



# City of Conway Council Agenda

<b><u>Council Meeting Date:</u></b>	<b>November 27<sup>th</sup>, 2018</b>
<b><u>5:30pm - Committee Meeting:</u></b>	<b>No Committee Meeting</b>
<b><u>6:30pm:</u></b>	Council Meeting
<b><u>Call to Order:</u></b>	Mayor Bart Castleberry
<b><u>Roll Call:</u></b>	Michael O. Garrett, Clerk/Treasurer
<b><u>Minutes Approval:</u></b>	November 13 <sup>th</sup> , 2018

*Approval of Monthly Financial Report ending October 31<sup>st</sup>, 2018*

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

**City Council Members**

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

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## 1. Report of Standing Committees:

### A. Public Hearing:

1. Discussion of the issuance of hospital revenue improvement bonds for Conway Regional Medical Center.

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

1. Resolution approving the issuance of hospital revenue improvement bonds for Conway Regional Medical Center.
2. Ordinance to amend Ordinance No. O-15-88 clarifying the location of the Spruce Street Cottage Courtyard project.
3. Consideration to approve a conditional use permit from Covington to allow religious activities in I-3 (Intensive Industrial) zoning district for property located at 655 Dave Ward Drive, Suite 104.
4. Ordinance to rezone properties located on Robinson, Western, Louvenia, and Donaghey Avenues from R-2A and O-2 to S-1.
5. Ordinance to rezone property located at 1235 East German Lane from R-1 and O-2 to MF-1.
6. Ordinance to rezone property located at 1295 East German Lane from R-1 and O-2 to MF-1.
7. Ordinance to amend the Conway Subdivision ordinance to comply with the new street design standards for the City of Conway.

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

1. Ordinance to waive the competitive bid process for the purchase of a used hydraulic excavator for the Department of Sanitation.

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

1. Ordinance appropriating funds received from the Arkansas Department of Emergency Management for the Conway Police Department SWAT team.
2. Consideration to accept the bid for the purchase of night vision goggles for the Conway Police Department SWAT team.

**E. Finance**

1. Ordinance appropriating funds for the Employee Appreciation bonuses.

**Adjournment**



City of Conway, Arkansas  
Monthly Financial Reports  
October 31, 2018

City of Conway  
 Monthly Financial Report - General Fund  
 For the month ended October 31, 2018



Revenues	Budget	Month	Year to	Encumbered	(Over)/Under	%
		Activity	Date		Budget	Expend/Collect
Ad Valorem Tax	3,900,000	716,893	2,895,263		1,004,737	74%
Payments in Lieu of Tax	20,000	7,430	178,642		(158,642)	893%
State Tax Turnback	930,000	64,027	742,816		187,184	80%
Insurance Tax Turnback - LOPFI	1,300,000	305,649	1,216,115		83,885	94%
Sales Tax	19,000,000	1,684,689	16,554,247		2,445,753	87%
Beverage Tax	400,000	37,106	436,010		(36,010)	109%
Franchise Fees	3,279,000	587,369	2,999,098		279,902	91%
Permits	400,500	44,217	417,725		(17,225)	104%
ACIEA Revenues	2,500	1,246	6,836		(4,336)	273%
Dog Tags & Fees	30,000	2,660	22,197		7,803	74%
Municipal Court Fines and Fees	1,059,000	57,327	745,729		313,271	70%
Law Enforcement	879,075	36,383	862,166		16,910	98%
Federal Grant Revenues	-	-	2,500		(2,500)	-
Parks	595,467	92,909	642,724		(47,257)	108%
Interest Income	52,500	15,153	167,459		(114,959)	319%
Proceeds from Sale of Assets	1,011,811	16	1,120,722		(108,912)	111%
Insurance Proceeds	62,819	16	65,694		(2,875)	105%
Donations	30,444	-	13,688		16,757	45%
Act 833 Revenue	90,000	-	-		90,000	0%
Miscellaneous Revenues	305,857	22,999	279,348		26,509	91%
Transfers from Other Funds	3,723,000	-	3,317,250		405,750	89%
<b>Total Revenues</b>	<b>37,071,973</b>	<b>3,676,088</b>	<b>32,686,229</b>	<b>-</b>	<b>4,385,744</b>	<b>88%</b>
<b>Expenditures</b>						
Admin (Mayor, HR)	4,799,103	67,326	4,594,951	2,170	201,982	96%
Finance	424,690	38,018	368,117	7,900	48,673	87%
City Clerk/Treasurer	141,644	10,579	112,590	-	29,054	79%
City Council	104,881	7,211	69,571	-	35,310	66%
Planning	441,626	35,925	335,109	818	105,699	76%
Physical Plant	551,210	44,798	395,729	3,444	152,037	72%
Information Technology	1,043,859	87,641	741,202	61,834	240,823	71%
Permits and Inspections	707,346	59,600	548,070	80	159,196	77%
Nondepartmental	625,621	48,734	626,615	6,616	(7,611)	100%
Police	12,002,733	903,757	9,727,265	52,013	2,223,455	81%
CEOC	1,483,281	90,297	1,073,844	62,267	347,169	72%
Animal Welfare	527,932	39,078	358,254	5,190	164,487	68%
Municipal District Court	907,186	67,672	743,679	-	163,507	82%
City Attorney	516,947	36,581	381,259	101	135,587	74%
Fire	10,267,587	691,532	8,180,974	88,497	1,998,116	80%
Parks	3,058,873	291,975	2,396,083	45,647	617,143	78%
<b>Total Expenditures</b>	<b>37,604,518</b>	<b>2,520,725</b>	<b>30,653,313</b>	<b>336,579</b>	<b>6,614,626</b>	<b>82%</b>
<b>Net Revenue/(Expense)</b>	<b>(532,545)</b>		<b>2,032,916</b>			

\*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
O-18-38	3/13/18	Renovation at the Emergency Operations Center	58,816
O-18-43	3/27/18	Down payment on a new Fire Dept pumper/rescue unit	260,000
O-18-72	6/26/18	Mid year health insurance premium increase	143,280
O-18-74	6/26/18	New non-uniform pension plan contributions	160,520
O-18-103	10/23/18	Replenish fuel budget for Police dept	46,000
O-18-104	10/23/18	Mold repairs at Police dept headquarters	23,162
			<u>\$ 964,691</u>

City of Conway  
 Balance Sheet - General Fund  
 For the month ended October 31, 2018



Cash - Operating	6,122,677
Cash - Reserve	2,083,953
Petty Cash	715
Taxes Receivable	3,763,425
Accounts Receivable	4,760,794
Due from Other Funds	34,295
Due from Street	52,405
Due from Component Unit	208,892
Fleet Inventory	15,539
Fuel Inventory	1,794
General Inventory	585
<b><i>Assets</i></b>	<b><u>17,045,076</u></b>
Accounts Payable	(42,789)
Salaries Payable	238,593
Insurance and Benefits Payable	(51,320)
Held for Others - Performance Bonds	(20)
Held for Others - Crimestopper Reward	5,000
Event Deposits	1,430
Due to Other Funds	99,992
Deferred Revenue	4,045,608
<b><i>Liabilities</i></b>	<b><u>4,296,495</u></b>
Fund Balance - Committed to cash flow	2,000,000
Fund Balance - Committed to reserve	2,000,000
Fund Balance - Unassigned	8,748,581
<b><i>Fund Balance</i></b>	<b><u>12,748,581</u></b>
<b><i>Total Liabilities &amp; Fund Balance</i></b>	<b><u>17,045,076</u></b>

