



City of Conway Council Agenda

<u>Council Meeting Date:</u>	March 27th, 2018
<u>5:30pm - Committee Meeting:</u>	No Committee Meeting
<u>6:30pm:</u>	Council Meeting
<u>Call to Order:</u>	Mayor Bart Castleberry
<u>Roll Call:</u>	Michael O. Garrett, City Clerk/Treasurer
<u>Minutes Approval:</u>	March 13th, 2018
Approval of the monthly financial report ending February 28th, 2018.	

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

City Council Members

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

1. Report of Standing Committees:

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

1. Resolution to express the willingness of the City to utilize TAP funds for the Stone Dam Creek Trail Improvement project.
2. Consideration to approve the bid from Arkansas Fence and Guardrail, LLC to provide the pavement markings (FY2018) for the Street & Engineering Department.
3. Ordinance closing the unbuilt right of way running through all properties along the north side of Pheasant Road.
4. Ordinance amending the Conway subdivision ordinance as it pertains to sidewalk for the Planning & Development Department.
5. Consideration to approve a conditional use permit to allow religious activities for property located at 1272 Sutton Street.
6. Ordinance to rezone property (+/-3.82 acres) located east of the termination of Allyson Lane from O-2 to PUD.

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

1. Ordinance waiving bid requirements for the purchase of a metal storage building for the Conway Fire Department.

Adjournment



City of Conway, Arkansas
Monthly Financial Reports
February 28, 2018

City of Conway
 Monthly Financial Report - General Fund
 For the month ended February 28, 2018



Revenues	Budget	Month Activity	Year to Date	Encumbered	(Over)/Under Budget	% Expend/Collect
Ad Valorem Tax	3,900,000	164,637	567,689		3,332,311	15%
Payments in Lieu of Tax	20,000	-	-		20,000	0%
State Tax Turnback	930,000	64,120	128,239.14		801,761	14%
Insurance Tax Turnback - LOPFI	1,300,000	-	-		1,300,000	0%
Sales Tax	19,000,000	2,109,822	3,763,425		15,236,575	20%
Beverage Tax	400,000	-	39,023		360,977	10%
Franchise Fees	3,279,000	352,245	622,831		2,656,169	19%
Permits	400,500	28,101	69,085		331,416	17%
ACIEA Revenues	2,500	2,747	5,627		(3,127)	225%
Dog Tags & Fees	30,000	2,567	4,872		25,128	16%
Municipal Court Fines and Fees	1,059,000	75,832	167,669		891,331	16%
Law Enforcement	682,050	17,387	121,650		560,400	18%
Parks	563,967	122,678	165,465		398,502	29%
Interest Income	52,500	338	10,364		42,136	20%
Proceeds from Sale of Assets	-	290	3,123		(3,123)	-
Insurance Proceeds	-	860	5,880		(5,880)	-
Donations	-	-	600		(600)	-
Act 833 Revenue	90,000	-	-		90,000	0%
Miscellaneous Revenues	145,000	9,399	16,403		128,597	11%
Transfers from Other Funds	723,000	-	35,250		687,750	5%
Total Revenues	32,577,517	2,951,022	5,727,196	-	26,850,321	18%
Expenditures						
Admin (Mayor, HR)	783,285	50,566	98,462	3,251	681,573	13%
Finance	415,994	24,447	47,667	5,000	363,327	11%
City Clerk/Treasurer	139,910	11,503	21,848	-	118,062	16%
City Council	104,881	6,227	13,632	411	90,838	13%
Planning	431,401	37,296	64,660	33	366,709	15%
Physical Plant	540,925	34,386	66,527	2,169	472,229	12%
Fleet Maintenance	-	(5,065)	-	-	-	-
Information Technology	1,028,583	70,371	112,594	17,668	898,321	11%
Permits and Inspections	692,475	41,716	79,853	-	612,622	12%
Nondepartmental	626,871	8,890	320,400	4,663	301,808	51%
Police	11,612,040	887,022	1,756,710	81,950	9,773,380	15%
CEOC	1,397,167	69,628	139,210	2,182	1,255,775	10%
Animal Welfare	481,390	32,043	59,742	1,262	420,386	12%
Municipal District Court	888,805	65,648	164,907	649	723,249	19%
City Attorney	507,288	37,886	74,007	245	433,036	15%
Fire	9,901,915	686,462	1,361,663	52,632	8,487,620	14%
Parks	2,967,357	183,418	343,862	35,564	2,587,931	12%
Total Expenditures	32,520,287	2,242,444	4,725,744	207,676	27,586,867	15%
Net Revenue/(Expense)	57,230		1,001,452			

*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
2018



Fund Balance Appropriations

<u>Ordinance</u>	<u>Date</u>	<u>Description</u>	<u>Amount</u>
O-18-21	2/13/18	Add a Tennis Manager position to Parks and Rec personnel	25,000
O-18-23	2/13/18	Upgrade to the 911 system	247,913
			<u>\$ 272,913</u>

City of Conway
 Balance Sheet - General Fund
 For the month ended February 28, 2018



Cash - Operating	5,038,882
Cash - Reserve	2,011,965
Petty Cash	715
Taxes Receivable	1,653,603
Accounts Receivable	4,415,820
Due from Other Funds	33,650
Due from Street	41,006
Fleet Inventory	15,539
Fuel Inventory	(2,285)
General Inventory	585
<i>Assets</i>	<u>13,209,482</u>
Accounts Payable	(68,034)
Salaries Payable	233,685
Insurance and Benefits Payable	61,114
Held for Others - Performance Bonds	12,700
Held for Others - Crimestopper Reward	5,000
Event Deposits	1,190
Due to Other Funds	99,992
Deferred Revenue	4,045,383
<i>Liabilities</i>	<u>4,391,032</u>
Fund Balance - Committed to cash flow	2,000,000
Fund Balance - Committed to reserve	2,000,000
Fund Balance - Unassigned	4,818,450
<i>Fund Balance</i>	<u>8,818,450</u>
<i>Total Liabilities & Fund Balance</i>	<u>13,209,482</u>

*All figures are unaudited

City of Conway
 Monthly Financial Report - Street Fund
 For the month ended February 28, 2018



Revenues	Budget	Month	Year to	Encumbered	(Over)/Under		%
		Activity	Date		Budget	Expend/Collect	
Ad Valorem Tax	1,500,000	42,277	164,928		1,335,072		11%
Payments in Lieu of Tax	8,000	-	-		8,000		0%
State Tax Turnback	2,683,474	193,826	424,063		2,259,411		16%
AHTD 1/2 Cent Sales Tax Turnback	1,100,000	103,375	214,546		885,454		20%
Severance Tax	75,000	14,444	27,293		47,707		36%
Sales Tax	270,000	29,562	52,732		217,268		20%
Federal Grant Revenues	-	47,369	47,369		(47,369)		-
Sign Permits	-	480	480		(480)		-
Engineering Fees	5,000	200	1,700		3,300		34%
Interest Income	40,000	-	6,913		33,087		17%
Miscellaneous Revenues	10,000	-	-		10,000		0%
Total Revenues	5,691,474	431,535	940,025	-	4,751,450		17%
Expenditures							
Personnel Costs	2,829,724	151,951	302,560	-	2,527,164		11%
Other Operating Costs	3,651,108	192,410	331,497	52,453	3,267,158		9%
Total Operating Costs	6,480,832	344,361	634,057	52,453	5,794,322		10%
Capital Outlay	480,915	44,251	44,251	-	436,665		9%
Total Expenditures	6,961,747	388,612	678,307	52,453	6,230,987		10%
Net Revenue/(Expense)	(1,270,273)		261,717				

*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
2018

Fund Balance Appropriations



<u>Ordinance</u>	<u>Date</u>	<u>Description</u>	<u>Amount</u>
O-18-02	1/9/18	Parkway St. parking lot improvements	169,945

City of Conway
Balance Sheet - Street Fund
For the month ended February 28, 2018



Cash - Operating	4,732,088
Taxes Receivable	23,170
Accounts Receivable	1,521,063
Due from Other Funds	83,056
<i>Assets</i>	<u>6,359,377</u>
Accounts Payable	9,026
Salaries Payable	18,500
Insurance and Benefits Payable	9,855
Due to Other Funds	10,841
Due to General	33,874
Deferred Revenue	1,375,073
<i>Liabilities</i>	<u>1,457,168</u>
<i>Fund Balance</i>	<u>4,902,208</u>
<i>Total Liabilities & Fund Balance</i>	<u>6,359,377</u>

