$3,587.45	\$3,587.45
38 Drop Inlet (Type MO)	38	Each	\$2,400.00	\$91,200.00	\$2,520.00	\$95,760.00	\$3,115.59	\$118,392.42
39 Drop Inlet (Type C)	3	Each	\$5,400.00	\$16,200.00	\$5,670.00	\$17,010.00	\$6,023.66	\$18,070.98
40 Drop Inlet (Type E)	4	Each	\$3,690.00	\$14,760.00	\$3,874.50	\$15,498.00	\$3,755.58	\$15,022.32
41 Drop Inlet (Type ST)	3	Each	\$3,600.00	\$10,800.00	\$3,780.00	\$11,340.00	\$5,007.78	\$15,023.34
42 Yard Drain	1	Each	\$900.00	\$900.00	\$945.00	\$945.00	\$1,546.33	\$1,546.33
43 4' Extension	26	Each	\$425.00	\$11,050.00	\$446.25	\$11,602.50	\$637.25	\$16,568.50
44 8' Extension	4	Each	\$775.00	\$3,100.00	\$813.75	\$3,255.00	\$1,091.39	\$4,365.56
45 Adjust Manhole to Grade	1	Each	\$2,400.00	\$2,400.00	\$2,520.00	\$2,520.00	\$475.00	\$475.00
46 Wire Fence (Type A)	1862	L.F.	\$7.65	\$14,244.30	\$7.72	\$14,374.64	\$4.27	\$7,950.74
47 Chain Link Fence (6')	1000	L.F.	\$20.00	\$20,000.00	\$12.86	\$12,860.00	\$15.00	\$15,000.00
48 Seeding	11	Acre	\$2,360.00	\$25,960.00	\$1,706.25	\$18,768.75	\$2,508.00	\$27,588.00
49 Temporary Erosion Control	1	L.S.	\$28,985.00	\$28,985.00	\$46,226.25	\$46,226.25	\$39,000.00	\$39,000.00
50 Solid Sodding	4000	S.Y.	\$3.94	\$15,760.00	\$3.94	\$15,760.00	\$5.00	\$20,000.00
51 Concrete Island (8")	432	S.Y.	\$67.00	\$28,944.00	\$65.11	\$28,127.52	\$100.00	\$43,200.00
52 Concrete Truck Apron (12")	478	S.Y.	\$70.00	\$33,460.00	\$145.73	\$69,658.94	\$115.00	\$54,970.00
53 Sidewalk	3276	S.Y.	\$34.00	\$111,384.00	\$32.09	\$105,126.84	\$33.59	\$110,040.84
54 Ramps	341	S.Y.	\$125.00	\$42,625.00	\$142.23	\$48,500.43	\$146.81	\$50,062.21
55 Concrete Curb and Gutter Type A	9022	L.F.	\$11.25	\$101,497.50	\$12.54	\$113,135.88	\$16.00	\$144,352.00
56 Roadway Construction Control	1	L.S.	\$40,000.00	\$40,000.00	\$150,328.75	\$150,328.75	\$64,000.00	\$64,000.00
57 Stone Backfill	100	C.Y.	\$30.00	\$3,000.00	\$31.50	\$3,150.00	\$30.21	\$3,021.00
58 Non-Metallic Conduit (3")	600	L.F.	\$20.00	\$12,000.00	\$21.46	\$12,876.00	\$22.27	\$13,362.00
59 Thermoplastic Pavement Marking - 4" White	2668	L.F.	\$1.05	\$2,801.40	\$1.05	\$2,801.40	\$0.60	\$1,600.80
60 Thermoplastic Pavement Marking - 8" White	260	L.F.	\$2.10	\$546.00	\$1.05	\$273.00	\$2.35	\$611.00
61 Thermoplastic Pavement Marking - 12" White	448	L.F.	\$12.60	\$5,644.80	\$12.60	\$5,644.80	\$6.43	\$2,880.64
62 Thermoplastic Pavement Marking - 4" Yellow	4148	L.F.	\$1.05	\$4,355.40	\$1.05	\$4,355.40	\$0.58	\$2,405.84
63 Thermoplastic Pavement Marking - 8" Yellow	1134	L.F.	\$2.10	\$2,381.40	\$2.10	\$2,381.40	\$3.31	\$3,753.54
64 Thermoplastic Pavement Marking - 12" Yellow	29	L.F.	\$12.60	\$365.40	\$12.60	\$365.40	\$5.00	\$145.00
65 Thermoplastic Pavement Marking - (Words)	5	Each	\$525.00	\$2,625.00	\$525.00	\$2,625.00	\$247.87	\$1,239.35
66 Thermoplastic Pavement Marking - (Arrows)	39	Each	\$630.00	\$24,570.00	\$630.00	\$24,570.00	\$201.25	\$7,848.75
67 Thermoplastic Pavement Marking - (Bike Emblems)	11	Each	\$420.00	\$4,620.00	\$420.00	\$4,620.00	\$275.00	\$3,025.00
68 Thermoplastic Pavement Marking - (Yield Line)	95	L.F.	\$78.75	\$7,481.25	\$78.75	\$7,481.25	\$36.25	\$3,443.75
69 Raised Pavement Markers	69	Each	\$10.50	\$724.50	\$10.50	\$724.50	\$8.10	\$558.90
70 High Performance Contrast Marking Tape - 4" White	107	L.F.	\$10.50	\$1,123.50	\$10.50	\$1,123.50	\$6.78	\$725.46
71 High Performance Contrast Marking Tape - 4" Yellow	428	L.F.	\$10.50	\$4,494.00	\$10.50	\$4,494.00	\$7.16	\$3,064.48
72 Guide Sign (Roadside Mounted)	349	S.F.	\$84.00	\$29,316.00	\$84.00	\$29,316.00	\$91.22	\$31,835.78
73 Standard Roadside Sign	477	S.F.	\$48.62	\$23,191.74	\$48.62	\$23,191.74	\$27.91	\$13,313.07
74 Cold Milling Asphalt Pavement	500	S.Y.	\$9.71	\$4,855.00	\$9.71	\$4,855.00	\$2.26	\$1,130.00
75 Pipe Embedment	493	C.Y.	\$31.00	\$15,283.00	\$32.55	\$16,047.15	\$18.00	\$8,874.00