\*All figures are unaudited

City of Conway  
 Monthly Financial Report - Street Fund  
 For the month ended October 31, 2018



Revenues	Budget	Month	Year to	Encumbered	(Over)/Under	%
		Activity	Date		Budget	Expend/Collect
Ad Valorem Tax	1,500,000	-	820,521		679,479	55%
Payments in Lieu of Tax	8,000	-	-		8,000	0%
State Tax Turnback	2,683,474	206,554	2,202,568		480,906	82%
AHTD 1/2 Cent Sales Tax Turnback	1,100,000	111,152	1,122,526		(22,526)	102%
Severance Tax	75,000	13,631	119,691		(44,691)	160%
Sales Tax	270,000	23,606	231,955		38,045	86%
Federal Grant Revenues	-	-	47,369		(47,369)	-
Sign Permits	-	120	1,620		(1,620)	-
Engineering Fees	5,000	1,275	16,175		(11,175)	324%
Interest Income	40,000	9,382	85,946		(45,946)	215%
Miscellaneous Revenues	10,000	120	1,404		8,596	14%
<b>Total Revenues</b>	<b>5,691,474</b>	<b>365,840</b>	<b>4,649,775</b>	<b>-</b>	<b>1,041,699</b>	<b>82%</b>
<b>Expenditures</b>						
Personnel Costs	2,893,494	161,425	1,696,648	-	1,196,846	59%
Other Operating Costs	3,651,108	89,398	2,708,229	60,960	881,919	74%
Total Operating Costs	6,544,602	250,823	4,404,877	60,960	2,078,766	67%
Capital Outlay	501,416	-	526,849	69,660	(95,092)	105%
<b>Total Expenditures</b>	<b>7,046,018</b>	<b>250,823</b>	<b>4,931,725</b>	<b>130,620</b>	<b>1,983,673</b>	<b>70%</b>
<b>Net Revenue/(Expense)</b>	<b>(1,354,544)</b>		<b>(281,950)</b>			

\*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
O-18-72	6/26/18	Mid year health insurance premium increase	10,200
O-18-74	6/26/18	New non-uniform pension plan contributions	53,570
O-18-89	9/25/18	Engineering services for Bridge Grant Application	12,500
O-18-101	10/23/18	Gatlin Park pedestrian bridge	8,001
			<u>\$ 254,216</u>



City of Conway  
 Balance Sheet - Street Fund  
 For the month ended October 31, 2018



Cash - Operating	4,190,007
Taxes Receivable	52,733
Accounts Receivable	1,521,063
Due from Other Funds	60,247
<b><i>Assets</i></b>	<b><u>5,824,049</u></b>
Accounts Payable	(3,472)
Salaries Payable	17,412
Insurance and Benefits Payable	7,291
Due to Other Funds	1,688
Due to General	39,528
Deferred Revenue	1,375,073
<b><i>Liabilities</i></b>	<b><u>1,437,518</u></b>
<b><i>Fund Balance</i></b>	<b><u>4,386,531</u></b>
<b><i>Total Liabilities &amp; Fund Balance</i></b>	<b><u>5,824,049</u></b>

\*All figures are unaudited

City of Conway  
 Monthly Financial Report - Sanitation  
 For the month ended October 31, 2018



	<u>Budget</u>	<u>Month Activity</u>	<u>Year to Date</u>	<u>Encumbered</u>	<u>(Over)/Under Budget</u>	<u>% Expend/Collect</u>
<b>Revenues</b>						
Sanitation Fees	8,750,000	1,646,569	7,628,992		1,121,008	87%
Proceeds - Recycled Materials	540,000	46,254	434,267		105,733	80%
Landfill Fees - General	200,000	27,224	166,291		33,709	83%
Interest Income	70,000	33,481	318,610		(248,610)	455%
Proceeds from Sale of Assets	-	2,120	40,582		(40,582)	-
Miscellaneous Revenues	-	5	(148)		148	-
Transfers from Other Funds	-	-	7,378		(7,378)	-
<b>Total Revenues</b>	<b>9,560,000</b>	<b>1,755,652</b>	<b>8,595,971</b>	<b>-</b>	<b>964,029</b>	<b>90%</b>
<b>Expenditures</b>						
Personnel Costs	4,456,997	301,524	3,246,153	-	1,210,844	73%
Other Operating Costs	<u>3,608,263</u>	<u>211,841</u>	<u>2,020,513</u>	<u>146,422</u>	<u>1,441,327</u>	<u>56%</u>
Total Operating Costs	8,065,260	513,365	5,266,667	146,422	2,652,171	65%
Capital Outlay	<u>3,760,905</u>	<u>546,500</u>	<u>964,918</u>	<u>1,206,014</u>	<u>1,589,972</u>	<u>26%</u>
<b>Total Expenditures</b>	<b>11,826,165</b>	<b>1,059,865</b>	<b>6,231,585</b>	<b>1,352,436</b>	<b>4,242,143</b>	<b>53%</b>
<b>Net Revenue/(Expense)</b>	(2,266,165)		<u><u>2,364,386</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>
O-18-72	6/26/18	Mid year health insurance premium increase	26,880
O-18-74	6/26/18	New non-uniform pension plan contributions	88,380
			<u>\$ 115,260</u>

City of Conway  
 Balance Sheet - Sanitation  
 For the month ended October 31, 2018



Cash - Operating	11,857,285
Petty Cash	200
Post Closure Cash Account	5,754,538
Accounts Receivable	(1,140)
Due from Other Funds	(537)
Due from Component Unit	789,483
General Inventory	2,122
Land & Buildings	2,377,422
Infrastructure	997,112
Machinery and Equipment	4,336,266
Vehicles	383,386
Deferred Outflows of Resources	1,454,446
<b><i>Assets</i></b>	<b><u>27,950,582</u></b>
Accounts Payable	3,955
Salaries Payable	40,356
Insurance and Benefits Payable	22,011
Compensated Absences	168,607
Net Pension Obligation	9,286,388
Deferred Inflows of Resources	637,180
Due to Other Funds	10,886
2016 Equipment Loan	1,277,830
Landfill Close/Post Close	8,524,931
<b><i>Liabilities</i></b>	<b><u>19,972,144</u></b>
<b><i>Net Assets</i></b>	<b><u>7,978,439</u></b>
<b><i>Total Liabilities and Net Assets</i></b>	<b><u>27,950,582</u></b>