*All figures are unaudited

City of Conway
 Monthly Financial Report - Sanitation
 For the month ended February 28, 2018



Revenues	<u>Budget</u>	<u>Month</u>		<u>Encumbered</u>	<u>(Over)/Under</u>	
		<u>Activity</u>	<u>Year to Date</u>		<u>Budget</u>	<u>% Expend/Collect</u>
Sanitation Fees	8,750,000	845,973	1,596,057		7,153,943	18%
Proceeds - Recycled Materials	540,000	58,528	98,380		441,620	18%
Landfill Fees - General	200,000	19,202	33,984		166,016	17%
Interest Income	70,000	-	22,536		47,464	32%
Proceeds from Sale of Assets	-	-	14,474		(14,474)	-
Miscellaneous Revenues	-	3	(233)		233	-
Total Revenues	9,560,000	923,706	1,765,198	-	7,794,802	18%
Expenditures						
Personnel Costs	4,341,737	295,643	635,539	-	3,706,198	15%
Other Operating Costs	<u>3,608,263</u>	<u>173,384</u>	<u>221,013</u>	<u>151,527</u>	<u>3,235,724</u>	<u>6%</u>
Total Operating Costs	7,950,000	469,027	856,552	151,527	6,941,922	11%
Capital Outlay	<u>2,676,905</u>	<u>14,998</u>	<u>14,998</u>	<u>1,992,607</u>	<u>669,300</u>	<u>1%</u>
Total Expenditures	10,626,905	484,025	871,550	2,144,133	7,611,222	8%
Net Revenue/(Expense)	(1,066,905)		<u><u>893,648</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
Sanitation Fund
2018
Fund Balance Appropriations



<u>Ordinance</u>	<u>Date</u>	<u>Description</u>	<u>Amount</u>
			<u>\$ -</u>

City of Conway
 Balance Sheet - Sanitation
 For the month ended February 28, 2018



Cash - Operating	10,450,318
Petty Cash	200
Post Closure Cash Account	5,689,158
Accounts Receivable	(1,140)
Due from Other Funds	(537)
General Inventory	2,122
Land & Buildings	2,484,109
Infrastructure	1,043,647
Machinery and Equipment	3,915,471
Vehicles	448,244
Deferred Outflows of Resources	1,454,446
Assets	<u>25,486,038</u>
Accounts Payable	1,525
Salaries Payable	41,143
Insurance and Benefits Payable	22,723
Compensated Absences	168,607
Net Pension Obligation	9,286,388
Deferred Inflows of Resources	637,180
Due to Other Funds	10,385
Landfill Close/Post Close	8,524,931
Liabilities	<u>18,692,880</u>
Net Assets	6,793,158
Total Liabilities and Net Assets	<u>25,486,038</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 February 28, 2018



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>
Sales Tax	13,000	-	1,504		11,496	12%
Airport Fuel Sales	821,500	57,144	127,842		693,658	16%
T-Hangar Rent	118,000	3,465	13,169		104,831	11%
Community Hangar Rent	25,000	1,400	2,100		22,900	8%
Ground Leases	125,000	-	-		125,000	0%
Miscellaneous Revenues	13,000	480	725		12,275	6%
Total Revenues	1,115,500	62,489	145,341	-	970,159	13%
Expenditures						
Personnel Costs	270,596	19,592	40,978	-	229,618	15%
Fuel for Resale	596,500	57,877	113,290	-	483,210	19%
Other Operating Costs	163,534	17,824	20,153	4,912	138,469	12%
Total Operating Costs	1,030,630	95,293	174,421	4,912	851,297	17%
Capital Outlay	52,405	-	-	-	52,405	0%
Total Expenditures	1,083,035	95,293	174,421	4,912	903,702	16%
Net Revenue/(Expense)	32,465		<u>(29,081)</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
2018



Fund Balance Appropriations

<u>Ordinance</u>	<u>Date</u>	<u>Description</u>	<u>Amount</u>
O-18-15	2/13/18	Reimburse levee district for Lollie herbicide spraying	\$ 7,000
O-18-16	2/13/18	Purchase a celiometer for the AWOS	\$ 35,405
O-18-26	2/27/18	Purchase additional radio equipment	\$ 4,100
			<u>\$ 46,505</u>

City of Conway
 Balance Sheet - Airport
 For the month ended February 28, 2018



Cash - Operating	339,557
Taxes Receivable	3,524
Accounts Receivable - Fuel Vendor	84,152
Due from Other Funds	733
Land	1,607,274
Buildings	4,652,909
Machinery & Equipment	477,842
Vehicles	16,454
Infrastructure	25,425,821
Construction in Progress	52,066
<i>Assets</i>	<u>32,660,332</u>
Accounts Payable	5,952
Salaries Payable	2,268
Insurance and Benefits Payable	1,552
Compensated Absences	5,127
Due to General	800
<i>Liabilities</i>	<u>15,699</u>
<i>Fund Balance</i>	<u>32,644,633</u>
<i>Total Liabilities & Fund Balance</i>	<u>32,660,332</u>

*All figures are unaudited

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

City of Conway
Monthly Financial Report - Major Project Funds
For the month ended February 28, 2018



Parks and Rec A&P Tax

Balance, 1/31/18	1,914,492
Receipts	271,786
Payments	(531,430)
Balance, 02/28/18	\$1,654,849

Pay as you go Sales Tax

Balance, 1/31/18	3,822,700
Receipts	5,949
Payments	(40,503)
Balance, 02/28/18	\$3,788,146

Street Impact Fees

Balance, 1/31/18	1,038,144
Receipts	15,775
Payments	-
Balance, 02/28/18	\$1,053,919

Parks Impact Fees

Balance, 1/31/18	498,934
Receipts	9,959
Payments	-
Balance, 02/28/18	\$ 508,893



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

A RESOLUTION EXPRESSING THE WILLINGNESS OF THE CITY OF CONWAY TO UTILIZE FEDERAL-AID TRANSPORTATION ALTERNATIVE PROGRAM (TAP) FUNDS.

Whereas, the City of Conway understands Federal-aid Transportation Funds are available at 80% federal participation and 20% local match to develop or improve construction phases of the Stone Dam Creek Trail multi-use pathway, and

Whereas, the City of Conway understands that Federal-aid Funds are available for this project on a reimbursable basis, requiring work to be accomplished and proof of payment prior to actual monetary reimbursement, and

Whereas, this project, using federal funding, will be open and available for use by the general public and maintained by the applicant for the life of the project.

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

Section I: The City of Conway will participate in accordance with its designated responsibility, including maintenance of this project.

Section II: Mayor Bart Castleberry is hereby authorized and directed to execute all appropriate agreements and contracts necessary to expedite the construction of the above stated project.

Section III: the Conway City Council pledges its full support and hereby authorizes the Arkansas Department of Transportation to initiate action to implement this project.

THIS RESOLUTION adopted this 27th day of March, 2018.

Approved:

Bart Castleberry

Attest:

Michael O. Garrett
City Clerk/Treasurer



City of
Conway Arkansas
City of Colleges

March 19, 2018

Dear Mayor and City Council:

This Resolution will be a part of the application to the ARDoT for their TAP funding.

I have attached a cost estimate for all 4 phases of the total project.

I will apply for Phase 1 during this round of TAP funds.

The City will continue applying for grant funds until all 4 phases are constructed.

