



City of Conway Council Agenda

Council Meeting Date: November 24th, 2015

5:30pm – Committee Meeting: No Committee Meeting

6:30pm - Council Meeting

Call to Order: Mayor Tab Townsell

Roll Call: City Clerk/Treasurer Michael O. Garrett

Minutes Approval: **November 10th, 2015 & Special CC – Nov. 18, 2015**

Employee Service Awards

Approval of the Monthly Financial Report Ending October 31st, 2015

Mayor Tab Townsell

City Clerk Michael O. Garrett

City Attorney Chuck Clawson

City Council Members

Ward 1 Position 1 – Andy Hawkins

Ward 1 Position 2 – David Grimes

Ward 2 Position 1 – Wesley Pruitt

Ward 2 Position 2 – Shelley Mehl

Ward 3 Position 1 – Mark Ledbetter

Ward 3 Position 2 – Mary Smith

Ward 4 Position 1 – Theodore Jones Jr.

Ward 4 Position 2 – Shelia Whitmore

1. Report of Standing Committees:

A. Public Hearings:

1. Public Hearing/Ordinance to discuss the closing of an easement located in Lots 1 & Lots 2 of Lewis Crossing Phase I Subdivision.

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

1. Resolution to establish the intent of reimbursement of certain costs and expenses incurred in connection with the construction of the City's Planned Western Arterial Loop.
2. Resolution to support the University of Arkansas Community Design Center application to the US EPA Urban Water Grant to fund the schematic design for the former scrap metal property located on Markham Street.
3. Consideration for Metroplan to provide the RFQ for design and engineering services for the redevelopment of Markham Street.
4. Ordinance to rezone property located east of Amity Road and North of Dave Ward Drive/AR Hwy 286 from I-1, I-3, and A-1 to C-3.
5. Consideration to approve a conditional use request from Conway Development Corporation for hospital services for property located at 2255 Sturgis Road.

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

1. Ordinance appropriating funds for the civil service expenses for the entry level police officer testing.

Adjournment



City of Conway
Human Resources Department
City Hall
1201 Oak Street
Conway, Arkansas 72032
www.cityofconway.org

Date: November 17, 2015

To: Mike Garrett
Steve Ibbotson

Cc: Karen Frances
Rhonda Sutton

From: Lisa Mabry-Williams

Subject: Years of Service Recognition – Presentation of Pins

The City will present service pins in recognition of employees with 5, 10, 15, 20, 25 and 30 years of service at the 2nd City Council Meeting of each month. Mayor Townsell will present the pins to the employees. During the Council meeting on Tuesday, November 24th at 6:30 p.m. the following employees are eligible to receive a pin:

**Years
of
Service**

<u>Service</u>	<u>Name</u>	<u>Date of Hire</u>	<u>Department</u>
5	Steve Ibbotson, Parks & Recreation Director	11/29/2010	Parks & Recreation
10	Karen Frances, Administrative Assistant II	11/16/2005	City Clerk/Treasurer
15	Stanley Knopp, Facilities Manager	11/27/2000	Parks & Recreation

We would like to extend an invitation to the above listed employees to attend the City Council meeting at 6:30 p.m. on Tuesday, November 24th, 2015. The service pin presentation will be the first item on the Council agenda. Please let me know if you and your respective employees plan to attend the meeting to receive their pins from the Mayor. Thank you for your assistance.



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

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



Revenues	Budget	Month Activity	Year to Date	Encumbered	(Over)/Under Budget	% Expend/Collect
Ad Valorem Tax	2,835,000	547,326	2,016,797		818,203	71%
Payments in Lieu of Tax	25,000	93,053	290,142		(265,142)	1161%
State Tax Turnback	2,103,250	281,588	1,852,225		251,025	88%
Sales Tax	17,500,000	1,563,517	15,163,319		2,336,681	87%
Beverage Tax	420,000	30,824	350,209		69,791	83%
Franchise Fees	3,597,000	268,015	2,901,887		904,189	81%
Permits	404,800	40,660	345,234		59,566	85%
ACIEA Revenues	5,000	(2,054)	4,584		416	92%
Dog Tags & Fees	25,000	2,310	24,336		664	97%
Municipal Court Fines and Fees	1,015,000	77,700	956,972		58,028	89%
Law Enforcement	788,670	38,561	688,371		100,299	87%
Federal Grant Revenues	30,000	-	5,028		24,972	17%
State Grant Revenues	-	200,000	618,429		(618,429)	-
Parks	537,500	35,099	507,847		29,653	94%
Interest Income	19,500	2,110	15,317		4,183	79%
Insurance Proceeds	42,264	888	46,087		(3,824)	109%
Donations	12,473	573	19,803		(7,330)	159%
Act 833 Revenue	80,000	-	1,627		78,373	2%
Miscellaneous Revenues	146,795	12,239	113,440		33,354	77%
Transfers from Other Funds	423,000	35,250	352,500		70,500	83%
Loan Proceeds	750,000	-	750,000		-	100%
Total Revenues	30,760,252	3,227,659	27,024,155	-	3,944,640	88%
Expenditures						
Admin (Mayor, HR)	612,474	48,110	472,081	2,469	137,924	77%
Finance	547,261	49,524	449,179	836	97,246	82%
City Clerk/Treasurer	179,197	10,614	123,620	56	55,521	69%
City Council	81,913	6,114	65,023	-	16,890	79%
Planning	395,910	26,511	305,987	-	89,923	77%
Physical Plant	551,074	36,845	377,023	650	173,400	68%
Fleet Maintenance	154,546	5,241	117,117	4,352	33,077	76%
Information Technology	1,159,024	95,670	928,152	45,228	185,644	80%
Airport	750,000	62,855	1,320,999	-	(570,999)	176%
Permits and Inspections	477,175	36,261	383,260	1,359	92,556	80%
Nondepartmental	656,370	17,896	528,575	4,925	122,870	81%
Police	10,123,421	760,075	8,321,970	49,864	1,751,588	82%
CEOC	1,001,242	71,014	720,717	6,161	274,364	72%
Animal Welfare	430,234	28,803	314,405	1,569	114,260	73%
Municipal District Court	864,232	66,458	663,247	414	200,572	77%
City Attorney	362,450	26,712	287,017	62	75,370	79%
Fire	9,483,866	696,810	7,663,277	65,641	1,754,948	81%
Parks	2,881,179	239,815	2,161,229	29,782	690,169	75%
	30,711,569	2,285,328	25,202,876	213,369	5,295,323	82%
Transfer to Reserve	500,000	-	-	-	500,000	0%
Total Expenditures	31,211,569	2,285,328	25,202,876	213,369	5,795,323	81%
Net Revenue/(Expense)	(451,317)		1,821,278			