**\*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, 2018



	<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>
<b>Revenues</b>						
Sales Tax	13,000	1,884	15,536		(2,536)	120%
Airport Fuel Sales	821,500	67,486	656,808		164,692	80%
T-Hangar Rent	118,000	8,274	91,045		26,956	77%
Community Hangar Rent	25,000	2,100	17,650		7,350	71%
Ground Leases	125,000	-	81,242		43,759	65%
Proceeds from Sale of Assets	-	-	1,375		(1,375)	-
Miscellaneous Revenues	13,000	500	5,795		7,205	45%
<b>Total Revenues</b>	<b>1,115,500</b>	<b>80,243</b>	<b>869,450</b>	<b>-</b>	<b>246,050</b>	<b>78%</b>
<b>Expenditures</b>						
Personnel Costs	277,618	20,552	211,371	-	66,247	76%
Fuel for Resale	596,500	46,059	551,319	-	45,181	92%
Other Operating Costs	173,534	15,524	118,400	3,374	51,761	68%
Total Operating Costs	1,047,652	82,136	881,090	3,374	163,189	84%
Capital Outlay	98,905	-	64,905	-	34,000	0%
<b>Total Expenditures</b>	<b>1,146,557</b>	<b>82,136</b>	<b>945,995</b>	<b>3,374</b>	<b>197,189</b>	<b>83%</b>
<b>Net Revenue/(Expense)</b>	<b>(31,057)</b>		<b>(76,545)</b>			

\*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 celimeter for the AWOS	35,405
O-18-26	2/27/18	Purchase additional radio equipment	4,100
O-18-44	4/24/18	Purchase an aircraft tug	29,500
O-18-72	6/26/18	Mid year health insurance premium increase	1,560
O-18-74	6/26/18	New non-uniform pension plan contributions	5,462
O-18-83	8/28/18	Purchase a new self service fuel terminal	17,000
			<u>\$ 100,027</u>

City of Conway  
 Balance Sheet - Airport  
 For the month ended October 31, 2018



Cash - Operating	226,704
Taxes Receivable	5,010
Accounts Receivable - Fuel Vendor	128,054
Due from Other Funds	733
Land	1,607,274
Buildings	4,461,805
Machinery & Equipment	850,107
Vehicles	12,797
Infrastructure	24,866,349
Construction in Progress	52,066
<b><i>Assets</i></b>	<b><u>32,210,899</u></b>
Salaries Payable	2,826
Insurance and Benefits Payable	2,212
Compensated Absences	5,127
Due to General	944
<b><i>Liabilities</i></b>	<b><u>11,109</u></b>
<b><i>Fund Balance</i></b>	<b><u>32,199,791</u></b>
<b><i>Total Liabilities &amp; Fund Balance</i></b>	<b><u>32,210,899</u></b>

\*All figures are unaudited

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

**NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Mayor and the City Council of the City of Conway, Arkansas (the "City") at the place and time set forth below on the question of the issuance of (i) up to \$36,000,000 in principal amount of Hospital Revenue Improvement Bonds, Tax-Exempt Series 2018A (the "Series 2018A Bonds"), and (ii) up to \$6,000,000 in principal amount of Hospital Revenue Improvement Bonds, Taxable Series 2018B (the "Series 2018B Bonds"), by the City of Conway, Arkansas Health Facilities Board (Conway Regional Medical Center) (the "Board"). The Series 2018A Bonds and the Series 2018B Bonds are proposed to be issued pursuant to the Public Facilities Boards Act, Arkansas Code Annotated Sections 14-137-101 *et seq.* (1998 Repl. & 2017 Supp.), and in furtherance of the mission of Conway Regional Medical Center, Inc, an Arkansas nonprofit corporation (the "Corporation"), to be recognized as a regional leader in health care excellence.

The proceeds of the Series 2018A Bonds will be loaned to the Corporation for the purpose of financing all or a portion of the costs of certain capital improvements to the Corporation's existing facilities, which may include (i) the renovation, reconstruction, expansion and relocation of hospital space for various services, the purchase of various items of medical equipment, and the addition of parking facilities for use in conjunction with the operation of Conway Regional Medical Center at 2302 College Avenue in the City of Conway, Arkansas, (ii) the reconstruction and renovation of the Corporation's existing medical clinic at 1159 Main Street in the City of Vilonia, Arkansas, and (iii) the construction of a replacement structure for the Corporation's existing medical clinic at 110 N. Broadway in the City of Greenbrier, Arkansas (collectively, the "Series 2018A Project"). Proceeds of the Series 2018A Bonds will also be utilized to fund a debt service reserve and to pay costs of issuance of the Series 2018A Bonds.

The proceeds of the Series 2018B Bonds will be loaned to the Corporation for the purpose of (i) financing a portion of the costs of acquisition, construction and equipping of a medical office building on land owned by the Corporation immediately adjacent to the Medical Center at 2150 Ada Avenue in the City of Conway, Arkansas (the "Series 2018B Project"), (ii) funding a debt service reserve, and (iii) paying costs of issuance of the Series 2018B Bonds.

The property at 2302 College Avenue referenced above on which the existing Conway Regional Medical Center is located (9.27 acres) is owned by the City and leased to and operated by the Corporation. The remainder of the property described above is to be owned and operated by the Corporation.

Any persons interested may express their views, both orally and in writing, on the proposed issuance of the Bonds and on the location and nature of the improvements to be financed before the Mayor and City Council at a public hearing to be held on Tuesday, November 27, 2018, at 6:30 p.m., in the courtroom of the District Court Building, 810 Parkway, Conway, Arkansas. At such hearing all objections and suggestions will be heard and considered and such action will be taken as is deemed proper in response to said suggestions and objections.

This notice is published and the above described hearing is to be held in satisfaction of the requirements of §147(f) of the Internal Revenue Code of 1986, as amended, and Arkansas Code Annotated Sections 19-9-607 (2016 Repl.).

Bart Castleberry, Mayor





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

**A RESOLUTION APPROVING THE ISSUANCE OF HOSPITAL REVENUE IMPROVEMENT BONDS, TAX-EXEMPT SERIES 2018A AND TAXABLE SERIES 2018B, BY THE CITY OF CONWAY, ARKANSAS HEALTH FACILITIES BOARD (CONWAY REGIONAL MEDICAL CENTER); AND PRESCRIBING OTHER MATTERS RELATING THERETO**

WHEREAS, pursuant to the Constitution and laws of the State of Arkansas, including, particularly, the Public Facilities Boards Act, Arkansas Code Annotated Sections 14-137-101 *et seq.* (1998 Repl. & 2017 Supp.) (the “Act”), the City of Conway, Arkansas Health Facilities Board (Conway Regional Medical Center) (the “Board”) was created by Ordinance No. O-99-57, adopted on June 22, 1999 (the “Creating Ordinance”), for the purpose of assisting in the financing of “health care facilities,” within the meaning and scope of the Act, for the benefit of Conway Regional Medical Center, Inc., an Arkansas nonprofit corporation (the “Corporation”); and

WHEREAS, pursuant to the Act and the Creating Ordinance, such health care facilities may be located within or near the City; and

WHEREAS, the provisions of Section 4 of the Creating Ordinance require the approval by resolution of the City Council prior to any issuance of bonds by the Board; and

WHEREAS, by resolution dated November 27, 2018, the Board, in accordance with the Act, has authorized the issuance of (i) its Hospital Revenue Improvement Bonds, Tax-Exempt Series 2018A, in aggregate principal amount not to exceed \$36,000,000 (the “Series 2018A Bonds”), and (ii) its Hospital Revenue Improvement Bonds, Taxable Series 2018B, in aggregate principal amount not to exceed \$6,000,000 (the “Series 2018B Bonds,” and together with the Series 2018A Bonds, the “Bonds”), such authorization and issuance to be subject to the approval of the City Council; and

WHEREAS, an open public hearing on the issuance of the Bonds and the acquisition, construction and equipping of the various improvements to be financed thereby has been held before the City Council and the Mayor on November 27, 2018, following publication of a notice of such public hearing in *The Log Cabin Democrat* on November 10, 2018; and

WHEREAS, the City Council has determined that the public purposes for which the Bonds are to be issued serve a proper need:

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

Section 1. That the issuance by the Board of (i) the Series 2018A Bonds in the aggregate principal amount of up to \$36,000,000 and (ii) the Series 2018B Bonds in the aggregate principal amount of up to \$6,000,000 is hereby approved as required under the provisions of the Creating Ordinance.

