

Mayor Bart Castleberry  
Clerk/Treasurer 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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**Tuesday, November 12<sup>th</sup>, 2019 City Council Agenda**

Judge Russell L. “Jack” Roberts District Court Building – 810 Parkway St., Conway, AR 72032

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<b><u>5:30pm:</u></b>	<b>No Committee Meeting</b>
<b><u>6:30pm:</u></b>	City Council Meeting
<b><u>Call to Order:</u></b>	Bart Castleberry, Mayor
<b><u>Roll Call:</u></b>	Michael O. Garrett, Clerk/Treasurer
<b><u>Minutes Approval:</u></b>	October 8, 2019 October 16 <sup>th</sup> , 2019 (Special)

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**Report of Standing Committees:**

- A. Economic Development Committee (Conway Area Chamber of Commerce, Conway Development Corporation, Conway Downtown Partnership, & Conway Corporation)**
1. Resolution to set a public hearing to discuss an ordinance fixing rates for services rendered by the wastewater system for Conway Corporation.
  2. Ordinance fixing rates for services rendered by the wastewater system for Conway Corporation. **(First reading only)**
- B. Community Development Committee (Airport, Community Development, Planning & Development, Permits & Inspection (Code Enforcement), Historic District, Transportation)**
1. Ordinance approving the location transfer of a private club permit for Los 3 Potrillos of Conway Inc.
  2. Resolution requesting Faulkner County Tax Collector place a lien against property located at various locations for expenses incurred by the City.
  3. Resolution to approve the proposal for abatement mowing for the Code Enforcement Department.
  4. Ordinance appropriating auction proceeds for the Permits & Inspections Department.
  5. Resolution to express the willingness of the City of Conway to utilize state aid street monies for the Davis Street Project Overlay.
  6. Ordinance to waive the competitive bid process to lease a motor grader for the Transportation Department.
  7. Consideration to approve a warranty deed for Stone Dam Creek Trail Improvement with Rush Hal Development.
  8. Consideration to approve an impact fee credit agreement with Rush-Hal Development. For the Stone Dam Creek Trail Improvement Project **(First reading only)**.

9. Ordinance accepting the annexation of certain lands located at the western terminus of Muskogee Road.
10. Ordinance to rezone property located at 1920 South Blvd and 212 Baridon St from R-2A to S-1.
11. Ordinance to rezone property located at 2001 and 2011 Tyler St from R-2A to PUD.
12. Ordinance to rezone +/-20.94 acres located at the southeast corner of Museum Rd and Lower Ridge Rd from A-1 to R-1.
13. Ordinance to rezone +/-2.62 acres located at the southeast corner of Museum Road and Lower Ridge Road from A-1 to C-2.
14. Consideration to approve a conditional use permit to allow automobile service station for +/-2.62 acres located at the southeast corner of Museum Rd and Lower Ridge Road.
15. Consideration to approve a conditional use permit to allow Restricted Retail, General Retail, and High-Impact Retail for property located at 815 Exchange Ave.

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

1. Consideration to approve the bid proposal for 5<sup>th</sup> Avenue Playground Improvements for the Parks & Recreation Department.
2. Ordinance appropriating funds to purchase property associated with the ADEM Sugar Creek Hazard Mitigation Assistance grant project.
3. Resolution authorizing an application to the Arkansas Economic Development Commissions' Division Community Assistance Grant to relocate the original Toadsuck Ferry from Peel, AR to Old Ferry Landing.

**D. Public Safety Committee (Police, Fire, District Court, Animal Welfare Unit, CEOC, Department of Information Systems & Technology, & Office of the City Attorney)**

1. Consideration to approve the disposal of inventory for the Department of Information Technology.
2. Ordinance appropriating funds for the Truck Journeyman program at the Conway Fire Department.
3. Ordinance appropriating funds for various entities for the Conway Police Department.
4. Ordinance to appropriate funding for the Conway Shop Secure for the Conway Police Department.

**E. Personnel**

1. Consideration to approve the annual fitness facility for the City of Conway.
2. Consideration to approve the dental insurance for the FY2020 for the City of Conway.
3. Consideration to approve the life insurance for the FY2020 for the City of Conway.
4. Consideration to approve the medical insurance for the City of Conway.

**F. New Business**

1. Ordinance amending Ord. No. O-03-109 providing for procedures for municipal candidates to file nominating petitions for the City of Conway.

**Adjournment**



**City of Conway, Arkansas  
Resolution No. R-19-\_\_\_\_\_**

**A RESOLUTION SETTING THE TIME AND PLACE FOR A PUBLIC HEARING FOR THE PURPOSE OF RECEIVING COMMENTS AND QUESTIONS ON A PROPOSED WASTEWATER RATE INCREASE**

**Whereas**, Conway Corporation operates the wastewater system for the City of Conway pursuant to an exclusive franchise granted to the Corporation by the City; and

**Whereas**, the Board of Directors of the Corporation has approved and recommended that the City Council adopt revised rates for wastewater system services and such revised rates are proposed by an ordinance which has been introduced and read by the City Council; and

**Whereas**, Arkansas Code Annotated Section 14-235-223(d) requires that a public hearing be held following introduction of any ordinance fixing wastewater rates or charges and that notice of such hearing be published in a newspaper published within the City at least ten (10) days prior to the date fixed in the notice for the hearing; and

**Whereas**, the Conway City Council, by Resolution, requires a public hearing prior to final passage of a rate ordinance;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Conway, Arkansas, that a public hearing will be held in conjunction with the City Council meeting on **Tuesday, November 26, 2019 at 6:30 p.m.** in the City Council Chambers to consider proposed rates for wastewater users and that notice of such hearing will be published in the *Log Cabin Democrat* as soon as possible in the form attached hereto as Exhibit A.

**ADOPTED AND APPROVED** THIS 12<sup>th</sup> day of November, 2019.

**Approved:**

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

**Attest:**

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

**Resolution of the Board of Directors of Conway Corporation**

A RESOLUTION RECOMMENDING THE CITY COUNCIL OF CONWAY TO ADOPT A RATE INCREASE TO PROVIDE SUFFICIENT REVENUES FOR THE WASTEWATER DEPARTMENT

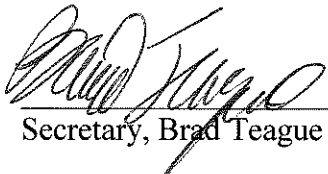
**WHEREAS**, The City of Conway adopted Ordinance O-12-14 to set rates for the Wastewater and

**WHEREAS**, Staff of Conway Corporation has determined that rates need to be increased to provide sufficient revenues;

**WHEREAS**, the rating agency suggested additional revenues for adequate cash flow;

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Directors of Conway Corporation Requests the City Council to adopt an ordinance providing for additional revenues.

Adopted this 15<sup>th</sup> day of October, 2019

  
Secretary, Brad Teague

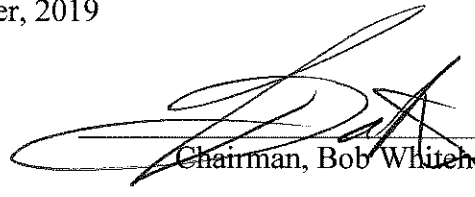
  
Chairman, Bob Whitehouse

EXHIBIT A

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that there has been introduced before the City Council of the City of Conway, Arkansas an ordinance amending the rates for services relating to the City's wastewater system (the "System") billed on and after January 1, 2020. The proposed amended rates are as follows:

ORDINANCE NO. 0-19-\_\_

**AN ORDINANCE FIXING RATES FOR SERVICES RENDERED BY THE WASTEWATER SYSTEM OF THE CITY OF CONWAY, ARKANSAS; PRESCRIBING MATTERS RELATING THERETO.**

**WHEREAS**, the City of Conway, Arkansas (the "City") owns a wastewater system (the "System"), which System is operated by Conway Corporation, an Arkansas nonprofit corporation (the "Corporation"), pursuant to an exclusive franchise granted by the City; and

**WHEREAS**, the Board of Directors of the Corporation has determined the need to provide sufficient revenues and has proposed a rate increase for System services'

**WHEREAS**, the City has previously established rates for System services pursuant to Ordinance No. O-92-15 adopted on April 28, 1992, as amended and supplemented by the provisions of Ordinance No. O-03-88 adopted on July 8, 2003, Ordinance No. O-09-48 adopted on May 12, 2009 and Ordinance 0-12-14 (the "Prior Rate Ordinance");

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

**Section 1.** That all customers of the System shall be classified by the Corporation as residential, commercial or industrial/institutional.

**Section 2.** That the Prior Rate Ordinance is hereby amended to read as follows with respect to wastewater service billed on and after January 1, 2020, and the rates contained below are declared by the City and the Corporation to be fair, reasonable and necessary: The minimum monthly fee for System service is the Customer User Charge which is based upon customer user classification and consumption rate.

**a) Residential customers**

Effective January 1, 2020, Customer User Charges payable monthly for Residential customers are:

Customer charge \$6.64

Consumption charge \$7.57 per 1,000 gallons of metered water consumption (2,000 gallons minimum)

Minimum monthly charge \$21.78 per month

Effective January 1, 2021, Customer User Charges payable monthly for Residential customers are:

Customer charge \$6.97

Consumption charge \$7.95 per 1,000 gallons of metered water consumption (2,000 gallons minimum)

Minimum monthly charge \$22.87 per month

Effective January 1, 2022, Customer User Charges payable monthly for Residential customers are:

Customer charge \$7.32

Consumption charge \$8.35 per 1,000 gallons of metered water consumption (2,000 gallons minimum)

Minimum monthly charge \$24.02 per month

**b) Commercial customers**

Effective January 1, 2020, Customer User Charges payable monthly for Commercial customers are:

Customer charge \$8.31

Consumption charge 1<sup>st</sup> 25,000 gallons of metered water \$7.57 per 1,000 gallons of metered water consumption (2,000 gallons minimum)

Consumption charge next 75,000 gallons of metered water \$8.26 per 1,000 gallons of metered water consumption

Consumption charge above 100,000 gallons of metered water \$7.57 per 1,000 gallons of metered water consumption

Minimum monthly charge \$23.45 per month

Effective January 1, 2021, Customer User Charges payable monthly for Commercial customers are:

Customer charge \$8.73

Consumption charge 1<sup>st</sup> 25,000 gallons of metered water \$7.95 per 1,000 gallons of metered water consumption (2,000 gallons minimum)

Consumption charge next 75,000 gallons of metered water \$8.67 per 1,000 gallons of metered water consumption

Consumption charge above 100,000 gallons of metered water \$7.95 per 1,000 gallons of metered water consumption

Minimum monthly charge \$24.63 per month

Effective January 1, 2022, Customer User Charges payable monthly for Commercial customers are:

Customer charge \$9.17

Consumption charge 1<sup>st</sup> 25,000 gallons of metered water \$8.35 per 1,000 gallons of metered water consumption (2,000 gallons minimum)

Consumption charge next 75,000 gallons of metered water \$9.10 per 1,000 gallons of metered water consumption

Consumption charge above 100,000 gallons of metered water \$8.35 per 1,000 gallons of metered water consumption

Minimum monthly charge \$25.87 per month

**c) Industrial/Institutional**

Effective January 1, 2020, Customer User Charges payable monthly for Industrial/Institutional customers are:

Customer charge \$29.89

Consumption charge 1<sup>st</sup> 25,000 gallons of metered water \$7.57 per 1,000 gallons of metered water consumption (2,000 gallons minimum)

Consumption charge next 75,000 gallons of metered water \$8.26 per 1,000 gallons of metered water consumption

Consumption charge above 100,000 gallons of metered water \$7.57 per 1,000 gallons of metered water consumption

Minimum monthly charge \$45.03 per month

Effective January 1, 2021, Customer User Charges payable monthly for Commercial customers are:

Customer charge \$31.38

Consumption charge 1<sup>st</sup> 25,000 gallons of metered water \$7.95 per 1,000 gallons of metered water consumption (2,000 gallons minimum)

Consumption charge next 75,000 gallons of metered water \$8.67 per 1,000 gallons of metered water consumption

Consumption charge above 100,000 gallons of metered water \$7.95 per 1,000 gallons of metered water consumption

Minimum monthly charge \$47.28 per month

Effective January 1, 2022, Customer User Charges payable monthly for Commercial customers are:

Customer charge \$32.95

Consumption charge 1<sup>st</sup> 25,000 gallons of metered water \$8.35 per 1,000 gallons of metered water consumption (2,000 gallons minimum)

Consumption charge next 75,000 gallons of metered water \$9.10 per 1,000 gallons of metered water consumption

Consumption charge above 100,000 gallons of metered water \$8.35 per 1,000 gallons of metered water consumption

Minimum monthly charge \$49.65 per month

**Section 3.** The provisions of this Ordinance are separable and if a section, phrase or provision hereof shall be declared invalid, such declaration shall not affect the validity of the remainder of this Ordinance.

**Section 4.** Out of City customers shall pay 150% of the applicable Customer User Charge of In-City customers indicated above.

**Section 5.** The schedule of charges as described in section 2 shall be increased on January 1, beginning 2023 and each subsequent year by the amount of two percent (2%). A copy of the revised rates shall be posted on the Conway Corporation web site.

**Section 6.** All ordinances and resolutions and parts thereof in conflict herewith, particularly are hereby repealed to the extent of such conflict.

PASSED this 12<sup>th</sup> day of November, 2019.

**Approved:**

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**Mayor Bart Castleberry**

**Attest:**

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





**City of Conway, Arkansas  
Ordinance No. O-19-\_\_\_\_**

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**Whereas**, the Board of Directors of the Corporation has determined the need to provide sufficient revenues and has proposed a rate increase for System services’

**Whereas**, the City has previously established rates for System services pursuant to Ordinance No. O-92-15 adopted on April 28, 1992, as amended and supplemented by the provisions of Ordinance No. O-03-88 adopted on July 8, 2003, Ordinance No. O-09-48 adopted on May 12, 2009 and Ordinance O-12-14 (the “Prior Rate Ordinance”);

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

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Minimum monthly charge \$49.65 per month

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**Section 4.** Out of City customers shall pay 150% of the applicable Customer User Charge of In-City customers indicated above.

**Section 5.** The schedule of charges as described in section 2 shall be increased on January 1, beginning 2023 and each subsequent year by the amount of two percent (2%). A copy of the revised rates shall be posted on the Conway Corporation web site.

**Section 6.** All ordinances and resolutions and parts thereof in conflict herewith, particularly are hereby repealed to the extent of such conflict.

PASSED: \_\_\_\_\_, 2019.

**Approved:**

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

**Attest:**

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

(S E A L)



**City of Conway, Arkansas  
Ordinance No. O-19-\_\_**

**AN ORDINANCE APPROVING THE TRANSFER OF A PRIVATE CLUB PERMIT LICENSE FOR LOS 3 POTRILLOS OF CONWAY, INC TO A DIFFERENT LOCATION; PER ARKANSAS CODE ANNOTATED §3-9-222 AS AMENDED**

**Whereas**, Los Potrillos of Conway already has a private club permit (ABC #02071) as required under Chapter 4.12.04 of the Conway City Code per Ordinance No. O-17-100 and A.C.A §3-9-222, and

**Whereas**, this transfer is limited and specific to Los 3 Potrillos currently located at 1090 Skyline Drive and to be newly located at 2490 Sanders road, Conway, AR 72032; and

**Whereas**, Los 3 Potrillos has provided all the information required in permit application process and met all the standards set forth by the Conway City Council, and

**Whereas**, the City Council for the City of Conway hereby approves the transfer of the private club permit from the current location of 1090 Skyline Drive to the proposed location of 2490 Sanders Road to operate a private club within the City limits of Conway, and

**Whereas**, this approval does not authorize the operation of a private club within the City of Conway but does function as an authorization to apply for a private club permit through the Arkansas Alcoholic Beverage Control Division per A.C.A §3-9-222.

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

**Section 1.** That the application of Los 3 Potrillos to transfer the private club permit from the current location of 1090 Skyline Drive to 2490 Sanders Road is hereby approved.

**Section 2.** That no private club operations will begin unless and until a permit to operate a private club is issued by the Arkansas Alcoholic Beverage Division.

**Section 3.** That the approval and permit are subject to suspension or revocation by the City in the event the above listed above violates Conway City Code or State law.

**Passed this 27<sup>th</sup> of August, 2019.**

**Approved:**

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

**Attest:**

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



# MEMO

**TO:** Mayor Bart Castleberry  
**CC:** City Council Members  
**FROM:** Missy Schrag  
**DATE:** November 5, 2019  
**SUBJECT:** Certified Liens – Code Enforcement

The following resolutions are included for a request to the Faulkner County Tax collector to place a certified lien against real property as a result of incurred expenses by the City.

The properties & amount (plus a ten percent collection penalty) are as follows:

1. 312 Club Lane	\$148.88
2. 626 Third Ave	\$183.35
3. 2131 Poplar	\$224.69
4. 21 Bernard	\$260.38
5. 2137 Poplar	\$294.08

Please advise if you have any questions.

Thank you for your consideration.



City of Conway, Arkansas  
Resolution No. R-19-\_\_\_

**A RESOLUTION REQUESTING THE FAULKNER COUNTY TAX COLLECTOR PLACE A CERTIFIED LIEN AGAINST REAL PROPERTY AS A RESULT OF INCURRED EXPENSES BY THE CITY OF CONWAY; AND FOR OTHER PURPOSES.**

**WHEREAS**, in accordance with Ark. Code Ann. § 14-54-901, the City of Conway has corrected conditions existing on 312 Club Lane within the City of Conway and is entitled to compensation pursuant to Ark. Code § 14-54-904; and

**WHEREAS**, State law also provides for a lien against the subject property, with the amount of lien to be determined by the City Council at a hearing held after the notice to the owner thereof by certified mail with said amount \$148.88 (\$108.07 + Penalty \$10.81 + filing fee \$30.00) to be thereafter certified to the Faulkner County Tax Collector; and

**WHEREAS**, a hearing for the purpose of determine such lien has been set for **November 12, 2019** in order to allow for service of the attached notice of same upon the listed property owners, by certified or publication as is necessary.

**NOW THEREFORE BE IT RESOLVED** that the City Council of the City of Conway, Arkansas that:

**SECTION 1:** That after said public hearing the amount listed above is hereby certified and is to be forwarded to the Faulkner County Tax Collector and Assessor by the City of Conway.

**SECTION 2:** That this Resolution shall be in full force and effect from and after its passage and approval.

**ADOPTED** this 12th day of November, 2019.

**Approved:**

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

**Attest:**

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

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



*Missy Schrag*  
Phone: 501-450-6191  
Fax: 501-450-6144

## CODE ENFORCEMENT REPORT

To: Mayor Bart Castleberry  
CC: City Council Members  
  
Re: Violation # CE19-0666  
Address of Violation: 312 Club Lane

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- July 11, 2019 – a Violation was written for grass; rubbish; trash; trash can and left on the premises by Austin Sullivan.
- Property Owner is listed as Marcus & Maria Wilbanks.
- Property was re-inspected on 7/19/2019 with no progress made.
- Certified and regular letters were mailed 7/23/2019 to address on file and a notice was left by post office.
- Property was rechecked on 7/30/2019 with no progress made and City cleanup was requested.
- Final Cleanup completed on 9/27/2019.
- Certified and regular letters were sent including date, time & place of the City Council meeting.