*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
O-15-65	5/26/15	Civil Service police officer testing	5,500
O-15-74	6/23/15	Supplement insurance proceeds to replace outdoor warning siren	2,500
O-15-84	7/28/15	Civil Service firefighter testing	4,100
O-15-92	8/25/15	Three additional positions in the IT department	43,733
O-15-103	9/22/15	Civil Service testing	3,950
O-15-104	9/22/15	Outside legal representation	10,000
O-15-105	9/22/15	Reclassify Admin Asst I to Deputy City Attorney	3,866
			<u>\$ 295,621</u>

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



Cash - Operating	5,533,713
Cash - Reserve	1,511,965
Petty Cash	715
Taxes Receivable	3,309,004
Accounts Receivable	2,855,672
Due from Other Funds	119,472
Due from Street	18,663
Due from Component Unit	209,076
Fleet Inventory	15,539
Fuel Inventory	(6,838)
General Inventory	3,990
<i>Assets</i>	<u>13,570,970</u>
Accounts Payable	140,264
Salaries Payable	139,342
Insurance and Benefits Payable	147,921
Event Deposits	800
Due to Other Funds	46,547
Deferred Revenue	3,006,736
<i>Liabilities</i>	<u>3,481,610</u>
Fund Balance - Committed to cash flow	2,000,000
Fund Balance - Committed to reserve	1,500,000
Fund Balance - Unassigned	6,589,360
<i>Fund Balance</i>	<u>10,089,360</u>
<i>Total Liabilities & Fund Balance</i>	<u>13,570,970</u>

*All figures are unaudited

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City of Conway
 Monthly Financial Report - Street Fund
 For the month ended October 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	202,022	756,337		708,184	52%
Payments in Lieu of Tax	15,000	-	-		15,000	0%
State Tax Turnback	3,474,911	313,694	3,032,958		441,953	87%
Severance Tax	360,000	16,298	229,060		130,940	64%
Sales Tax	245,000	21,908	211,188		33,812	86%
Sign Permits	500	-	780		(280)	156%
Engineering Fees	10,000	875	4,950		5,050	50%
Insurance Proceeds	46,029	-	48,762		(2,733)	106%
Interest Income	18,000	2,689	23,764		(5,764)	132%
Miscellaneous Revenues	-	-	10,780		(10,780)	-
Total Revenues	5,633,960	557,486	4,318,579	-	1,315,381	77%
Expenditures						
Personnel Costs	2,336,158	164,424	1,620,939	-	715,219	69%
Other Operating Costs	<u>2,162,451</u>	<u>243,103</u>	<u>1,633,324</u>	<u>305,495</u>	<u>223,633</u>	<u>76%</u>
Total Operating Costs	4,498,609	407,527	3,254,262	305,495	938,852	72%
Capital Outlay	<u>1,309,000</u>	<u>4,104</u>	<u>20,421</u>	<u>-</u>	<u>1,288,579</u>	<u>2%</u>
Total Expenditures	5,807,609	411,631	3,274,683	305,495	2,227,431	56%
Net Revenue/(Expense)	(173,649)		<u>1,043,895</u>			

*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 October 31, 2015



Cash - Operating	4,165,893
Taxes Receivable	365,786
Accounts Receivable	1,294,271
Due from Other Funds	31,447
<i>Assets</i>	<u>5,857,427</u>
Accounts Payable	7,849
Due to Other Funds	150
Due to General	18,514
Deferred Revenue	1,294,270
<i>Liabilities</i>	<u>1,320,783</u>
<i>Fund Balance</i>	<u>4,536,644</u>
<i>Total Liabilities & Fund Balance</i>	<u>5,857,427</u>

*All figures are unaudited

City of Conway
 Monthly Financial Report - Sanitation
 For the month ended October 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	720,977	7,312,963		1,437,037	84%
Proceeds - Recycled Materials	300,000	37,694	514,296		(214,296)	171%
Landfill Fees - General	240,000	23,987	178,155		61,845	74%
Insurance Proceeds	21,882	-	-		21,882	0%
Interest Income	54,000	5,595	50,674		3,326	94%
Proceeds from Sale of Assets	-	-	8,348		(8,348)	-
Miscellaneous Revenues	-	-	31		(31)	=
Total Revenues	9,365,882	788,253	8,064,468	-	1,301,414	86%
Expenditures						
Personnel Costs	3,871,320	275,790	3,086,325	-	784,995	80%
Other Operating Costs	3,512,367	238,547	2,114,648	64,221	1,333,497	60%
Total Operating Costs	7,383,687	514,337	5,200,973	64,221	2,118,493	70%
Capital Outlay	3,150,330	60,458	1,061,923	719,500	1,368,907	34%
Total Expenditures	10,534,017	574,795	6,262,896	783,721	3,487,400	59%
Net Revenue/(Expense)	(1,168,135)		1,801,573			

*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
2015
Fund Balance Appropriations



<u>Ordinance</u>	<u>Date</u>	<u>Description</u>	<u>Amount</u>
O-15-71	6/23/15	Additional CDL employee	45,070

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



Cash - Operating	3,678,818
Petty Cash	200
Post Closure Cash Account	5,519,063
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>18,608,966</u>
Accounts Payable	36,045
Salaries Payable	148,421
Net Pension Obligation	1,286,026
Due to Other Funds	3,829
Accrued Interest Payable	24,525
Landfill Close/Post Close	7,926,380
<i>Liabilities</i>	<u>9,425,226</u>
<i>Net Assets</i>	<u>9,183,740</u>
<i>Total Liabilities and Net Assets</i>	<u>18,608,966</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 October 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	69,731	702,679		242,321	74%
Sales Tax	-	1,242	14,717		(14,717)	-
T-Hangar Rent	96,500	2,730	53,113		43,387	55%
Community Hangar Rent	15,000	700	11,173		3,827	74%
Ground Leases	20,250	8,712	77,847		(57,597)	384%
Miscellaneous Revenues	2,500	1,820	78,835		(76,335)	3153%
Total Revenues	1,079,250	84,935	938,363	-	140,887	87%
Expenditures						
Personnel Costs	192,943	13,515	149,807	-	43,136	78%
Fuel for Resale	753,500	43,701	483,016	-	270,484	64%
Other Operating Costs	97,650	8,606	62,332	373	34,945	64%
Total Operating Costs	1,044,093	65,823	695,155	373	348,565	67%
Capital Outlay	29,000	-	21,512	5,329	2,159	74%
Total Expenditures	1,073,093	65,823	716,667	5,702	350,724	67%
Net Revenue/(Expense)	6,157		221,696			

*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
O-15-94	9/8/15	Additional funds for tractor attachments	10,000
			<u>\$ 29,000</u>

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



Cash - Operating	167,812
Accounts Receivable - Fuel Vendor	81,049
<i>Assets</i>	<u>248,861</u>
Accounts Payable	146
<i>Liabilities</i>	<u>146</u>
<i>Fund Balance</i>	248,715
<i>Total Liabilities & Fund Balance</i>	<u>248,861</u>