Section 2. That this Resolution is adopted solely for the purpose of satisfying the requirements of the Creating Ordinance and the requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended.

Section 3. That by the adoption of this Resolution, the City is not assuming any direct or indirect financial responsibility for the payment of the Bonds.

Section 4. That the provisions of this Resolution are hereby declared to be separable and if any provisions shall for any reason be held illegal or invalid, such holdings shall not affect the validity of the remainder of this Resolution.

PASSED AND APPROVED this 27<sup>th</sup> day of November, 2018.

---

Mayor Bart Castleberry

Attest:

---

Michael O. Garrett  
City Clerk/Treasurer

[ S E A L ]



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

**AN ORDINANCE AMENDING ORDINANCE O-15-88, CLARIFYING THE LOCATION OF THE SPRUCE STREET COTTAGE COURTYARD PROJECT; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES:**

**Whereas**, Ordinance O-15-88, amended the Northeast Old Conway Area Specific plan to allow for the development of the Spruce Street Cottage Courtyard in the Pine Street neighborhood; and

**Whereas**, it shall be clarified that the development is specifically for Lots 3 – 15, Burns Addition Block 7 Replat, to the City of Conway, Arkansas, Faulkner County as recorded in Plat Book L Page 287.

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

**Section 1.** The legal description for the Spruce Street Cottage Courtyard Development as written in Ordinance O-15-88 shall be clarified as Lots 3 – 15, Burns Addition Block 7 Replat, to the City of Conway, Arkansas, Faulkner County as recorded in Plat Book L Page 287.

**Section 2.** All other parts of Ordinance O-15-88 shall remain in intact, unamended, and are in full force and effect.

**Section 3.** That any ordinance which conflicts with this ordinance is hereby repealed to the extent of the conflict.

**Section 4.** This ordinance is necessary for the protection of the public peace, health and safety; an emergency is hereby declared to exist, and this ordinance shall be in full force and effect from and after its passage and approval.

**PASSED** this 27<sup>th</sup> day of November, 2018

**Approved:**

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

**Attest:**

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

# MEMO

**To: Mayor Bart Castleberry**  
**cc: City Council Members**

**From: Jerry Rye, 2018 Planning Commission Chairman**  
**Date: November 20, 2018**

**Re: Request for conditional use permit to allow religious activities in I-3 zoning district for property located at 655 Dave Ward Dr**

---

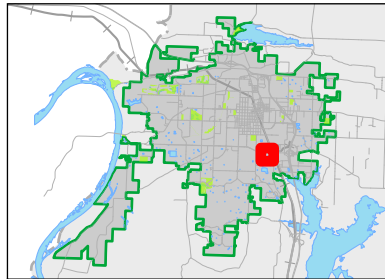
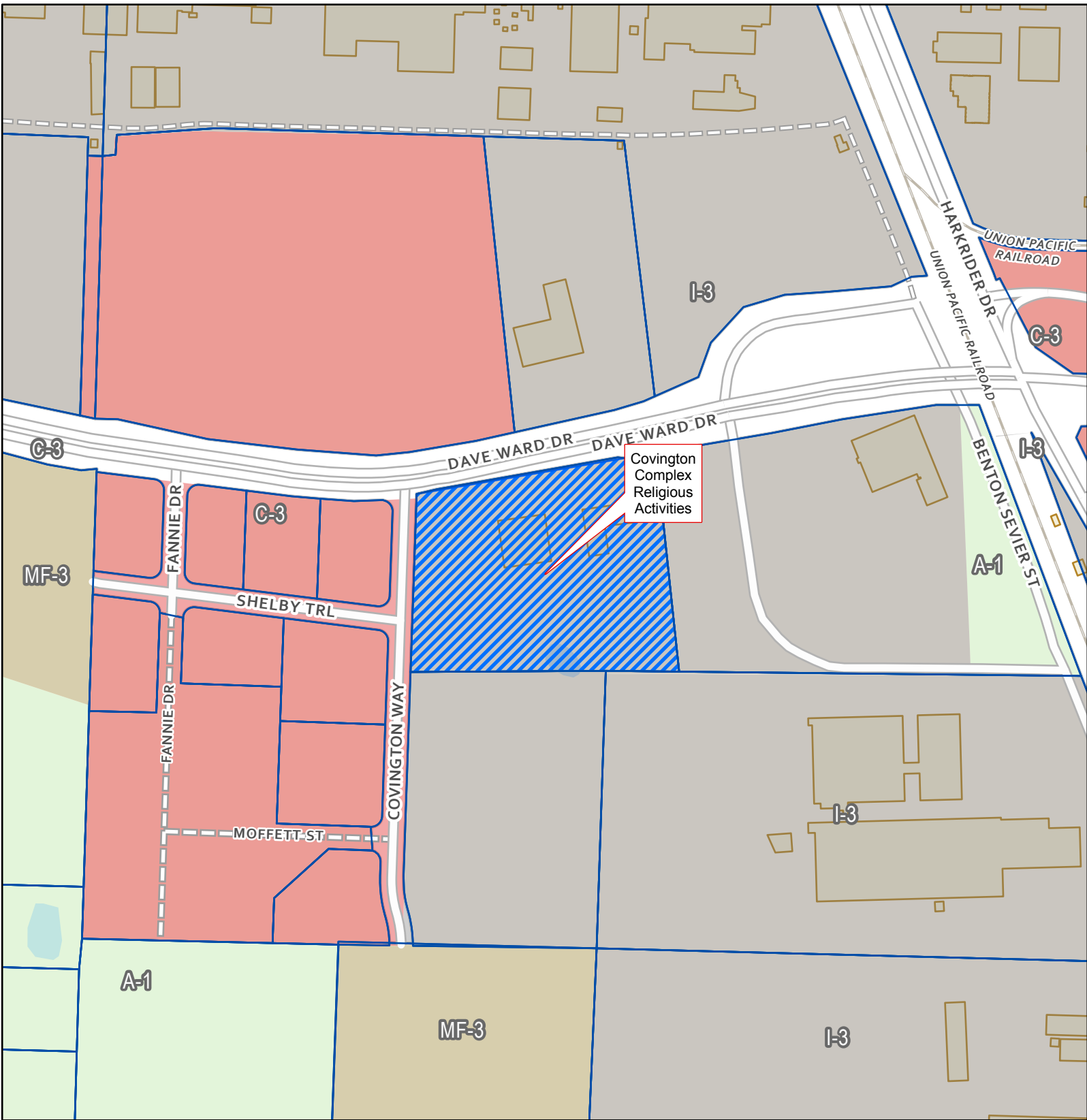
Covington Sturgis Road Complex has requested a conditional use permit to allow religious activities in I-3 (Intensive Industrial) zoning district for property located at 655 Dave Ward Drive, Suite 104 with the legal description:

Part of the SW 1/4 of Section 18, T-5-N, R-13-W, Faulkner County, Arkansas being more particularly described as follows: Commencing at a found 1" pipe for the SE corner of the SW 1/4 SW 1/4 of said Section; thence along the west line of said SW1/4 SW 1/4 N01°27'05"E 707.27'; thence N89°32'00" W 487.65' to a set of 1/2" rebar w/ cap (1363) being the point of beginning; thence N01°57'45" 442.75' to a set 1/2" rebar w/ cap (1363) being on the south R/W of Dave Ward Drive; thence along said south R/W N77°16'37"E 91.35' to a set 1/2" rebar w/ cap (1363); thence N77°37'46"E 13.34' to a set 1/2" rebar w/ cap (1363); thence N80°07'11"E 11.11' to a set 1/2" rebar w/ cap (1363); thence N80°07'11"E 379.89' to a set 1/2" rebar w/ cap (1363); thence N80°02'15"E 76.71' to a set 1/2" rebar w/ cap (1363); thence S83°15'48"E 52.20' to a set 1/2" rebar w/ cap (1363); thence N80°02'15"E 46.24'; thence leaving said south R/W S06°47'36"E 557.66'; thence N89°32'00"W 741.42' to the point of beginning, containing 8.17 acres more or less.

Applicant is requesting conditional use permit to allow Oasis Church to operate in specified suite.

The Planning Commission reviewed the request at its regular meeting on November 19, 2018. The Planning Commission voted 6-1 that the request be forwarded to the City Council with a recommendation for approval with no conditions. Justin Brown voted in opposition.

Please advise if you have any questions.



**DESCRIPTION**

Planning Commission  
Review

**USE2018NOV01**

7.526643 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	S-1	
C-2	O-2	A-1	
C-3	O-3	PUD	
C-4		TJ	
		Special	
		SP	

**City of Conway  
Planning & Development**

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

N  
280

Feet  
NOV 2018



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

**AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING ORDINANCE TO REZONE PROPERTIES LOCATED ON ROBINSON, WESTERN, LOUVENIA, AND DONAGHEY AVENUES FROM R-2A AND O-2 TO S-1;**

**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 **R-2A and O-2** symbols and indications as shown on the Zoning District Boundary Map in areas described as follows:

[2223 Robinson Avenue, *zoned R-2A*]  
Lot 6, Block B, Donaghey Addition

[716 Western Avenue, *zoned R-2A*]  
South 75 feet of Lots 9 and 10, Block B, Donaghey Addition

[2230 Louvenia Avenue, *zoned O-2*]  
Lot 14, Block B, Donaghey Addition

[2110 Louvenia Avenue, *zoned R-2A*]  
Lot 14, Block A, Donaghey Addition

[2116C Louvenia Avenue, *zoned R-2A*]  
North 40.57 feet, South 131.05 feet of Lot 12; North 46.57 feet, South 131.65 feet of Lot 13; Block A, Donaghey Addition and road easement

[2119 Louvenia Avenue, *zoned R-2A*]  
Lot 6, Block D, Donaghey Addition

[2131 Louvenia Avenue, *zoned R-2A*]  
Lots 7 and 8, Block D, Donaghey Addition

[2218 Louvenia Ave, *zoned R-2A*]  
Lots 16 and 17, Block B, Donaghey Addition

[609 Donaghey Avenue, *zoned R-2A*]  
North 65 feet of Lots 13, 14, 15, and 16, Block D, Donaghey Addition  
to those of **S-1**, 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 27<sup>th</sup> day of November, 2018.

**Attest:**

**Approved:**

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

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

# MEMO

**To: Mayor Bart Castleberry**  
**cc: City Council Members**

**From: Jerry Rye, 2018 Planning Commission Chairman**  
**Date: November 20, 2018**

**Re: Request to rezone properties located on Western, Robinson, Louvenia, and Donaghey Avenues from R-2A and O-2 to S-1**

---

Conway Regional Health Foundation has requested to rezone from R-2A (Large Lot Duplex) and O-2 (Quiet Office) to S-1 (Institutional) properties located at:

[2223 Robinson Avenue, *zoned R-2A*]  
Lot 6, Block B, Donaghey Addition

[716 Western Avenue, *zoned R-2A*]  
South 75 feet of Lots 9 and 10, Block B, Donaghey Addition

[2230 Louvenia Avenue, *zoned O-2*]  
Lot 14, Block B, Donaghey Addition

[2110 Louvenia Avenue, *zoned R-2A*]  
Lot 14, Block A, Donaghey Addition

[2116C Louvenia Avenue, *zoned R-2A*]  
North 40.57 feet, South 131.05 feet of Lot 12; North 46.57 feet, South 131.65 feet of Lot 13; Block A, Donaghey Addition and road easement