Code Enforcement Officer: Austin Sullivan

Officer Signature: \_\_\_\_\_ Date: \_\_\_\_\_



# INVOICE

## City of Conway Code Enforcement

DATE: NOVEMBER 8, 2019

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

TO WILBANKS, MARCUS BRIAN & MARIA RENE  
312 CLUB LANE  
CONWAY, AR 72034

Description: Mowing/Clean-up/Admin Fees  
associated with the nuisance abatement at  
312 CLUB LANE Conway Arkansas

CODE ENFORCEMENT OFFICER	PARCEL NUMBER	PAYMENT TERMS	DUE DATE
Austin Sullivan	710-02109-000		November 12, 20019

HOURS	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	1 Employee -Mowing/Cleanup	10.73	10.73
1	1 Employee -Mowing/Cleanup	21.15	21.15
	Maintenance Fee	15.00	15.00
1	Administrative Fee (Code Enforcement)	20.49	20.49
1	Administrative Fee (Code Officer)	17.46	17.46
1	Administrative Fee (Physical Plant)	10.94	10.94
2	Certified Letter	5.60	11.20
2	Regular letter	.55	1.10
		TOTAL	\$108.07
		TOTAL WITH PENALTY & FILING FEES	\$148.88

- Total amount due after November 12, 2019 includes collection penalty & filing fees

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

**City of Conway**  
**Code Enforcement**

1201 Oak Street  
Conway, Arkansas 72032  
[www.cityofconway.org](http://www.cityofconway.org)



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

October 3, 2019

Parcel # 710-02109-000

WILBANKS, MARCUS BRIAN & MARIA RENE  
312 CLUB LANE  
CONWAY, AR 72034

**RE: Nuisance Abatement at 312 Club Lane, Conway AR**  
**Cost of Clean-Up, Amount Due: \$108.07**

To whom it may concern:

Because you failed or refused to remove, abate or eliminate certain conditions on the aforementioned real property in the City of Conway, after having been given seven (7) days notice in writing to do so, the City of Conway was forced to undertake the cleanup of this property to bring it within compliance of the Conway Municipal Code.

The City of Conway is requesting payment for all costs expended in correcting said condition. If after thirty (30) days from the receipt of this letter notifying you of the cost to correct said condition, such payment has not been remitted to the City, the City has the authority to file a lien against real estate property for the cost expended after City Council approval.

At its **November 12, 2019 Meeting**, 6:30 p.m. located at 810 Parkway Street, the City Council will conduct a public hearing on three items:

1. Consideration of the cost of the clean-up of your real property.
2. Consideration of placing a lien on your real property for this amount.
3. Consideration of certifying this amount determined at the hearing, plus a ten percent (10%) penalty for collection & filing fees, to the Tax Collector of Faulkner County to be placed on the tax books as delinquent taxes and collected accordingly.

None of these actions will be necessary if full payment is received before the meeting date. Please make check payable to the **City of Conway** and mail to **1201 Oak Street Conway Arkansas 72032** with the **attention** to **Missy Schrag**. If you have any questions, please feel free to call me at 501-450-6191.

Respectfully,

Missy Schrag



City of Conway, Arkansas  
Resolution No. R-19-\_\_\_

**A RESOLUTION REQUESTING THE FAULKNER COUNTY TAX COLLECTOR PLACE A CERTIFIED LIEN AGAINST REAL PROPERTY AS A RESULT OF INCURRED EXPENSES BY THE CITY OF CONWAY; AND FOR OTHER PURPOSES.**

**WHEREAS**, in accordance with Ark. Code Ann. § 14-54-901, the City of Conway has corrected conditions existing on 626 Third Ave. within the City of Conway and is entitled to compensation pursuant to Ark. Code § 14-54-904; and

**WHEREAS**, State law also provides for a lien against the subject property, with the amount of lien to be determined by the City Council at a hearing held after the notice to the owner thereof by certified mail with said amount \$183.35 (\$139.95 + Penalty \$13.40 + filing fee \$30.00) to be thereafter certified to the Faulkner County Tax Collector; and

**WHEREAS**, a hearing for the purpose of determine such lien has been set for **November 12, 2019** in order to allow for service of the attached notice of same upon the listed property owners, by certified or publication as is necessary.

**NOW THEREFORE BE IT RESOLVED** that the City Council of the City of Conway, Arkansas that:

**SECTION 1:** That after said public hearing the amount listed above is hereby certified and is to be forwarded to the Faulkner County Tax Collector and Assessor by the City of Conway.

**SECTION 2:** That this Resolution shall be in full force and effect from and after its passage and approval.

**ADOPTED** this 12th day of November, 2019.

**Approved:**

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

**Attest:**

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

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



*Missy Schrag*  
Phone: 501-450-6191  
Fax: 501-450-6144

## CODE ENFORCEMENT REPORT

To: Mayor Bart Castleberry  
CC: City Council Members

Re: Violation # CE19-0756  
Address of Violation: 626 Third Ave.

---

- August 15, 2019 – a Violation was written for grass and left on the premises by Kim Beard.
- Property Owner is listed as Bonnie Sublett.
- Property was re-inspected on 8/22/2019 with no progress made.
- Certified and regular letters were mailed 8/22/2019 to address on file and a notice was left by post office.
- Property was rechecked on 8/29/2019 with little progress made, extension granted.
- Property was rechecked on 9/5/2019 with no progress made and a city cleanup was requested.
- Final Cleanup completed on 10/9/2019.
- Certified and regular letters were sent including date, time & place of the City Council meeting.

Code Enforcement Officer: Kim Beard

Officer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

# INVOICE

## City of Conway Code Enforcement

DATE: NOVEMBER 7, 2019

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

TO SUBLETT, BONNIE  
PO BOX 128  
WOOSTER AR 72181

Description: Mowing/Clean-up/Admin Fees  
associated with the nuisance abatement at  
626 Third Ave Conway Arkansas

CODE ENFORCEMENT OFFICER	PARCEL NUMBER	PAYMENT TERMS	DUE DATE
KIM BEARD	710-03916-000		November 12, 2019

HOURS	DESCRIPTION	UNIT PRICE	LINE TOTAL
2	1 Employee -Mowing/Cleanup	10.73	21.46
2	1 Employee -Mowing/Cleanup	21.15	42.30
	Maintenance Fee	15.00	15.00
1	Administrative Fee (Code Enforcement)	20.49	20.49
1	Administrative Fee (Code Officer)	17.46	17.46
1	Administrative Fee (Physical Plant)	10.94	10.94
2	Certified Letter	5.60	11.20
2	Regular letter	.55	1.10
		TOTAL	\$139.95
		TOTAL WITH PENALTY & FILING FEES	\$183.35

- Total amount due after November 12, 2019 includes collection penalty & filing fees

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

**City of Conway**  
**Code Enforcement**

1201 Oak Street  
Conway, Arkansas 72032  
[www.cityofconway.org](http://www.cityofconway.org)



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

October 10, 2019

Parcel # 710-03916-000

SUBLETT, BONNIE  
PO BOX 128  
WOOSTER AR 72181

**RE: Nuisance Abatement at 626 Third Ave. Conway AR**  
**Cost of Clean-Up, Amount Due: \$139.95**

To whom it may concern:

Because you failed or refused to remove, abate or eliminate certain conditions on the aforementioned real property in the City of Conway, after having been given seven (7) days notice in writing to do so, the City of Conway was forced to undertake the cleanup of this property to bring it within compliance of the Conway Municipal Code.

The City of Conway is requesting payment for all costs expended in correcting said condition. If after thirty (30) days from the receipt of this letter notifying you of the cost to correct said condition, such payment has not been remitted to the City, the City has the authority to file a lien against real estate property for the cost expended after City Council approval.

At its **November 12, 2019 Meeting**, 6:30 p.m. located at 810 Parkway Street, the City Council will conduct a public hearing on three items:

1. Consideration of the cost of the clean-up of your real property.
2. Consideration of placing a lien on your real property for this amount.
3. Consideration of certifying this amount determined at the hearing, plus a ten percent (10%) penalty for collection & filing fees, to the Tax Collector of Faulkner County to be placed on the tax books as delinquent taxes and collected accordingly.

None of these actions will be necessary if full payment is received before the meeting date. Please make check payable to the **City of Conway** and mail to **1201 Oak Street Conway Arkansas 72032** with the **attention** to **Missy Schrag**. If you have any questions, please feel free to call me at 501-450-6191.

Respectfully,

Missy Schrag



City of Conway, Arkansas  
Resolution No. R-19-\_\_\_

**A RESOLUTION REQUESTING THE FAULKNER COUNTY TAX COLLECTOR PLACE A CERTIFIED LIEN AGAINST REAL PROPERTY AS A RESULT OF INCURRED EXPENSES BY THE CITY OF CONWAY; AND FOR OTHER PURPOSES.**

**WHEREAS**, in accordance with Ark. Code Ann. § 14-54-901, the City of Conway has corrected conditions existing on **2131 Poplar St.** within the City of Conway and is entitled to compensation pursuant to Ark. Code § 14-54-904; and

**WHEREAS**, State law also provides for a lien against the subject property, with the amount of lien to be determined by the City Council at a hearing held after the notice to the owner thereof by certified mail with said amount **\$224.69** (\$204.26 + Penalty \$20.43 + filing fee \$30.00) to be thereafter certified to the Faulkner County Tax Collector; and

**WHEREAS**, a hearing for the purpose of determine such lien has been set for **November 12, 2019** in order to allow for service of the attached notice of same upon the listed property owners, by certified or publication as is necessary.

**NOW THEREFORE BE IT RESOLVED** that the City Council of the City of Conway, Arkansas that:

**SECTION 1:** That after said public hearing the amount listed above is hereby certified and is to be forwarded to the Faulkner County Tax Collector and Assessor by the City of Conway.

**SECTION 2:** That this Resolution shall be in full force and effect from and after its passage and approval.

**ADOPTED** this 12th day of November, 2019.

**Approved:**

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

**Attest:**

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

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



*Missy Schrag*  
Phone: 501-450-6191  
Fax: 501-450-6144

## CODE ENFORCEMENT REPORT

To: Mayor Bart Castleberry  
CC: City Council Members

Re: Violation # CE19-0713  
Address of Violation: 2131 Poplar

- 
- August 5, 2019 – a Violation was written for grass; rubbish; trash; appliance; furniture; inoperable/abandon vehicle and left on the premises by Austin Sullivan.
  - Property Owner is listed as 8 Dragons Properties, Inc.
  - Property was re-inspected on 8/12/2019 with no progress made.
  - Certified and regular letters were mailed 8/12/2019 to address on file and a notice was left by post office.
  - Property was rechecked on 8/19/2019 with no progress made and City cleanup was requested.
  - Final Cleanup completed on 10/3/2019.
  - Certified and regular letters were sent including date, time & place of the City Council meeting.

Code Enforcement Officer: Austin Sullivan

Officer Signature: \_\_\_\_\_ Date: \_\_\_\_\_



# INVOICE

## City of Conway Code Enforcement

DATE: NOVEMBER 8, 2019

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

TO 8 DRAGONS PROPERTIES, INC  
127 AUDUBON DR STE C165  
MAUMELLE AR 72113

Description: Mowing/Clean-up/Admin Fees  
associated with the nuisance abatement at  
2131 Poplar Conway Arkansas

CODE ENFORCEMENT OFFICER	PARCEL NUMBER	PAYMENT TERMS	DUE DATE
Austin Sullivan	710-04767-000		November 12, 2019

HOURS	DESCRIPTION	UNIT PRICE	LINE TOTAL
4	1 Employee -Mowing/Cleanup	21.15	84.60
1	1 Employee -Mowing/Cleanup	10.73	10.73
	Maintenance Fee	15.00	15.00
	Sanitation ticket #691161	32.74	32.74
1	Administrative Fee (Code Enforcement)	20.49	20.49
1	Administrative Fee (Code Officer)	17.46	17.46
1	Administrative Fee (Physical Plant)	10.94	10.94
2	Certified Letter	5.60	11.20
2	Regular letter	.55	1.10

- Total amount due after November 12, 2019 includes collection penalty & filing fees

TOTAL	\$204.26
TOTAL WITH PENALTY & FILING FEES	\$224.69

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

**City of Conway**  
**Code Enforcement**

1201 Oak Street  
Conway, Arkansas 72032  
[www.cityofconway.org](http://www.cityofconway.org)



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

October 9, 2019

Parcel # 710-04767-000

8 DRAGONS PROPERTIES, INC  
127 AUDUBON DR STE C165  
MAUMELLE AR 72113

**RE: Nuisance Abatement at 2131 Poplar. Conway AR**  
**Cost of Clean-Up, Amount Due: \$204.26**

To whom it may concern:

Because you failed or refused to remove, abate or eliminate certain conditions on the aforementioned real property in the City of Conway, after having been given seven (7) days notice in writing to do so, the City of Conway was forced to undertake the cleanup of this property to bring it within compliance of the Conway Municipal Code.

The City of Conway is requesting payment for all costs expended in correcting said condition. If after thirty (30) days from the receipt of this letter notifying you of the cost to correct said condition, such payment has not been remitted to the City, the City has the authority to file a lien against real estate property for the cost expended after City Council approval.

At its **November 12, 2019 Meeting**, 6:30 p.m. located at 810 Parkway Street, the City Council will conduct a public hearing on three items:

1. Consideration of the cost of the clean-up of your real property.
2. Consideration of placing a lien on your real property for this amount.
3. Consideration of certifying this amount determined at the hearing, plus a ten percent (10%) penalty for collection & filing fees, to the Tax Collector of Faulkner County to be placed on the tax books as delinquent taxes and collected accordingly.

None of these actions will be necessary if full payment is received before the meeting date. Please make check payable to the **City of Conway** and mail to **1201 Oak Street Conway Arkansas 72032** with the **attention** to **Missy Schrag**. If you have any questions, please feel free to call me at 501-450-6191.

Respectfully,

Missy Schrag



City of Conway, Arkansas  
Resolution No. R-19- \_\_\_\_\_

**A RESOLUTION REQUESTING THE FAULKNER COUNTY TAX COLLECTOR PLACE A CERTIFIED LIEN AGAINST REAL PROPERTY AS A RESULT OF INCURRED EXPENSES BY THE CITY OF CONWAY; AND FOR OTHER PURPOSES.**

**WHEREAS**, in accordance with Ark. Code Ann. § 14-54-901, the City of Conway has corrected conditions existing on 21 Bernard St. within the City of Conway and is entitled to compensation pursuant to Ark. Code § 14-54-904: and

**WHEREAS**, State law also provides for a lien against the subject property, with the amount of lien to be determined by the City Council at a hearing held after the notice to the owner thereof by certified mail with said amount \$260.38 (\$209.44 + Penalty \$20.94 + filing fee \$30.00) to be thereafter certified to the Faulkner County Tax Collector; and

**WHEREAS**, a hearing for the purpose of determine such lien has been set for **November 12, 2019** in order to allow for service of the attached notice of same upon the listed property owners, by certified or publication as is necessary.

**NOW THEREFORE BE IT RESOLVED** that the City Council of the City of Conway, Arkansas that:

**SECTION 1:** That after said public hearing the amount listed above is hereby certified and is to be forwarded to the Faulkner County Tax Collector and Assessor by the City of Conway.

**SECTION 2:** That this Resolution shall be in full force and effect from and after its passage and approval.

**ADOPTED** this 12th day of November, 2019.

**Approved:**

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

**Attest:**

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

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



*Missy Schrag*  
Phone: 501-450-6191  
Fax: 501-450-6144

## CODE ENFORCEMENT REPORT

To: Mayor Bart Castleberry  
CC: City Council Members  
  
Re: Violation # CE19-0628  
Address of Violation: 21 Bernard

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- June 19, 2019 – a Warning was left for rubbish/trash & appliance/ furniture and left on the premises.
- June 27, 2019 – a Violation was written for rubbish/ trash; appliance/furniture; and left on the premises by Spencer Clawson.
- Property Owner is listed as Danny & Cathy Carter.
- Property was re-inspected on 7/5/2019 with no progress made.
- Certified and regular letters were mailed 7/9/2019 to address on file and a notice was left by post office.
- Property was rechecked on 7/16/2019 with no progress made and City cleanup was requested.
- Final Cleanup completed on 10/9/2019.
- Certified and regular letters were sent including date, time & place of the City Council meeting.

Code Enforcement Officer: Spencer Clawson

Officer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

# INVOICE

## City of Conway Code Enforcement

DATE: NOVEMBER 7, 2019

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

TO CARTER, DANNY J & CATHY M & DANNY JOSEPH  
21 BERNARD DR  
CONWAY AR 72034

Description: Mowing/Clean-up/Admin Fees  
associated with the nuisance abatement at  
21 Bernard St. Conway Arkansas

CODE ENFORCEMENT OFFICER	PARCEL NUMBER	PAYMENT TERMS	DUE DATE
Spencer Clawson	710-06808-000		November 12, 2019

HOURS	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	1 Employee -Mowing/Cleanup	10.73	10.73
1	1 Employee -Mowing/Cleanup	21.15	21.15
4	2 Employee - Mowing/Cleanup	18.18	72.72
	Sanitation Ticket # 691765; 691756	43.65	43.65
1	Administrative Fee (Code Enforcement)	20.49	20.49
1	Administrative Fee (Code Officer)	17.46	17.46
1	Administrative Fee (Physical Plant)	10.94	10.94
2	Certified Letter	5.60	11.20
2	Regular letter	.55	1.10
		TOTAL	\$209.44
		TOTAL WITH PENALTY & FILING FEES	\$260.38

- Total amount due after November 12, 2019 includes collection penalty & filing fees

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

**City of Conway**  
**Code Enforcement**

1201 Oak Street  
Conway, Arkansas 72032  
[www.cityofconway.org](http://www.cityofconway.org)



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

October 10, 2019

Parcel # 710-06808-000

CARTER, DANNY J & CATHY M & DANNY JOSEPH  
21 BERNARD DR  
CONWAY AR 72034

**RE: Nuisance Abatement at 21 Bernard St. Conway AR**  
**Cost of Clean-Up, Amount Due: \$209.44**

To whom it may concern:

Because you failed or refused to remove, abate or eliminate certain conditions on the aforementioned real property in the City of Conway, after having been given seven (7) days notice in writing to do so, the City of Conway was forced to undertake the cleanup of this property to bring it within compliance of the Conway Municipal Code.

The City of Conway is requesting payment for all costs expended in correcting said condition. If after thirty (30) days from the receipt of this letter notifying you of the cost to correct said condition, such payment has not been remitted to the City, the City has the authority to file a lien against real estate property for the cost expended after City Council approval.