TOTAL AMOUNT

\$9,691,367.46

\$9,864,747.87

\$8,304,899.17

CITY OF CONWAY, ARKANSAS
MAJOR STREET PROJECT PROGRAM 2014 thru 2018
SUMMARY OF PROJECT COST AND REVENUE
 June 11, 2015

PROJECT COST	TOTAL COST	Paid TO Date	2015					2016				2017 Full Year	2018 Full Year	2019 Full Year	
			2014 4th Quarter	2015 1st Quarter	2015 2nd Quarter	2015 3rd Quarter	2015 4th Quarter	2016 1st Quarter	2016 2nd Quarter	2016 3rd Quarter	2016 4th Quarter				
A PRIOR COMMNTIMENTS															
1 Prince Street Loan	\$ -	\$ 435,000				\$ 435,000					\$ 435,000		430000	\$ 420,000	
B South Interchange															
1 Structure & Grading Loan Payment	\$ -				\$ 625,000					\$ 625,000			620000	\$ 620,000	\$ 620,000
2 Structures & Grading Contract Payments	\$ 2,326,000	\$ 1,719,307	\$ 400,000	\$ 206,693											
3 Base & Surfacing Contract	\$ 2,900,000				\$ -	\$ -	\$ 1,500,000	\$ 400,000	\$ 1,000,000						
4 Engineering	\$ 450,000		\$ 100,000	\$ 50,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000							
Subtotal South Interchange	\$ 5,676,000														
C Central Landing - Preliminary Engineering & Environmental	\$ 490,000	\$ 383,795	\$ 30,000	\$ 76,205											
D Central Landing - Oak, Ramps & Central Land Blvd to McNutt															
1 Design Engineering	\$ 675,000	\$ 115,484	\$ 59,516	\$ 250,000	\$ 250,000										
2 Right of Way	\$ 150,000			\$ -	\$ 150,000										
3 Construction	\$ 4,000,000				\$ -	\$ -	\$ 4,000,000								
4 Construction Engineering (inc. in AHTD Funds)	\$ -														
Subtotal Oak St., Ramp Mod. & Central Landing	\$ 4,825,000														
E Central Landing - Overpass & Amity Intersection															
1 Design Engineering	\$ 700,000	\$ 79,554	\$ 150,000	\$ 300,000	\$ 170,446										
2 Right of Way	\$ 1,500,000			\$ -	\$ 1,500,000										
3 Wetland & Stream Mitigation	\$ 120,000			\$ 120,000											
4 Construction - Box Culvert	\$ 1,500,000			\$ -	\$ 900,000	\$ 600,000									
5 Construction - Overpass & Amity-Elsinger Interection	\$ 9,691,367				\$ -	\$ 1,000,000	\$ 2,000,000	\$ 2,000,000	\$ 1,500,000	\$ 3,000,000	\$ 191,367				
6 Construction Engineering	\$ 500,000					\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 50,000	\$ 50,000				
Subtotal Overpass & Amity Roundabout	\$ 14,011,367														
F Central Landing - 6th Street & Connection to Bruce & Harkrider															
1 Right of Way	\$ 50,000			\$ -	\$ 50,000										
2 Construction	\$ 4,500,000				\$ 200,000	\$ 700,000	\$ 800,000	\$ 1,200,000	\$ 1,000,000	\$ 600,000					
Subtotal 6th St. & Bruce /Harkridr Conn.	\$ 4,550,000														
G Central Landing - Central Landing Boulevard - Vine St to 6th															
1 Right of Way	\$ 400,000			\$ -	\$ 400,000										
2 Construction	\$ 1,200,000				\$ -	\$ 100,000	\$ 200,000	\$ 300,000	\$ 300,000	\$ 200,000	\$ 100,000				
Subtotal - Central Landing - McNutt to 6th St.	\$ 1,600,000														
H Dave Ward Drive - I-40 to Thomas G. Wilson															
1 AHTD Match	\$ 1,000,000				\$ 1,000,000										
TOTAL ESTIMATED PROJECT COST	\$ 32,152,367	\$ 2,733,140	\$ 739,516	\$ 1,002,898	\$ 5,345,446	\$ 3,035,000	\$ 8,700,000	\$ 4,000,000	\$ 4,525,000	\$ 4,285,000	\$ 341,367	\$ 1,050,000	\$ 1,040,000	\$ 620,000	