Candy Jones
City of Conway
Grant Administrator
1201 Oak Street
Conway, AR 72032
Phone: 501-358-6812
Cell: 501-472-6016
E-mail: candy.jones@cityofconway.org

Candy Jones
Office of the Mayor
1201 Oak Street
Conway, AR 72032

PRELIMINARY COST ESTIMATE - STONE DAM CREEK TRAIL
3/15/2018

Item Number	Description	Unit	TOTAL PROJECT			PHASE 1 - TRAIL (MIMOSA TRAIL HEAD TO DONAGHEY)			PHASE 2 - TRAIL (DONAGHEY TO S. GERMAN)			PHASE 3 - TRAIL UNER EXISTING DONAGHEY BRIDGE		
			Length of Trail = 5430			Length of Trail = 1100			Length of Trail = 4333			Length of Trail = 150		
			QUAN.	UNIT PRICE	TOTAL	QUAN.	UNIT PRICE	TOTAL	QUAN.	UNIT PRICE	TOTAL	QUAN.	UNIT PRICE	TOTAL
1.00	SITE PREPARATION (INCLUDES MOBILIZATION, ETC.)	LS	1	\$ 100,686.28	\$ 100,686.28	1	\$ 17,609.77	\$ 17,609.77	1	\$ 60,874.49	\$ 60,874.49	1	\$ 22,202.02	\$ 22,202.02
2.00	CLEARING AND GRUBBING TREES	ACRE	6.2362259	\$ 12,000.00	\$ 74,834.71	1.3	\$ 12,000.00	\$ 15,151.52	5.0	\$ 12,000.00	\$ 59,683.20	0.0	\$ 12,000.00	\$ -
4.00	UNCLASSIFIED EXCAVATION	CY	5579.3333	\$ 14.50	\$ 80,900.33	977.8	\$ 14.50	\$ 14,177.78	3851.6	\$ 14.50	\$ 55,847.56	750.0	\$ 14.50	\$ 10,875.00
5.00	BORROW MATERIAL	CY	5962.6667	\$ 15.50	\$ 92,421.33	977.8	\$ 15.50	\$ 15,155.56	3851.6	\$ 15.50	\$ 59,699.11	1133.3	\$ 15.50	\$ 17,566.67
6.00	TOPSOIL	CY	2267.4074	\$ 20.00	\$ 45,348.15	272	\$ 20.00	\$ 5,432.10	1070	\$ 20.00	\$ 21,397.53	926	\$ 20.00	\$ 18,518.52
7.00	AGGREGATE BASE COURSE	TON	2109.8	\$ 18.00	\$ 37,976.40	326	\$ 18.00	\$ 5,866.20	1284	\$ 18.00	\$ 23,110.20	500	\$ 18.00	\$ 9,000.00
8.00	TACK COAT	GAL	217.32	\$ 4.60	\$ 999.67	44.0	\$ 4.60	\$ 202.40	173.3	\$ 4.60	\$ 797.27	0.0	\$ 4.60	\$ -
10.00	ACHM SURFACE COURSE	TON	796.8	\$ 94.00	\$ 74,899.20	161	\$ 94.00	\$ 15,162.20	636	\$ 94.00	\$ 59,737.00	0	\$ 94.00	\$ -
11.00	ACHM BINDER COURSE	TON	0	\$ 70.00	\$ -	0	\$ 70.00	\$ -	0	\$ 70.00	\$ -	0	\$ 70.00	\$ -
14.00	CONCRETE DRIVEWAY (6" THICK), STANDARD FINISH	SF	0	\$ 5.45	\$ -	0	\$ 5.45	\$ -	0	\$ 5.45	\$ -	0	\$ 5.45	\$ -
19.00	CONCRETE CURB AND GUTTER (TYPE A)	LF	0	\$ 18.00	\$ -	0	\$ 18.00	\$ -	0	\$ 18.00	\$ -	0	\$ 18.00	\$ -
27.00	CONCRETE SIDEWALK (4" THICK)	SF	1000	\$ 4.31	\$ 4,310.00	0	\$ 4.31	\$ -	0	\$ 4.31	\$ -	1000	\$ 4.31	\$ 4,310.00
33.00	AREA INLET	EA	21	\$ 3,000.00	\$ 63,000.00	5	\$ 3,000.00	\$ 15,000.00	16	\$ 3,000.00	\$ 48,000.00	0	\$ 3,000.00	\$ -
48.00	REINFORCED CONCRETE RETAINING WALL	SF	1000	\$ 65.00	\$ 65,000.00	0.0	\$ 65.00	\$ -	0.0	\$ 65.00	\$ -	1000.0	\$ 65.00	\$ 65,000.00
55.00	STORM DRAIN PIPE, 18" CROSS DRAIN	LF	1050	\$ 55.00	\$ 57,750.00	250	\$ 55.00	\$ 13,750.00	800	\$ 55.00	\$ 44,000.00	0	\$ 55.00	\$ -
13.36C	STORM DRAIN PIPE, 36" CROSS DRAIN	LF	360	\$ 100.00	\$ 36,000.00	60	\$ 100.00	\$ 6,000.00	300	\$ 100.00	\$ 30,000.00	0	\$ 100.00	\$ -
13.60C	STORM DRAIN PIPE, 60" CROSS DRAIN	LF	120	\$ 175.00	\$ 21,000.00	120	\$ 175.00	\$ 21,000.00	0	\$ 175.00	\$ -	0	\$ 175.00	\$ -
16.01	MAINTENANCE OF TRAFFIC	LS	1	\$ 50,000.00	\$ 50,000.00	0	\$ 50,000.00	\$ -	0	\$ 50,000.00	\$ -	1	\$ 50,000.00	\$ 50,000.00
23.01	B STONE	TON	500	\$ 26.00	\$ 13,000.00	100	\$ 26.00	\$ 2,600.00	350	\$ 26.00	\$ 9,100.00	50	\$ 26.00	\$ 1,300.00
24.01	CONSTRUCTION ENTRANCE (CO)	EA	6	\$ 1,500.00	\$ 9,000.00	2	\$ 1,500.00	\$ 3,000.00	2	\$ 1,500.00	\$ 3,000.00	2	\$ 1,500.00	\$ 3,000.00
24.02	CHECK DAM (CD)	CY	500	\$ 10.00	\$ 5,000.00	100	\$ 10.00	\$ 1,000.00	350	\$ 10.00	\$ 3,500.00	50	\$ 10.00	\$ 500.00
24.05	ROCK DAM (RD)	CY	500	\$ 60.00	\$ 30,000.00	100	\$ 60.00	\$ 6,000.00	350	\$ 60.00	\$ 21,000.00	50	\$ 60.00	\$ 3,000.00
24.06	SEDIMENT BARRIER, SILT FENCE (SD1)	EA	25	\$ 150.00	\$ 3,750.00	5	\$ 150.00	\$ 750.00	16	\$ 150.00	\$ 2,400.00	4	\$ 150.00	\$ 600.00
24.13	SILT FENCE - TYPE C (SFC)	LF	5730	\$ 8.00	\$ 45,840.00	1100	\$ 8.00	\$ 8,800.00	4330	\$ 8.00	\$ 34,640.00	300	\$ 8.00	\$ 2,400.00
24.14	STORM DRAIN OUTLET PROTECTION (ST)	EA	25	\$ 300.00	\$ 7,500.00	5	\$ 300.00	\$ 1,500.00	16	\$ 300.00	\$ 4,800.00	4	\$ 300.00	\$ 1,200.00
24.18	DISTURBED AREA STABILIZATION - PERMANENT GRASSING (TS3)	AC	7.3	\$ 1,500.00	\$ 10,950.00	1.3	\$ 1,500.00	\$ 1,950.00	5.0	\$ 1,500.00	\$ 7,500.00	1.0	\$ 1,500.00	\$ 1,500.00
25.18	FENCE WOOD (8')	LF	1150	\$ 50.00	\$ 57,500.00	150	\$ 50.00	\$ 7,500.00	1000	\$ 50.00	\$ 50,000.00	0	\$ 50.00	\$ -
25.19	WIRE FENCE (TYPE B)	LF	2250	\$ 8.00	\$ 18,000.00	250	\$ 8.00	\$ 2,000.00	2000	\$ 8.00	\$ 16,000.00	0	\$ 8.00	\$ -
26.10	TRENCH & EXCAVATION SAFETY	LS	3	\$ 2,500.00	\$ 7,500.00	1	\$ 2,500.00	\$ 2,500.00	1	\$ 2,500.00	\$ 2,500.00	1	\$ 2,500.00	\$ 2,500.00
28.01	GUARDRAIL	LF	0	\$ 85.00	\$ -	0	\$ 85.00	\$ -	0	\$ 85.00	\$ -	0	\$ 85.00	\$ -
28.02	GUARDRAIL TERMINAL ANCHOR POST	EA	0	\$ 775.00	\$ -	0	\$ 775.00	\$ -	0	\$ 775.00	\$ -	0	\$ 775.00	\$ -
29.10	PROJECT INFORMATION KIOSK (PW-18)	LS	3	\$ 500.00	\$ 1,500.00	1	\$ 500.00	\$ 500.00	1	\$ 500.00	\$ 500.00	1	\$ 500.00	\$ 500.00
501.01	PORTLAND CEMENT CONCRETE PAVEMENT	SY	400	\$ 75.00	\$ 30,000.00	0	\$ 75.00	\$ -	0	\$ 75.00	\$ -	400	\$ 75.00	\$ 30,000.00
606.18C	FLARED END SECTION 18" RCP	EA	21	\$ 1,200.00	\$ 25,200.00	5	\$ 1,200.00	\$ 6,000.00	16	\$ 1,200.00	\$ 19,200.00	0	\$ 1,200.00	\$ -
606.36C	FLARED END SECTION 36" RCP	EA	16	\$ 2,000.00	\$ 32,000.00	2	\$ 2,000.00	\$ 4,000.00	14	\$ 2,000.00	\$ 28,000.00	0	\$ 2,000.00	\$ -
719.04Y	THERMOPLASTIC PAVEMENT MARKING YELLOW (4")	LF	5683	\$ 1.00	\$ 5,683.00	1100	\$ 1.00	\$ 1,100.00	4333	\$ 1.00	\$ 4,333.00	250	\$ 1.00	\$ 250.00
800.00	PEDESTRIAN BRIDGE (18 FT WIDE X 100 FT LONG)	SF	0	\$ 140.00	\$ -	0	\$ 140.00	\$ -	0	\$ 140.00	\$ -	0	\$ 140.00	\$ -
800.00	ROADWAY BRIDGE (78 FT WIDE X 120 FT LONG)	SF	0	\$ 140.00	\$ -	0	\$ 140.00	\$ -	0	\$ 140.00	\$ -	0	\$ 140.00	\$ -
			SUBTOTAL	\$ 1,107,549.08		SUBTOTAL	\$ 193,707.52		SUBTOTAL	\$ 669,619.35		SUBTOTAL	\$ 244,222.20	
			15% CONTINGENCY	\$ 166,132.36		15% CONTINGENCY	\$ 29,056.13		15% CONTINGENCY	\$ 100,442.90		15% CONTINGENCY	\$ 36,633.33	
			TOTAL	\$ 1,273,681.44		TOTAL	\$ 222,763.65		TOTAL	\$ 770,062.25		TOTAL	\$ 280,855.53	

