

City Council Members

Mayor Tab Townsell

City Attorney Michael Murphy

City Clerk/Treasurer Michael O. Garrett



Ward 1 Position 1 – Andy Hawkins
Ward 1 Position 2 – David Grimes
Ward 2 Position 1 – Mark Vaught
Ward 2 Position 2 – Shelley Mehl
Ward 3 Position 1 – Jim Rhodes
Ward 3 Position 2 – Mary Smith
Ward 4 Position 1 – Theodore Jones, Jr.
Ward 4 Position 2 – Shelia Whitmore

City Council Meeting - Tuesday, March 22nd, 2011 @ 6:30pm
Judge Russell L. "Jack" Roberts District Court Building – 810 Parkway St., Conway, AR 72032
5:30 pm -- Committee Meeting
TBD

Call to Order

Roll Call

Minutes: **March 8th, 2011**

Announcements / Proclamations / Recognition: **Employee Service Awards**

1. Report of Standing Committees:

A. Public Hearings:

1. Public Hearing: Ordinance to change the name of Southwestern Energy Drive to SWN Drive.
2. Public Hearing: Ordinance closing the easternmost 794 feet of Bruce Street (Oak Grove Cemetery Entrance on East) on the southern edge of Cantrell Airfield.

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

1. Consideration to accept the nomination of Steve Connors for the Conway Corporation Board of Directors.
2. Consideration for tree trimming to remove obstructions at Cantrell Field (west end of Runway).
3. Consideration to accept bids for the Stage 1A-Grading and Construction for the new Conway Municipal Airport.
4. Consideration to amend the contract with Garver & Garver for the new Conway Municipal Airport.
5. Ordinance amending Ordinances O-06-139 (Old Conway Design Overlay District) and O-10-12 Historic District Commission, which would combine these boards.
6. Consideration of a conditional use permit from Deep Well Campus Ministries to allow restricted office and religious activities in an R-2A zone for the property located at 625 Donaghey Avenue (Southwest corner of Donaghey and Louvenia).

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

1. Consideration to accept bids to purchase a 2011 Automated Side Loading Refuse Truck for the Conway Sanitation Department.
2. Consideration to approve a change order by Salter Construction for Conway Station Park.

3. Consideration to accept bids on two Infielder Rakes for the Conway Parks & Recreation Department.

Old Business

New Business

1. Consideration of a property exchange between the Hart Family & the City of Conway.
2. Resolution creating a City of Conway Reserve Account.

Adjournment



**City of Conway, Arkansas
Ordinance No. O-11-___**

AN ORDINANCE CHANGING THE STREET NAME OF SOUTHWESTERN ENERGY DRIVE TO SWN DRIVE; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES:

WHEREAS; the street currently named Southwestern Energy Drive is a long and cumbersome name, the main property owner has requested to rename to SWN Drive;

WHEREAS; it is preferable to the singular property owner to have a shortened name for address purposes;

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

Section 1: That the street name Southwestern Energy Drive is hereby changed to SWN Drive.

Section 2: That all ordinances in conflict herewith are hereby repealed to the extent of that conflict.

Section 3: That this ordinance is necessary for the protection of the public peace, health and safety, and this ordinance shall be in full force and effective after its passage and approval.

PASSED this 22nd day of March, 2011

Approved:

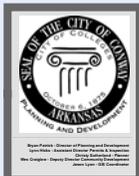
Mayor Tab Townsell

Attest:

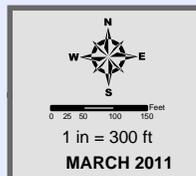
Michael O. Garrett
City Clerk/Treasurer

CITY OF CONWAY

SOUTHWESTERN ENERGY DRIVE RENAMING TO SWN DRIVE



	INTERSTATE		PROPOSED RENAME
	MAJOR ARTERIAL		RESIDENCES
	MINOR ARTERIAL		CEMETERY
	COLLECTOR		STREAMS
	RESIDENTIAL		LAKES & PONDS
	PRIVATE ROAD		CONWAY CITY LIMITS
	INTERSTATE RAMP		LAND PARCELS
	RAILROADS		



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

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



Corporate Office
2350 N Sam Houston Pkwy E
Suite 125
Houston, Texas 77032
www.swn.com

Brian Patrick
City of Conway
1201 Oak Street
Conway, AR 72032

Dear Mr. Patrick,

We respectfully request the City of Conway to change the name of the street in front of our office location from Southwestern Energy Drive to SWN Drive. The present street name is creating some challenges both with redundancy and length.