At its **November 12, 2019 Meeting**, 6:30 p.m. located at 810 Parkway Street, the City Council will conduct a public hearing on three items:

1. Consideration of the cost of the clean-up of your real property.
2. Consideration of placing a lien on your real property for this amount.
3. Consideration of certifying this amount determined at the hearing, plus a ten percent (10%) penalty for collection & filing fees, to the Tax Collector of Faulkner County to be placed on the tax books as delinquent taxes and collected accordingly.

None of these actions will be necessary if full payment is received before the meeting date. Please make check payable to the **City of Conway** and mail to **1201 Oak Street Conway Arkansas 72032** with the **attention** to **Missy Schrag**. If you have any questions, please feel free to call me at 501-450-6191.

Respectfully,

Missy Schrag



City of Conway, Arkansas  
Resolution No. R-19-\_\_\_\_\_

**A RESOLUTION REQUESTING THE FAULKNER COUNTY TAX COLLECTOR PLACE A CERTIFIED LIEN AGAINST REAL PROPERTY AS A RESULT OF INCURRED EXPENSES BY THE CITY OF CONWAY; AND FOR OTHER PURPOSES.**

**WHEREAS**, in accordance with Ark. Code Ann. § 14-54-901, the City of Conway has corrected conditions existing on **2137 Poplar St.** within the City of Conway and is entitled to compensation pursuant to Ark. Code § 14-54-904; and

**WHEREAS**, State law also provides for a lien against the subject property, with the amount of lien to be determined by the City Council at a hearing held after the notice to the owner thereof by certified mail with said amount **\$294.08** (\$240.07 + Penalty \$24.01 + filing fee \$30.00) to be thereafter certified to the Faulkner County Tax Collector; and

**WHEREAS**, a hearing for the purpose of determine such lien has been set for **November 12, 2019** in order to allow for service of the attached notice of same upon the listed property owners, by certified or publication as is necessary.

**NOW THEREFORE BE IT RESOLVED** that the City Council of the City of Conway, Arkansas that:

**SECTION 1:** That after said public hearing the amount listed above is hereby certified and is to be forwarded to the Faulkner County Tax Collector and Assessor by the City of Conway.

**SECTION 2:** That this Resolution shall be in full force and effect from and after its passage and approval.

**ADOPTED** this 12th day of November, 2019.

**Approved:**

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

**Attest:**

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

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



*Missy Schrag*  
Phone: 501-450-6191  
Fax: 501-450-6144

## CODE ENFORCEMENT REPORT

To: Mayor Bart Castleberry  
CC: City Council Members  
  
Re: Violation # CE19-0739  
Address of Violation: 2137 Poplar

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- July 25, 2019 – a Warning was left for grass; rubbish/trash; trailers and left on the premises.
- August 1, 2019 – a Violation was written for grass; rubbish/ trash; trailers and left on the premises by Spencer Clawson.
- Property Owner is listed as 8 Dragons Properties, Inc.
- Property was re-inspected on 8/8/2019 with no progress made.
- Certified and regular letters were mailed 8/12/2019 to address on file and a notice was left by post office.
- Property was rechecked on 8/19/2019 with no progress made and City cleanup was requested.
- Final Cleanup completed on 10/2/2019.
- Certified and regular letters were sent including date, time & place of the City Council meeting.

Code Enforcement Officer: Spencer Clawson

Officer Signature: \_\_\_\_\_ Date: \_\_\_\_\_



**City of Conway**  
**Code Enforcement**

1201 Oak Street  
Conway, Arkansas 72032  
[www.cityofconway.org](http://www.cityofconway.org)



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

October 3, 2019

Parcel # 710-04770-000

8 DRAGONS PROPERTIES INC  
127 AUDUBON DR STE C165  
MAUMELLE, AR 72113

**RE: Nuisance Abatement at 2137 Poplar St., Conway AR**  
**Cost of Clean-Up, Amount Due: \$240.07**

To whom it may concern:

Because you failed or refused to remove, abate or eliminate certain conditions on the aforementioned real property in the City of Conway, after having been given seven (7) days notice in writing to do so, the City of Conway was forced to undertake the cleanup of this property to bring it within compliance of the Conway Municipal Code.

The City of Conway is requesting payment for all costs expended in correcting said condition. If after thirty (30) days from the receipt of this letter notifying you of the cost to correct said condition, such payment has not been remitted to the City, the City has the authority to file a lien against real estate property for the cost expended after City Council approval.

At its **November 12, 2019 Meeting**, 6:30 p.m. located at 810 Parkway Street, the City Council will conduct a public hearing on three items:

1. Consideration of the cost of the clean-up of your real property.
2. Consideration of placing a lien on your real property for this amount.
3. Consideration of certifying this amount determined at the hearing, plus a ten percent (10%) penalty for collection & filing fees, to the Tax Collector of Faulkner County to be placed on the tax books as delinquent taxes and collected accordingly.

None of these actions will be necessary if full payment is received before the meeting date. Please make check payable to the **City of Conway** and mail to **1201 Oak Street Conway Arkansas 72032** with the **attention** to **Missy Schrag**. If you have any questions, please feel free to call me at 501-450-6191.

Respectfully,

Missy Schrag

# INVOICE

**City of Conway**  
**Code Enforcement**

DATE: NOVEMBER 8, 2019

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

TO 8 DRAGONS PROPERTIES INC  
 127 AUDUBON DR STE C165  
 MAUMELLE, AR 72113

Description: Mowing/Clean-up/Admin Fees  
 associated with the nuisance abatement at  
 2137 Poplar St. Conway Arkansas

CODE ENFORCEMENT OFFICER	PARCEL NUMBER	PAYMENT TERMS	DUE DATE
Spencer Clawson	710-04770-000		November 12, 20019

HOURS	DESCRIPTION	UNIT PRICE	LINE TOTAL
4	1 Employee -Mowing/Cleanup	10.73	42.92
4	1 Employee -Mowing/Cleanup	21.15	84.60
2	1 Employee - Mowing/Cleanup	18.18	36.36
	Maintenance Fee	15.00	15.00
	Sanitation ticket# 691020	32.74	32.74
1	Administrative Fee (Code Enforcement)	20.49	20.49
1	Administrative Fee (Code Officer)	17.46	17.46
1	Administrative Fee (Physical Plant)	10.94	10.94
2	Certified Letter	5.60	11.20
2	Regular letter	.55	1.10

- Total amount due after November 12, 2019 includes collection penalty & filing fees

TOTAL	\$240.07
TOTAL WITH PENALTY & FILING FEES	\$294.08

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



**City of Conway, Arkansas  
Resolution No. R-19-\_\_\_\_\_**

**A RESOLUTION TO APPROVE THE PROPOSAL FOR ABATEMENT MOWING SERVICES FOR THE CONWAY ENFORCEMENT; AN DFOR OTHER PURPOSES:**

**Whereas**, the City of Conway recently accepted proposals for contract mowing services to cut vegetation on residential, commercial and industrial properties that are in violation of the City's ordinance for overgrown vegetation; and

**Whereas, the City of Conway** received two proposals. Proposals were evaluated based on cost, past similar experience, references and equipment list; and

**Whereas**, proposal cost is as follows: Matt Skelton Construction - \$45/Lot and \$90/ Truckload of Debris, Natural State Lawn and Landscape - \$230/Lot and \$185/Truckload of Debris.

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

**Section 1.** The City of Conway shall enter into an agreement with Matt Skelton Construction for abatement mowing services.

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

**PASSED** this 12<sup>th</sup> day of November 2019.

**Approved:**

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

**Attest:**

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



City of Conway, Arkansas

Ordinance No. O-19-\_\_\_

**AN ORDINANCE APPROPRIATING AUCTION PROCEEDS FOR THE CITY OF CONWAY PERMITS AND INSPECTIONS DEPARTMENT VEHICLE REPAIR; AND FOR OTHER PURPOSES:**

**Whereas**, the Conway Permit and Inspections Department recently received \$7,650 by selling two vehicles through Gov Deals; and

**Whereas**, the Conway Permit and Inspection Department has vehicle repair expenditures that have exceeded the 2019 budget amount and would like to replenish this account 001-111-5450.

**Whereas**, the Conway Permit and Inspection Department would like to appropriate \$7,650 from the General Fund Balance Appropriation account 001-119-4900 into 001-111-5450.

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

**Section 1.** The City of Conway shall appropriate \$7,650 from the General Fund Balance Appropriation account 001-119-4900 into the Permit and Inspection Vehicle Repair Expenditure Account 001-111-5450.

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

**PASSED** this 12<sup>th</sup> day of November 2019.

**Approved:**

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

**Attest:**

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



**City of Conway, Arkansas  
Resolution No. R-19-\_\_\_\_**

**A RESOLUTION EXPRESSING THE WILLINGNESS OF THE CITY OF CONWAY TO UTILIZE STATE AID STREET MONIES FOR THE CONWAY DAVIS STREET OVERLAY**

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

	Work Phase	State Aid %	City %
Reconstruction/Resurfacing	Preliminary Engineering	100%	0%
Construction of City Projects	Right-of-way	0%	100%
	Utilities	0%	100%
	Construction	90%	10%
	Construction Engineering	100%	0%
City projects programmed But not let to contract	All Phases	0%	100%

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

**Section I:** The City will participate in accordance with its designated responsibilities in this project.

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

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

**Section IV:** The City pledges its full support and hereby authorizes the Arkansas Department of Transportation to initiate action to implement this project.

**ADOPTED** this 12<sup>th</sup> day of November, 2019.

**Approved:**

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

**Attest:**

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



**City of Conway, Arkansas**  
**Ordinance No. O-19-\_\_\_**

**AN ORDINANCE TO WAIVE THE COMPETITIVE BID PROCESS TO LEASE A MOTOR GRADER FOR THE CONWAY TRANSPORTATION DEPARTMENT; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES**

**Whereas**, the City of Conway Transportation Department would like to enter into a three-year agreement with J.A. Riggs Tractor Company and Arvest Bank to lease a 140M3 Motor Grader; and

**Whereas**, the City of Conway Transportation Department has determined a lease for this equipment through J.A. Riggs Tractor Company and Arvest will be the most economically efficient direction for procuring a motor grader. The monthly payment will be \$1,617.00 for thirty-six months; and

**Whereas**, quotes have been attained and are as follows; Riggs Cat Financing \$1852/month, J.A. Riggs/Arvest \$1,617/month, John Deere \$2,045.58/month.

**Whereas**, the City of Conway Transportation Department has funds available to cover the cost of the lease 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 enter into an agreement with J.A. Riggs Tractor Company and Arvest for thirty-six months at \$1,617/month.

**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 12<sup>th</sup> day of November 2019.

**Approved:**

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

**Attest:**

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

**THIS INSTRUMENT PREPARED BY:**

Landon T. Sanders  
 Bar No. 2016131  
 The Sanders Firm PLLC  
 306 Salem Rd., Suite 106  
 Conway, Arkansas 72034  
 501-327-2704

**WARRANTY DEED****KNOW ALL PERSONS BY THESE PRESENTS THAT:**

THIS WARRANTY DEED, is executed this \_\_\_\_ day of \_\_\_\_\_, 2019, by the Grantors, HAROLD H. CRAFTON, Operating Manager of Rush-Hal Development, LLC, a limited liability corporation incorporated under the laws of the State of Arkansas, to the Grantee, the CITY OF CONWAY, Arkansas, a municipal corporation chartered under the laws of the State of Arkansas.

Rush-Hal Development, LLC (“Grantor”), for and in consideration of the sum of \_\_\_\_\_ (\$\_\_\_\_\_) in Park Impact Fee Credit conveyed to the Grantor by the second party and other good and valuable consideration in hand paid by the City of Conway, Arkansas, (“Grantee”), the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey unto said City of Conway, Arkansas and unto all assigns forever, the following lands lying in the County of Faulkner and State of Arkansas, to-wit:

**PART OF LOT 50, OAK MEADOWS SUBDIVISION TO THE CITY OF CONWAY AND PART OF THE SE 1/4 SE1/4 SE ¼ SECTION 14, TOWNSHIP 5 NORTH, RANGE 14 WEST, FAULKNER COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE NORTHWEST CORNER OF LOT 50, OAK MEADOWS SUBDIVISION TO THE CITY OF CONWAY, ARKANSAS AND RECORDED IN BOOK 670, PAGE 716; THENCE SOUTH 88°19’ 58” EAST ALONG THE NORTH LINE OF SAID LOT 50, A DISTANCE OF 175.52 FEET; THENCE SOUTH 73°12’10” EAST, A DISTANCE OF 47.72 FEET; THENCE NORTH 77° 40’ 23” EAST, A DISTANCE OF 49.23 FEET; THENCE SOUTH 12° 19’ 37” EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 77° 40’ 23” WEST, A DISTANCE OF 35.52 FEET; THENCE SOUTH 51° 49’ 05” EAST, A DISTANCE OF 45.07; THENCE SOUTH 56° 42’ 53” EAST, A DISTANCE OF 108.83**

**FEET; THENCE SOUTH 29° 16' 31" EAST, A DISTANCE OF 53.13 FEET; THENCE NORTH 45° 42' 36" EAST, A DISTANCE OF 39.97; THENCE SOUTH 44° 17' 24" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 45° 42' 36" WEST, A DISTANCE OF 41.56 FEET; THENCE SOUTH 33° 21' 10" EAST, A DISTANCE OF 50.67 FEET TO THE SOUTH LINE OF SAID LOT 50; THENCE NORTH 88° 10' 10" WEST ALONG THE SOUTH LINE OF SAID LOT 50, A DISTANCE OF 36.83 FEET; THENCE LEAVING SAID SOUTH LOT LINE NORTH 31° 31' 20" WEST, A DISTANCE OF 34.05 FEET; THENCE NORTH 45° 55' 10" WEST, A DISTANCE OF 71.01 FEET; THENCE NORTH 38° 43' 36" WEST, A DISTANCE OF 28.15 FEET; THENCE NORTH 57° 05' 25" WEST, A DISTANCE OF 91.53 FEET; THENCE NORTH 72° 17' 11" WEST, A DISTANCE OF 72.39 FEET; THENCE NORTH 83° 49' 31" WEST, A DISTANCE OF 48.80 FEET; THENCE NORTH 88° 30' 51" WEST, A DISTANCE OF 147.78 TO THE WESTERLY LOT LINE OF SAID LOT 50; THENCE ALONG SAID WESTERLY LOT LINE NORTH 56° 46' 06" EAST, A DISTANCE OF 50.85 FEET TO THE POINT OF BEGINNING, CONTAINING 0.39 ACRES, MORE OR LESS.**

TO HAVE AND TO HOLD said property unto Grantee and unto their assigns forever, with all appurtenances thereunto belonging.

I HEREBY COVENANT with said Grantee, the City of Conway, Arkansas, that I will forever warrant and defend the title of said lands against all claims whatsoever.

IN WITNESS WHEREOF, the first party, Harold H. Crafton, Operating Manager of Rush-Hal Development, LLC, have signed and sealed these presents the day and year first above written.

*[Signature Pages on Following Pages]*



**Hal Crafton, Operating Manager**  
**Rush-Hal Development, LLC, Grantor**

**ACKNOWLEDGEMENT**

STATE OF ARKANSAS     )  
                                          )  
COUNTY OF \_\_\_\_\_)

On this day, before me, a Notary Public, duly commissioned, qualified and acting, with and for said County and State, appeared in person the within named above, to me well known, who stated and acknowledged that they had signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this \_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public

My Commission Expires:  
  
\_\_\_\_\_

\_\_\_\_\_  
**Bart Castleberry, Mayor**  
**City of Conway, Arkansas, Grantee**

**ACKNOWLEDGEMENT**

STATE OF ARKANSAS    )  
                                          )  
COUNTY OF \_\_\_\_\_)

On this day, before me, a Notary Public, duly commissioned, qualified and acting, with and for said County and State, appeared in person the within named above, to me well known, who stated and acknowledged that they had signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this \_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_

Notary Public

My Commission Expires:

\_\_\_\_\_

**I CERTIFY UNDER PENALTY OF FALSE SWEARING  
THAT AT LEAST THE LEGALLY CORRECT AMOUNT  
OF DOCUMENTARY STAMPS HAVE BEEN PLACED  
ON THIS INSTRUMENT.**

---

Grantee or Agent

---

Grantee's Address

---

City and State

**Grantor's Name, Address, Phone:**

Rush-Hal Development, LLC  
3200 Tyler Street, Suite A  
Conway, AR 72034

**Grantee's Name, Address, Phone:**

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

**SEND TAX STATEMENTS TO GRANTEE**

Nabholz Appraisal Service  
1320 Brookfield Drive  
Conway, AR 72032  
(501) 327-6103

October 1, 2019

Hal Crafton  
Hal Crafton

Re: Property: Part of Lot 50, Oak Meadows Subdivision  
Conway, AR 72034  
Client: Hal Crafton  
File No.: 54119

Opinion of Value: \$ 6,000  
Effective Date: 09/24/2019

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,



Tommy J Nabholz Jr  
Certified Residential  
License or Certification #: CR0579  
State: AR Expires: 06/20/2020  
nabholz.appraisal@conwaycorp.net

**IMPACT FEE CREDIT AGREEMENT**

THIS IMPACT FEE CREDIT AGREEMENT, (hereinafter referred to as this “*Agreement*”) is entered into between **Rush-Hal Development, LLC**, an Arkansas Limited Liability Company (hereinafter referred to as “*RHD*”), and the **City of Conway, Arkansas** (hereinafter referred to as the “*City*”) to be effective as of \_\_\_\_\_, 2019 (the “*Effective Date*”).

**RECITALS:**

A. RHD is the owner and developer of Lot 50 of Oak Meadows Subdivision, an addition to the City of Conway, which is created pursuant to the Plat recorded in the real estate records of Faulkner County, Arkansas, as Plat Book 670, Page 716 (hereinafter referred to as the “*Lot*”).

B. RHD is the developer who owns the Lot, which contains an approximately 0.39 acre natural area and preserve including walking paths available for public recreational purposes (hereinafter referred to as the “*Trail*”). RHD has conveyed the Trail via Warranty Deed in fee simple to the City for the benefit of the public for the purpose of pedestrian and bicycle access, ingress and egress (hereinafter referred to as the “*Deed*”). The Deed is effective as of \_\_\_\_\_, 2019 and recorded in the real estate records of Faulkner County, Arkansas as Document No. \_\_\_\_\_.

C. The City has enacted Ordinance O-03-98, levying road and park impact fees upon Impact-Generating Development within the City of Conway (hereinafter referred to as the “*Ordinance*”).

D. Pursuant to Section 12(K) of the Ordinance, developers of Park System Improvements (as defined by the Ordinance) are entitled to credits (hereinafter referred to as the “*Credit*”) against park impact fees otherwise payable under the Ordinance (“*Park Impact Fees*”).