\$ 1,273,681.44

FOR CONCRETE TRAIL ADD = \$ 583,322.96

CONCRETE TRAIL (WITH 25% CONTINGENCY) = \$ 1,857,004.40

ASPHALT TRAIL (WITH 25% CONTINGENCY) = \$ 1,273,681.44

DIFFERENCE = \$ 583,322.96



18 PEDESTRIAN BRIDGE ACROSS CREEK WIDTH (CROSS SECTION - 1-14' TRAIL, 2 OUTSIDE RAILS)
100 BRIDGE LENGTH (LENGTH BASED ON PRELIMINARY H&H)

MEMO

City of Conway, Arkansas
Jamie Brice, Purchasing Manager
1201 Oak Street
Conway, AR 72032
www.cityofconway.org

To: Mayor Bart Castleberry and City of Conway Council
CC: Finley Vinson Felicia Rogers Jack Bell
From: Jamie Brice
Date: March 14, 2018
Re: Annual Pavement Marking Bid # 2018-07

Bids were received at 10:00 a.m. on Tuesday, March 14th, 2018 at Conway City Hall for City of Conway for 2018 Pavement Markings.

A total of two bids were received, as shown on the attached Bid Tabulation Sheet. We would like to recommend Council accept Arkansas Fence and Guardrail, LLC. The 2018 Street Fund budget includes funding for pavement markings.

Sincerely,



Jamie Brice
Purchasing Manager
City of Conway

Department Head Acknowledgement

Name: B. Finley Vinson III

Signature: B. Finley Vinson III

Date: 3/14/2018



City of Conway, Arkansas
 Mayor's Office
 1201 Oak Street
 Conway, AR 72032
 501.450.6110 (office)
 501.450.6145 (fax)

Office of the Mayor
 City of Conway
 Bid Tabulation Sheet
www.cityofconway.org

Number of Bids Received - 2

Opened by: Jamie Brice

Bid Number: 2018-07- Annual Bid_Pavement Markings Bid Tabulation
 Bid Opening Date: Tuesday, March 14th, 2018 @ 10:00am

Bidder's Name	Refl. Paint Pavement Marking White or Yellow 4" per lineal feet	Refl. Paint Pavement Marking White or Yellow 12" per lineal feet	Refl. Paint Pavement Marking White or Yellow 24" per lineal feet	Reflectorized Paint Pavement Marking, Yield Lines	Reflectorized Paint Pavement Marking, Arrows	Reflectorized Paint Pavement Marking, Bike Symbol	Reflectorized Paint Pavement Marking, Words
Arkansas Fence and Guardrail	\$.17/ft.	\$ 2.50/ft.	\$ 3.50/ft.	\$ 4.00/ft.	\$ 100 each	\$ 75 each	\$ 125 each
Contractor's Specialty Service Company	\$.24/ft.	\$ 4.00/ft.	\$ 6.00/ft.	\$ 7.00/ft.	\$ 95 each	\$ 95 each	\$ 125 each

Bid Winner: Arkansas Fence and Guardrail

City Council approved: Pending Council Approval 03/27/18

For additional information regarding this bid; please contact Finley Vinson @ finley.vinson@cityofconway.org or 501.450.6165.



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

AN ORDINANCE CLOSING THE UNBUILT RIGHT OF WAY RUNNING THROUGH ALL PROPERTIES ALONG THE NORTH SIDE OF PHEASANT ROAD; AND FOR OTHER PURPOSES:

Whereas, a petition was duly filed with the City of Conway, Arkansas on the 6th of February, 2018 by Salter Acquisitions, LLC, asking the City Council to vacate and abandon the unbuilt, east-west, Right-of-Way running through properties along the north side of Pheasant Road including properties identified as 2902, 2950, 3010, and 3030 Pheasant Road, and the vacant lot at the west end where Pheasant Road terminates.

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

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

Section 1. The City of Conway, Arkansas releases, vacates, and abandons its rights, together with the rights of the public generally, in and to the unbuilt Right-of-Way designated as follows:

A strip of land 50 feet wide, the center line of which is described as beginning at a point which is 248.1 feet south of the northeast corner of the SE1/4 SE1/4 of Section 15, T5N, R14W, and running thence west to the west line of said SE1/4 SE1/4 of said Section 15, T5N, R14W.

Reserving a 15 foot utility easement centered on the overhead electric lines serving residences on properties identified at 2950, 2990, and 3010 Pheasant Road for use by Conway Corporation.

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

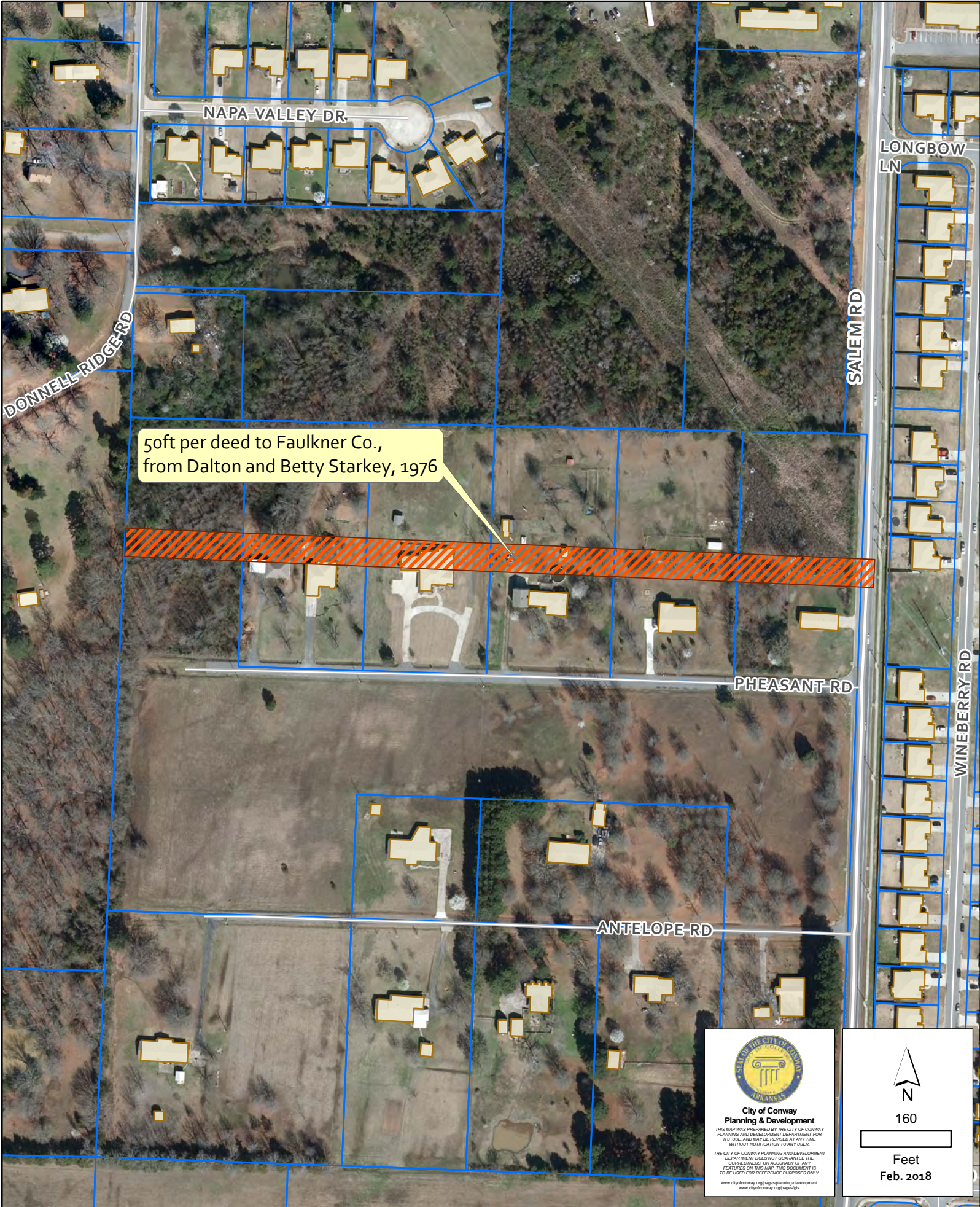
PASSED this 27th day of March, 2018.