Southwestern Energy will pay the cost of replacement signs that may be necessary at each end of the street.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "S. Meaders".

Scott Meaders

The Village at Hendrix has reviewed this request and has no objection to the granting of the change on behalf of Southwestern Energy.

A handwritten signature in black ink, appearing to read "Lawrence Finn".

Lawrence Finn
The Village at Hendrix



The Right People doing the Right Things,
wisely investing the cash flow from our
underlying Assets, will create Value+.



**City of Conway, Arkansas
Ordinance No. O-11-_____**

AN ORDINANCE ABANDONING THE EASTERMOST 794 FEET OF BRUCE STREET (OAK GROVE CEMETERY ENTRANCE ON THE EAST) ON THE SOUTHERN EDGE OF CANTRELL FIELD.

WHEREAS, the City of Conway would like to abandon the easternmost 794 feet of Bruce Street (Oak Grove Cemetery Entrance) on the southern edge of Cantrell Field; all within the corporate limits of the City of Conway, Arkansas; and

WHEREAS, after due notice as required by law, the council has, at the time and place mentioned in the notice, heard all persons desiring to be heard on the question and has ascertained that the easement or the portion thereof, hereinbefore described, has heretofore been dedicated to the public use as a easement herein described; has not been actually used by the public generally for a period of at least five (5) years subsequent to the filing of the plat; that all the owners of the property abutting upon the portion of the portion of Bruce to be vacated have filed with the council their written consent to the abandonment; and that public interest and welfare will not be adversely affected by the abandonment of the easternmost 794 feet of Bruce Street.

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

Section 1. The City of Conway shall abandon the following street a way more particularly described as:

**Easternmost 794 feet of Bruce Street (Oak Grove Cemetery Entrance on the East)
on the Southern Edge of Cantrell Field.**

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

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

PASSED this 22nd day of March, 2011.

Approved:

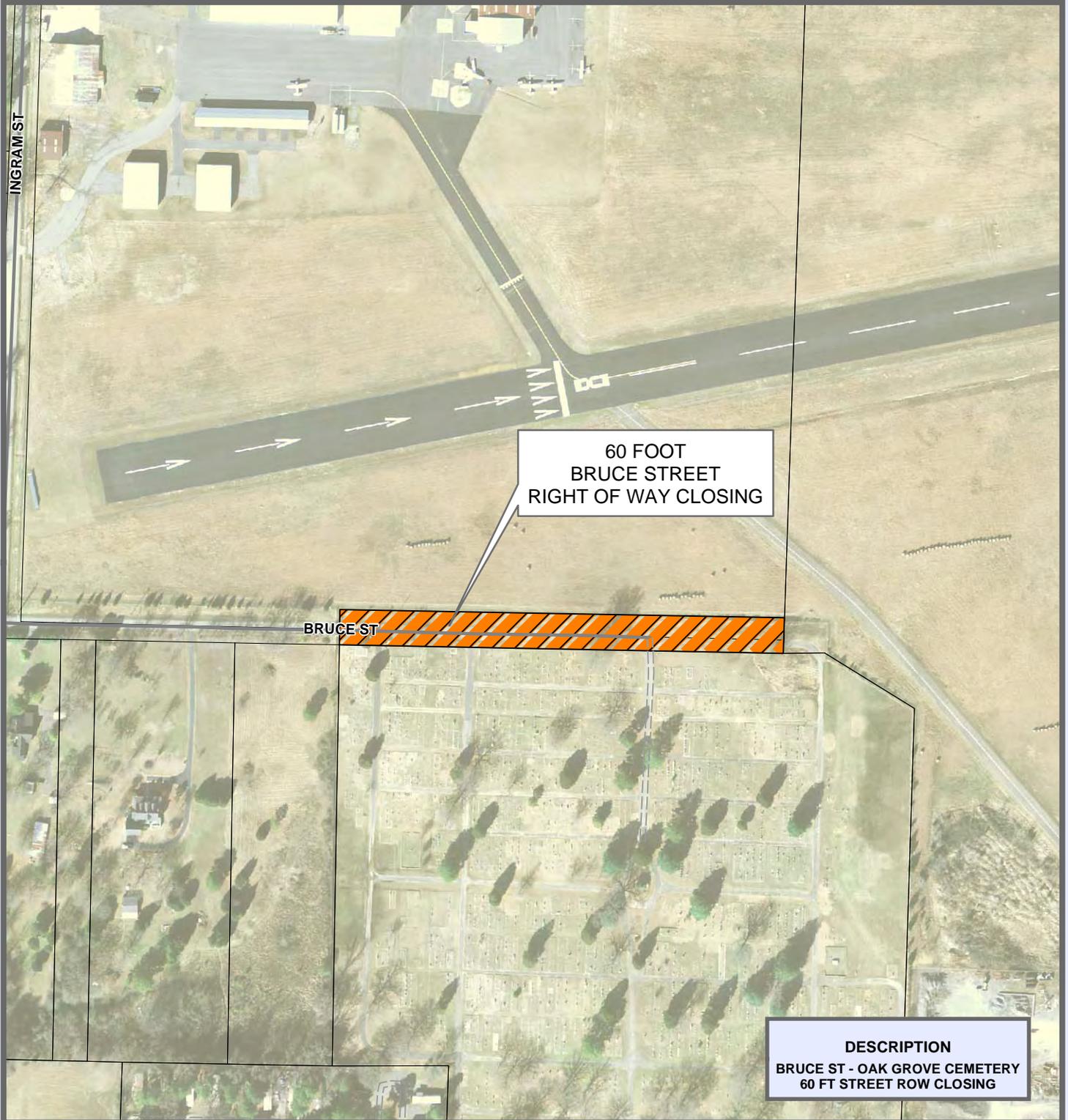
Mayor Tab Townsell

Attest:

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

CITY OF CONWAY

BRUCE STREET -- ROW CLOSING




Tab Townsall - Mayor
 Andy Hawkins & David Grimes - Aldermen Ward 1
 Mark Vaughn & Shelly Muhl - Aldermen Ward 2
 Jim Shook & Mary Smith - Aldermen Ward 3
 Theodore Jones, Jr. & Sheila Whitmore - Aldermen Ward 4
 Michael Murphy - City Attorney
 Michael Garrett - City Clerk



Bryan Patrick - Director
 Wes Craiglow - Deputy Director
 Cindy Sutherland - Planner
 Lisha Rhea - Planning Tech
 Jason Lyon - GIS Coordinator



CONWAY PLANNING COMMISSION
Kent Mathis - Chair
Craig Cloud - Vice-Chair

<ul style="list-style-type: none"> — INTERSTATE — MAJOR ARTERIAL — MINOR ARTERIAL — COLLECTOR — RESIDENTIAL — PRIVATE ROAD — INTERSTATE RAMP — RAILROADS 	<ul style="list-style-type: none"> — LOT LINE — STREAMS — LAKES & PONDS — CITY LIMITS
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Residential R-1 R-2A R-2 HR SR	Industrial MF-1 MF-2 MF-3 RMH	Commercial C-1 C-2 C-3 C-4	Office O-1 O-2 O-3	Special I-1 RU-1 I-3 SP S-1 A-1 PUD
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0 15 30 60 90 Feet
1 in = 250 ft
MARCH 2011

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



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

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

March 12, 2011

Jason Lyon
GIS Coordinator
Planning Office
1201 Oak Street
Conway, AR 72032

Dear Mr. Lyon:

AT&T has no objection to the City's closing of 794 feet of Bruce Street (Oak Grove Cemetery entrance on the east), on the southern edge of Cantrell Airfield. We have no facilities within this area and have no plans to use it in the future.