*All figures are unaudited

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



Parks and Rec A&P Tax

Balance, 9/30/15	1,639,573
Receipts	259,284
Payments	(234,852)
Balance, 10/31/15	\$ 1,664,005

Pay as you go Sales Tax

Balance, 9/30/15	1,833,092
Receipts	289,348
Payments	(263,459)
Balance, 10/31/15	\$ 1,858,980

Street Impact Fees

Balance, 9/30/15	261,815
Receipts	26,612
Payments	-
Balance, 10/31/15	\$ 288,427

Parks Impact Fees

Balance, 9/30/15	245,064
Receipts	14,984
Payments	-
Balance, 10/31/15	\$ 260,048



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

AN ORDINANCE CLOSING THE EASEMENT LOCATED AT LOTS 1 AND 2, LEWIS CROSSING PHASE 1 SUBDIVISION; AND FOR OTHER PURPOSES:

Whereas, a petition was duly filed with the City of Conway, Arkansas on the 21st of October, 2015 by Tanner Consulting, LLC asking the City Council to vacate and abandon a part of the utility easement recorded in Book 254 at Page 344 and Book 240 at Page 812.

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

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 utility easement designated as follows:

A tract of land that is a part of Lot One (1) and Lot Two (2), "Lewis Crossing", an addition to the City of Conway, Faulkner County, State of Arkansas, according to the recorded plat thereof (Plat Book "L", Page 255), being more particularly described as follows:

Commencing at the southeast corner of said Lot 2, thence north 1°58'13" east, along the east line of said Lot 2, for a distance of 273.51 feet to the point of beginning;

thence north 87°13'47" west, departing said east line, for a distance of 1084.63 feet to a point on the west line of said Lot 1; thence north 3°04'39" east, along said west line, for a distance of 15.00 feet; thence south 87°13'47" east, departing said west line, for a distance of 1084.29 feet to a point on the east line of said Lot 2; thence south 1°36'15" west, along said east line, for a distance of 8.22 feet; thence south 1°58'13" west, continuing along said east line, for a distance of 6.79 feet to the point of beginning.

Said tract containing 16,267 square feet or 0.373 acres.

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 24th day of November, 2015.

Approved:

Attest:

Mayor Tab Townsell

Michael O. Garrett
City Clerk/Treasurer

CITY OF CONWAY

LEWIS CROSSING LOTS 1-2 -- EASEMENT CLOSING




THOMAS G WILSON DR

E W MARTIN DR

DESCRIPTION

**LEWIS CROSSING PH 1
EASEMENT CLOSINGS**



City of Conway
 Andy Hawkins & David Grimes - Aldermen Ward 1
 Wes Pruitt & Shalvey Muhl - Aldermen Ward 2
 Mark Leubert & Mary Smith - Aldermen Ward 3
 Theodore Jones, Jr. & Sheila Whitmore - Aldermen Ward 4
 Chuck Clemons - City Attorney
 Michael Garrett - City Clerk



City of Conway
 Planning and Development
 Arkansas
 Bryan Patrick - Director
 Wes Craiglow - Deputy Director
 Scott Grammer - Planner
 Beth Skotko - Planning Tech
 Jason Lyon - GIS Coordinator



CONWAY PLANNING COMMISSION
 Lee Washington - Chair
 Mark Lewis - Vice-Chair

— INTERSTATE	— LOT LINE
— MAJOR ARTERIAL	— STREAMS
— MINOR ARTERIAL	— LAKES & PONDS
— COLLECTOR	— CITY LIMITS
— RESIDENTIAL	
— PRIVATE ROAD	
— INTERSTATE RAMP	
— RAILROADS	

Residential	Industrial
R-1	MF-1
R-2A	MF-2
R-2	MF-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



0 15 30 60 90 Feet
 1 in = 250 ft
OCTOBER 2015

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

CONTACT INFORMATION
 LANDMARK: IMS WEBSITE:
gis.cityofconway.org (UNDER DEVELOPMENT)
 E-MAIL: Jason.Lyon@CityofConway.org

Street Department Approval

From: Dan Tanner dan@tannerbaitshop.com
Subject: FW: Lewis Crossing, Lot 2 Easement Closing - Conway, AR
Date: October 20, 2015 at 9:05 PM
To: beth.sketo@cityofconway.org
Cc: Ryan Mosser RMosser@collettre.com, Kevin Norton KNorton@tannerbaitshop.com

DT

Beth, does the following correspondence meet your requirement for 'release' of the easement closing application?

In this new age of email... we don't see written correspondence.

Please confirm that the city engineering department has agreed to the closing.

(I am confident that all is okay...)

Best regards,

Dan.

Dan E. Tanner, PE, PLS | Principal

918.745.9929 Office

www.tannerbaitshop.com



From: Finley Vinson <finley.vinson@cityofconway.org>
Date: Tuesday, October 20, 2015 at 4:05 PM
To: Dan Tanner <dan@tannerbaitshop.com>
Subject: RE: Lewis Crossing, Lot 2 Easement Closing - Conway, AR

Ok with me.

--

B. Finley Vinson, PE, PTOE, LEED AP

Director | Conway Street & Engineering Dept.

100 E Robins St | Conway, AR 72032

finley.vinson@cityofconway.org

501-513-3565

From: Dan Tanner [<mailto:dan@tannerbaitshop.com>]
Sent: Tuesday, October 20, 2015 11:50 AM
To: Finley Vinson; lynda.palmer@att.net; dennis.fisher@centerpointenergy.com;
brett.mcdaniel@conwaycorp.com
Subject: Lewis Crossing, Lot 2 Easement Closing - Conway, AR

Our firm has filed the attached application to close a utility easement in Lot 2, Lewis Crossing.

Please provide your acknowledgement and approval of the request to: beth.sketo@cityofconway.org

I would appreciate having a copy of your correspondence for my file.

At your earliest convenience please.

Dan.



October 21, 2015

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

Re: Lot 2 of Lewis Crossing, Conway, Faulkner County, Arkansas.

Dear Mayor Townsell:

Conway Corporation has no objections to the closing of the easement on Lot 2 Lewis Crossing. The sanitary sewer force main has been relocated and this easement is no longer needed.

If you have any questions, please let me know.

Sincerely,

CONWAY CORPORATION

A handwritten signature in blue ink that reads "Leslie Guffey". The signature is written in a cursive style.