Approved:

Mayor Bart Castleberry

Attest:

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



50ft per deed to Faulkner Co.,
from Dalton and Betty Starkey, 1976



City of Conway
Planning & Development
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. THIS DOCUMENT IS
TO BE USED FOR REFERENCE PURPOSES ONLY.
www.cityofconway.org/pages/planning-development
www.cityofconway.org/page/98



160



Feet
Feb. 2018



PETITION OF WRITTEN CONSENT FOR THE VACATING OF STREETS/ALLEYS
FOR THE INTENT OF PUBLIC USE

Name of party requesting street/alley closure: Saltex Acquisitions, LLC

Legal description of street/alley, or portion thereof, to be vacated: A strip of land 50 feet wide, the center line of which is described as beginning at a point which is 248.1 feet south of the northeast corner of the SE 1/4 SE 1/4 of Section 15, T5N, R14W, and running thence west to the west line of said SE 1/4 SE 1/4 of Section 15, T5N, R14W.

Signatures of all abutting property owners:

Name	Address
CASAAN ZIMMERMAN <i>[Signature]</i>	2550 PARASAIL ROAD, CONWAY, AR
Henry Zimmerman	2990 Pheasant RD, Conway AR
Brenda Wynn	3030 Pheasant Rd, Conway, AR
Lloyd B. Holland	3010 Pheasant Rd., Conway, AR
Cecilia Matchett	1312 Garvin St. Conway AR

Jordan Broadstreet

From: Martinez Jr, John R <John.MartinezJr@centerpointenergy.com>
Sent: Friday, March 9, 2018 1:40 PM
To: Jordan Broadstreet
Subject: RE: Vacating ROW - 2902 Pheasant Rd.

Follow Up Flag: Follow up
Flag Status: Flagged

This looks to be a private easement in question. If that is the case Centerpoint will not have an issue as long as the public road ROW along Salem Rd. is not included.

John R. Martinez Jr.
Operations Leader

Southern Gas Operations | Arkansas
817 N. Creek Dr. | Conway, AR 72034
Office: 501-336-9118 | Fax: 501-336-8372 | Mobile: 501-514-1125
John.MartinezJr@CenterPointEnergy.com



From: Jordan Broadstreet [mailto:jordan@salterproperties.com]
Sent: Friday, March 09, 2018 9:35 AM
To: Martinez Jr, John R <John.MartinezJr@centerpointenergy.com>
Cc: Malcolm, Tanya R. <tanya.malcolm@centerpointenergy.com>
Subject: RE: Vacating ROW - 2902 Pheasant Rd.

Hi John,

Sorry to bother you over this issue again. At the public hearing for the closing of the ROW at 2902 Pheasant, we were approached by neighbors wanting to close the entirety of the ROW. (please see attached map)
We are working with those neighbors on Pheasant Rd for this, however I will need an updated letter of concurrence from you. Would you please review and let me know if you have any issues with this?
Our deadline for submittal is March 20th.

Thank you,



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

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

March 12, 2018

City of Conway
Attn: Bryan Patrick,
Director of Planning and Development
1201 Oak Street
Conway, AR 72032

sent via email

Bryan.Patrick@cityofconway.org
Beth.Sketoe@cityofconway.org

Dear Mr. Patrick:

RE: Right-of-Way closing – Pheasant Road, Conway

AT&T received a request to relinquish our interest in the right-of-way of Pheasant Road in Conway, as described as follows:

A strip of land 50 feet wide, the center line of which is described as beginning at a point which is 248.1 feet south of the northeast corner of the SE ¼ SE ¼ of Section 15, T5N, R14W, and running thence west to the west line of said SE ¼ SE ¼ of Section 15, T5N, R14W.

AT&T has no facilities within this area and has no objection to the vacation.

Questions concerning our facilities in Conway can be referred to our local engineer, Lanny Page, at 501-218-6842 (lp1318@att.com).

Sincerely,

Lynda Palmer (e-signature)

CC: Jordan Broadstreet (jordan@salterproperties.com)
Lanny Page, AT&T Engineer



March 16, 2018

The Honorable Bart Castleberry
Mayor of Conway
City Hall
1201 Oak Street
Conway, AR 72032

Re: Right of Way easement vacate on Pheasant Road in Conway, Faulkner County,
Arkansas.

Dear Mayor Castleberry:

Conway Corporation has no objections to the request to vacate the existing Right of Way easement that being requested Pheasant Road given by Dalton and Betty Starkey in 1976. These are lots known as 2950, 2990, 3010 and 3030 Pheasant Road. We would however like to maintain a 15 foot easement centered on the overhead electric lines that serve the existing houses at 3010, 2990 and 2980 Pheasant Road.

If you have any questions, please let me know.

Respectfully yours,

CONWAY CORPORATION

A handwritten signature in blue ink that reads "Leslie Guffey".

Leslie Guffey
Engineering and Planning

cc: Salter Properties



CITY OF CONWAY

STREET & ENGINEERING DEPARTMENT

Salter Properties
PO Box 11778
Conway, AR 72034

RE: Right of way closure – 2902 Pheasant Road

Dear Mr. Broadstreet,

I have no objection to the closing of the right of way describes as follows:

Also, a strip of land 50 feet wide, the center line of which is described as beginning at a point which is 248.1 feet south of the northeast corner of the SE ¼ SE ¼ of Section 15, T5N, R14W, and running thence west to the west line of said SE ¼ SE ¼ of Section 15, T5N, R14W.”

If you have any questions, please let me know.

Thank you,

B. Finley Vinson, P.E.
Conway Street & Engineering Department



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

**AN ORDINANCE AMENDING THE CONWAY SUBDIVISION ORDINANCE NO. O-00-03 ARTICLE V,
SECTION 9, PART 10; AND FOR OTHER PURPOSES**

Whereas: It is desirable to amend certain regulations pertaining to sidewalks:

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

Section 1. That ARTICLE V Improvements SECTION 9, Sidewalks, PART 10 of the Subdivision Ordinance for the City of Conway as adopted by Ordinance No. O-00-03 on January 25, 2000 is hereby amended to read as follows:

“The subdivider/developer may request a waiver from the required sidewalk construction. The Planning Commission/Planning Director should approve this waiver only in unusual circumstances. The following factors shall be reviewed in order to determine whether or not to grant this waiver:

- ARDOT determination that a sidewalk is not allowed within state right-of-way
- Pedestrian traffic generators such as parks and schools in the area.
- The existence of a sidewalk network in the area.
- The density of current and future development in the area.
- The amount of pedestrian traffic likely to be generated by the proposed development.
- Whether the terrain is such that a sidewalk is physically practical and feasible, and the extent to which drainage ditches, trees, ground cover, and natural areas would be adversely impacted by the construction of the sidewalk.
- The design of the subdivision such that utilities, the location of structures, rights of way, easements, etc., create conditions making sidewalks impractical.
- The overall need for a sidewalk to be constructed on the lot.