E. The City and RHD desire to enter into this Agreement to evidence their determination that the Trail is a Park System Improvement, that development within the Lot is entitled to the Credit and the amount of the Credit.

NOW, THEREFORE, in consideration of the recitals herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. The Trail is a Park System Improvement (as defined by the Ordinance), qualifying the Lot and RHD for the Credit.

2. The City hereby acknowledges that RHD is eligible for a Credit in the amount of \$6,500.00. The amount of the Credit is determined pursuant to Section 12(K)(2) of the Ordinance based on the appraisal of the property.

3. The City hereby approves awarding RHD a Credit to offset Park Impact Fees, not to exceed \$6,500.00 (the "Awarded Credit"), otherwise applicable to Impact-Generating Development (as defined by the Ordinance) within the Lot, in addition to current and future phases of Campbell Cove, specifically Phases II and III. RHD shall have the exclusive right to use the Awarded Credit, provided that RHD may in its sole discretion assign the right to use the designated amount of the Awarded Credit to offset the Park Impact Fee applicable to a project developed by the assignee within the Lot and current and future phases of Campbell Cove, specifically Phases II and III. Any such assignment shall be in writing signed by RHD or its successors and assigns and delivered to the City Planning Department or other department serving as administrator of Park Impact Fees. The Awarded Credit shall also be available to RHD and its designated successors and assigns to offset Park Impact Fees applicable to Impact-Generating Development in any and all future phases of the Lot, in addition to current and future phases of Campbell Cove, specifically Phases II and III.

4. RHD will not be reimbursed for any excess Credit beyond the Park Impact Fees that would otherwise be due from RHD or its assigns from Impact Generating Development in the above referenced property.

***[Signature Page Follows]***

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the date and year first written above.

**Rush-Hal Development, LLC**

**By:** \_\_\_\_\_  
Harold H. Crafton, Operating Manger

**City of Conway, Arkansas**

**By:** \_\_\_\_\_  
Bart Castleberry, Mayor

**ATTEST:**

**By:** \_\_\_\_\_  
City Clerk/Treasurer

**THIS INSTRUMENT PREPARED BY:**

Landon T. Sanders  
Ark. Bar No. 2016131  
The Sanders Firm PLLC  
306 Salem Rd., Suite 106  
Conway, Arkansas 72034  
(501) 327-2704



**City of Conway, Arkansas  
Ordinance No. O-19-\_\_\_**

**AN ORDINANCE ACCEPTING THE ANNEXATION OF CERTAIN LANDS COMPRISED OF +/-8.0 ACRES LOCATED WEST OF THE TERMINUS OF MUSKOGEE ROAD, TO THE CITY OF CONWAY:**

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

**Section 1:** That the City of Conway, Arkansas, hereby accepts the hereinafter described territory, including all adjacent and abutting rights-of-way, annexed to said City by order of the County Court of Faulkner County, Arkansas heretofore entered on **October 15, 2019** and said territory being situated in Faulkner County, Arkansas, shall be a part of the City of Conway and shall be zoned **C-3**. Legal description as follows:

Part of the NE ¼ NE ¼ Section 34, Township 6 North, Range 14 West, lying north of the interstate Highway 40, Faulkner County, Arkansas, more particularly described as follows: Commencing at the northeast corner of said Section 34; thence N88°26'54" W along the north line of said Section 34 for 265.91 feet to a ½" rebar and the point of beginning; thence S01°57'18" W for 425.15 feet to a ½" rebar on the north right of way line of Interstate Hwy 40; thence N85°10'29"W along said right of way line for 866.06 feet to a ½" rebar; thence N01°06'05"E for 367.94 feet to a ½" rebar on the north line of said NE ¼ NE ¼; thence S88°17'14"E along the north line of said Section 34 for 870.61 feet to the point of beginning; containing 348,495 square feet or 8.000 acres, more or less.

And that the above described lands and territory be, and the same hereby are, declared to be a part of the City of Conway, Faulkner County, Arkansas.

**Section 2:** That the City of Conway hereby accepts the following section of street as public street for maintenance and for the purpose of providing street frontage for the issuance of building permits.

The new portion of Muskogee Road that fronts upon the property, to be  
constructed during property improvement

**Section 3:** From and after this date, all inhabitants residing within and upon the hereinabove described lands and territory shall have and enjoy all the rights and privileges of, and be subject to all the laws, rules, ordinances, limitations and regulations imposed upon the inhabitants within the original limits of said City of Conway, Arkansas, and for voting purposes, said lands are hereby assigned to and designated as part of **Ward 2** of the City of Conway, Arkansas.



**Section 4:** It is hereby declared the annexed land shall be provided the following services immediately upon the effective date of this annexation: police protection; fire protection; maintenance of any publically dedicated streets within the property; and opportunity to connect to potable water, sanitary sewer, electric, and telecommunications services provided by Conway Corporation at the expense of the property owner.

**PASSED** this 12<sup>th</sup> day of November, 2019

**Approved:**

---

**Mayor Bart Castleberry**

**Attest:**

---

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

IN THE COUNTY COURT OF FAULKNER COUNTY, ARKANSAS

FILED

Hums Hardware & Furniture, Inc., Petitioner

OCT 15 2019

CC-19-07

MARGARET DARTER  
FAULKNER COUNTY CLERK  
BY Amiller DC

ORDER

Comes now before the Court is the above-styled case and after having been presented all the facts and circumstances and having considered the relevant laws, this Court finds and orders the following:

1. A petition for annexation was filed October 3, 2019.
2. All appropriate signatures were affixed to the Petition, as required by A.C.A. 14-40-609.
3. The proposed site to be annexed was adequately described and further displayed a map of the proposed site.
4. The appropriate documentation was provided under A.C.A. 14-40-609.
5. Based on the above premises, the Petitioner's prayer is right and proper.

WHEREFORE, this Court finds that the area described in Exhibit A should be, and hereby is, released for annexation into the City of Conway:

IT IS SO ORDERED.

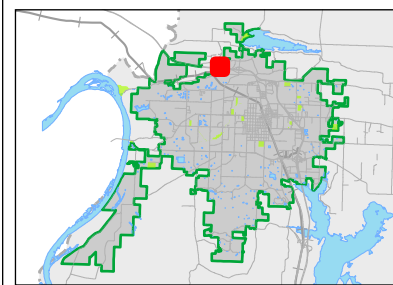
Jim B. Baker  
HON. JIM B. BAKER  
Faulkner County Judge

Dated Oct. 15, 2019

We verify that the above referenced Petition complies with A.C.A. 14-40-609.

Margaret Darter  
Margaret Darter, Clerk

Krissy Lewis  
Krissy Lewis, Assessor



**DESCRIPTION**

Planning Commission  
Review

**ANN2019SEP01**

9.76077 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		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**

THIS MAP WAS PREPARED BY THE CITY OF CONWAY PLANNING AND DEVELOPMENT DEPARTMENT FOR ITS USE, AND MAY BE REVISED AT ANY TIME WITHOUT NOTIFICATION TO ANY USER.  
THE CITY OF CONWAY PLANNING AND DEVELOPMENT DEPARTMENT DOES NOT GUARANTEE THE CORRECTNESS OR ACCURACY OF ANY FEATURES ON THIS MAP. THIS DOCUMENT IS TO BE USED FOR REFERENCE PURPOSES ONLY.

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[www.conwayarkansas.gov/gis](http://www.conwayarkansas.gov/gis)

N  
210

Feet  
**SEP 2019**



**City of Conway, Arkansas  
Ordinance No. O-19- \_\_\_\_\_**

**AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING ORDINANCE TO REZONE PROPERTIES LOCATED AT 1920 SOUTH BOULEVARD AND 212 BARIDON STREET FROM R-2A AND 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** symbols and indications as shown on the Zoning District Boundary Map in an area described as follows:

[1920 South Blvd]

South 115 feet of Lots 10 and 11; Lot 12, Block 70 Boulevard Addition; also 10' x 50' alley and 10' x 165' alley.

[212 Baridon St]

North 50 feet of Lots 10 and 11, Block 70 Boulevard Addition; also 10' x 100' alley.

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 12<sup>th</sup> day of November, 2019.

**Approved:**

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

**Attest:**

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



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

## MEMO

To: Mayor Bart Castleberry  
cc: City Council Members

From: Justin Brown, 2019 Planning Commission Chairman  
Date: November 5, 2019

Re: Request to rezone from R-2A to S-1 properties located at 1920 South Blvd and 212 Baridon St

---

Ryan Scantling/Conway Baptist Collegiate Ministry has requested to rezone from R-2A (Two-family residential) to S-1 (Institutional) properties located at 1920 South Blvd and 212 Baridon St, with the legal descriptions:

[1920 South Blvd]

South 115 feet of Lots 10 and 11; Lot 12, Block 70 Boulevard Addition; also 10' x 50' alley and 10' x 165' alley.

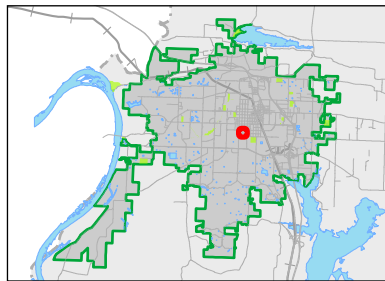
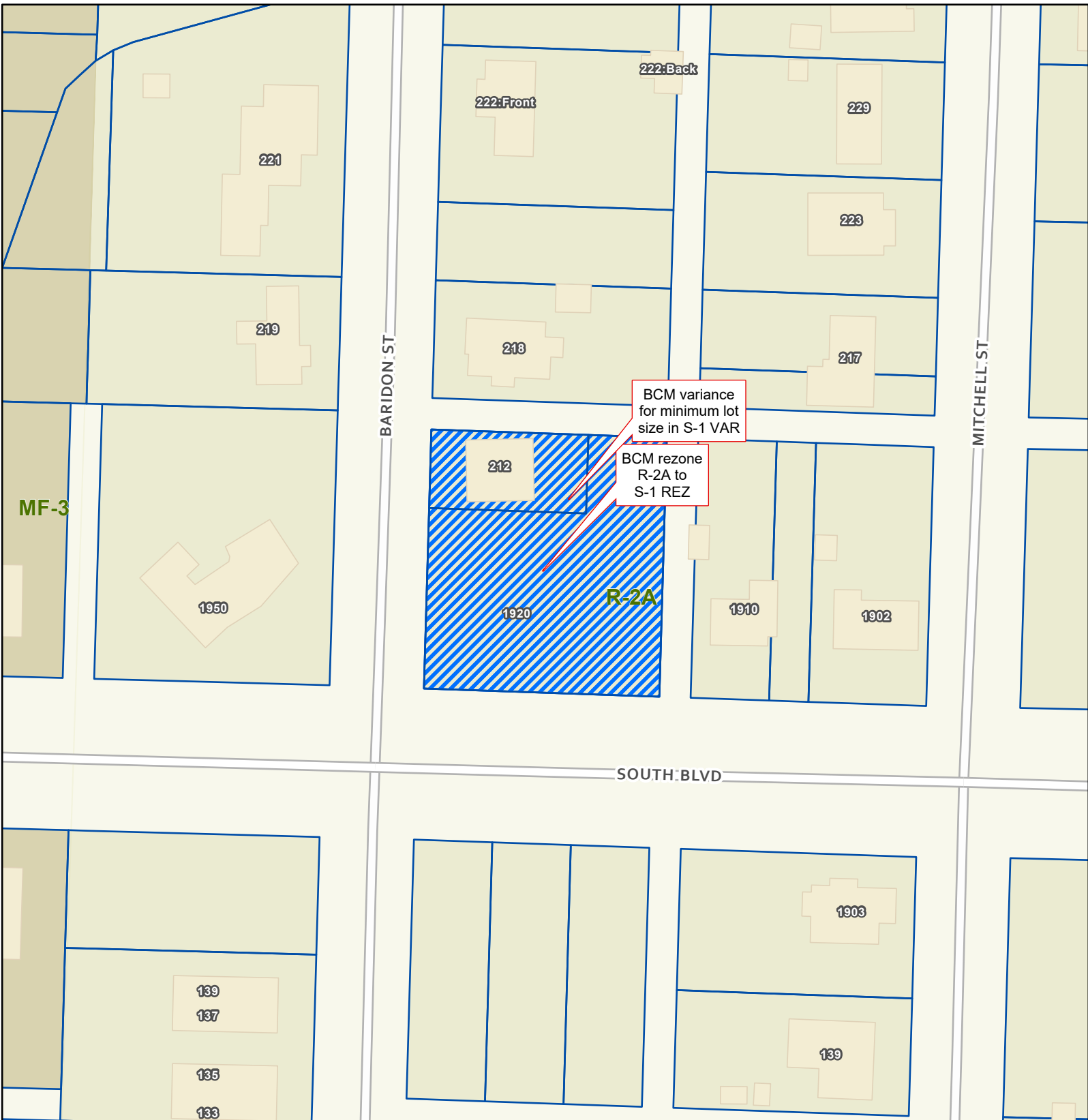
[212 Baridon St]

North 50 feet of Lots 10 and 11, Block 70 Boulevard Addition; also 10' x 100' alley.

The Conway BCM is proposing to build an approximately 9,000 sf ministry building to serve UCA students.


The Planning Commission reviewed the request at its regular meeting on October 21, 2019 and voted 7-1 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  
  
**REZ2019OCT02**  
  
0.568179 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		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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N  
70

Feet  
**OCT 2019**



BARIDON STREET

**PROPOSED  
CONSTRUCTION**

9,000 sq ft

15 PARKING  
STALLS

165'

150'



NORTH

SOUTH BLVD



**City of Conway, Arkansas**  
**Ordinance No. O-19- \_\_\_\_\_**

**AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING ORDINANCE TO REZONE PROPERTIES LOCATED AT 2001 AND 2011 TYLER STREET FROM R-2A AND PUD:**

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

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

[Tract 1]

Part of Lot 1 of the SW ¼ NW ¼ Section 1, Township 5 North, Range 14 West, as shown on B.G. Wilson's map of the City of Conway, Arkansas, being more particularly described as follows: Commencing at the NW corner of said SW ¼ NW ¼ thence South 87°46'29" East 596.46 feet; thence South 00°48'04" West 20.00 feet to a point on the South right-of-way line of Tyler Street and the Point of Beginning; thence South 00°44'08" West 258.04 feet to a point on the Northerly right-of-way line of the Union Pacific Railroad; thence along said right-of-way line, North 64°25'06" West 52.00 feet; thence North 00°40'16" East 237.42 feet to a point on the South right-of-way line of Tyler Street; thence along said right-of-way line, South 87°46'29" East 47.47 feet to the Point of Beginning, containing 0.269 acres, more or less.

[Tract 2]

Part of Lot 1 of the SW ¼ NW ¼ Section 1, Township 5 North, Range 14 West, as shown on B.G. Wilson's map of the City of Conway, Arkansas, being more particularly described as follows: Commencing at the NW corner of said SW ¼ NW ¼ thence South 87°46'29" East 596.46 feet; thence South 00°48'04" West 20.00 feet to a point on the South right-of-way line of Tyler Street and the Point of Beginning; thence South 00°44'08" West 258.04 feet to a point on the Northerly right-of-way line of the Union Pacific Railroad; thence along said right-of-way line, North 64°25'06" West 141.67 feet; thence North 00°24'09" East 201.89 feet to a point on the South right-of-way line of Tyler Street; thence along said right-of-way line, South 87°46'29" East 129.77 feet to the Point of Beginning:

Less and Except: Part of Lot 1 of the SW ¼ NW ¼ Section 1 Township 5 North Range 14 West; as shown on B.G. Wilson's map of the City of Conway, Arkansas being more particularly described as follows: Commencing at the NW corner of the SW ¼ NW ¼ thence South 87°46'29" East 596.46 feet; thence South 00°48'04" West 20.00 feet to a point of on the South right-of-way line of Tyler Street and the Point of Beginning; thence South 00°44'08" West 258.04 feet to a point on the Northerly right-of-way line of the Union Pacific Railroad; thence along said right-of-way line, North 64°25'06" West 52.00 feet; thence North 00°40'16" East 237.42 feet to a point on the South



right-of-way line of Tyler Street; thence along said right-of-way line, South 87°46'29"  
East 47.47 feet to the Point of Beginning, containing 0.412 acres, more or less.

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

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

**PASSED** this 12<sup>th</sup> day of November, 2019.

**Approved:**

---

**Mayor Bart Castleberry**

**Attest:**

---

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



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

## MEMO

To: Mayor Bart Castleberry  
cc: City Council Members

From: Justin Brown, 2019 Planning Commission Chairman  
Date: November 5, 2019

Re: Request to rezone from R-2A to PUD properties located at 2001 and 2011 Tyler Street

---

Kim Doughty and Zack McCannon have requested to rezone from R-2A (Two-family residential) to PUD (Planned Unit Development) properties located at 2001 and 2011 Tyler Street, with the legal descriptions:

[Tract 1]

Part of Lot 1 of the SW  $\frac{1}{4}$  NW  $\frac{1}{4}$  Section 1, Township 5 North, Range 14 West, as shown on B.G. Wilson's map of the City of Conway, Arkansas, being more particularly described as follows: Commencing at the NW corner of said SW  $\frac{1}{4}$  NW  $\frac{1}{4}$  thence South 87°46'29" East 596.46 feet; thence South 00°48'04" West 20.00 feet to a point on the South right-of-way line of Tyler Street and the Point of Beginning; thence South 00°44'08" West 258.04 feet to a point on the Northerly right-of-way line of the Union Pacific Railroad; thence along said right-of-way line, North 64°25'06" West 52.00 feet; thence North 00°40'16" East 237.42 feet to a point on the South right-of-way line of Tyler Street; thence along said right-of-way line, South 87°46'29" East 47.47 feet to the Point of Beginning, containing 0.269 acres, more or less.

[Tract 2]

Part of Lot 1 of the SW  $\frac{1}{4}$  NW  $\frac{1}{4}$  Section 1, Township 5 North, Range 14 West, as shown on B.G. Wilson's map of the City of Conway, Arkansas, being more particularly described as follows: Commencing at the NW corner of said SW  $\frac{1}{4}$  NW  $\frac{1}{4}$  thence South 87°46'29" East 596.46 feet; thence South 00°48'04" West 20.00 feet to a point on the South right-of-way line of Tyler Street and the Point of Beginning; thence South 00°44'08" West 258.04 feet to a point on the Northerly right-of-way line of the Union Pacific Railroad; thence along said right-of-way line, North 64°25'06" West 141.67 feet; thence North 00°24'09" East 201.89 feet to a point on the South right-of-way line of Tyler Street; thence along said right-of-way line, South 87°46'29" East 129.77 feet to the Point of Beginning;

Less and Except: Part of Lot 1 of the SW  $\frac{1}{4}$  NW  $\frac{1}{4}$  Section 1 Township 5 North Range 14 West; as shown on B.G. Wilson's map of the City of Conway, Arkansas being more particularly described as follows: Commencing at the NW corner of the SW  $\frac{1}{4}$  NW  $\frac{1}{4}$  thence South 87°46'29" East 596.46 feet; thence South 00°48'04" West 20.00 feet to a point of on the South right-of-way line of Tyler Street and the Point of Beginning; thence South 00°44'08" West 258.04 feet to a point on the Northerly right-of-way line of the Union Pacific Railroad; thence along said right-of-way line, North 64°25'06" West 52.00 feet; thence North 00°40'16" East 237.42 feet to a point on the South right-of-way line of Tyler Street; thence along said right-of-way line, South 87°46'29" East 47.47 feet to the Point of Beginning, containing 0.412 acres, more or less.