Questions regarding our facilities can be directed to our Conway engineer, David Cain, at 501-373-8171.

Sincerely,

A handwritten signature in cursive script that reads "Lynda".

CC: David Cain, AT&T Engr.



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

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

March 12, 2011

Jason Lyon
GIS Coordinator
Planning Office
1201 Oak Street
Conway, AR 72032

Dear Mr. Lyon:

AT&T has no objection to the City's closing of 794 feet of Bruce Street (Oak Grove Cemetery entrance on the east), on the southern edge of Cantrell Airfield. We have no facilities within this area and have no plans to use it in the future.

Questions regarding our facilities can be directed to our Conway engineer, David Cain, at 501-373-8171.

Sincerely,

A handwritten signature in cursive script that reads "Lynda".

CC: David Cain, AT&T Engr.



Conway Corporation

Operators of the City-owned Electric, Electronic & Water Systems

March 17, 2011

The Honorable Tab Townsell, Mayor
and Members of the City Council
City of Conway, Arkansas
1201 Oak Street
Conway, AR 72032

Dear Ladies and Gentlemen:

The Board of Directors of the Conway Corporation, in conformance with Resolution 88-11, published a legal notice in the Log Cabin Democrat on February 3, 2011, advertising for nominees to the Conway Corporation Board of Directors. (A copy of that legal notice is enclosed.)

As of March 8, 2011, the expiration of the nominating period, three nominations had been received.

The Conway Corporation Board of Directors met on March 15, 2011, and Mr. Steve "Bo" Conner was elected to succeed Mr. Scotty Bell, whose term expires May 8, 2011.

As mandated by the Articles of Incorporation of the Conway Corporation, it is my pleasure to submit to the Conway City Council for its ratification and approval the election of Mr. Steve Conner.

We respectfully request your favorable consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Richie Arnold", written in a cursive style.

Richard Arnold
Chief Executive Officer
Conway Corporation

RA:na

Enclosure

NOTICE

Conway Corporation operators, Conways Electric, Water, Wastewater, Cable, Internet and Telephone systems, publishes the following notice:

Conway Corporation is accepting nominations for a seven-year term on its board of directors. Nominations will be accepted at the office of the Chief Executive Officer of the Corporation, 1307 Prairie Street, Conway, Arkansas 72034, on or before March 8, 2011. The nomination shall be in writing and shall include the following information: (1) Name and address of person making nomination; (2) Name and address of nominee; (3) Personal background information, qualifications, and the reason(s) the nominee wishes to be considered; (4) Signatures of nominator and nominee, if different.

Information included in all applications will become public information.

Nominee must be a Conway citizen desiring to serve the community without compensation, philosophically in tune with municipal ownership of utility systems, free of conflicts of interest and firmly established in Conway.

PROOF OF PUBLICATION

STATE OF ARKANSAS }
County of Faulkner } ss

I, Rick Fahr do hereby certify that I am the publisher of the **Log Cabin Democrat**, a daily newspaper published in the City of Conway, Arkansas, and having a bonafide circulation in Faulkner County, Arkansas, that said newspaper has been published at regular intervals continuously during a period of at least twelve (12) months prior to the date of publication of the annexed

Notice

and is in all respects eligible and qualified to publish legal notices under the provisions of Act 152 of the 1937 Acts of the General Assembly of the State of Arkansas as amended by Act 263 of the 1937 Acts of the General Assembly of the State of Arkansas.