Leslie Guffey
Engineering and Planning



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

A RESOLUTION OF INTENT REGARDING THE REIMBURSEMENT OF CERTAIN COSTS AND EXPENSES INCURRED IN CONNECTION WITH THE CONSTRUCTION OF THE CITY'S PLANNED WESTERN ARTERIAL LOOP

Whereas, the City of Conway, Arkansas (the "City") has determined the need for certain improvements and betterments to its road system, including the construction of a project known as the western arterial loop (the "Project"); and

Whereas, the total costs of the Project, including expenses associated with the financing thereof, are presently estimated to be approximately \$2,600,000; and

Whereas, the City does not have adequate funds on hand to pay the estimated costs of the Project and related expenses; and

Whereas, the City proposes to obtain the necessary funds to accomplish the Project and to pay related expenses through the issuance of its tax-exempt bonds (the "Bonds") pursuant to the authority of Amendment 78 to the Constitution of the State of Arkansas; and

Whereas, the principal amount of the Bonds is not presently expected to exceed \$2,600,000; and

Whereas, the purpose of this Resolution is for the City to declare its "official intent" to reimburse itself for certain preliminary costs (incurred by or on behalf of the City and related to the Project) pursuant to Section 1.150-2 of the Regulations of the U.S. Department of Treasury promulgated pursuant to the provisions of the Internal Revenue Code of 1986, as amended;

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

Section 1. That the adoption of this Resolution is intended as the City's "official intent" to reimburse itself from the proceeds of Bonds for preliminary costs of the Project and related expenses advanced by the City.

Section 2. That a copy of this resolution shall be furnished by the Mayor to any entity requesting such a copy in connection with the financing of the Project.

PASSED AND APPROVED this 24th day of November, 2015.

Approved:

Attest:

Mayor Tab Townsell

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



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

A RESOLUTION BY THE CITY COUNCIL IN SUPPORT OF THE UNIVERSITY OF ARKANSAS COMMUNITY DESIGN CENTER AND THEIR APPLICATION TO THE US EPA URBAN WATERS GRANT TO FUND THE SCHEMATIC DESIGN OF THE VISION FOR THE REDEVELOPMENT OF THE FORMER CONWAY SCRAP METALS PROPERTY LOCATED ON MARKHAM STREET.

Whereas, the City of Conway has supported numerous actions promoting redevelopment of the Markham Street Neighborhood (part of the NEOCA and Pine Street Neighborhood), which actions include R-13-47 supporting the Jump Start Program for Markham Street, O-13-101 appropriating funds for acquisition of the former Conway Scrap Metals property, O-13-111 appropriating match funds for the \$180,000 Jump Start Grant for re-imagining Markham Street, O-14-107 appropriating match funds for a \$200,000 US EPA Brownfield grant to clean up the former Conway Scrap Metals site, and O-15-28 adopting the Markham Street Neighborhood Specific Plan (MSN-SP); and

Whereas, the City of Conway, as part of the MSN-SP intends to redevelop the former Conway Scrap Metals site to provide public park space and storm water mitigation strategies to reduce flooding downtown, which support for grant funding the necessary designs in partnership with the University of Arkansas Community Design Center (UACDC) was given by City Council through R-15-07, but which grant application to NEA was unsuccessful; and

Whereas, the City of Conway desires to partner with the UACDC in their application to seek funding through the US EPA Urban Waters Grant to facilitate this design process leading to future opportunities for grant funding the Engineering and Construction portion of this project.

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

Section 1: That the City of Conway, Arkansas does hereby express its support to the UACDC in their application to the US EPA for an Urban Waters grant to fund the schematic design for the former Conway Scrap Metals property located at 1110 Spencer Street, integrating Low Impact Development Strategies, Park Space, storm water mitigation, and ecologically-based water treatment landscapes with urban land use. In addition, the City of Conway will consider the recommendations brought forth in the design process as is financially feasible and publicly supported. The Project Manager and/or Mayor is hereby given the authority to sign agreements and contracts regarding this grant proposal.

PASSED this 24th day of November, 2015

Approved:

Attest:

Mayor Tab Townsell

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

Memo

To: Mayor, Tab Townsell
From: Scott Grummer, Planning & Development
Date: 11/19/2015
Re: Conway Scrap Metal Design Grant

Mr. Mayor, in continuation of the redevelopment of the Conway Scrap Metal Yard, FTN and Associates are currently developing the Cleanup Plan for this site. One of the items that is needed in order to efficiently and cost effectively clean the site, is having final development designs and plans for the sites redevelopment. The Lake Conway-Point Remove Watershed Alliance (LCPRWA) recently brought to our attention a grant opportunity through EPA's Urban Watershed Grant program that they are seeking in partnership with the University of Arkansas Community Design Center. The application is due November 20th, 2015, and due to the short time frame, they are proceeding with the application process, but are requesting support from City Council to allow them to move forward with designs if awarded. The UACDC has an extensive history of being awarded these design grants, and has the ability to pull together an award winning application and final design for this site. Below is a summary from the UACDC on this opportunity:

Title-- Water and Wildness: Reimagining the Town Square

We will prepare a schematic design to redevelop the scrap yard as a town square that features low impact water treatment landscapes integrated with urban functions. Much like a traditional town square, this neighborhood park will be surrounded by mix-uses featuring commercial/retail at the ground floor with housing and/or offices above. The town square will house traditional urban functions like performance and recreational spaces as well as automobile parking at the park's edge. The schematic design will address the town square from building edge to building edge, which will allow us to conceptualize sidewalks, parking, surrounding streets and the square itself as an integrated Low Impact Development treatment landscape. Thus, the town square will become a model of green infrastructure in the heart of the city that delivers ecological services in addition to urban services. We are also very happy that you already have an engineer addressing hydrological modeling and we look forward to working with FTN.

The grant proposal will be for the maximum amount allowed, \$60,000, with \$22,000 allocated to UA indirect costs and \$38,000 to UACDC. Similar to the Creative Corridor in Little Rock, schematic designs (funded by a \$100,000 grant from NEA) were used to leverage a \$1,000,000 grant from EPA/ANRC for engineering and construction costs in the first phase. Art-oriented foundations are also funding a second phase of the CC. For Conway, schematic design will also house cultural and ecological functions to attract investments from various interests.