The applicants are seeking to rezone the properties to a Planned Unit Development to accommodate a low-impact mixed use development. They plan to maintain their single-family residence at 2001 Tyler St and operate a specialty grocery and retail store plus host special events, workshops, etc. at 2011 Tyler St.

The Planning Commission reviewed the request at its regular meeting on October 21, 2019 and voted 7-0 that the request be forwarded to the City Council with a recommendation for approval including the approved uses and conditions as outlined in the [attached] Bell Urban Farm PUD Final Development Plan

Please advise if you have any questions.



CITY OF CONWAY | 1201 Oak Street  
Planning and Development | Conway, AR 72032  
T 501.450.6105  
F 501.450.6144  
www.conwayarkansas.gov

October 18, 2019

**BELL URBAN FARM PLANNED UNIT DEVELOPMENT - FINAL DEVELOPMENT PLAN  
2001 & 2011 TYLER STREET**

**Applicant:**

Kim Doughty  
Zachariah McCannon  
2001 Tyler Street  
Conway, AR 72032

**Legal Description:**

**[Tract 1]**

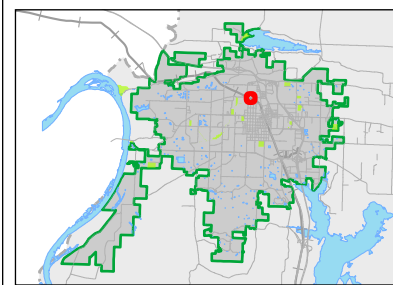
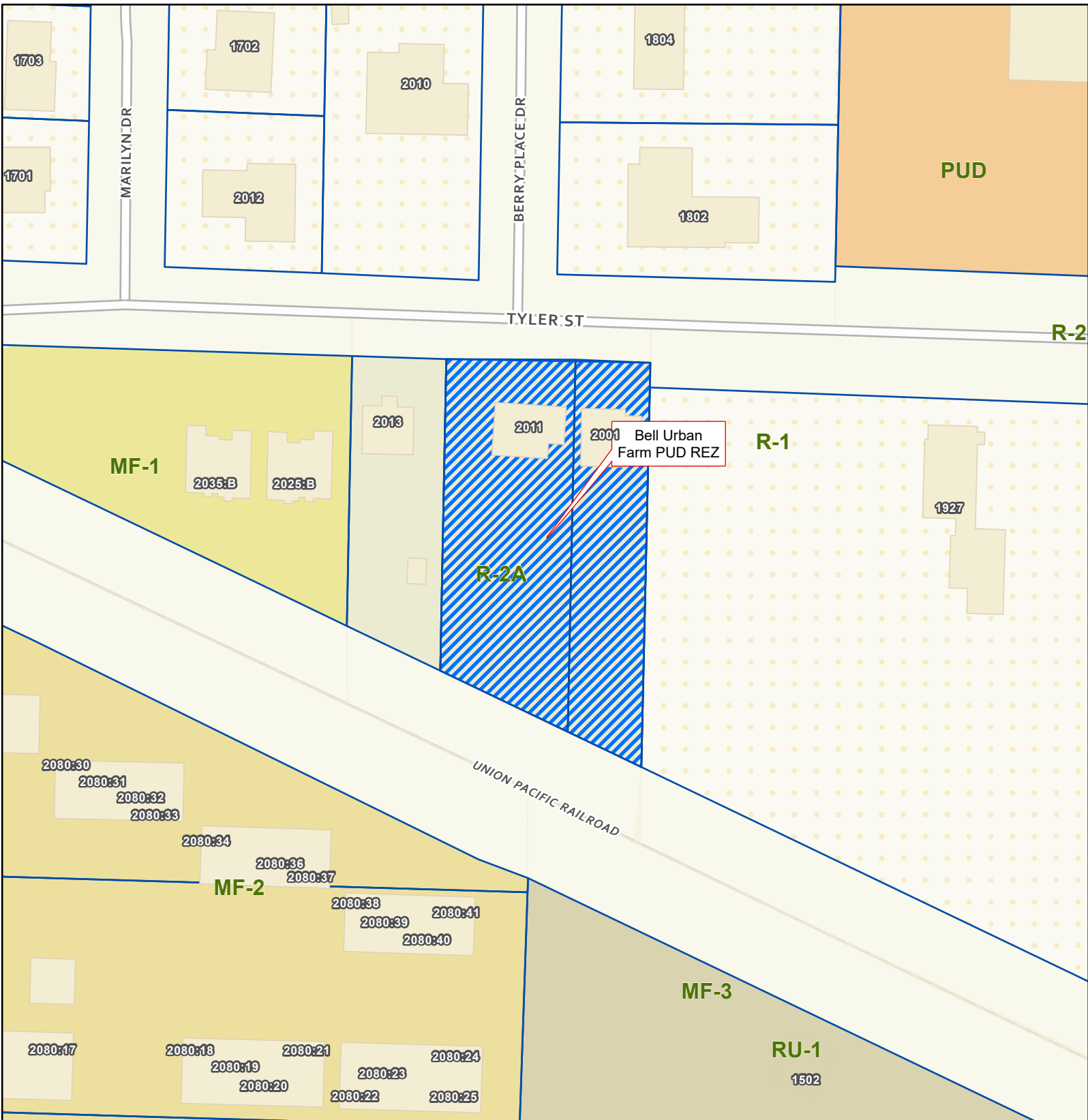
Part of Lot 1 of the SW ¼ NW ¼ Section 1, Township 5 North, Range 14 West, as shown on B.G. Wilson's map of the City of Conway, Arkansas, being more particularly described as follows: Commencing at the NW corner of said SW ¼ NW ¼ thence South 87°46'29" East 596.46 feet; thence South 00°48'04" West 20.00 feet to a point on the South right-of-way line of Tyler Street and the Point of Beginning; thence South 00°44'08" West 258.04 feet to a point on the Northerly right-of-way line of the Union Pacific Railroad; thence along said right-of-way line, North 64°25'06" West 52.00 feet; thence North 00°40'16" East 237.42 feet to a point on the South right-of-way line of Tyler Street; thence along said right-of-way line, South 87°46'29" East 47.47 feet to the Point of Beginning, containing 0.269 acres, more or less.

**[Tract 2]**

Part of Lot 1 of the SW ¼ NW ¼ Section 1, Township 5 North, Range 14 West, as shown on B.G. Wilson's map of the City of Conway, Arkansas, being more particularly described as follows: Commencing at the NW corner of said SW ¼ NW ¼ thence South 87°46'29" East 596.46 feet; thence South 00°48'04" West 20.00 feet to a point on the South right-of-way line of Tyler Street and the Point of Beginning; thence South 00°44'08" West 258.04 feet to a point on the Northerly right-of-way line of the Union Pacific Railroad; thence along said right-of-way line, North 64°25'06" West 141.67 feet; thence North 00°24'09" East 201.89 feet to a point on the South right-of-way line of Tyler Street; thence along said right-of-way line, South 87°46'29" East 129.77 feet to the Point of Beginning; **Less and Except:** Part of Lot 1 of the SW ¼ NW ¼ Section 1 Township 5 North Range 14 West; as shown on B.G. Wilson's map of the City of Conway, Arkansas being more particularly described as follows: Commencing at the NW corner of the SW ¼ NW ¼ thence South 87°46'29" East 596.46 feet; thence South 00°48'04" West 20.00 feet to a point of on the South right-of-way line of Tyler Street and the Point of Beginning; thence South 00°44'08" West 258.04 feet to a point on the Northerly right-of-way line of the Union Pacific Railroad; thence along said right-of-way line, North 64°25'06" West 52.00 feet; thence North 00°40'16" East 237.42 feet to a point on the South right-of-way line of Tyler Street; thence along said right-of-way line, South 87°46'29" East 47.47 feet to the Point of Beginning, containing 0.412 acres, more or less.

**Bell Urban Farm PUD Final Development Plan Conditions:**

1. Permitted uses shall be limited to:
  - a. Specialty Retail/Grocery (2011 Tyler Street)
  - b. Community/Educational Event space
  - c. Greenspace/Garden
  - d. Single-Family Residence (2001 Tyler Street)
  - e. Excluding the approved uses listed above, R-2A zoning shall apply to the sites.
2. The City Council shall have the authority to revoke the PUD zoning if significant and verifiable complaints are received concerning the external impacts of the use specifically noise.
3. Excluding permitted uses, the rules of R-2A shall govern the site.
4. Applicant shall plat the property in accordance with the Subdivision Regulations.
5. Applicant shall submit plans for Development Review for all proposed site improvements in accordance with Section 1101 of the Zoning Code.
6. Business Hours shall be: Monday – Friday 10:00am to 7:00pm; Saturday 8:00am to 6:00pm; Sunday 10:00am to 3:00pm.
7. All deliveries shall occur during business hours.
8. Special events, including workshops and farm to table meals, may occur outside of regular business hours.
9. Parking shall be provided on-site; overflow parking provided by Faulkner County Library outside of library operation hours.




**DESCRIPTION**

Planning Commission  
Review

**REZ2019OCT01**

0.678565 ac.

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
			TJ




**City of Conway**  
Planning & Development

THIS MAP WAS PREPARED BY THE CITY OF CONWAY PLANNING AND DEVELOPMENT DEPARTMENT FOR ITS USE AND MAY BE REVISED AT ANY TIME WITHOUT NOTIFICATION TO ANY USER.

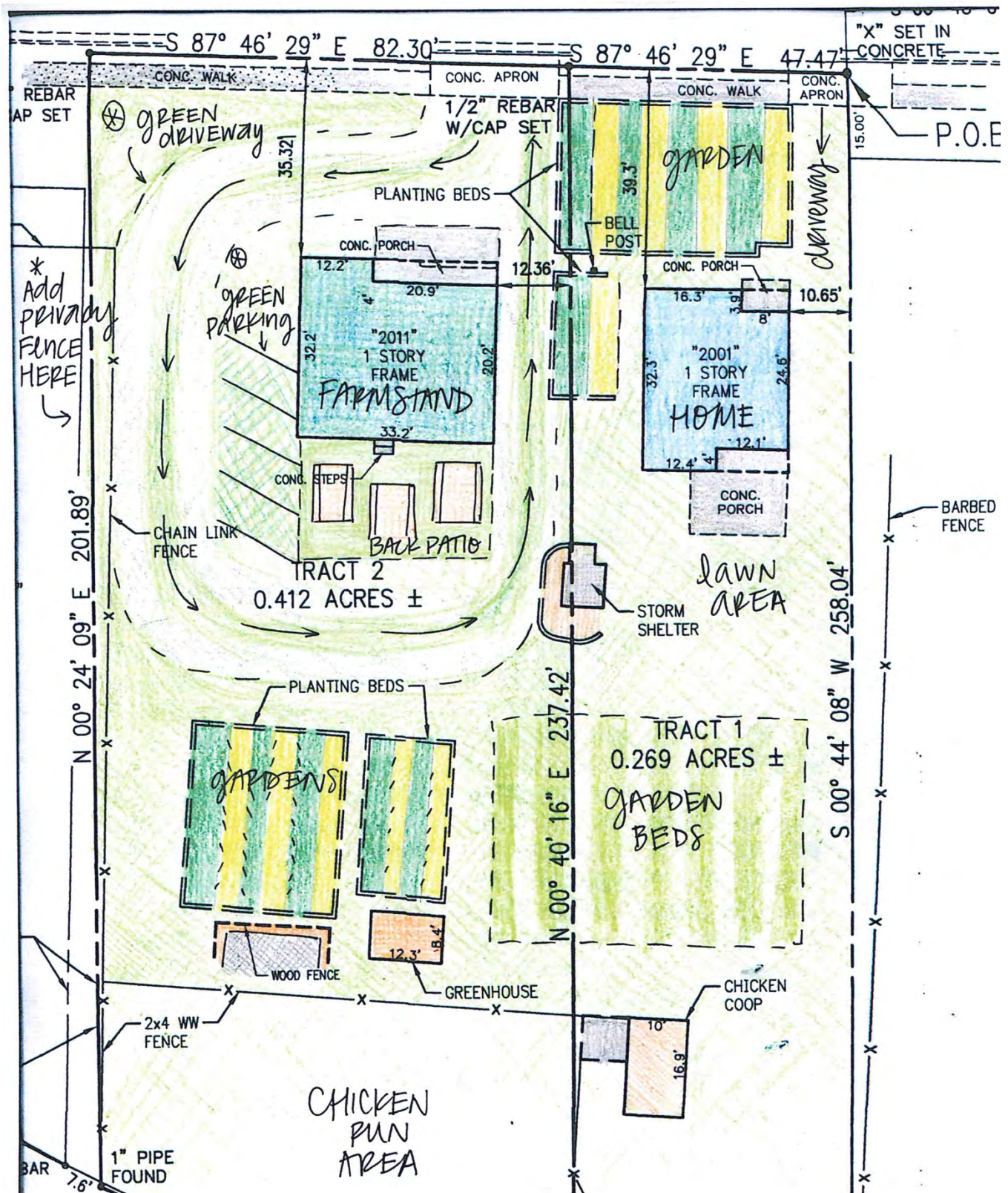
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www.conwayarkansas.google



N  
70

Feet  
OCT 2019



*[Handwritten Signature]*

James Walden, AICP  
 Director of Planning & Development



**City of Conway, Arkansas**  
**Ordinance No. O-19- \_\_\_\_\_**

**AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING ORDINANCE TO REZONE +/-20.94 ACRES LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF MUSEUM ROAD AND LOWER RIDGE ROAD FROM A-1 AND R-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 **A-1** symbols and indications as shown on the Zoning District Boundary Map in an area described as follows:

Being a tract of land lying in a part of the NW1/4 SW1/4 of Section 32, T-6-N, R-13-W, Faulkner County, Arkansas more particularly described as follows: Beginning at the SE corner of said NW1/4 SW1/4 of Section 32 at a found concrete monument; thence along the South line of said NW1/4 SW1/4 N88°51'04"W 1277.15 feet to a set 1/2" rebar (PLS#1243) on the East right of way of Museum Road (80' R/W); thence leaving said South line along said East right of way N00°39'27"W 400.00 feet to a set 1/2" rebar (PLS#1243); thence leaving said East right of way S88°51'04"E 275.00 feet to a set 1/2" rebar (PLS#1243); thence N00°39'27"W 409.64 feet to a set 1/2" rebar (PLS#1243) on the South right of way of Lower Ridge Road (100' R/W); thence along said South right of way the following courses: S86°33'16"E 615.36 feet; thence S86°11'41"E 245.45 feet; thence S85°13'14"E 80.05 feet; thence S84°13'20"E 95.60 feet to a set 1/2" rebar (PLS#1243) on the East line of said NW1/4 SW1/4; thence leaving said right of way along said East line S01°42'52"W 760.39 feet to the point of beginning; containing 20.94 acres more or less.

to those of **R-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 12<sup>th</sup> day of November, 2019.

**Approved:**

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

**Attest:**

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





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

## MEMO

To: Mayor Bart Castleberry  
cc: City Council Members

From: Justin Brown, 2019 Planning Commission Chairman  
Date: November 5, 2019

Re: Request to rezone from A-1 to R-1 and C-2 +/-23.56 acres located at the southeast corner of the intersection of Museum Road and Lower Ridge Road

---

Frank Shaw has requested to rezone from A-1 (Agricultural) to R-1 (Single-family residential) and C-2 (Neighborhood Commercial) +/-23.56 acres located at the southeast corner of the intersection of Museum Road and Lower Ridge Road, with the legal descriptions:

[Tract 1 to be zoned R-1]

Being a tract of land lying in a part of the NW1/4 SW1/4 of Section 32, T-6-N, R-13-W, Faulkner County, Arkansas more particularly described as follows: Beginning at the SE corner of said NW1/4 SW1/4 of Section 32 at a found concrete monument; thence along the South line of said NW1/4 SW1/4 N88°51'04"W 1277.15 feet to a set 1/2" rebar (PLS#1243) on the East right of way of Museum Road (80' R/W); thence leaving said South line along said East right of way N00°39'27"W 400.00 feet to a set 1/2" rebar (PLS#1243); thence leaving said East right of way S88°51'04"E 275.00 feet to a set 1/2" rebar (PLS#1243); thence N00°39'27"W 409.64 feet to a set 1/2" rebar (PLS#1243) on the South right of way of Lower Ridge Road (100' R/W); thence along said South right of way the following courses: S86°33'16"E 615.36 feet; thence S86°11'41"E 245.45 feet; thence S85°13'14"E 80.05 feet; thence S84°13'20"E 95.60 feet to a set 1/2" rebar (PLS#1243) on the East line of said NW1/4 SW1/4; thence leaving said right of way along said East line S01°42'52"W 760.39 feet to the point of beginning; containing 20.94 acres more or less.