I further certify that said legal advertisement, a copy of which is hereby attached, was published in said newspaper for one insertions on the following days, to-wit:

February 3, 20 *11* , 20
..... , 20 , 20
..... , 20 , 20
..... , 20 , 20

Jackie L. Clark
Notary Public - Arkansas
Faulkner County
#12375902
My Commission Exp. 04-01-2020

[Signature]
Affiant

Fees for Printing, \$

Cost of Proof, \$

Total, \$ 44.55

Subscribed and sworn to this 14th day of February, 20 11.
Jackie L. Clark
Notary Public
My commission expires 4-1-20

MEMORANDUM

TO: MAYOR TAB TOWNSELL

FROM: RONNIE HALL, P.E.
CITY ENGINEER

DATE: March 16, 2011

REFERENCE: Cantrell Field West End Runway Approach
Tree Trimming to Remove Obstructions

Several trees located on the west side of Bruce Street located in line with the approach to the East –West Runway (Runway 8-26) have grown to a height that is becoming a safety concern. These trees need trimming or removing.

In 1992 the city secured the right to keep the tree located on Mr. Brady's property trimmed to a height of 40'. From our discussions with Mr. Brady, we believe he would be OK with removing the tree for payment of \$2,000. The cost of trimming the tree to the 40' height is \$1,250. The cost of removing the tree would be about \$2,000.

Two adjacent trees located on property owned by Mr. Kenny Clark are also getting to a height equal to the tree on Mr. Brady's property. Mr. Clark is asking \$2,000 for one tree and \$1,500 for another tree. The cost of removing the trees is \$1,300 and \$600 respectively.

Therefore, we request your input on which of the following options to pursue along with the authorization and funding needed for the selected options:

1. Trim the tree on Mr. Brady's Property. - \$1,200
2. Pay Mr. Brady \$2,000 for the right to remove the tree and pay \$2,000 for removal of the tree (\$4,000 total)
3. Pay Kenny Clark \$2,000 for the right to cut one tree and \$1,500 for the right to cut a smaller tree and pay \$1,900 (\$1,300 + \$600) for the cost of removing the trees. (Total cost \$5,400)

MEMORANDUM

TO: MAYOR TAB TOWNSELL

FROM: RONNIE HALL, P.E.

DATE: March 15, 2011

REFERENCE: New Lollie Bottoms Airport
Stage 1A Grading & Drainage Construction

Bids were received at Conway City Hall at 10:30 AM Tuesday March 15, 2011 for the initial earthwork and drainage construction for the runway at the Relocation Conway Municipal Airport in the Lollie Bottoms Area.

The Schedule 1 bid included the south 300 feet of runway embankment, the 1000, foot x 500 foot safety area at the south end of the runway, the storm water detention area and the access road to replace Owens Road Access to private properties.

The Schedule 2 bid included no runway earthwork, 800' of the 1000' x 500' safety area at the south end of the runway, the storm water detention area and the access road to replace Owens Road Access to private properties.

Nine bids were received with the bids summarized as follows:

	Schedule 1	Schedule 2
A.G. Hunt Construction, Inc.	\$1,592,606.20	\$1,248,538.60
Total Site Development	\$1,649,793.46	\$1,299,073.26
A & B Dirt Movers	\$1,659,923.00	\$1,312,843.00
Toltec, Inc.	\$1,685,385.35	\$1,322,335.79
CEG Construction	\$2,176,180.70	\$1,731,816.10
Redstone Construction	\$2,240,710.15	\$1,812,436.80
Kanza Construction, Inc.	\$2,331,982.80	\$1,925,560.89
McGeorge Contracting, Co.	\$2,433,705.63	\$1,925,560.89
Bloomsdale Excavating	\$2,843,157.10	\$2,359,258.55
Engineers Estimate	\$2,250,000.00	\$1,750,000.00

I recommend award of Schedule 1 to the low bidder A. G. Hunt Construction, Inc. of Russellville, Arkansas in the amount of \$1,592,606.20 subject to concurrence in the award by the FAA.

The portion of the 2010 FAA Grant available for this project is approximately \$1,700,000. I recommend that the work and contract amount be increased by approximately \$100,000 to take advantage of the available FAA funds. This project cost will be reimbursed 95% from the 2010 FAA Grant and 5% from a State Aeronautic Department Grant.

We anticipate an additional \$2,000,000 FAA Grant in June 2011 for an additional Earthwork & Drainage Contract.