REVENUE															
CONSTRUCTION FUND REVENUE															
	BALANCE Nov. 1, 2014														
A Pay as You Go Fund	\$ 2,400,000		\$ 675,000	\$ 675,000	\$ 675,000	\$ 675,000	\$ 675,000	\$ 675,000	\$ 675,000	\$ 675,000	\$ 675,000	\$ 2,700,000	\$ 2,700,000	\$ 2,700,000	
B AHTD Sales Tax (From 2014 Budget)	\$ 1,000,000														
C South Interchange Loan Remaining Balance	\$ 1,300,000				\$ -										
D BOND PROCEEDS					\$ 20,204,962						\$ -				
TOTAL FUNDS AVAILABLE	\$ 4,700,000		\$ 5,375,000	\$ 5,310,484	\$ 25,187,548	\$ 20,517,102	\$ 18,157,102	\$ 10,132,102	\$ 6,807,102	\$ 2,957,102	\$ (652,898)	\$ 1,705,735	\$ 3,355,735	\$ 5,015,735	
Construction Fund Balance at End Quarter	\$ 4,700,000		\$ 4,635,484	\$ 4,307,586	\$ 19,842,102	\$ 17,482,102	\$ 9,457,102	\$ 6,132,102	\$ 2,282,102	\$ (1,327,898)	\$ (994,265)	\$ 655,735	\$ 2,315,735	\$ 4,395,735	
			2014 4th Quarter	2015 1st Quarter	2015 2nd Quarter	2015 3rd Quarter	2015 4th Quarter	2016 1st Quarter	2016 2nd Quarter	2016 3rd Quarter	2016 4th Quarter	2017 Full Year	2018 Full Year	2019 Full Year	



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

AN ORDINANCE APPROPRIATING FUNDS FOR ONE (1) SANITATION CDL POSITION FOR THE CONWAY SANITATION DEPARTMENT; AND FOR OTHER PURPOSES:

Whereas, the Conway Sanitation Department has seen an increase in volume and services without an increase in personnel, and

Whereas, the City Council of the City of Conway has determined that there is a need for one (1) additional CDL position in the City of Conway Sanitation Department.

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

Section 1. The authorized staffing level in the City of Conway Sanitation Department is increased by one (1) CDL position.

Section 2. The City of Conway shall appropriate \$45,070 from the Sanitation Enterprise Fund Balance Appropriation Account (510.510.4900) to the Sanitation personnel services accounts for the current year expenditures for one (1) CDL position.

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

PASSED this 23rd day of June, 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 ANIMAL WELFARE UNIT; AND FOR OTHER PURPOSES

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

Pet Smart	\$ 1,027.90	Rescue Wagon
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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 Rescue Wagon funds from Pet Smart in the amount of \$1,027.90 from 001.127.4705 to the AWU Miscellaneous expense account 001.127.5699.

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

PASSED this 23rd day of June, 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 Police Department has received reimbursements funds from the following entities:

Various Companies	\$ 10,032.29	Extra Duty Services
Insurance Companies	\$ 3,561.53	Insurance Proceeds
Various Companies	\$ 1,700.00	Donations
Police Department	\$ 209.75	Challenge Coins Proceeds
Accredited Financial Services	\$ 6,020.00	Taser Buy Back

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 \$10,032.29 from 001.121.4185 to the CPD overtime expense account, 001.121.5114.