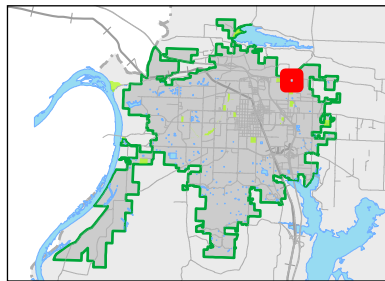
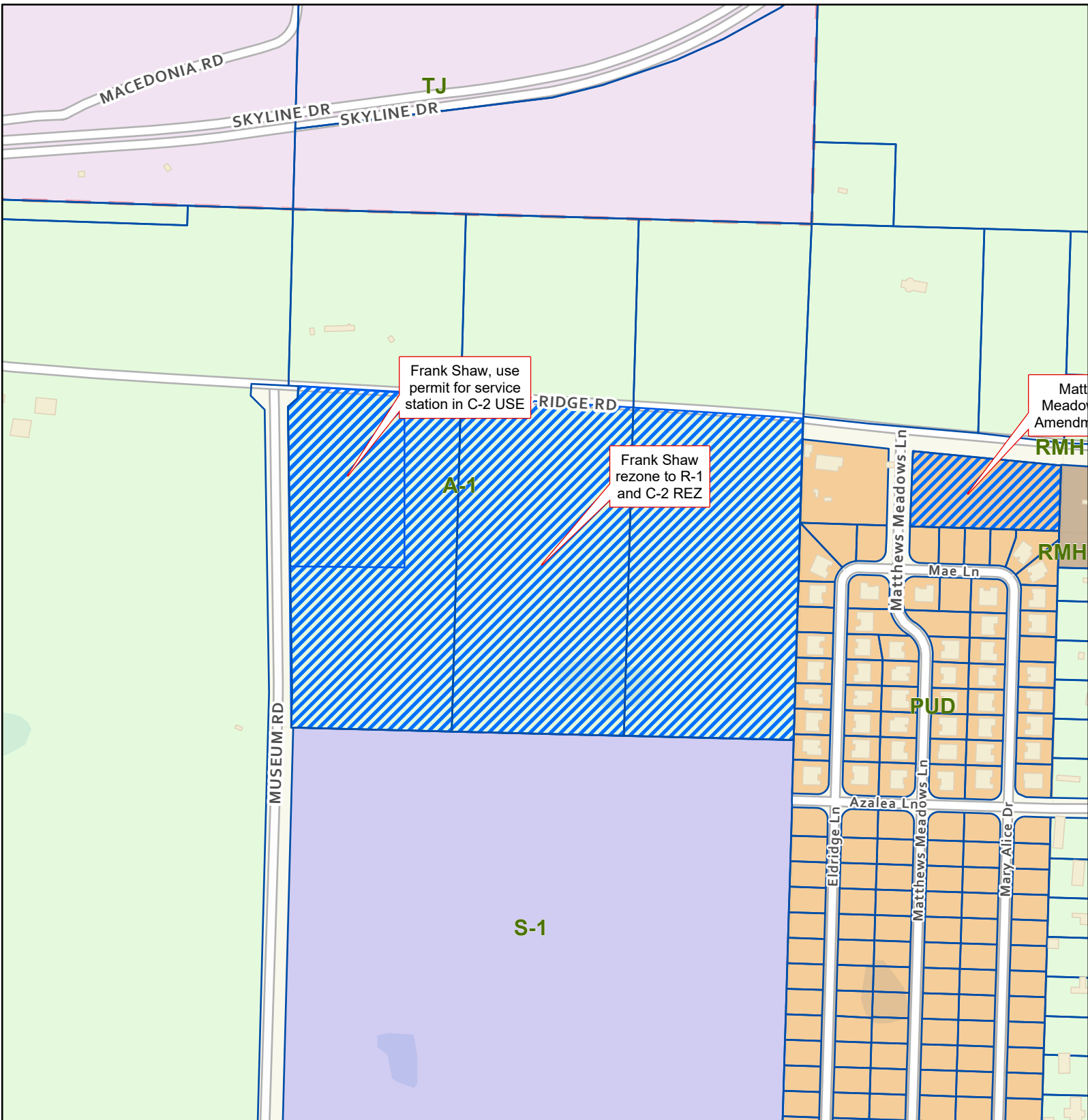
[Tract 2 to be zoned C-2]

Commencing at the SE corner of said NW1/4 SW1/4 of Section 32 at a found concrete monument; thence along the South line of said NW1/4 SW1/4 N88°51'04"W 1277.15 feet to a set 1/2" rebar (PLS#1243) on the East right of way of Museum Road (80' R/W); thence leaving said South line along said East right of way N00°39'27"W 400.00 feet to a set 1/2" rebar (PLS#1243) being the point of beginning; thence continue along said East right of way N00°39'27"W 420.68 feet to a set 1/2" rebar (PLS#1243) on the South right of way of Lower Ridge Road; thence leaving said East right of way along said South right of way S86°33'16"E 275.44 feet to a set 1/2" rebar (PLS#1243); thence leaving said South right of way S00°39'27"E 409.64 feet to a set 1/2" rebar (PLS#1243); thence N88°51'04"W 275.00 feet to the point of beginning; containing 2.62 acres more or less.

The applicant is seeking to rezone +/-20.94 acres to R-1 to plat a 100-lot single-family subdivision and +/-2.62 acres to C-2 to be developed for commercial use. *The applicant has a secondary request for a conditional use permit to allow an automobile service station on the +/-2.62 acres if the C-2 zoning is approved.*

The Planning Commission reviewed the request at its regular meeting on October 21, 2019 and voted 7-0 that the request be forwarded to the City Council with a recommendation for approval.

Please advise if you have any questions.



**DESCRIPTION**

Planning Commission Review

**REZ2019OCT04**

25.125555 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	SP	
C-2	O-2	A-1	
C-3	O-3	PUD	
C-4		TJ	

**City of Conway  
Planning & Development**

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North arrow pointing up, labeled 'N'.

Scale bar: 280 Feet

**OCT 2019**



**City of Conway, Arkansas**  
**Ordinance No. O-19- \_\_\_\_\_**

**AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING ORDINANCE TO REZONE +/-2.62 ACRES LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF MUSEUM ROAD AND LOWER RIDGE ROAD FROM A-1 AND C-2:**

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

Commencing at the SE corner of said NW1/4 SW1/4 of Section 32 at a found concrete monument; thence along the South line of said NW1/4 SW1/4 N88°51'04"W 1277.15 feet to a set 1/2" rebar (PLS#1243) on the East right of way of Museum Road (80' R/W); thence leaving said South line along said East right of way N00°39'27"W 400.00 feet to a set 1/2" rebar (PLS#1243) being the point of beginning; thence continue along said East right of way N00°39'27"W 420.68 feet to a set 1/2" rebar (PLS#1243) on the South right of way of Lower Ridge Road; thence leaving said East right of way along said South right of way S86°33'16"E 275.44 feet to a set 1/2" rebar (PLS#1243); thence leaving said South right of way S00°39'27"E 409.64 feet to a set 1/2" rebar (PLS#1243); thence N88°51'04"W 275.00 feet to the point of beginning; containing 2.62 acres more or less.

to those of **C-2**, 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 12<sup>th</sup> day of November, 2019.

**Approved:**

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

**Attest:**

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



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

## MEMO

To: Mayor Bart Castleberry  
cc: City Council Members

From: Justin Brown, 2019 Planning Commission Chairman  
Date: November 5, 2019

Re: Request to rezone from A-1 to R-1 and C-2 +/-23.56 acres located at the southeast corner of the intersection of Museum Road and Lower Ridge Road

---

Frank Shaw has requested to rezone from A-1 (Agricultural) to R-1 (Single-family residential) and C-2 (Neighborhood Commercial) +/-23.56 acres located at the southeast corner of the intersection of Museum Road and Lower Ridge Road, with the legal descriptions:

[Tract 1 to be zoned R-1]

Being a tract of land lying in a part of the NW1/4 SW1/4 of Section 32, T-6-N, R-13-W, Faulkner County, Arkansas more particularly described as follows: Beginning at the SE corner of said NW1/4 SW1/4 of Section 32 at a found concrete monument; thence along the South line of said NW1/4 SW1/4 N88°51'04"W 1277.15 feet to a set 1/2" rebar (PLS#1243) on the East right of way of Museum Road (80' R/W); thence leaving said South line along said East right of way N00°39'27"W 400.00 feet to a set 1/2" rebar (PLS#1243); thence leaving said East right of way S88°51'04"E 275.00 feet to a set 1/2" rebar (PLS#1243); thence N00°39'27"W 409.64 feet to a set 1/2" rebar (PLS#1243) on the South right of way of Lower Ridge Road (100' R/W); thence along said South right of way the following courses: S86°33'16"E 615.36 feet; thence S86°11'41"E 245.45 feet; thence S85°13'14"E 80.05 feet; thence S84°13'20"E 95.60 feet to a set 1/2" rebar (PLS#1243) on the East line of said NW1/4 SW1/4; thence leaving said right of way along said East line S01°42'52"W 760.39 feet to the point of beginning; containing 20.94 acres more or less.

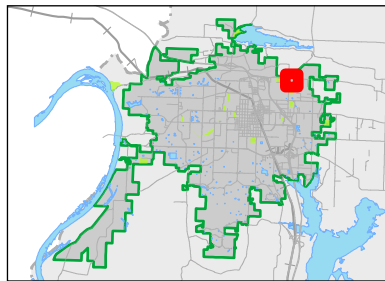
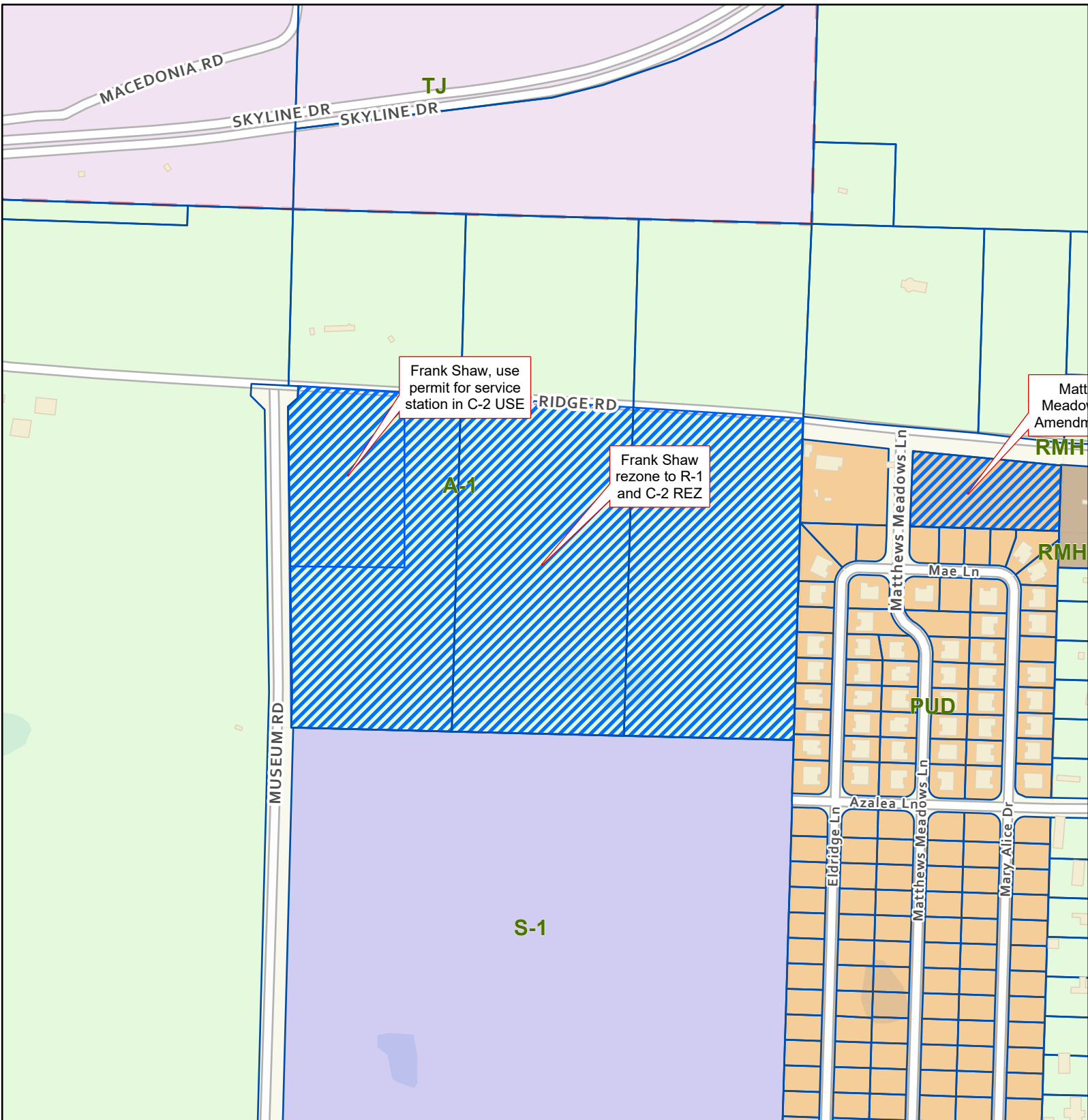
[Tract 2 to be zoned C-2]

Commencing at the SE corner of said NW1/4 SW1/4 of Section 32 at a found concrete monument; thence along the South line of said NW1/4 SW1/4 N88°51'04"W 1277.15 feet to a set 1/2" rebar (PLS#1243) on the East right of way of Museum Road (80' R/W); thence leaving said South line along said East right of way N00°39'27"W 400.00 feet to a set 1/2" rebar (PLS#1243) being the point of beginning; thence continue along said East right of way N00°39'27"W 420.68 feet to a set 1/2" rebar (PLS#1243) on the South right of way of Lower Ridge Road; thence leaving said East right of way along said South right of way S86°33'16"E 275.44 feet to a set 1/2" rebar (PLS#1243); thence leaving said South right of way S00°39'27"E 409.64 feet to a set 1/2" rebar (PLS#1243); thence N88°51'04"W 275.00 feet to the point of beginning; containing 2.62 acres more or less.

The applicant is seeking to rezone +/-20.94 acres to R-1 to plat a 100-lot single-family subdivision and +/-2.62 acres to C-2 to be developed for commercial use. *The applicant has a secondary request for a conditional use permit to allow an automobile service station on the +/-2.62 acres if the C-2 zoning is approved.*

The Planning Commission reviewed the request at its regular meeting on October 21, 2019 and voted 7-0 that the request be forwarded to the City Council with a recommendation for approval.

Please advise if you have any questions.



**DESCRIPTION**

Planning Commission Review

**REZ2019OCT04**

25.125555 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	SP	
C-2	O-2	A-1	
C-3	O-3	PUD	
C-4		TJ	

City of Conway  
Planning & Development

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280

Feet

**OCT 2019**



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 (501) 450-6105 • [planningcommission@cityofconway.org](mailto:planningcommission@cityofconway.org)

## MEMO

To: Mayor Bart Castleberry  
 cc: City Council Members

From: Justin Brown, 2019 Planning Commission Chairman  
 Date: November 5, 2019

Re: Request for conditional use permit to allow an automobile service station in the C-2 zoning district for +/-2.76 acres located at the southeast corner of the intersection of Museum Road and Lower Ridge Road

---

Frank Shaw has requested a conditional use permit to allow an automobile service station and convenience market in a C-2 zoning district for +/-2.76 acres located at the southeast corner of the intersection of Museum Road and Lower Ridge Road, with the legal description:

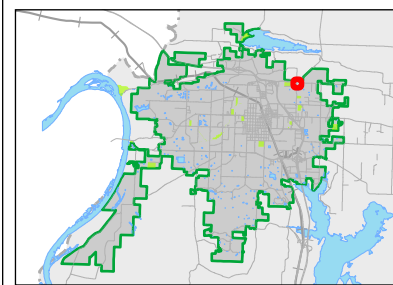
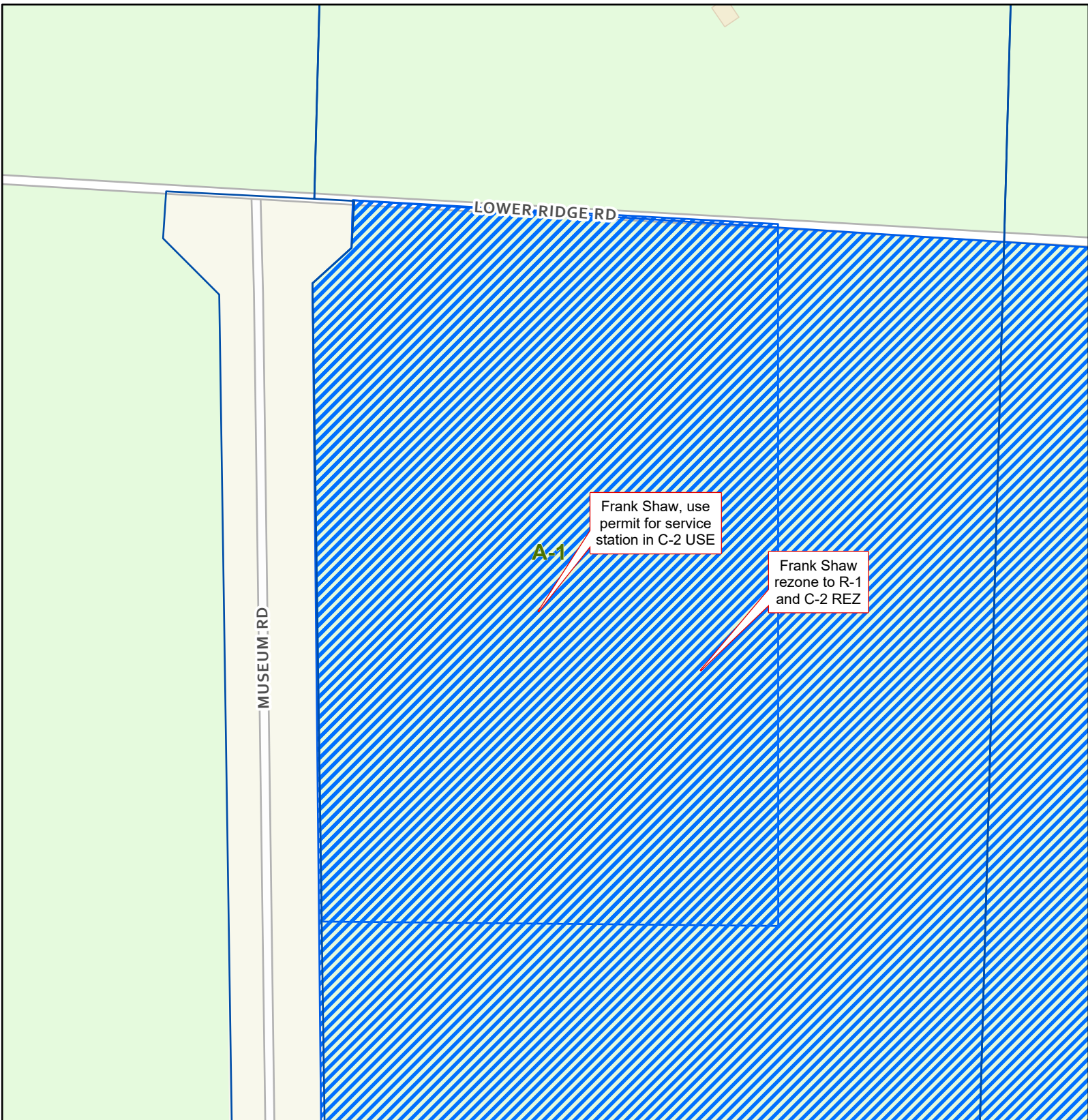
Commencing at the SE corner of said NW1/4 SW1/4 of Section 32 at a found concrete monument; thence along the South line of said NW1/4 SW1/4 N88°51'04"W 1277.15 feet to a set 1/2" rebar (PLS#1243) on the East right of way of Museum Road (80' R/W); thence leaving said South line along said East right of way N00°39'27"W 400.00 feet to a set 1/2" rebar (PLS#1243) being the point of beginning; thence continue along said East right of way N00°39'27"W 420.68 feet to a set 1/2" rebar (PLS#1243) on the South right of way of Lower Ridge Road; thence leaving said East right of way along said South right of way S86°33'16"E 275.44 feet to a set 1/2" rebar (PLS#1243); thence leaving said South right of way S00°39'27"E 409.64 feet to a set 1/2" rebar (PLS#1243); thence N88°51'04"W 275.00 feet to the point of beginning; containing 2.62 acres more or less.