MEMORANDUM

TO: MAYOR TAB TOWNSELL

FROM: RONNIE HALL, P.E.
CITY ENGINEER

DATE: March 16, 2011

REFERENCE: 2008 Airport Contract Amendment

The 2008 engineering contract with Garver for the New Airport Design Services (total estimated cost \$650,000) was a lump sum amount of \$555,000 plus payment for Project Support Service and Property Acquisition Services based on "Cost Plus a Fixed Fee".

Due to extended negotiations and relocation issues along with modifications in land acquisition parcel size, the Property Acquisition Support Services (Tyler Surveying & OR Colan) exceeded the estimated amount by \$8,492.43. The Project Support Services had an underrun of \$966.15. The total amount billed by Garver and paid to Garver was \$657,526.28.

As part of the 2008 FAA Grant closeout requirements, a Contract Amendment is needed to recognize this difference between original estimated amount and final contract amount.

I have attached for approval and signature, a proposed Grant Amendment No 1 which modifies the contract amount from the original estimated amount of \$650,000 to the final amount of \$657,526.28.

**STANDARD AMENDMENT TO AGREEMENT FOR PROFESSIONAL
ENGINEERING SERVICES
CITY OF CONWAY, ARKANSAS
Project No. 0805-0523**

NEW CONWAY MUNICIPAL AIRPORT – PHASE 1

CONTRACT AMENDMENT NO. 1

This Contract Amendment No. 1, dated _____, 2011 shall amend the original contract between City of Conway, Arkansas (Owner) and Garver Engineers, LLC (Engineer), dated July 28, 2008 referred to in the following paragraphs as the original contract.

This Contract Amendment No. 1 amends the original contract to modify engineering fees required for Project Support Services and Property Acquisition Support.

The original contract is hereby modified as follows:

SECTION 3 - PAYMENT

Section 3 of the original contract is hereby amended as follows:

WORK DESCRIPTION	ORIGINAL FEE AMOUNT	AMENDMENT FEE AMOUNT	FEE TYPE
Project Support Services	\$45,000	<u>\$44,033.85</u>	Cost Plus Fixed Fee
Property Acquisition Support	\$50,000	<u>\$58,492.43</u>	Cost Plus Fixed Fee
Preliminary Airfield Design	\$390,000	\$390,000	Lump Sum
Airport Layout Plan Update	\$30,000	\$30,000	Lump Sum
Stage 1 Grading and Drainage Construction Final Design and Bidding Services	\$90,000	\$90,000	Lump Sum
Stage 2 Perimeter Fencing Construction Design and Bidding Services	\$45,000	\$45,000	Lump Sum
TOTAL FEE	\$650,000	<u>\$657,526.28</u>	

This Agreement may be executed in two (2) or more counterparts each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

OWNER

ENGINEER

CONWAY, ARKANSAS

GARVER, LLC

By: _____

By: _____

Title: _____

Title: _____

ATTEST: _____

ATTEST: _____



**City of Conway, Arkansas
Ordinance No. O-11-__**

AN ORDINANCE AMENDING ORDINANCES O-06-139 OLD CONWAY DESIGN OVERLAY DISTRICT AND O-10-12 HISTORIC DISTRICT COMMISSION STANDARDS, DECLARING AN EMERGENCY AND FOR OTHER PURPOSES:

WHEREAS, the Old Conway Design Review Board and the Conway Historic District Commission serve similar functions, the City of Conway wishes to combine these boards; and

WHEREAS, the Old Conway Design Overlay District and the Conway Historic District regulations are similar in many aspects, the City of Conway wishes to maintain these regulations as separate documents, but synchronize the regulations where possible;

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

SECTION 1. Ordinance O-10-12, 2010 Historic District Commission Standards, Section 1, Creation and Members, B., shall be amended by replacing all text within this section with the following text:

B. The Historic District Commission shall consist of nine (9) members appointed by the Mayor with the advice and consent of the City Council. Members shall be residents of Conway and demonstrate a positive interest in historic preservation, possessing interest, expertise, experience, or education in architecture, history, urban planning, building rehabilitation, real estate, archaeology, conservation, preservation, or related fields. Members may not be salaried city employees or hold an elective municipal office. Commission membership shall include:

One (1) representative of the Pine Street Community Development Corporation

One (1) representative of the Conway Downtown Partnership

Two (2) residents and/or property owners in a locally designated or national registered historic district or the Old Conway Design Overlay District.