Section 2. The City of Conway shall appropriate insurance proceed funds in the amount of \$3,561.53 from 001.119.4360 to the CPD fleet maintenance expense account, 001.121.5450.

Section 3. The City of Conway shall appropriate donation funds from Wal-Mart in the amount of \$1,700 from 001.119.4705 to the CPD Child Safety Fair expense account, 001.121.5760.

Section 4. The City of Conway shall appropriate donation funds from the CPD in the amount of \$209.75 from 001.121.4799 to the CPD miscellaneous expense account, 001.121.579.

Section 5. The City of Conway shall appropriate buy back funds from Accredited Financial Services in the amount of \$6,020.00 from 001.121.4799 to the Conway Police Department weapons and ammunition expense account, 001.121.5680.

Section 6. All ordinances in conflict herewith are repealed to the extent of the conflict

PASSED this 23rd day of June, 2015.

Approved:

Attest:

Mayor Tab Townsell

Michael O. Garrett
City Clerk/Treasurer



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

A RESOLUTION REQUESTING THE CITY OF CONWAY TO COMPENSATE OFFICERS NO LONGER EMPLOYED WITH THE CONWAY POLICE DEPARTMENT FOR COURT TIME.

Whereas, Officers no longer employed by the City of Conway are sometimes required to return for District and/or Circuit court cases after their departure from the Conway Police Department; and

Whereas, the Conway Police Department desires to compensate those former Officers that must return for court at their last rate of pay.

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

Section 1. The Mayor and City Clerk are authorized to enter into an agreement to compensate former Officers for contract labor at their last rate of pay for their time spent in court.

Passed this 23rd day of June, 2015.

Approved:

Mayor Tab Townsell

Attest:

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



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

AN ORDINANCE ACCEPTING INSURANCE PROCEEDS AND APPROPRIATING FUNDS TO PURCHASE AN OUTDOOR WARNING SIREN FOR THE CONWAY INFORMATION TECHNOLOGY DEPARTMENT; AND FOR OTHER PURPOSES.

Whereas, the City of Conway has an immediate need to replace an outdoor warning siren that was damaged by fire and was not previously budgeted for or appropriated by Council action; and

Whereas the city received an insurance check in the amount of \$14,000 from the Arkansas Municipal league; and

Whereas, the cost of a new outdoor warning siren exceeds what was covered by insurance by \$2,500.

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

Section 1. The City of Conway shall accept the insurance proceeds in the amount of \$14,000 and appropriate from Insurance Proceeds account (001.119.4360) into the Information Technology Machinery and Equipment account (001.108.5910).

Section 2. The City of Conway shall also appropriate a total amount of \$2,500 from General Fund Balance Appropriation (001.119.4900) to Machinery & Equipment (001.108.5910) in the amount of \$2,500 to purchase an outdoor warning siren.

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

PASSED this 23rd day of June, 2015.

Approved:

Mayor Tab Townsell

Attest:

Michael O. Garrett
City Clerk/Treasurer



City of Conway
Information Technology Department

MEMORANDUM

TO: Mayor, City Council, and Tyler Winningham

FROM: Lloyd Hartzell, Director Information Technology / CTO

DATE: June 15, 2015

SUBJECT: Radio System.

The Request for Proposal (RFP) is ready to be released. Since the council meeting several months ago where the council agreed that we needed to move forward, the system has failed again.

We are at that point where our radio infrastructure has become unreliable and is at risk of failing. The electronics are failing more frequently which have to be replaced. The system boards, 911 dispatch workstations, mobiles, and handheld radio parts are becoming more difficult to find.

If the system should fail and is not repairable, we can work on the states AWIN for a short period of time. However, now where police, fire, streets, sanitation and AWU operate on multiple separate channels, we would be restricted to one maybe two channels city wide. In this situation, police and fire would have limited communications.

Therefore, if we were to release the RFP today, we are looking at 30 days for vendors to respond, and most likely no less than 30 days to review and negotiate a contract, and have council approval. It will take a minimum of 6-8 months for a new system to be built and tested.

Also, we need to decide how we are going to share system cost. This can be accomplished by sharing the initial cost of the system, an ongoing maintenance cost based on the number of users from each entity, or a combination of the initial cost and maintenance.

The current system including the entire CEOC was funded by a 2.8 million dollar homeland security grant awarded to the City of Conway. Maintenance of the facility, dispatch radio consoles, network, and radio system at the CEOC is funded primality from the City general fund.

Currently the City of Conway allows the following entities to operate on the Conway system at no cost: Faulkner County Sheriff's Department, Greenbrier PD, Mayflower PD, Conway School District, and Guy PD.