The Comprehensive Plan identifies the intersection of Museum Road and Lower Ridge Road as an appropriate location for Neighborhood Convenience. The applicant is seeking a conditional use permit to allow an automobile service station including a convenience market and fuel pumps at this location. While permitted by right in the C-3 zoning district, this use is only permitted by conditional use permit in the C-2 zoning district.

The Planning Commission reviewed the request at its regular meeting on October 21, 2019 and voted 7-0 that the request be forwarded to the City Council with a recommendation for approval including the following conditions:

1. The use shall be subject to Development Review prior to issuance of building permits. Development Review shall be conducted by the Planning Commission; the Planning Commission shall have the authority to impose conditions on the site plan.
2. Access to the site shall be from Museum Rd only. Access to Lower Ridge Rd is prohibited.
3. Any expansions or additions to the structure as well as any changes to the use shall require an amended or new conditional use permit.

Please advise if you have any questions.



**DESCRIPTION**

Planning Commission  
Review

**USE2019OCT01**

3.036688 ac.

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

**City of Conway  
Planning & Development**

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OCT 2019



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

## MEMO

To: Mayor Bart Castleberry  
 cc: City Council Members

From: Justin Brown, 2019 Planning Commission Chairman  
 Date: November 5, 2019

Re: Request for conditional use permit to allow Retail in the I-3 zoning district at 815 Exchange Avenue

Jason Covington has requested a conditional use permit to allow an Restricted, General, and High-Impact Retail in an I-3 zoning district for property located at 815 Exchange Ave with the legal description:

Part of the NE ¼ SE ¼ of Section 18, T5N, R13W, Faulkner County, Arkansas, being more particularly described as follows: beginning at the northeast corner of said SE ¼ Section 18, T5N, R13W, and running thence along the east line of said SE ¼, south 733.00 feet to the north right of way of Interstate 40; thence along said right of way to a point S68°26'00" W 180.60 feet; thence to a point S29°08'00"W 25.90 feet; thence leaving said right of way N88°02'00"W 306.80 feet to the point of beginning, which on the west right of way line of Exchange Ave and run thence N88°02'00"W 384.61 feet (deeded 384.35 feet); thence N02°06'42"E 339.74 feet (deeded N02°03'00"E 340.00 feet); thence S88°06'45"E 383.30 feet (deeded S88°02'00"E 384.35 feet); thence S01°53'27"W 340.27 feet (deeded S02°03'W 340.00 feet) to the point of beginning.

The above described property being more accurately described on a plat of survey by Bock & Clark National Surveyors Network, dated August 22, 2011, last revised September 7, 2011 and designated as Job #201101300-001 as follows: A part of the NE ¼ of the SE ¼ of Section 18, T5N, R13W, Faulkner County, Arkansas, being more particularly described as follows: commencing at a point marking the northeast corner of the NE ¼ of the SE ¼; thence along the east line of said forty, S00°30'52"E, 733.00 feet to a point on the north right of way line of Interstate 40; thence along said north right of way line the following bearings and distances; S87°55'08"W, 180.60 feet to a ¾" existing rebar; S28°37'08"W, 25.90 feet; thence leaving said north right of line, N88°32'52"W, 306.80 feet to a 1 1/2" existing iron pin on the west right of way line of Exchange Ave and the point of beginning; thence continue N88°32'52"W, 384.61 feet to a ½" set rebar with cap; thence N01°35'50"E, 339.74 feet to a ½" existing iron pin; thence S88°37'37"E, 383.30 feet to a ½" set rebar with cap on the west right of way line of Exchange Ave; thence along said west right of way line S01°22'35"W, 340.27 feet to the point of beginning.

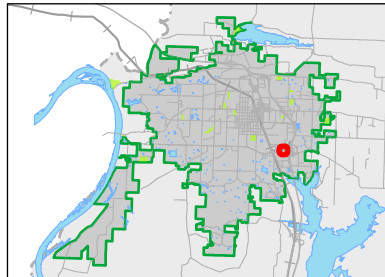
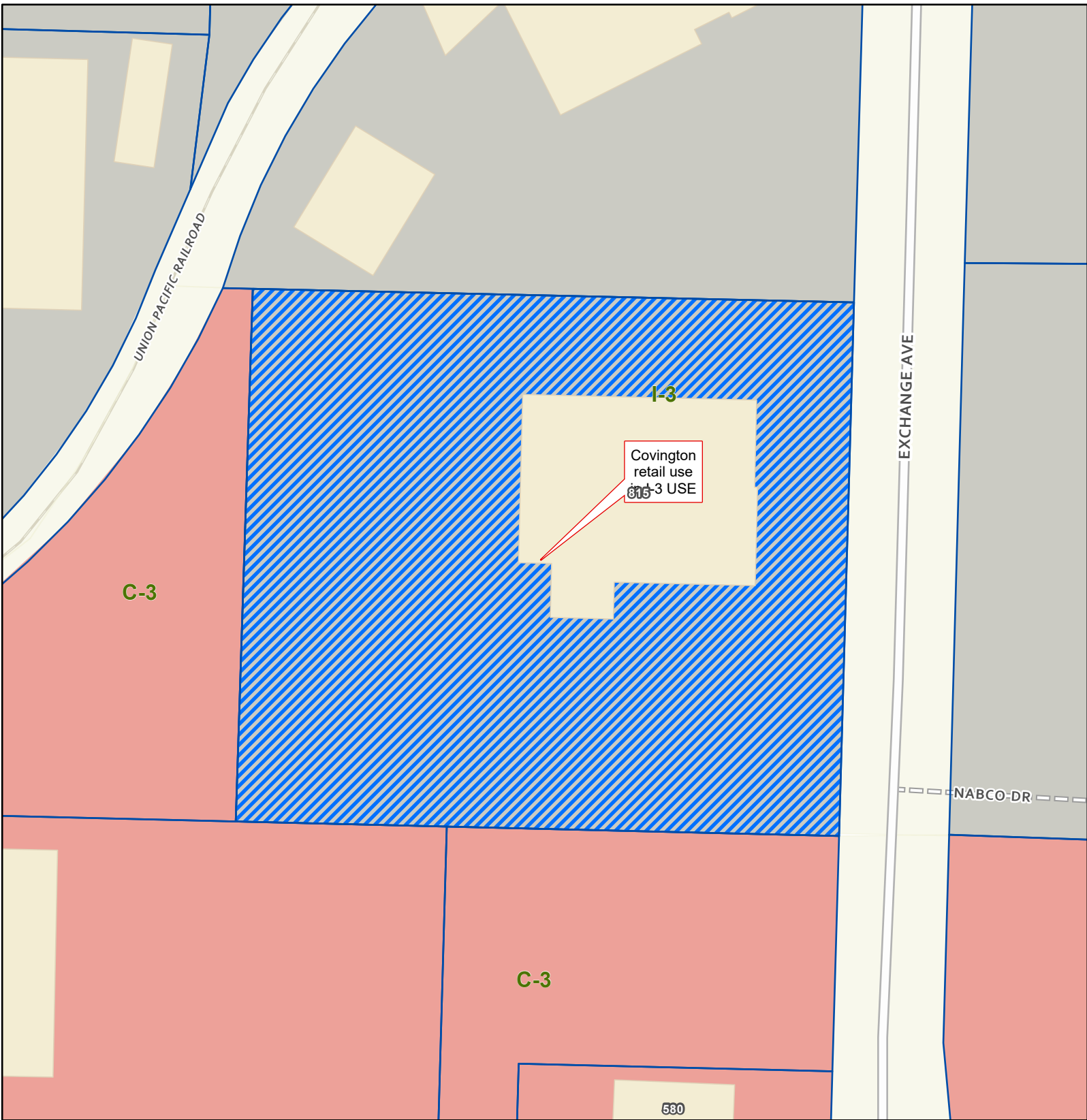
The applicant is requesting a conditional use permit to allow retail uses in a property within Conway's Industrial Park, zoned I-3, which has been converted from warehouse use to tenant lease spaces. Office uses are permitted by right in the I-3 zoning district, but retail uses require a conditional use permit.

The Planning Commission reviewed the request at its regular meeting on October 21, 2019 and voted 7-0 that the request be forwarded to the City Council with a recommendation for approval including the following conditions:

1. Any uses which require outside display of goods unscreened from public view shall not be permitted.
2. Any outside storage of materials, goods, or equipment shall be placed behind opaque screening or fence that is at least 6 feet in height and no greater than 8 feet in height.
3. Any expansion of or additions to the structure shall require an amended or new conditional use permit.

Please advise if you have any questions.





**DESCRIPTION**

Planning Commission  
Review

**USE2019OCT02**

2.996908 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		Special	
C-1	O-1	SP		S-1	
C-2	O-2	A-1		PUD	
C-3	O-3	TJ			
C-4					

**City of Conway  
Planning & Development**

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**OCT 2019**

# MEMO

City of Conway, Arkansas  
Jamie Brice, Procurement Manager  
1201 Oak Street  
Conway, AR 72032  
[www.cityofconway.org](http://www.cityofconway.org)

**To:** Mayor Bart Castleberry and City of Conway Council  
**CC:** Kiera Oluokun Felicia Rogers Jack Bell  
**From:** Jamie Brice  
**Date:** November 8, 2019  
**Re:** Request to accept Procurement Proposal for 5<sup>th</sup> Avenue Park Playground

---

The City of Conway solicited proposals to furnish and install, according to manufacturer's guidelines; fall surfacing, impression swings or like models, geo-dome or like model, 20'x20' concrete pad, 20'x 8' sidewalk, and a 20'x20' shade system at Fifth Avenue Park located at 600 5<sup>th</sup> Avenue, Conway, AR 72034.

Proposers were asked to provide a turn key project for a total of \$130,000. Two proposals were received from Game Time and Hahn Enterprises, Inc.

The City of Conway request that Council approve Hahn Enterprises to furnish and install playground equipment for this project.

Sincerely,



Jamie Brice  
Procurement Manager  
City of Conway



**City of Conway, Arkansas**  
**Ordinance No. O-19-\_\_**

**AN ORDINANCE APPROPRIATING FUNDS TO PURCHASE PROPERTY ASSOCIATED WITH THE ARKANSAS DEPARTMENT OF EMERGENCY MANAGEMENT HAZARD MITIGATION ASSISTANCE GRANT PROJECT: AND FOR OTHER PURPOSES**

**Whereas**, the City of Conway, Arkansas, previously approved R-18-55 to mitigate the flooding hazard to nine (9) flood-prone properties along Sugar Creek adjacent to S. Donaghey Ave. and received federal grant funding assistance to purchase eight (8) properties; and

**Whereas**, one property at 2103 Sugar Creek Rd., centrally located among the other properties, did not meet deadline requirements before grant submission and, therefore, was not procured through the grant process; and

**Whereas**, the City of Conway Parks and Recreation Department would like to purchase this flood-prone property so that it may be incorporated into the hazard mitigation project; and

**Whereas**, the City of Conway Parks and Recreation Department has funds available in the Parks Impact Fee Fund to purchase stated property. A deed restriction will be filed with the new deeds.

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

**Section 1.** The City of Conway shall appropriate \$114,100 from 652-140-4900, Parks Impact Fee Fund Balance Appropriation Account into 613-201-5901 to purchase the property located at 2103 Sugar Creek.

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

**PASSED** this 12<sup>th</sup> day of November 2019.

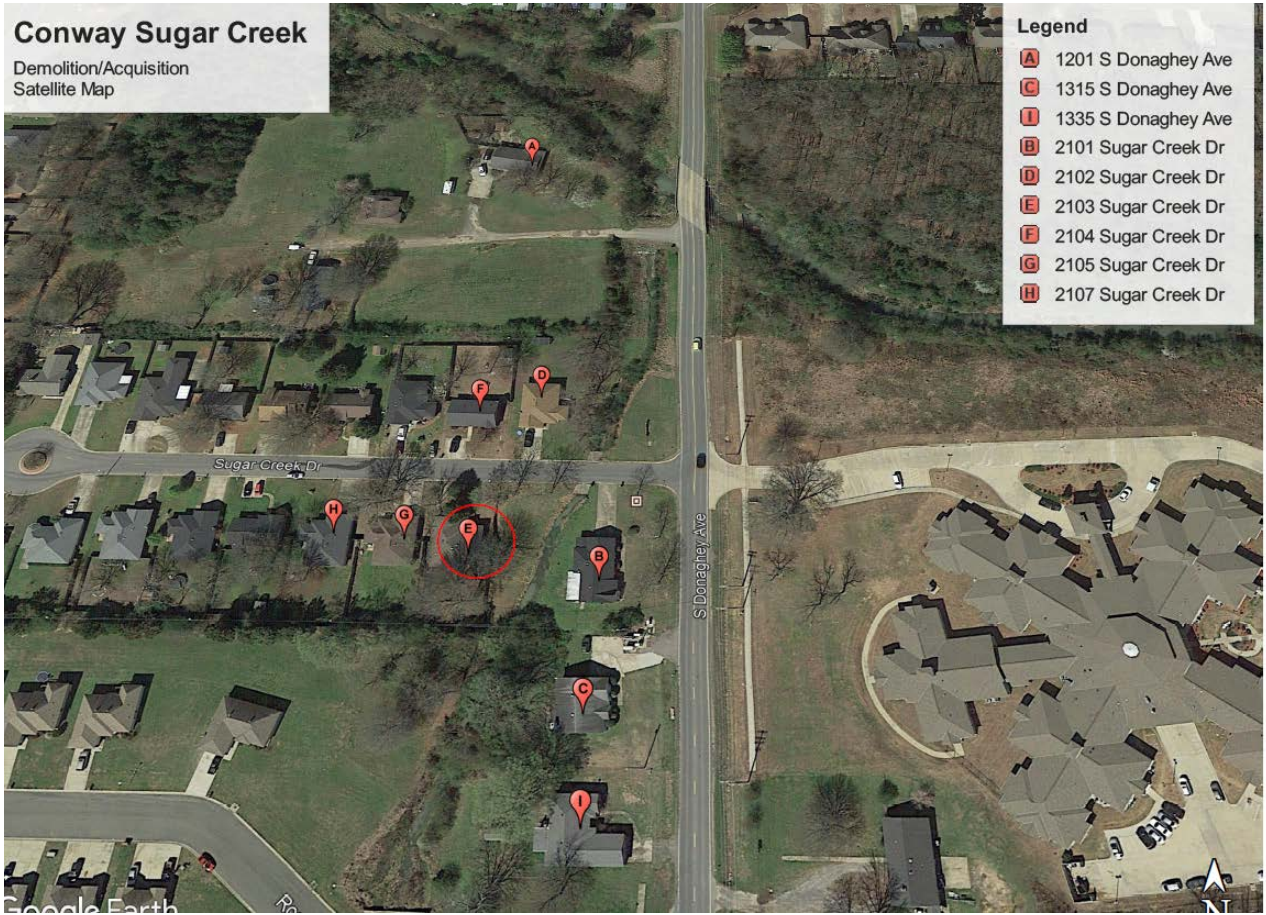
**Approved:**

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

**Attest:**

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

Sugar Creek Acquisition Map:





**City of Conway, Arkansas**  
**Resolution No. R-19-\_\_\_\_\_**

**A RESOLUTION AUTHORIZING AN APPLICATION TO THE ARKANSAS ECONOMIC DEVELOPMENT COMMISSION'S DIVISION OF RURAL SERVICES RURAL COMMUNITY ASSISTANCE GRANT PROGRAM TO RELOCATE THE ORIGINAL TOADSUCK FERRY FROM PEEL, ARKANSAS TO OLD FERRY LANDING PARK IN CONWAY, ARKANSAS;**

**Whereas**, the Conway City Council has determined that the City of Conway meets eligibility requirements necessary to apply for a grant under the Arkansas Community Assistance Grant Program, and

**Whereas**, the City of Conway has presented plans to relocate the original Toad Suck Ferry from Peel, AR to Conway, AR to be placed at Toad Suck Park; and

**Whereas**, the City Council of the City of Conway recognizes the need for the project, concurs its importance, and supports the City of Conway in its efforts to proceed with the same.

**Now therefore, be it resolved by the City Council of the City of Conway, Arkansas, that:**

**Section I:** The Mayor of Conway is hereby authorized to submit an application of formal request to the Arkansas Economic Development Commission for purpose of securing state grant funds in the amount of \$50,000.00 to aid and assist the City of Conway in executing the proposed project described herein and that the Mayor or Recorder/Treasurer of the City of Conway is further authorized to administer the grant funds for the same project.

**THIS RESOLUTION ADOPTED this 12<sup>th</sup> day of November, 2019**

**Approved:**

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

**Attest:**

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



## MEMORANDUM

**TO:** Mayor Bart Castleberry

**FROM:** Aaron Knight *AK*

**DATE:** November 5, 2019

**SUBJECT:** Removal of Items from Inventory

Attached to this memo is a list of computers the Information Technology Department wishes to remove from inventory. Six items are being donated to the following Arkansas District Courts: Damascus, Vilonia and Mayflower. The remainder will either be auctioned on GovDeals or via e-waste. Please let me know if you have any questions.