“If a waiver is granted, the subdivider/developer shall contribute funds in lieu of sidewalk construction equal to the “WEIGHTED AVERAGE” amount listed for “CONCRETE WALKS” in the most recent edition of the “Arkansas Department of Transportation Weighted Average Unit Prices”. This in-lieu fee shall be subject to a maximum fee equivalent to one hundred ffifty (150) feet of street frontage per lot for residential projects with two family dwelling units or less per lot. The funds shall be deposited into a general sidewalk fund to be used solely for the addition of new sidewalks and maintenance of the existing sidewalk network. The dispersal of funds from this sidewalk fund shall be at the discretion of the Conway City Council.

The Planning Commission may also grant a waiver to construct an internal pedestrian trail system in lieu of the required sidewalks. The pedestrian trail right of way shall be clearly noted on the final plat. Specifications for the right of way width, trail pavement, and other specifications shall be determined by the City Engineer and Director of Planning and Development.”

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

PASSED this 27th day of March, 2018.

Approved:

Mayor Bart Castleberry

Attest:

Michael O. Garrett
City Clerk/Treasurer

03.6.2018

Memo

To
Mayor Bart Castleberry

From
B. Finley Vinson, P.E.

CC
Felicia Rogers
Chuck Clawson
Bryan Patrick

Re
Sidewalk In-Lie Fee
Amendment

Comments:

It has come to my attention the Arkansas Department of Transportation has begun strictly enforcing a policy preventing developers from building sidewalks within state right-of-way unless a sidewalk already exists on one of the neighboring properties. As a result, the City of Conway will likely be granting a higher number of fee in-lieu of sidewalk requests to developers.

When the in-lieu fee amount of \$15 was established in 2005 it was set intentionally high to discourage developers from asking to pay the fee rather than building sidewalks. Unfortunately, the cost of construction has risen enough that the fee is now attractive to developers and the City is losing money on the deal. The last sidewalk contract let by the city cost approximately \$25 per linear foot. The city is unable to build sidewalk at the current in-lieu rate charged by the subdivision ordinance of \$15 per linear foot even if the work is completed by city forces.

In order to ensure a fair and current price, this ordinance indexes the in-lieu fee rate at the most recent weighted average price for concrete walks published by the Arkansas Transportation Department. That price currently sits at \$35.02 per square yard, or \$19.46 per linear foot for a 5' sidewalk. Due to economies of scale, the Arkansas DOT prices tend to be on the low side, but this will ensure that developers are not being taken advantage of.

Moving forward we will be depending on the judgment of myself, the Planning Director, and the Planning Commission rather than a high fee to dissuade a developer from paying the fee when building a sidewalk is more appropriate.

City of Conway Street & Engineering Department

(501) 450-6165
100 E Robins St, Conway, AR 72032

www.cityofconway.org/pages/street-department/
firstname.lastname@cityofconway.org





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

MEMO

To: Mayor Bart Castleberry
CC: City Council Members

From: Jerry Rye, 2018 Planning Commission Chairman
Date: March 13, 2018

Re: Request for a Conditional Use Permit to allow Religious Activities in the T-5 Suburban Zone of the NEOCA SP for property located at 1272 Sutton Street

Zion Temple Church of God in Christ has requested a Conditional Use Permit to allow Religious Activities in the T-5 Suburban Zone of the Northeast Old Conway Area Specific Plan for property located at 1272 Sutton Street with the legal description:

Lot C of the Zion Temple Replat as shown in Plat Book L, Page 244 in the records of Faulkner County, Arkansas, also the South half of Lots 2, 3, & 4, and all that part of Lot 5, lying east of the right of way of Highway 65B (Harkrider Street), Block 1 of Jones Addition, also all that part of Lots 7, 8, and the South 10 feet of Lot 9, lying East of the right of way of Highway 65B (Harkrider Street) Block 2 of Jones Addition as shown in Plat Book A, Page 46 in the records of Faulkner County, Arkansas, also that portion of Clayton Street right of way closed by Conway City Ordinance O-11-11 adjacent to said Lots 6, 7, 8, and the south 10 feet of Lot 9, also that portion of an alley closed by Conway City Ordinance O-11-11 adjacent to said Lots 1, 3, 4, 5, and Lot C.

The Planning Commission reviewed this request at its regular meeting on March 12, 2018. The Planning Commission voted 6-1 that this request be forwarded to the City Council with a recommendation for approval with the conditions noted below. Commissioner Justin Brown voted in opposition.

Currently Zion Temple has 4 separate conditional use permits to allow Religious Activities for properties identified as Lots 1, 2, 3, 12, Block 14, Burns Addition; Lots 1, 6, 7, and 8, Block 1, Jones Addition; Lot 1, Block 8 Jones Addition. Please refer to the map included. *The Planning Commission's vote of recommendation for approval included the consolidation of existing Conditional Use Permits 1164, 1165, 1479, and 1134 into one new, comprehensive conditional use permit that includes all properties previously covered as well as the new property.*

Conditions proposed for new Conditional Use Permit No. 1383:

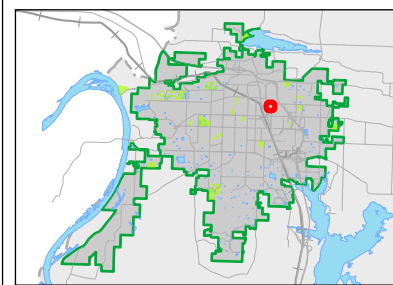
1. No external sound systems are permitted due to the site's proximity to residences.
2. Any exterior lighting must be directed inward and downward and installed in such a way that it prevents light trespass onto adjacent properties.
3. Hours of external construction are limited to 7:00am to 7:00pm due to the site's proximity to residences.
4. The Conway Historic District Commission must review and approve architecture/design and landscaping through a Certificate of Appropriateness.
5. All signage must comply with current Conway Sign Ordinance regulations.

Please advise if you have any questions.



Conditional Use
Permit Request
Area

Aerial view of [new and existing] conditional use permit request area



DESCRIPTION	
Planning Commission Review	--
	--
	0.45 ac.

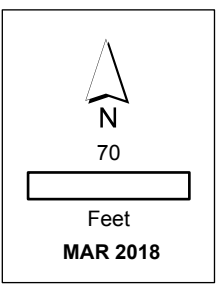
Residential		Industrial	
R-1	MF-1	I-1	
R-2A	MF-2	RU-1	
R-2	MF-3	I-3	
HR	RMH		
SR			
Commercial		Special	
C-1	O-1	SP	S-1
C-2	O-2	A-1	
C-3	O-3	PUD	
C-4		TJ	

City of Conway
Planning & Development

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. THIS DOCUMENT IS TO BE USED FOR REFERENCE PURPOSES ONLY.

www.cityofconway.org/pages/planning-development
www.cityofconway.org/pages/gis





City of Conway, Arkansas
Ordinance No. O-18- _____

AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING ORDINANCE TO REZONE THE +/-3.84 ACRES EAST OF THE TERMINATION OF ALLYSON LANE FROM O-2 TO PUD:

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

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

Part of the N 1/2 of Block 3 of West End Addition to the City of Conway, Arkansas, as shown on a plat of record in Book A at Page 38, plat records of Faulkner County, Arkansas, described as beginning at a point 300 feet North and 40 feet East of the Southwest corner of said Block 3, which point is also 330 feet North and 70 feet East of the Southwest corner of the SE 1/4 NW 1/4 of Section 11, T5N, R14W, and running thence East 560 feet to the East line of said Block 3; thence North along the East line of said Block 3 a distance of 300 feet to the Northeast corner of Block 3; thence West 560 feet to a point due North of the point of beginning; thence South 300 feet to the point of beginning.

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

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

PASSED this 27th day of March, 2018.