Four (4) citizen's of Conway

One (1) architect or other appropriate design professional who may serve any number of terms.

For the year 2011, two (2) additional members will serve as ex officio members only voting on Old Conway Design Overlay District matters. In 2012, two member's terms will expire and the HDC will then have 9 members total with no ex officio members.

SECTION 2. All references to the "Old Conway Design Review Board" within Ordinance O-06-139, Old Conway Design Overlay District, shall be replaced with the "Conway Historic District Commission" unless otherwise stated in this ordinance.

SECTION 3. Ordinance O-06-139, Old Conway Design Overlay District, Section 2: Establishment of Old Conway Design Review Board shall be amended by replacing all text within this section with the following text:

The Conway Historic District Commission shall serve as the reviewing body of the Old Conway Design Overlay District.

SECTION 4. Ordinance O-06-139, Old Conway Design Overlay District, Section 4, Meetings of the Commission, C. Hearing an Application, 3. and 4., shall be amended by replacing all text within these sections with the following text:

3. The HDC shall post a public notice on the Old Conway Design Overlay and/or HDC website(s) announcing the public hearing no less than fifteen (15) days prior to the Historic District Commission meeting.
4. The applicant will be required to notify, by prepaid first class mail and/or petition, all property owners within two hundred (200) feet as listed on the most recent real estate tax list of the Faulkner County Assessors Office. The applicant shall mail said letter and/or gather signatures no less than fifteen (15) days prior to the Historic District Commission meeting. In this letter and/or petition, the applicant shall state the date and time of the meeting. A copy of the first class letter and/or petitions shall be submitted to the Planning Department staff not less than ten (10) days prior to the Historic District Commission meeting along with a simple map showing the location of the property in question and the owners within 200 feet of the property.

SECTION 5. The map referenced as Exhibit A in Ordinance O-06-139, Old Conway Design Overlay District, showing Urban, Transition, and Suburban Zones, shall be amended as follows:

The area bounded by College Avenue on the north, Conway Boulevard on the east, Bruce Street on the south, and Center Street on the west, shall be designated as a Transition Zone.

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

SECTION 7. This ordinance is necessary for the protection of the public peace, health, and safety of the citizens of Conway and, therefore, an emergency is declared to exist, and this ordinance shall be in full force and effect from and after its passage and approval.

PASSED this 22nd day of March, 2011.

APPROVED:

Mayor Tab Townsell

ATTEST:

Michael O. Garrett
City Clerk/Treasurer



CITY OF CONWAY
Planning and Development

1201 Oak Street
Conway, AR 72032

T 501.450.6105
F 501.450.6144

www.conwayplanning.org

SYNOPSIS OF CHANGES TO THE HISTORIC DISTRICT COMMISSION AND OLD CONWAY DESIGN OVERLAY DISTRICT ORDINANCES

The main emphasis of this amending ordinance is to combine the Old Conway Design Review Board with the Historic District Commission. The ordinance also amends the notification process of Old Conway design review matters to more closely match the notifications of the Historic District Commission, and the Old Conway Overlay map revising the Central Baptist College campus from a suburban to a transition zone.