# City of Conway Information Technology Asset Disposal

CLASS	MAKE	MODEL	SERIAL NUMBER	IT Tag
All in One	Dell	Optiplex 9030	HCG3T52	4021
All in One	Dell	Optiplex 9030	HCGDT52	4018
All in One	Dell	Optiplex 9030	HCG7T52	4023
All in One	Dell	Optiplex 9030	783J482	4104
All in One	Dell	Optiplex 9030	921BX52	4033
All in One	Dell	Optiplex 9030	HCGBT52	4025
All in One	Dell	Optiplex 9030	HCG8T52	4020
All in One	Dell	Optiplex 9030	784D482	4100
All in One	Dell	Optiplex 9030	3F82FB2	4124
All in One	Dell	Optiplex 9030	HCG9T52	4024
All in One	Dell	Optiplex 9030	785J482	4101
All in One	Dell	Optiplex 9030	HD13T52	4022
All in One	Dell	Optiplex 9030	HCG4T52	4026
All in One	Dell	Optiplex 9030	HCG5T52	4027
All in One	Dell	Optiplex 9030	781L482	4093
All in One	Dell	Optiplex 9030	HCGCT52	4019
All in One	Dell	Optiplex 9030	781F482	4096
All in One	Dell	Optiplex 9030	783H482	4112
All in One	HP	Compaq Pro 6300	MXL34015PM	3581
All in One	HP	Compaq Pro 6300	MXL34015PN	3582
All in One	Dell	Optiplex 7440	9BG7TD2	4187
All in One	HP	EliteOne 800 G1	MXL4361RQZ	3915
Desktop	Dell	Optiplex 9010	HJF5SW1	3347
Monitor	HP	E231	^CN0KU311641807B60SCM	2331
Monitor	Dell	P2314H	2LM4R62	4079
Monitor	Dell	P2314H	8MM4R62	4078
Monitor	Dell	U2212Mc	cn0pf48h641802aj1w1l	3905
Monitor	Dell	P2314H	BLM4R62	4077
Monitor	HP	L2245wg	cnk84001qc	2728
Monitor	Dell	P2014H	cn0j6hft7444553s689l	4003
Monitor	Dell	P2211Ht	cn0tyxd9744450bk623s	2692
Monitor	Dell	P2211Ht	cn0tyxd9744450bhb3bl	2696
Monitor	Dell	P2211Ht	cn0tyxd9744450bhb2xl	2699
Monitor	HP	E321	6cm3413bzb	3639
Monitor	Dell	P2211Ht	cn0tyxd9744450bhb2wl	NONE
Monitor	Dell	P2314H	45WSL62	3942
Monitor	Dell	P2314H	65WSL62	3943
Monitor	Dell	None	NONE	2771
Monitor	Dell	None	NONE	2770
Monitor	Dell	P2211Ht	mx04f79g742623b51cvu	3634
Monitor	Dell	P2314H	6TMVL62	4123
Monitor	Dell	P2314H	4TMVL62	4122
Printer	HP	OfficeJet Pro X576dw MFP	2M6FA00BVCVRA1212	3705
Tablet	Dell	Latitude 7350	96XFT32	4006
Tablet	Dell	Latitude 7350	BSN8T32	4004
Tablet	Dell	Latitude 7350	97XFT32	4005
Laptop	Dell	Latitude E6430ATG	HWJ3VY1	3645
Laptop	Dell		2PTVNY1	4168
Tablet	Dell	Latitude 12 Rugged	GD6RNY1	4051
Tablet	Dell	Latitude 12 Rugged	FD6RNY1	4050
Tablet	Dell	Latitude 12 Rugged	HD6RNY1	4052
Tablet	Dell	Latitude 12 Rugged	7RMRNY1	3944
Desktop	Dell	Optiplex 990	C9L8WR1	2767
Desktop	Dell	Optiplex 7040	97VMMD2	4190
Desktop	Dell	Optiplex 7040	97VLMD2	4192

Desktop	Dell	Optiplex 9020	JJJG482	4106
Desktop	Dell	Optiplex 9020	JJJH482	4103
Desktop	Dell	Optiplex 9020	JJJJ482	4105
Power Transfer Box	N/A	N/A	N/A	None
Access Point	Meraki	MR12	None	None
Access Point	Meraki	MR12	None	None
Access Point	Meraki	MR12	None	None
Laptop	HP	Elitebook 850	CNU428CKVR	3919
Laptop	HP	Folio 9740m	CNU344BO2T	3615
Laptop	Dell	Latitude E7450	J21WQC2	4182
Laptop	Dell	Latitude 5590	9B56RQ2	4423
Laptop	Dell		65SQWL1	2738
Laptop	HP	EliteBook 8530p	2CE90425C1	2536
Laptop	HP	EliteBook 850 G1	CNU428CLBG	3920
Laptop	HP	EliteBook 8560p	5CB20304LX	2780
Laptop	HP	Compaq NX9110	2UA445P25Q	102-36
Laptop	Dell	Latitude E5520	H5FM4S1	2785
Laptop	HP	Folio 9740m	CNU3529QPN	3669
Laptop	Dell	Latitude E6540	9R5JH72	4121
Laptop	HP	EliteBook 8570p	5CB344C3NG	3622
Laptop	Dell	Latitude E6540	DCGXG72	3940
Laptop	Panasonic	CF-52	9BTYA48905	2556
Laptop	Panasonic	CF-52	9BTYA48900	2561
Laptop	Panasonic	CF-52	9ATYA42108	2549
Laptop	HP	EliteBook 8570w	5CB34514DN	3642
Monitor	Dell	P2314Ht	GBKZQ62	4057
Monitor	Dell	P2314Ht	17KZQ62	4055
Monitor	HP	E231	3CQ3430336	3662
Monitor	HP	E231	3CQ3430337	3663
Monitor	HP	E231	6CM3414CQ8	3641
Monitor	Dell	U2212HMc	CN-0PF48H-64180-31E-0XLL	3344
Monitor	Dell	P2314Ht	4CKZQ62	4054
Monitor	HP	E231	6CM3430J4Y	3661
Monitor	Dell	P2314Ht	B7KXQ62	4060
Monitor	HP	LA2206x	CN201PL1H	3257
Monitor	Dell	P2314Ht	87KZQ62	4056
Monitor	Dell	P2314Ht	27KZQ62	4053
Monitor	Dell	P2314Ht	37KZQ62	4058
Monitor	Dell	P2314Ht	97KZQ62	4059
Monitor	Dell	P1914Sc	CM9DL62	None
Desktop	Dell	Optiplex 990	C9KCWR1	2765
Workstation	HP	LJ449AV	2UA4050HNN	3687
Television	Sanyo	DP42849	B9371155363102	n/a
Camera	Interlogix	TVD-M3245E-2M-N	5328380009	NONE
Camera	Bosch	Flexidome 5000 HD	0947361658355490092	NONE
Camera	Bosch	Flexidome 5000 HD	094736165970830010	NONE
Camera	Panasonic	WV-NF284	JFV04474	110-109
Camera	Panasonic	WV-NF284	JAV05725	NONE
Camera	Panasonic	WV-NF284	JEV43641	110-108
Camera	Panasonic	WV-NF284	IKV58688	NONE
Camera	Panasonic	WV-NF284	IKV58694	NONE
Camera	Panasonic	WV-NF284	IKV58622	NONE
Camera	Panasonic	WV-NF284	IKV58686	NONE
Camera	Acti	TCM-7011	10H-X-00013	NONE
Camera	Axis	M3037-PVE	ACCC8E7191FA	NONE
Thin Client	Atrust	T62	ST62AAD160057	3479
Thin Client	Atrust	T62	ST62AAD160039	3421
Thin Client	Atrust	T62	ST62AAD410010	3608
Thin Client	Atrust	T62	ST62AAD160034	3424
Thin Client	Atrust	T62	ST62AAD160056	3480
Thin Client	Atrust	T62	ST62AAE150033	3836



Thin Client	Atrust	T62	ST62AAD250057	3552
Thin Client	Atrust	T62	ST62AAD410013	3609
Thin Client	Atrust	T62	ST62AAE150028	3832
Thin Client	Atrust	T62	ST62AAD160052	3425
Thin Client	Atrust	T62	ST62AAE150032	3835
Thin Client	Atrust	T62	ST62AAD410006	3599
Thin Client	Atrust	T62	ST62AAD080007	3469
Thin Client	Atrust	T62	ST62AAD160051	3423
Thin Client	Atrust	T62	ST62AAE150023	3839
Thin Client	Atrust	T62	ST62AAD410007	3600
Thin Client	Atrust	T62	ST62AAD410008	3598
Thin Client	Atrust	T62	ST62AAD390142	3606
Thin Client	Atrust	T62	ST62AAD520082	3688
Thin Client	Atrust	T62	ST62AAE150034	3833
Thin Client	Atrust	T62	ST62AAD410011	3607
Thin Client	Atrust	T62	ST62AAD410015	3616
Thin Client	Atrust	T62	ST62AAE150027	3834
Thin Client	Dell	FX170	D7239Q1	3497
Desktop	Dell	OptiPlex 7040	HS98QD2	4164
Workstation	Dell	Precision Tower 5810	9C4PMD2	4195



**City of Conway, Arkansas  
Ordinance No. O-19-\_\_\_\_\_**

**AN ORDINANCE APPROPRIATING FUNDS FOR THE TRUCK JOURNEYMAN PROGRAM AT THE  
CONWAY FIRE DEPARTMENT; AND FOR OTHER PURPOSES**

**Whereas**, the Conway Fire Department requests \$2,000 for the use of purchasing items for the Truck Journeyman Program, and

**Whereas**, funds in the amount of \$2,000 were received from Walmart to be used for such purpose.

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

**Section 1.** The City of Conway shall appropriate \$2,000 from the General Fund Revenue Donation Account to the Fire Department Miscellaneous Supplies Operating Account (001.134.5699).

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

**PASSED** this the 12<sup>th</sup> day of November, 2019

**Approved:**

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

**Attest:**

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



**City of Conway, Arkansas**  
**Ordinance No. O-19-\_\_\_\_\_**

**AN ORDINANCE APPROPRIATING REIMBURSEMENTS FUNDS FROM VARIOUS ENTITIES FOR THE CITY OF CONWAY POLICE DEPARTMENT; AND FOR OTHER PURPOSES**

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

Various Companies	\$38,862.34	Extra Duty Services
Paymac, Inc.	\$2,439.08	Auction Proceeds
AR State Police	\$2,404.99	Taskforce Funds
Nationwide Insurance	\$996.25	K9 Vet Reimbursements
Municipal Vehicle Program	\$594.93	Insurance proceeds

**Whereas**, the Conway Police Department needs these funds to replenish their expenditure accounts.

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

**Section 1.** The City of Conway shall appropriate funds from various companies in the amount of \$38,862.34 from 001.121.4185 and AR State Police in the amount of \$2,404.99 from 304.000.4201 to the CPD Overtime Acct, 001.121.5114.

**Section 2.** The City of Conway shall appropriate funds from Paymac, Inc. in the amount of \$2,439.08 from 001.119.4611 and Municipal Vehicle Program in the amount of \$594.93 from 001.119.4360 to the CPD vehicle maintenance acct 001.121.5450.

**Section 3.** The City of Conway shall appropriate funds from Nationwide Insurance in the amount of \$996.25 from 001.119.4360 to the CPD Other Miscellaneous account 001.121.5799.

**Section 4.** All ordinances in conflict herewith are repealed to the extent of the conflict

**PASSED** this 12<sup>th</sup> day of November, 2019.

**Approved:**

**Attest:**

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

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



**City of Conway, Arkansas  
Ordinance No. O-19-\_\_\_\_\_**

**AN ORDINANCE APPROPRIATING FUNDS TO THE CONWAY POLICE DEPARTMENT FOR OPERATION SHOP SECURE AND FOR OTHER PURPOSES:**

**Whereas**, the Conway Police Department needs approximately \$53,500 in overtime funds for Operation Shop Secure; and

**Whereas**, the Conway Police Department needs these funds in order to increase police presence in all shopping areas throughout the City of Conway during the holidays which will provide a safer shopping experience for the citizens of Conway.

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

**Section1.** The City of Conway shall appropriate \$53,500 from the general fund balance appropriation account 001.119.4900 into the Conway Police Departments overtime expense account, 001.121.5114.

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

**PASSED** this 12<sup>th</sup> day of November, 2019.

**Approved:**

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

**Attest:**

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



*City of Conway*  
*Human Resources Department*  
*City Hall*  
*1201 Oak Street*  
*Conway, Arkansas 72032*  
[www.conwayarkansas.gov](http://www.conwayarkansas.gov)

**Date:** November 6, 2019

**To:** Mayor Bart Castleberry

**Cc:** David Grimes                      Theo Jones                      Wesley Pruitt  
 Andy Hawkins                      Mark Ledbetter                      Mary Smith  
 Shelia Isby                      Shelly Mehl

**From:** Lisa Mabry-Williams

**Subject:** Fitness Facility Membership

---

An RFP was published and opened on 11/06/2019. The City of Conway received three (3) proposals:

- 365 Fitness                                      \$15,000.00
- Sync Fitness & Movement, LLC                      \$12,000.00

The Employee Benefits Committee reviewed the proposals and completed a weighted evaluation on each proposal. The committee recommends Sync Fitness & Movement, LLC.

We respectfully request that you approve the renewal of our contract with Sync Fitness & Movement to continue to provide fitness center membership to City of Conway employees and retirees for the 2020 plan year.



*City of Conway*  
*Human Resources Department*  
*City Hall*  
*1201 Oak Street*  
*Conway, Arkansas 72032*  
[www.conwayarkansas.gov](http://www.conwayarkansas.gov)

**Date:** November 6, 2019

**To:** Mayor Bart Castleberry

**Cc:** David Grimes                      Theo Jones                      Wesley Pruitt  
Andy Hawkins                      Mark Ledbetter                      Mary Smith  
Shelia Isby                      Shelly Mehl

**From:** Lisa Mabry-Williams

**Subject:** BlueCross BlueShield Dental Insurance

---

An RFP was published and open for 2020 Dental Benefits on 10/25/19. The Employee Benefits Committee met and reviewed the proposals and completed a weighted evaluation on each proposal. The committee recommends BlueCross BlueShield Option 1A and 1B without a broker. This proposal includes our current dental benefits with BCBS, a dental PPO. The total premium increase is seven point eight percent (7.8%).

BlueCross BlueShield has provided dental benefits to the City of Conway since 2006. The dual option dental benefit plans we currently offer continues to be well received by employees.

We respectfully request that you approve the renewal of our contract with BlueCross BlueShield to continue to provide dental benefits to City of Conway employees for the 2020 plan year.



*City of Conway*  
*Human Resources Department*  
*City Hall*  
*1201 Oak Street*  
*Conway, Arkansas 72032*  
[www.conwayarkansas.gov](http://www.conwayarkansas.gov)

**Date:** November 6, 2019

**To:** Mayor Bart Castleberry

**Cc:** David Grimes                      Theo Jones                      Wesley Pruitt  
 Andy Hawkins                      Mark Ledbetter                      Mary Smith  
 Shelia Isby                      Shelly Mehl

**From:** Lisa Mabry-Williams

**Subject:** USABLE Life Insurance

---

The RFP was published and opened on 11/05/2019 for 2020 Life and AD&D benefits. The Employee Benefits Committee reviewed and completed a weighted evaluation on each proposal. The Committee recommends USABLE Life without a broker. The Committee also recommends we go with the USABLE Life proposal with no age reduction for 2020. The rate for this will remain at \$1.80 per employee per month for \$10,000 Life & AD&D coverage. All other proposals and our previous policies contain the age reduction clause.

In 2014 and 2016 we received and accepted a two year rate guarantee on the USABLE Life quote of \$1.80 per employee per month for \$10,000 Life and AD&D for 2015, 2016, 2017 and 2018. In 2019 USABLE life extended the zero increase renewal with a one year rate guarantee of \$1.80 per employee per month for 10,000 Life and AD&D for the 2019 plan year.

The City has had several claims through the years and USABLE Life claims are processed promptly and without issue.

USABLE Life offered us an eleven percent (11%) rate decrease for 2020 of \$1.60 per employee per month for 10,000 Life and AD&D for the 2019 plan year. In addition, they have offered us the rate of \$4.00 per employee per month for an increased benefit of \$25,000 Life and AD&D for the 2020 plan year. The cost to the City is approximately \$14,200 more per year for the increased benefit. The increased benefit without the age reduction will cost the City approximately \$15,900 more per year.

We respectfully request that you approve the renewal of our contract with USABLE to continue to provide Life and AD&D benefits to City of Conway employees for the 2020 plan year and increase the benefit from \$10,000 to \$25,000 Life and AD&D without the age reduction clause.



*City of Conway*  
*Human Resources Department*  
*City Hall*  
*1201 Oak Street*  
*Conway, Arkansas 72032*  
[www.conwayarkansas.gov](http://www.conwayarkansas.gov)

**Date:** November 6, 2019

**To:** Mayor Bart Castleberry

**Cc:** David Grimes    Theo Jones    Shelly Mehl  
 Andy Hawkins    Mark Ledbetter    Mary Smith  
 Shelia Isby    Wesley Pruitt

**From:** Lisa Mabry-Williams

**Subject:** 2020 AML MHBF Medical Benefits

An RFP was published and opened for 2020 Medical Benefits on 10/25/2019. We received proposals from the following:

- AML MHBF
- Arkansas BlueCross Blue Shield/Health Advantage
- HJC/Coresource

The Employee Benefits Committee met with representatives from each of the vendors that submitted a proposal. The committee reviewed the proposals and completed a weighted evaluation on each proposal. The committee recommends the Arkansas Municipal Health Benefit Fund for 2020.

The Arkansas Municipal Health Benefit Fund premium rates for the City of Conway will decrease approximately eight (8) percent on January 1. This decrease is due to a drop in our claims experience.

We respectfully request that you approve the renewal of our contract with the Arkansas Municipal League Benefit Fund to continue to provide medical benefits to City of Conway employees for the 2020 plan year. We also request that the premium decrease will be distributed between the City and the employees in such a way that the percentage that the City and employee contribute to the premiums remain unchanged for the 2020 plan year.





**City of Conway, Arkansas  
Ordinance No. O-19-\_\_\_**

**AN ORDINANCE AMENDING ORD. NO. O-03-109 PROVIDING FOR PROCEDURES FOR MUNICIPAL CANDIDATES TO FILE NOMINATING PETITIONS; REPEALING ANY ORDINANCES IN CONFLICT; DECLARING AN EMERGENCY AND FOR OTHER PURPOSES.**

**Whereas**, The City of Conway has opted pursuant to Arkansas Code Annotated §14-42-206 to have non-partisan municipal elections.

**Whereas**, Act 1104 of 2003, codified as Arkansas Code Annotated §14-42-206(e)(1)(B), authorizes the governing body of cities of the first class to require independent candidates for municipal office to file petitions for nomination as independent candidates with the county clerk no earlier than twenty (20) days prior to the preferential primary election and no later than noon on the day before the preferential primary election, even if the municipal offices are all independent or otherwise nonpartisan.

**Whereas**, to be in line and consistent with other election petition periods, the City of Conway wishes to modify the petition period non-partisan municipal positions from twenty (20) days to seven (7) days prior to the preferential primary election.

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

**Section 1.** Relevant parts of O-03-109 shall be amended as follows:

*Section 1. Independent candidates for municipal office for the City of Conway shall file petitions for nomination as independent candidates with the county clerk no earlier than ~~twenty (20)~~ seven (7) days prior to the preferential primary election and no later than noon on the day before the preferential primary election, as authorized by A.C.A. §14-42-206(e)(1)(B).*

**Section 2.** This ordinance shall be published at least once per week for two consecutive weeks immediately following adoption of the ordinance in a newspaper having a general circulation in the City of Conway.

**Section 3.** All petitions for nomination for municipal office shall otherwise comply with the requirements set out in A.C.A. §14-42-206 and any other applicable state law.

**Section 4.** That any ordinance in conflict herewith is hereby repealed to the extent of that conflict.

**Section 5.** That A.C.A. §14-42-206(e)(2)(A) requires that ordinances of this type be enacted no later than ninety (90) days prior to the filing deadline; that further, A.C.A. §14-42-506(e)(2)(B) requires that such ordinances shall be published immediately following adoption of the ordinance; therefore, it being in the public interest to have this ordinance published immediately, an emergency is hereby declared to exist, and this ordinance shall go into effect from and after its passage and approval.

PASSED this 12<sup>th</sup> day of December, 2019.

**Approved:**

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**Mayor Bart Castleberry**

**Attest:**

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