Approved:

Mayor Bart Castleberry

Attest:

Michael O. Garrett
City Clerk/Treasurer



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

MEMO

To: Mayor Bart Castleberry
CC: City Council Members

From: Jerry Rye, 2018 Planning Commission Chairman
Date: March 13, 2018

Re: Request to rezone from O-2 to PUD the +/-3.84 acres located East of the termination of Allyson Lane

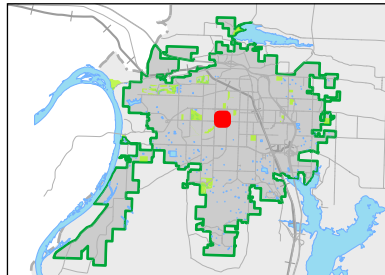
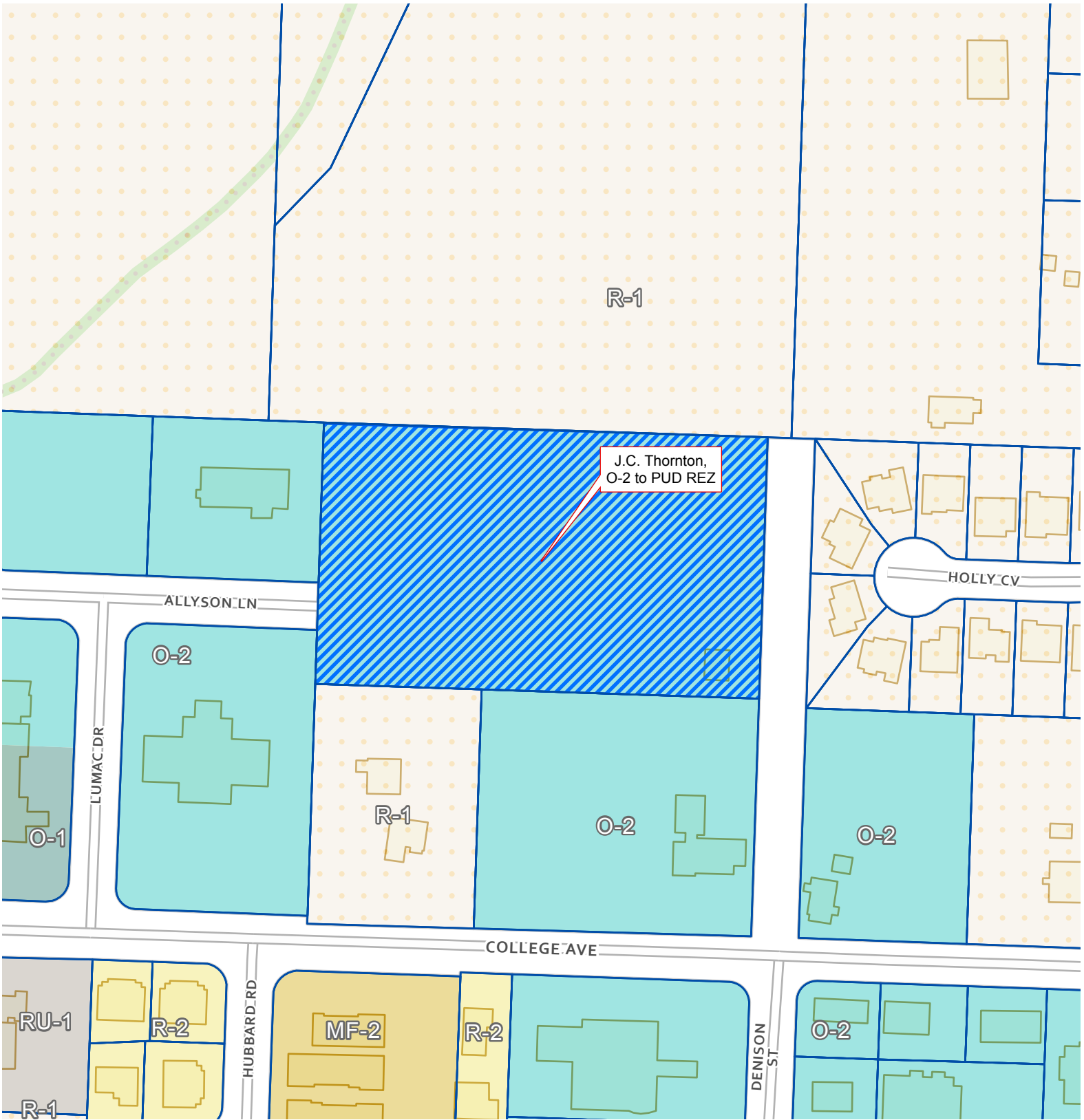
Chris Thornton has requested to rezone from O-2 (Quiet Office) to [Conway Professional Plaza] PUD (Planned Unit Development) +/-3.84 acres east of the termination of Allyson Lane with the legal descriptions:

Part of the N 1/2 of Block 3 of West End Addition to the City of Conway, Arkansas, as shown on a plat of record in Book A at Page 38, plat records of Faulkner County, Arkansas, described as beginning at a point 300 feet North and 40 feet East of the Southwest corner of said Block 3, which point is also 330 feet North and 70 feet East of the Southwest corner of the SE 1/4 NW 1/4 of Section 11, T5N, R14W, and running thence East 560 feet to the East line of said Block 3; thence North along the East line of said Block 3 a distance of 300 feet to the Northeast corner of Block 3; thence West 560 feet to a point due North of the point of beginning; thence South 300 feet to the point of beginning.

The Planning Commission reviewed this request at its regular meeting on March 12, 2018. The Planning Commission voted 7-0, that this request be forwarded to the City Council with a recommendation for approval with the following conditions as part of the PUD Final Development Plan.

1. PUD shall be generally developed as shown on the submitted site plan. Minor modifications of the submitted plan shall be allowed for technical reasons. However, the density and intent of the site plan shall be followed.
2. The PUD may be developed in phases; the office structure may be developed as suite lots are sold, the duplex portion may be developed later following construction of the office structure.
3. O-2 (Quiet Office) zoning as detailed in the Conway Zoning Ordinance shall be allowed throughout the PUD.
4. Up to 18 residential units shall be allowed within the PUD on that portion south of the Allyson Lane extension.
5. A reduction in the Development Review required 20 foot green space on the north shall be allowed. The final dimension shall be determined during the development review process.
6. Reduced setbacks, as proposed, for the residential structures shall be allowed.
7. PUD shall meet the minimum required 20% green space.
8. A minimum of 2 commercial units, 2,000 square feet, is the smallest that may be sold.

Please advise if you have any questions.



DESCRIPTION	
Planning Commission	Review
--	--
4.23 ac.	

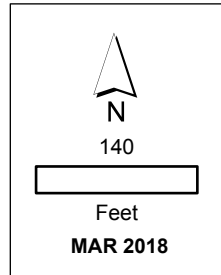
Residential		Industrial	
R-1	MF-1	I-1	
R-2A	MF-2	RU-1	
R-2	MF-3	I-3	
HR	RMH		
SR			
Commercial		Office	
C-1	O-1		
C-2	O-2		
C-3	O-3		
C-4			
		Special	
	SP	S-1	
	A-1	PUD	
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City of Conway
Planning & Development