The following represents the reasons why this opportunity, brought to us from the LCPRWA and the UACDC, is worthy of consideration by council to seek collaboration:

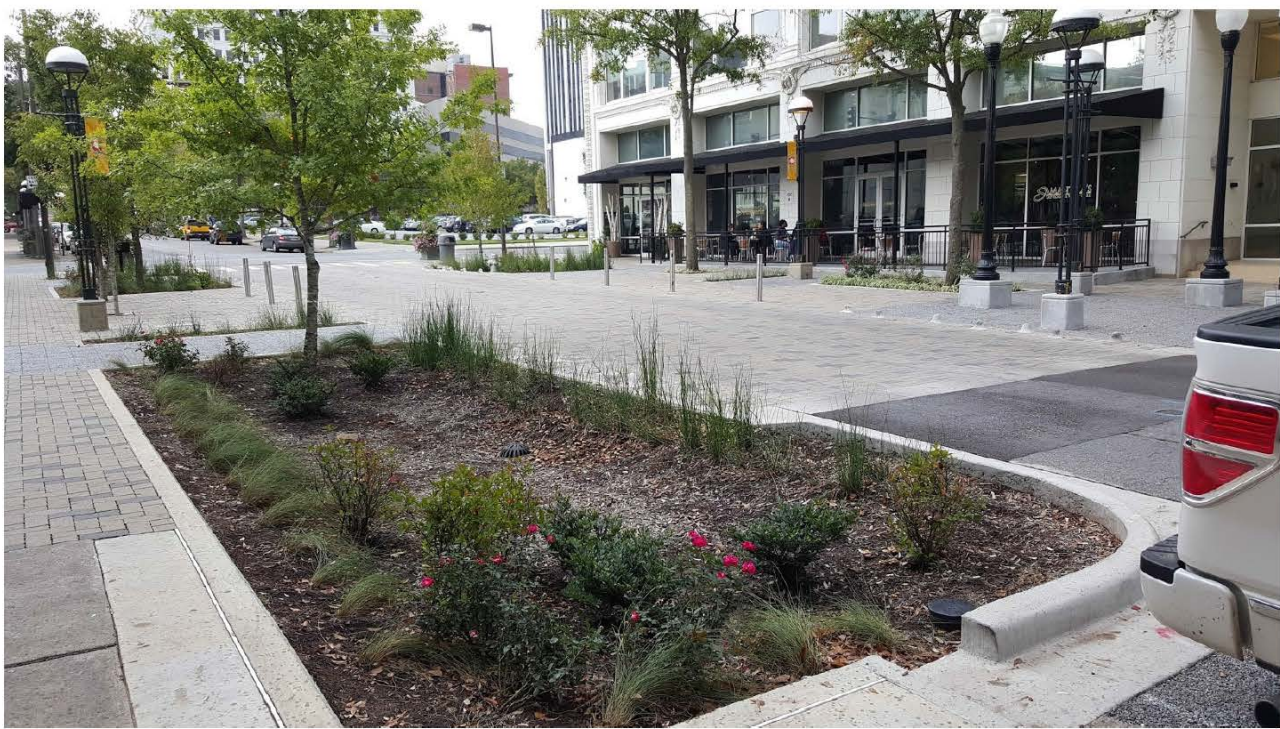
- 1) Since the UACDC will be applying, the only match requirement from the City will be in-kind contributions of time by city staff.
- 2) The Design concepts described above fall within the goals of EPA and the 9-element plan under development for the Lake-Conway Point Remove Watershed. As part of this 9-element plan, the UACDC partnered to design an Urban Watershed Plan for the City of Conway, funded by EPA. This plan is in partnership with the Arkansas Natural Resource Commission (ANRC), which designs were presented to City Staff & the public for comment on the week of October 26th.
- 3) If awarded, the designs from this grant could be used to leverage additional grant funding through the ANRC for EPA Section 319 non-point source grant funding, to fund Engineering and Construction Costs to redevelop the site, similar to what Little Rock did on the Creative Corridor. EPA has been highly involved in this Scrap Yard project, so this too provides an advantage from a federal level of the site receiving future funding to offset the Cities expense for redevelopment.
- 4) The UACDC is known for gaining National Recognition for their Award Winning Designs, which recognition would go far to help promote the City of Conway on a National Scale.

Initial concepts for the Scrap Metal site were developed as part of the Urban Watershed Plan for the City, but moving forward with this grant process, would allow the UACDC to further engage the City in finalizing the design in a way that best meets the needs of the City. **The City has indicated to UACDC that although LID strategies are an important element of the final design, attention must first be placed on the amount of storm water retention required to reach sufficient flood mitigation levels for downtown Conway, sought by this project.**

If you have any questions, please let me know, otherwise, I have attached a copy of the UACDC LR Creative Corridor Design and its current build out. We request council approval to move forward with this partnership with UACDC for development of conceptual designs for the former Conway Scrap Metal Site.

cc. Bryan Patrick
Wes Craiglow
Finley Vinson
Jack Branscum
Steve Ibbotson
Jack Bell
Tony Harrington

LITTLE ROCK CREATIVE CORRIDOR (DESIGN & BUILD)



Memo

To: Mayor, Tab Townsell
From: Scott Grummer, Planning & Development
Date: 11/17/2015
Re: Markham Street STP Grant through Metroplan

Mr. Mayor, in continuation of the Jump Start Program for the redevelopment of the Markham Street Neighborhood, and as outlined in the Implementation and Action Plan established through Jump Start, Metroplan has indicated the opportunity to apply for STP Grant funds through Metroplan and the Arkansas Highway and Transportation Department for the Design, Engineering and Construction of roadway improvements along Markham. The total estimated cost for these improvements along Markham total \$3.5 Million, and the cities portion would be 20% (\$700,000) which could be budgeted out over the next two to three years during the design and construction phase. In order to start this process, Metroplan is offering to all Cities who had a Jump Start Project, their services for the submission of an RFQ for Engineering & Design. Due to the nature of the Federal program involved and requirements of the AHTD, stringent guidelines must be followed in the procurement process. In order to prevent errors and delays in procurement, we are requesting authorization to allow Metroplan oversight and responsibility of the RFQ process for the city of Conway. The initial match requirement of 20% for Design & Engineering is estimated at \$107,000, which will have to be appropriated before contracts can be signed with the procured firm, estimated to be around January of next year.

As we move through the design and redevelopment of the Scrap Metal Yard, the improvement of Markham Street will be a vital component to realizing the revitalization of this important corridor to Conway's Downtown. The City Engineer has indicated the ability to budget this initial match of \$107,000 through the Streets Department in 2016, so we are requesting support to move forward with Metroplan in joining the other Jump Start Cities for releasing a RFQ for design & Engineering Services for the redevelopment of Markham Street through Metroplan.