[2119 Louvenia Avenue, *zoned R-2A*]  
Lot 6, Block D, Donaghey Addition

[2131 Louvenia Avenue, *zoned R-2A*]  
Lots 7 and 8, Block D, Donaghey Addition

[2218 Louvenia Ave, *zoned R-2A*]  
Lots 16 and 17, Block B, Donaghey Addition

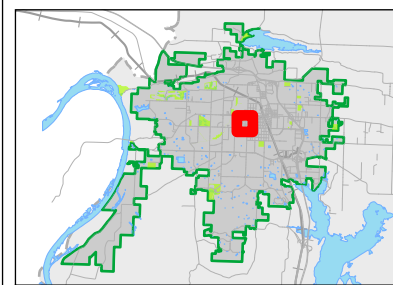
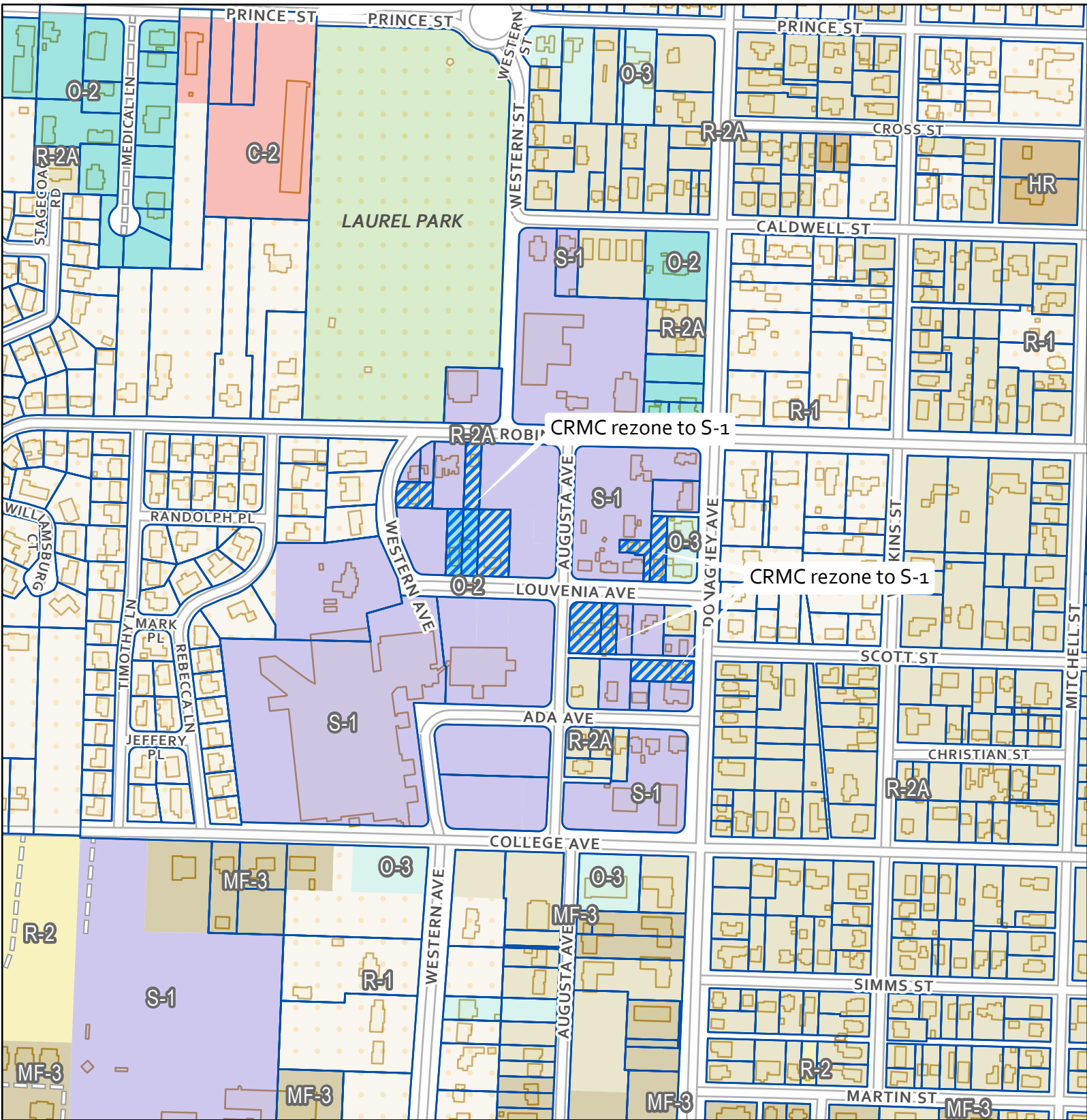
[609 Donagey Avenue, *zoned R-2A*]  
North 65 feet of Lots 13, 14, 15, and 16, Block D, Donaghey Addition

The applicant is seeking a rezoning from R-2A and O-2 to S-1. The request consists of 9 parcels abutting the Conway Regional Medical Center campus and other hospital owned properties. The hospital would like to rezone the requested properties to be consistent with other hospital owned properties.

The Planning Commission reviewed the request at its regular meeting on November 19, 2018. The Planning Commission voted 6-1 that the request be forwarded to the City Council with a recommendation for approval. Justin Brown voted in opposition.

Please advise if you have any questions.






**DESCRIPTION**

Planning Commission  
Review

**REZ2018NOV03**

2.692799 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

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www.cityofconway.org/pages/



N

350

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Feet

**NOV 2018**



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

**AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING ORDINANCE TO REZONE PROPERTY LOCATED AT 1235 EAST GERMAN LANE FROM R-1 AND O-2 TO MF-1:**

**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 **R-1** and **O-2** symbols and indications as shown on the Zoning District Boundary Map in an area described as follows:

Lots 9 and 10, Adcocks Subdivision

to those of **MF-1**, 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 27<sup>th</sup> day of November, 2018.

**Approved:**

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

**Attest:**

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

# MEMO

**To:** Mayor Bart Castleberry  
**cc:** City Council Members

**From:** Jerry Rye, 2018 Planning Commission Chairman  
**Date:** November 20, 2018

**Re:** Request to rezone property located at 1235 E German Lane from R-2 to MF-3 (Planning Commission recommended MF-1)

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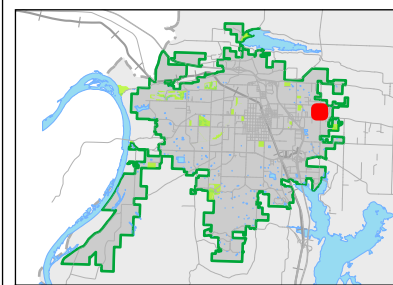
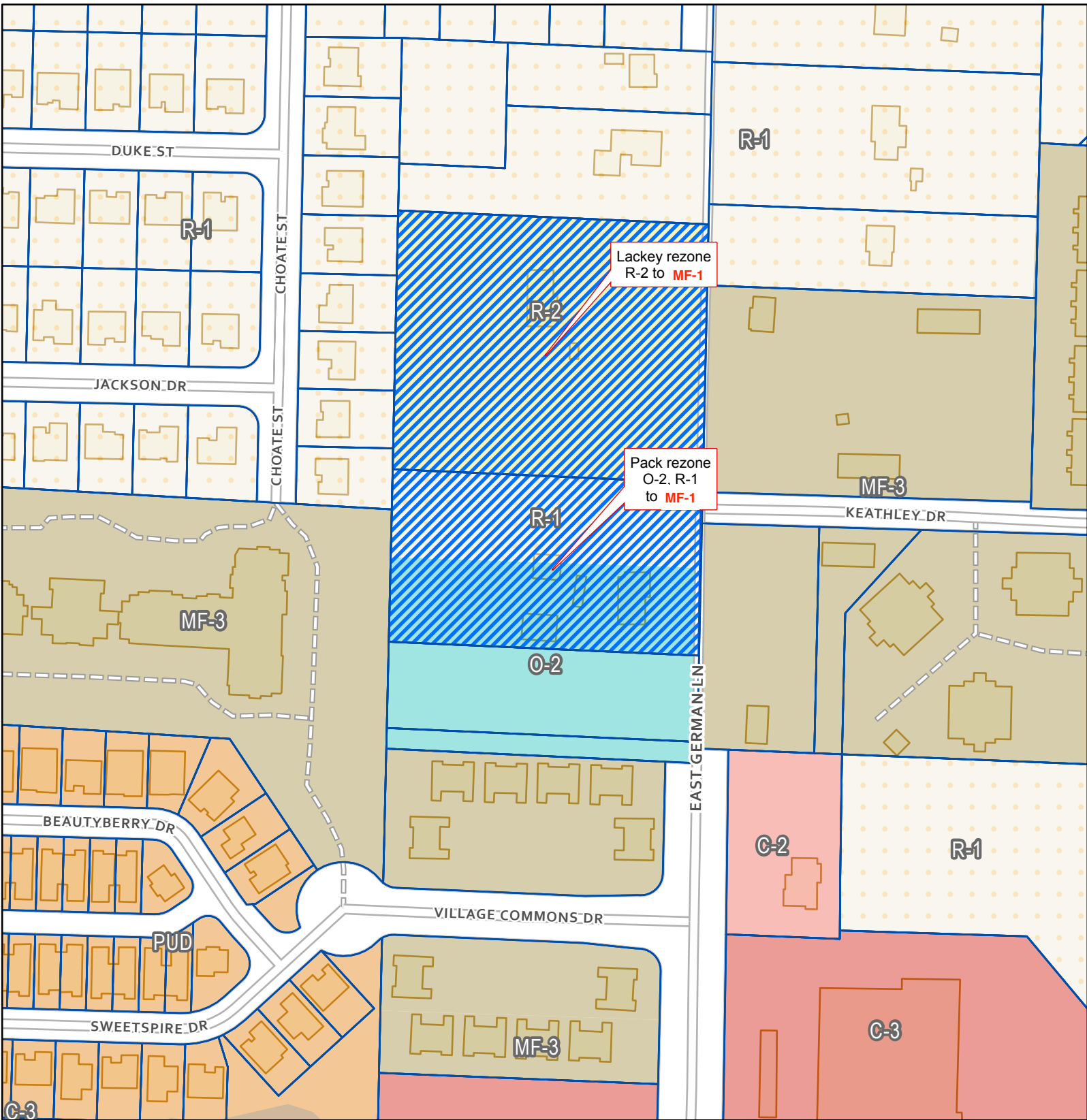
Peggy Pack has requested to rezone from R-2 (Large Lot Duplex) to MF-3 (Multi-Family-24 units/acre) property located at 1235 E German Lane , with the legal description:

Lots 11-13, Adcocks Subdivision

Applicant has not produced any preliminary development plans for the property. There is currently no planned development for the property in order to judge impact on East German Ln.

The Planning Commission reviewed the request at its regular meeting on November 19, 2018. The Planning Commission voted 6-1 that the request be forwarded to the City Council with a recommendation for approval as **MF-1 (Multi-family 12 units/acre)**. Justin Brown voted in opposition.

Please advise if you have any questions.



**DESCRIPTION**

Planning Commission  
Review

**REZ2018NOV01**

1.993687 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	
C-2	O-2	S-1	
C-3	O-3	A-1	
C-4		PUD	
		TJ	

**City of Conway  
Planning & Development**

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www.cityofconway.org/pages/legis

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140

Feet  
NOV 2018



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

**AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING ORDINANCE TO REZONE PROPERTY LOCATED AT 1295 EAST GERMAN LANE FROM R-1 AND O-2 TO MF-1:**

**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 **R-2** symbols and indications as shown on the Zoning District Boundary Map in an area described as follows:

Lots 11, 12, and 13, Adcocks Subdivision

to those of **MF-1**, 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 27<sup>th</sup> day of November, 2018.

**Approved:**

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

**Attest:**

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

# MEMO

**To: Mayor Bart Castleberry**  
**cc: City Council Members**

**From: Jerry Rye, 2018 Planning Commission Chairman**  
**Date: November 20, 2018**

**Re: Request to rezone property located at 1295 E German Lane from R-2 to MF-3 (Planning Commission Recommended MF-1)**

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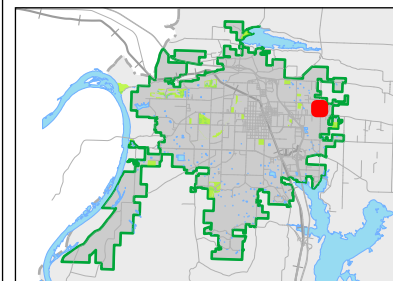
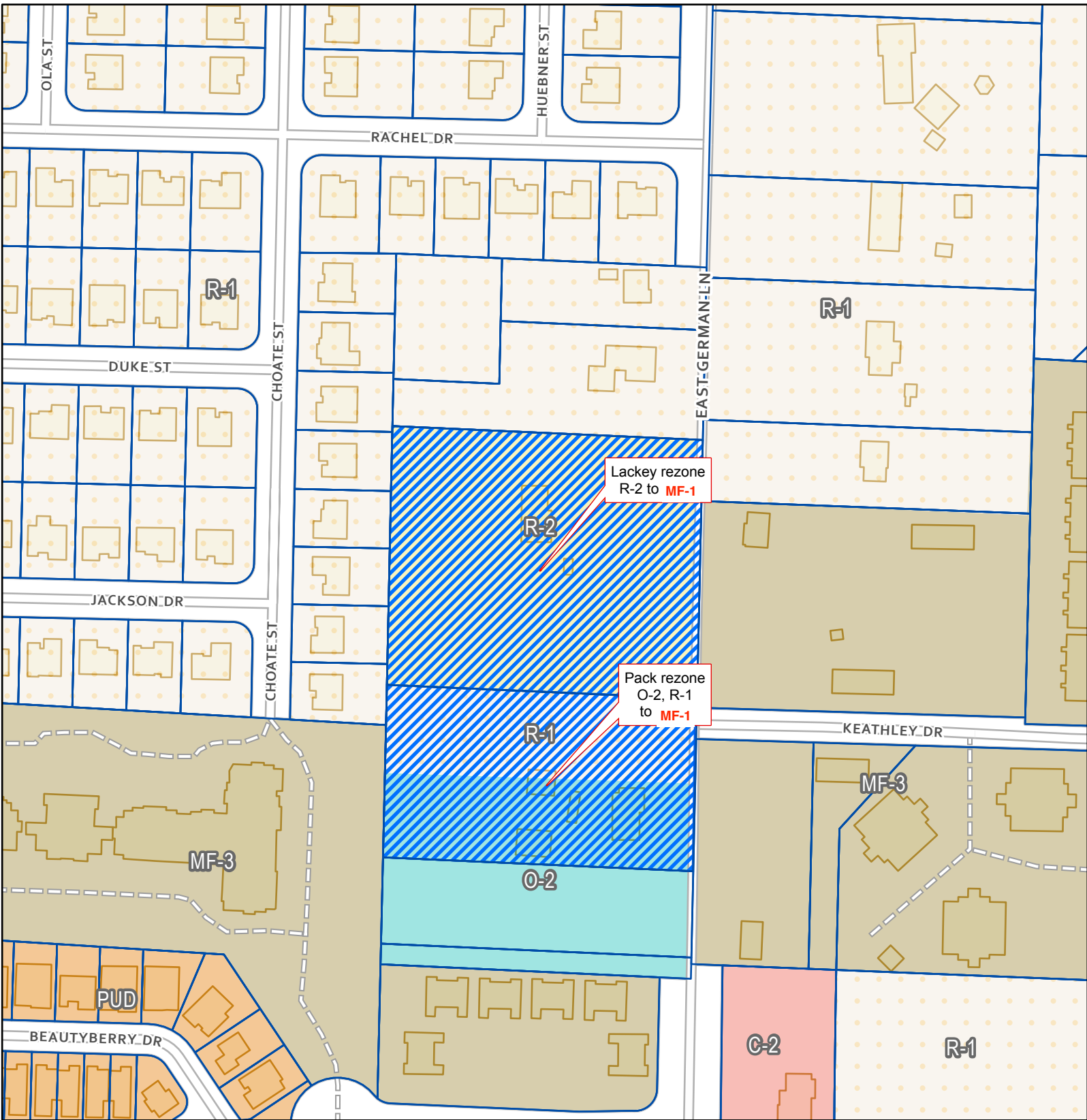
Geraine Lackey has requested to rezone from R-2 (Duplex) to MF-3 (Multi-Family-24 units/acre) property located at 1295 E German Lane , with the legal description:

Lots 11-13, Adcocks Subdivision

Applicant has not produced any preliminary development plans for the property. There is currently no planned development for the property in order to judge impact on East German Ln.