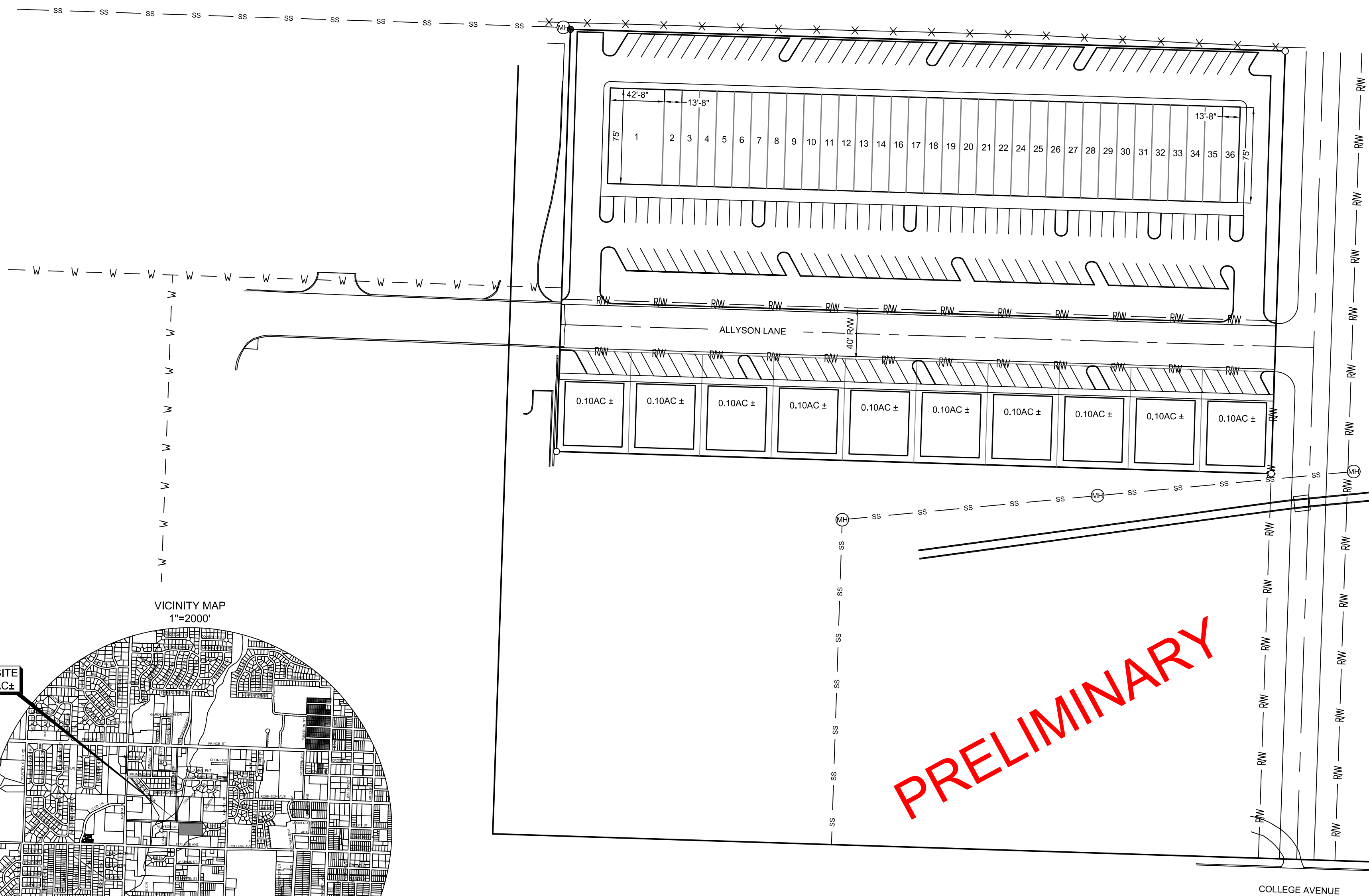
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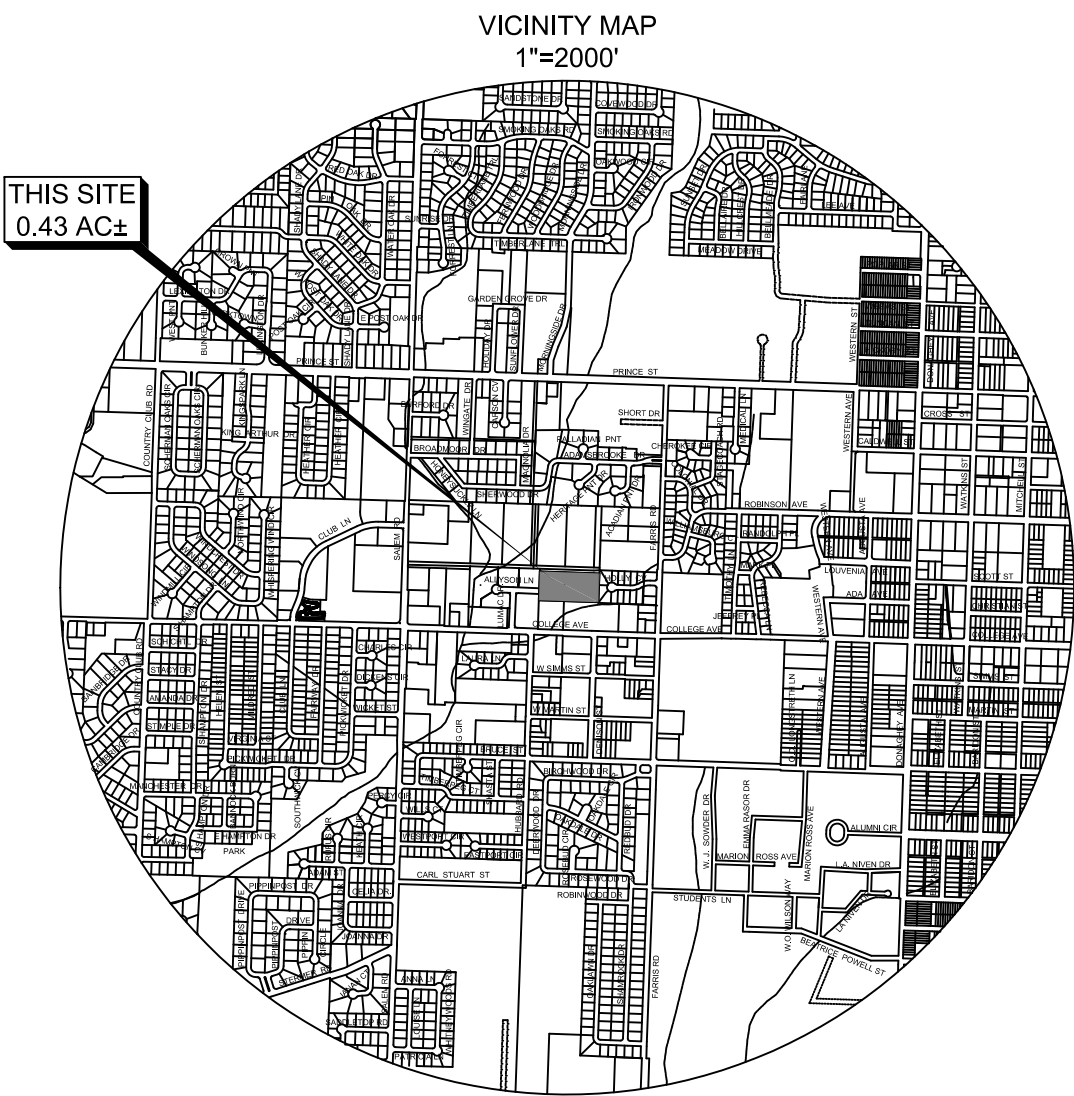
www.cityofconway.org/pages/planning-development
www.cityofconway.org/pages/igs



CONWAY PROFESSIONAL PLAZA



PRELIMINARY




SURVEYOR'S NOTES:

SAID TRACT IS SUBJECT TO ALL RIGHTS OF WAY, COVENANTS, EASEMENTS, AND RESTRICTIONS ON RECORD OR PHYSICALLY IN PLACE.

CONTOURS ARE GIVEN AT 1' INTERVALS.

BEARINGS ESTABLISHED BY STATE PLANE COORDINATES HARN 97(NAD 83) ARKANSAS NORTH ZONE



CONWAY PROFESSIONAL PLAZA	
C ENTRAL A RKANSAS P ROFESSIONAL S URVEYING <small>OFFICE (501) 513-4800 MOBILE (501) 472-2862 FAX (501) 513-0900 P.O. BOX 298 CONWAY, AR 72033</small>	
	<small>ROBERT D. FRENCH P.L.S. 1363</small>
	SHEET NO. 1 OF 1 SCALE 1"=60' DATE 02/08/2018

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

AN ORDINANCE WAIVING BID REQUIREMENTS FOR THE CITY OF CONWAY FIRE DEPARTMENT TO PURCHASE A METAL STORAGE BUILDING; AND FOR OTHER PURPOSES:

Whereas, The Conway Fire Department would like to purchase a Metal Building for Fire Equipment Storage; and

Whereas, The Conway City of Conway solicited bids for a 50 x 100 Metal Building. One bid was received in the amount of \$56,082; and

Whereas, The Conway Fire Department obtained quotes from three other vendors for comparison and found it would be more cost effective for the City to reject all bids and waive the bid process for this particular project.

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

Section 1. The City of Conway shall reject all bids from bid # 2018-12.

Section 2. The City of Conway shall waive the competitive bid requirement in order for the Conway Fire Department to purchase a metal building from SBI Metal Buildings & Components, in the amount of \$34,525. Funds have been previously budgeted for in the 2018 General Fund Fire Department Building account 001-131-5902.

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

PASSED this 27th day of March 2018.

Approved:

Mayor Bart Castleberry

Attest:

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