If you have any questions, please let me know.

cc. Finley Vinson
Wes Craiglow
Jack Branscum
Bryan Patrick



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

AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING ORDINANCE TO REZONE PROPERTY LOCATED EAST OF AMITY ROAD AND NORTH OF DAVE WARD DRIVE/AR HWY 286 FROM I-1, I-3 AND A-1 TO C-3:

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 **I-1**, **I-3** and **A-1** symbols and indications as shown on the Zoning District Boundary Map in an area described as follows:

Commencing at the SW corner of the SE1/4 NW1/4 at a found 1.5" pipe being the point of beginning; thence along the West line of said E1/2 NW1/4, N01°44'18"E 1377.56 feet to the intersection of the West line of the NE1/4 NW1/4 and the Southerly right of way of I-40; thence leaving said West line, along said right of way, N50°01'30"E 37.54 feet; thence leaving said right of way, S73°34'51"E 166.20 feet, thence S01°33'10"W 433.52 feet to a found 1/2" rebar (APLS #1243); thence S88°14'45"E 279.00 feet to a found 1/2" rebar; thence S01°26'36"W 395.00 feet to a found 1/2" rebar (APLS #1243); thence S88°14'45"E 441.00 feet to a found 1/2" rebar (APLS #1243); thence N01°26'36"E 395.00 feet to a found 3/8" rebar; thence S88°14'45"E 400.00 feet to a found 1" square tube lying on the East line of the SE1/4 NW1/4; thence along said East line, S01°30'47"W 941.27 feet to a fence corner being the SE corner of said SE1/4 NW1/4; thence along the East line of NE1/4 SW1/4, S01°22'20"W 951.32 feet to a found 1" pipe lying on the Northerly right of way of State highway #286; thence leaving said East line, along said Northerly right of way, S77°47'26"W 411.25 feet; thence with a curve turning to the right with an arc length of 448.73 feet and a radius of 1869.85 feet, with a chord bearing and distance of S84°39'56"W, 447.66 feet to a found 1/2" rebar (APLS #1243); thence N88°27'34"W 169.62 feet to a found 1/2" rebar (APLS #1243) lying on the intersection of the Northerly right of way of State Highway #286 and the Easterly right of way of Amity Road; thence leaving said Northerly right of way, along the Easterly right of way of Amity Road, N05°05'11"W 195.98 feet to a found 1/2" rebar (APLS #1243); thence continue along said Easterly right of way, N18°25'11"W 95.60 feet to a found 1/2" rebar (APLS #1243); thence N38°07'11"W 252.00 feet; to a found 1/2" rebar (APLS #1243); thence N67°07'11"W 371.50 feet to a found 1/2" rebar (APLS #1243); thence N35°11'11"W 136.21 feet to a found 1/2" rebar (APLS #1243); thence leaving said Easterly right of way, S88°16'27"E 339.08 feet; thence continue, S88°16'27"E 141.57 feet to a found 1/2" rebar (APLS #1243); thence N01°43'33"E 400.00 feet to a found 1/2" rebar (APLS #1243); thence N88°16'27"W 141.57 feet to the point of beginning, containing 55.74 acres more or less.

to those of **C-3**, 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.

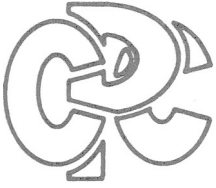
PASSED this 24th day of November, 2015.

Approved:

Mayor Tab Townsell

Attest:

Michael O. Garrett
City Clerk/Treasurer



CONWAY PLANNING COMMISSION

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

MEMO

To: Mayor Tab Townsell
CC: City Council Members

From: Mark Lewis, Planning Commission Vice-Chairman
Date: November 17, 2015

Re: Request for Rezoning for property located east of Amity Road and north of AR Hwy #286 from I-1, I-3 and A-1 to C-3

A request for a rezoning from I-1, I-3 and A-1 to C-3 for property located east of Amity Road and north of AR Hwy #286 with the legal description:

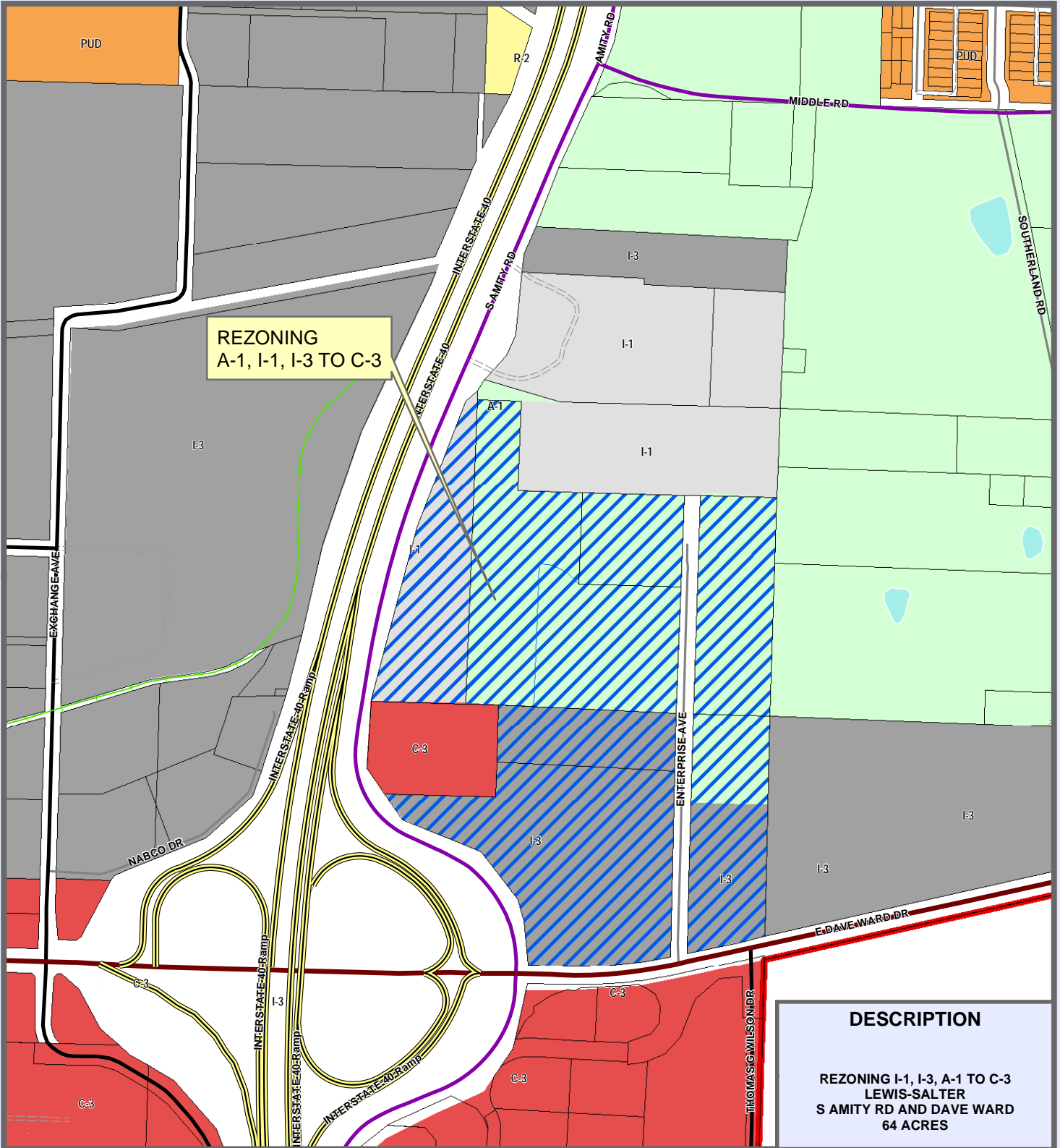
Commencing at the SW corner of the SE1/4 NW1/4 at a found 1.5" pipe being the point of beginning; thence along the West line of said E1/2 NW1/4, N01°44'18"E 1377.56 feet to the intersection of the West line of the NE1/4 NW1/4 and the Southerly right of way of I-40; thence leaving said West line, along said right of way, N50°01'30"E 37.54 feet; thence leaving said right of way, S73°34'51"E 166.20 feet, thence S01°33'10"W 433.52 feet to a found 1/2" rebar (APLS #1243); thence S88°14'45"E 279.00 feet to a found 1/2" rebar; thence S01°26'36"W 395.00 feet to a found 1/2" rebar (APLS #1243); thence S88°14'45"E 441.00 feet to a found 1/2" rebar (APLS #1243); thence N01°26'36"E 395.00 feet to a found 3/8" rebar; thence S88°14'45"E 400.00 feet to a found 1" square tube lying on the East line of the SE1/4 NW1/4; thence along said East line, S01°30'47"W 941.27 feet to a fence corner being the SE corner of said SE1/4 NW1/4; thence along the East line of NE1/4 SW1/4, S01°22'20"W 951.32 feet to a found 1" pipe lying on the Northerly right of way of State highway #286; thence leaving said East line, along said Northerly right of way, S77°47'26"W 411.25 feet; thence with a curve turning to the right with an arc length of 448.73 feet and a radius of 1869.85 feet, with a chord bearing and distance of S84°39'56"W, 447.66 feet to a found 1/2" rebar (APLS #1243); thence N88°27'34"W 169.62 feet to a found 1/2" rebar (APLS #1243) lying on the intersection of the Northerly right of way of State Highway #286 and the Easterly right of way of Amity Road; thence leaving said Northerly right of way, along the Easterly right of way of Amity Road, N05°05'11"W 195.98 feet to a found 1/2" rebar (APLS #1243); thence continue along said Easterly right of way, N18°25'11"W 95.60 feet to a found 1/2" rebar (APLS #1243); thence N38°07'11"W 252.00 feet; to a found 1/2" rebar (APLS #1243); thence N67°07'11"W 371.50 feet to a found 1/2" rebar (APLS #1243); thence N35°11'11"W 136.21 feet to a found 1/2" rebar (APLS #1243); thence leaving said Easterly right of way, S88°16'27"E 339.08 feet; thence continue, S88°16'27"E 141.57 feet to a found 1/2" rebar (APLS #1243); thence N01°43'33"E 400.00 feet to a found 1/2" rebar (APLS #1243); thence N88°16'27"W 141.57 feet to the point of beginning, containing 55.74 acres more or less.