The Planning Commission reviewed the request at its regular meeting on November 19, 2018. The Planning Commission voted 7-0 that the request be forwarded to the City Council with a recommendation for approval as **MF-1 zoning (Multi-family 12 units/acre)**.

Please advise if you have any questions.




**DESCRIPTION**

Planning Commission  
Review

**REZ2018NOV02**

2.998478 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

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



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140

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Feet

**NOV 2018**



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

**AN ORDINANCE AMENDING THE CONWAY SUBDIVISION ORDINANCE NO. O-00-03 TO COMPLY WITH  
NEW STREET DESIGN STANDARDS; AND FOR OTHER PURPOSES:**

**WHEREAS**, The City of Conway Standard Details for Roadway and Drainage Construction have been updated with new street cross sections, and;

**WHEREAS**, It is desirable to update the subdivision ordinance to reflect these new street cross sections;

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

**SECTION 1.** That Article V. Improvements. Section 2. Streets. A. Minimum Thicknesses for Asphalt Paved Streets and accompanying table shall be deleted.

**SECTION 2.** That Article V. Improvements. Section 2. Streets. E. Asphalt Street Standards shall have an additional paragraph (3):

(3) All streets shall be constructed in accordance with the most current edition of the City of Conway Standard Details for Roadway & Drainage Construction.

**SECTION 3.** That Article V. Improvements. Section 2. Streets. F. Concrete Street Standards shall have an additional sentence placed at the end of the section:

All streets shall be constructed in accordance with the most current edition of the City of Conway Standard Details for Roadway & Drainage Construction.

**SECTION 4.** That any ordinance which conflicts with this ordinance is hereby repealed to the extent of the conflict.

**PASSED** this 27th day of November, 2018.

**APPROVED:**

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

**ATTEST:**

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





**CITY OF CONWAY**  
Planning and Development

1201 Oak Street  
Conway, AR 72032

T 501.450.6105  
F 501.450.6144

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

November 19, 2018

**MEMO**

From: Bryan Patrick

To: Mayor and City Council

The Subdivision Ordinance was last updated on May 22, 2018. New street standards and cross-sections were approved. These changes necessitated the removal of several street design tables and specifications.

A few sections of the Subdivision Ordinance were overlooked concerning these changes. The proposed amendment is a “housekeeping” ordinance that will remove these out of date sections and clarify the Subdivision Ordinance to match the May, 2018 revisions.



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

**AN ORDINANCE TO WAIVE THE COMPETITIVE BID PROCESS FOR THE PURCHASE OF A USED HYDRAULIC EXCAVATOR FOR THE DEPARTMENT OF SANITATION; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES**

**Whereas**, the City of Conway requires the use of hydraulic excavators in the operations of the City’s landfill; and

**Whereas**, the City of Conway currently has a 2008 Komatsu excavator with 8,232 hours that is in need of replacement; and

**Whereas**, the City of Conway was able to find a used excavator that would meet the department’s needs and have a significant cost savings when compared to used and new equipment; and

**Whereas**, the City of Conway Department of Sanitation has funds available to cover the cost of this equipment in the previously approved budget.

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

**Section 1.** The City of Conway shall waive the competitive bid process and approve the above purchase from Hugg & Hall in the amount of \$177,900.00.

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

**Section 3.** This ordinance is necessary for the protection of the public peace, health and safety; an emergency is hereby declared to exist, and this ordinance shall be in full force and effect from and after its passage and approval.

**PASSED** this 27<sup>th</sup> day of November, 2018.

**Approved:**

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

**Attest:**

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



City of Conway, Arkansas  
Purchasing Department  
1201 Oak Street  
Conway, AR 72032  
501.358.6810

City of Conway  
Purchasing Department  
**QUOTES**  
[www.cityofconway.org](http://www.cityofconway.org)

Number of Quotes Received: 4

**Used Volvo EC380EL Crawler Excavator**

<u>Vendor's Name</u>	<u>Year Model/Hours</u>	<u>Total Quote Amount</u>
Mascus	2016 - 2,620	\$220,000
IronSearch	2016 - 1,795	\$272,900
AVCar	2016 - 1,840	\$245,000
Hugg & Hall	2016 - 690	\$177,900

Contact Person: [jamie.brice@cityofconway.org](mailto:jamie.brice@cityofconway.org)



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

**AN ORDINANCE APPROPRIATING GRANT FUNDS FOR THE CONWAY POLICE DEPARTMENT; AND  
FOR OTHER PURPOSES**

**Whereas**, the City of Conway has been awarded funds in the amount of \$103,000 through the Faulkner County Judge’s office from the AR Department of Emergency Management for equipment purchases for the Conway Police Department’s SWAT team.

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

**Section 1.** The City of Conway shall accept all grant proceeds totaling \$103,000 and appropriate from 399.000.4200, State Grant Revenue account into the Machinery and Equipment State Grant Expense account 399.121.5910.

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

**PASSED** this 27<sup>th</sup> day of November, 2018

**Approved:**

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

**Attest:**

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

## MEMORANDUM

**TO:** City Council Members/Mayor Bart Castleberry

**FROM:** Chief Jody Spradlin

**DATE:** November 27, 2018

**SUBJECT:** Acceptance of Bids

Bids were opened November 06, 2018 for Night Vision Goggles for the Conway Police Department's SWAT team. The following bids were received:

- <b>Clyde Armory</b>	<b>\$76,747.37</b>
- All State Police Equipment	\$81,263.00
- Lawmen's & Shooter Supply, Inc.:	\$81,299.75
- ANVS Inc.	\$81,612.00
- Arms Unlimited Inc.	\$80,822.00
- Personal Protection Group LLC	\$89,279.04
- Botach Inc.	\$82,382.51
- Cruse Uniform & Equipment:	\$83,094.34
- Wills Optics	\$86,625.00
- Personal Protection Group LLC	\$89,279.04
- Harris Corporation ( Incomplete bid)	\$8,872.15
- NVD Inc. ( Did not meet specifications)	\$70,616.00

I respectfully request that the City of Conway accept the bid from Clyde Armory, Inc. Clyde's Armory, Inc. submitted the lowest bid that meets all specifications required. Thank you for your consideration.



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

**AN ORDINANCE APPROPRIATING FUNDS FOR EMPLOYEE APPRECIATION BONUSES; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES:**

**Whereas**, The City Council of the City of Conway would like to recognize the efforts of full time and part time city employees through the award of an employee appreciation bonus, for which funding must be 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 \$215,610 from Fund Balance Appropriation Accounts to the salary accounts for each department in order to provide an expression of appreciation to all full time employees in the net amount of \$350 and all part time employees in the net amount of \$150. Each fund will bear the cost of bonuses for employees, as follows:

General Fund - \$164,650  
Street Fund - \$13,810  
Sanitation Enterprise Fund - \$35,100  
Airport Fund - \$2,050

All part time elected officials are excluded. To receive a bonus, employees must be hired prior to the last full pay period in November and must be actively employed on the date of distribution. Employees pending termination will not receive any appreciation bonus.

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

**Section 3.** This ordinance is necessary for the protection of the public peace, health and safety; an emergency is hereby declared to exist, and this ordinance shall be in full force and effect from and after its passage and approval.

**PASSED** this 27<sup>th</sup> day of November, 2018.

**Approved:**

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

**Attest:**

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