was reviewed by the Planning Commission at its regular meeting on November 16, 2015. The Planning Commission voted 7-0 that the request be sent to the City Council with a recommendation for approval.

Please advise if you have any questions.

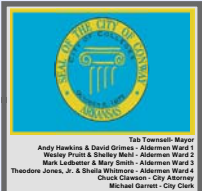
CITY OF CONWAY

LEWIS-SALTER - REZONE REQUEST



DESCRIPTION

REZONING I-1, I-3, A-1 TO C-3
LEWIS-SALTER
S AMITY RD AND DAVE WARD
64 ACRES

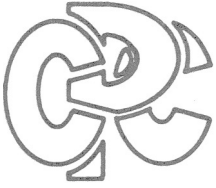


INTERSTATE	LOT LINE	Residential	Industrial
MAJOR ARTERIAL	STREAMS	R-1	MF-1
MINOR ARTERIAL	LAKES & PONDS	R-2A	MF-2
COLLECTOR	CITY LIMITS	R-2	MF-3
RESIDENTIAL		HR	RMH
PRIVATE ROAD		SR	
INTERSTATE RAMP		Commercial Office	Special
RAILROADS		C-1	O-1
		C-2	O-2
		C-3	O-3
		C-4	PUD
			TJ

Scale	North Arrow
0 50 100 200 300 Feet	
1 in = 600 ft	
NOVEMBER 2015	

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

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



CONWAY PLANNING COMMISSION

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

MEMO

To: Mayor Tab Townsell
CC: City Council Members

From: Mark Lewis, Planning Commission Vice-Chairman
Date: November 17, 2015

Re: Conditional Use Permit request to allow Hospital Services in an RU-1 Zone at property located at 2255 Sturgis Road

A request for a conditional use permit to allow Hospital Services at property located at 2255 Sturgis Road with the legal description:

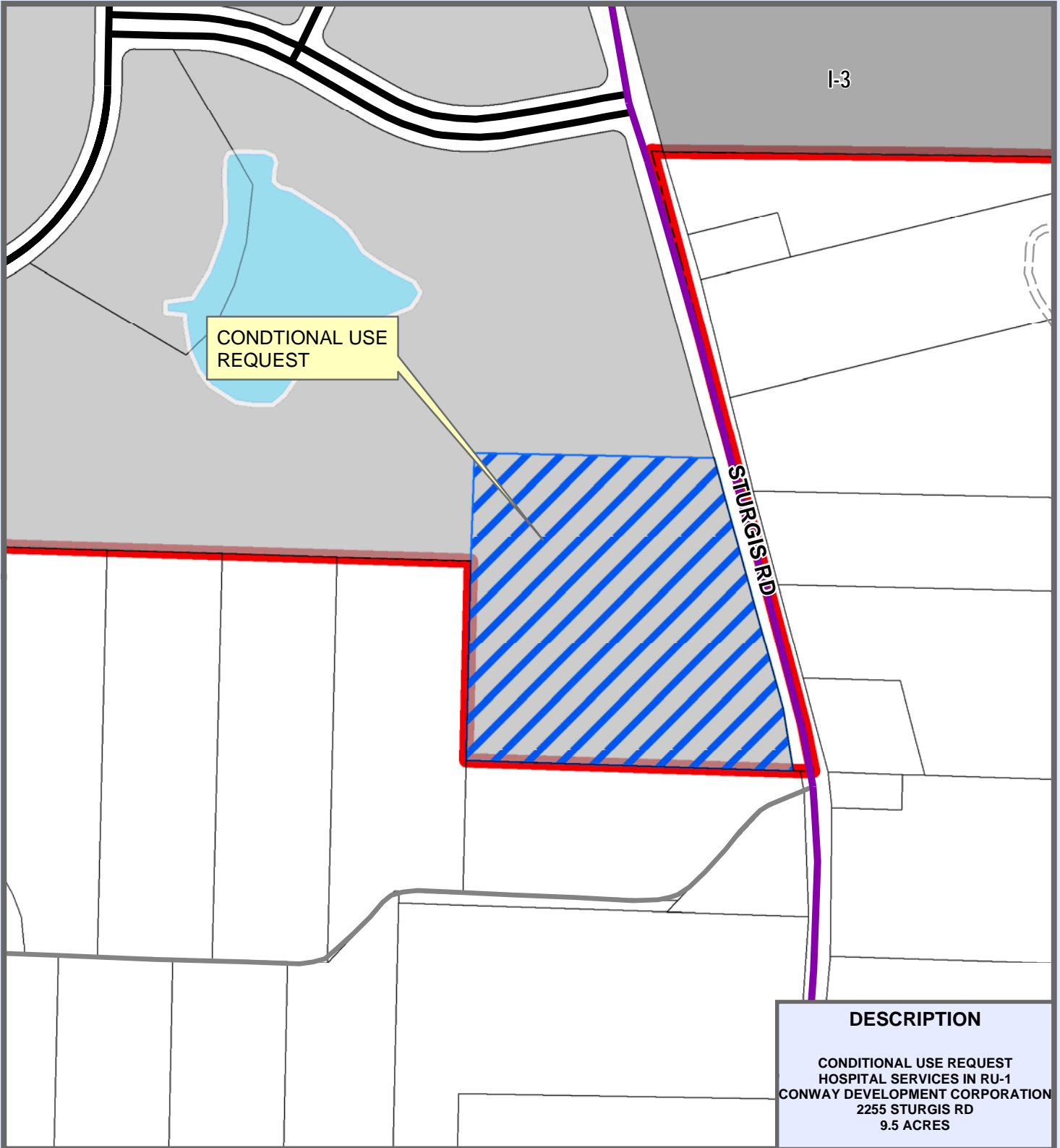
Part of the NE 1/4 SE 1/4 of Section 30, Township 5 North, Range 13 West, Faulkner County, Arkansas, being more particularly described as follows: Commencing at the Southeast corner of said Section 30; thence North 01 degree 27 minutes 41 seconds East along the east line of said Section 30 a distance of 1,319.58 feet to the Southeast corner of said NE 1/4 SE 1/4; thence North 87 degrees 53 minutes 43 seconds West along the south line of said NE 1/4 SE 1/4 a distance of 634.24 feet to the point of beginning; thence continuing along the said south line North 87 degrees 53 minutes 43 seconds West a distance of 705.11 feet to the Southwest corner of said NE1/4 SE 1/4; thence North 01 degree 31 minutes 34 seconds East a distance of 674.63 feet; thence South 87 degrees 59 minutes 13 seconds East a distance of 516.03 feet to the West Right-of-Way of Sturgis Road; thence South 14 degrees 57 minutes 53 seconds East along said Right-of-Way a distance of 563.48 feet; thence South 10 degrees 27 minutes 44 seconds East along said Right-of-Way a distance of 140.11 feet to the point of beginning, containing 9.53 acres, more or less.

was reviewed by the Planning Commission at its regular meeting on November 16, 2015. The Planning Commission voted 6-2, with commissioners Mark Lewis and Marilyn Armstrong voting in opposition, that this request be forwarded to the City Council with a recommendation for approval. There are no conditions attached to this permit.

Please advise if you have any questions.

CITY OF CONWAY

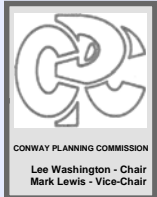
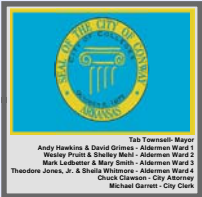
CONWAY DEVELOPMENT CORPORATION -- CONDITIONAL USE



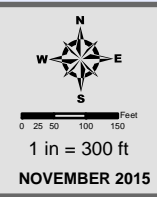
CONDIONAL USE REQUEST

DESCRIPTION

**CONDITIONAL USE REQUEST
HOSPITAL SERVICES IN RU-1
CONWAY DEVELOPMENT CORPORATION
2255 STURGIS RD
9.5 ACRES**



<ul style="list-style-type: none"> INTERSTATE MAJOR ARTERIAL MINOR ARTERIAL COLLECTOR RESIDENTIAL PRIVATE ROAD INTERSTATE RAMP RAILROADS 	<ul style="list-style-type: none"> LOT LINE STREAMS LAKES & PONDS CITY LIMITS 	<table border="0"> <tr> <th colspan="2">Residential</th> </tr> <tr> <td>R-1</td> <td>MF-1</td> </tr> <tr> <td>R-2A</td> <td>MF-2</td> </tr> <tr> <td>R-2</td> <td>MF-3</td> </tr> <tr> <td>HR</td> <td>RMH</td> </tr> <tr> <td>SR</td> <td></td> </tr> </table>	Residential		R-1	MF-1	R-2A	MF-2	R-2	MF-3	HR	RMH	SR		<table border="0"> <tr> <th colspan="2">Industrial</th> </tr> <tr> <td>I-1</td> <td>RU-1</td> </tr> <tr> <td>I-3</td> <td></td> </tr> </table>	Industrial		I-1	RU-1	I-3	
Residential																					
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R-2	MF-3																				
HR	RMH																				
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Industrial																					
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<table border="0"> <tr> <th colspan="2">Commercial Office</th> </tr> <tr> <td>C-1</td> <td>O-1</td> </tr> <tr> <td>C-2</td> <td>O-2</td> </tr> <tr> <td>C-3</td> <td>O-3</td> </tr> <tr> <td>C-4</td> <td></td> </tr> </table>	Commercial Office		C-1	O-1	C-2	O-2	C-3	O-3	C-4		<table border="0"> <tr> <th colspan="2">Special</th> </tr> <tr> <td>SP</td> <td>S-1</td> </tr> <tr> <td>A-1</td> <td>PUD</td> </tr> <tr> <td>TJ</td> <td></td> </tr> </table>	Special		SP	S-1	A-1	PUD	TJ			
Commercial Office																					
C-1	O-1																				
C-2	O-2																				
C-3	O-3																				
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CONTACT INFORMATION
 WWW.CONWAYPLANNING.ORG/GIS
 E-MAIL: Jason.Lyon@CityOfConway.org



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

**AN ORDINANCE APPROPRIATING FUNDS FOR THE CITY OF CONWAY CIVIL SERVICE EXPENSES;
AND FOR OTHER PURPOSES:**

Whereas, The City of Conway has a need to pay for expenses related to Civil Service Commission entry level police officer testing at a cost of \$1,570 for which funding has not previously been provided.

Whereas, budgetary authority for such expenditure has not previously been provided.

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

Section 1. The City of Conway shall appropriate \$1,570 for expenses related to the Civil Service Commission entry level police officer testing from the General Fund – Fund Balance Appropriation Account (001.119.4900) to the Civil Service Account (001.119.5770).

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

PASSED this 24th day of November, 2015.

Approved:

Mayor Tab Townsell

Attest:

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