Combining the Old Conway Design Review Board and the Historic District Commission

These two boards have separate, but similar missions, with a great deal of overlap. Both boards oversee new construction and additions within their respective areas. The guidelines and regulations concerning construction activity are mirrored in the Old Conway Design Overlay Pattern Book and the Historic District Commission (Robinson District) Guidelines. The largest difference between the two boards functions is direct preservation. The HDC must approve any changes to the exterior of structures within the Robinson District and any future locally recognized historic districts. The OCDRB indirectly regulates historic preservation through the historic compatibility of new structures and additions. In order to meet state regulations concerning historic district commissions, the combined board would be the HDC. The combined HDC would then hear historic preservation matters for the Robinson District, and at the same meeting, take up Old Conway matters. Old Conway and historic district regulations would remain separate. There are several advantages to combining the OCDRB and the HDC:

1. Similarity of Review Items: Although the Robinson District covers preservation and demolition, the guidelines for new construction and additions in the OCDOD and RHD are very much the same.
2. Member Education: Educational opportunities are available for HDC members through state grants.
3. Staff Management is Easier: Staff currently has to create two agendas and reports. On some months, one board meets, but not the other. Tracking of letters, activities, rosters, etc. is more complicated with two boards.
4. Shared Experience: Experience gained from reviews performed by HDC members are not shared by members of the OCDRB, and likewise, the reverse. Reviews have come before the separate boards that would be beneficial to decisions made by the other, however since there are two boards, the experience is not passed between the two.
5. Less confusing to the public.
6. Member Recruitment: Only one board to fill with the best qualified applicants.

Ordinance Revisions

Section 1. Membership. The first change is in the membership of the reformed HDC.

Current HDC membership. Consists of 7 members; all must live in the city limits with 1/3 residing or owning property in a locally designated historic district, a historic district listed on the National Register of Historic Places, or the Old Conway Design Overlay District. 1 member shall be a registered architect who may serve any number of terms.

Currently OCDRB membership. Consists of 9 members; 1 Planning Commissioner, 4 homeowners residing within the boundaries of the Old Conway Design Overlay District, 1 member of the Asa P. Robinson Historic District Commission, 1 citizen of Conway , 1 member of the Conway downtown Partnership Board of Directors, and 1 member of the Pine Street Area Community Development Corporation Board of Directors.

New HDC membership. New membership will be 9 members; 1 representative of the Pine Street Community Development Corporation, 1 representative of the Conway Downtown Partnership, 2 residents and/or property owners in a locally designated or national registered historic district or the Old Conway Design Overlay District, 4 citizen's of Conway, and 1 architect or other appropriate design professional who may serve any number of terms.

For the year 2011, two (2) additional members will serve as ex officio members only voting on Old Conway Design Overlay District matters. In 2012, two member's terms will expire and the HDC will then have 9 members total with no ex officio members.

State law limits HDC membership to 9 members. Due to term expirations and resignations, all current members of both boards with the exception of Planning Commission membership are able to continue serving through 2011. A joint meeting of both boards was held on November 18, 2010 to discuss the possible combining of the two boards. Members expressed concern over the differences of the two boards, but felt that through education, the differences would be reconciled. Discussion also centered on the makeup of the new commission and terms of service. The proposed ordinance takes these concerns into account. As this is essentially a new board, a "reset" of the terms served would be advantageous.

Section 2. Old Conway Design Review Board References. All references to the Old Conway Design Review Board within the Old Conway Overlay District ordinance are changed to Historic District Commission.

Section 3. Historic District Commission Sole Reviewing Body. The new HDC will act as the reviewing body for the Old Conway Overlay District and locally recognized historic districts, currently, the Robinson Historic District.

Section 4. Old Conway Review Notifications. This change more closely matches the OCDOD notification requirements with the current HDC requirements. Currently, OCDOD notifications include a newspaper public notice, certified letters to all owners with 200 feet, and a public hearing sign. This change would mirror the current HDC requirements of website public notice, regular mail letters to property owners within 200 feet, and a public hearing sign.

Section 5. Old Conway Design Overlay District Map Change. This amendment would change the overlay zone of the Central Baptist College campus from suburban to transitional. This zone better reflects the actual use and desired future use of this block.



CONWAY PLANNING COMMISSION

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

February 24, 2011

Council Members
Conway, AR 72032

Dear Council Members:

Deep Well Campus Ministries request for a conditional use permit to allow restricted office and religious activities in an R-2A zone for the property located at 625 Donaghey Avenue (southwest corner of Donaghey and Louvenia) with the legal description

Block D, Lots 1 & 2, Donaghey Addition

was reviewed by the Planning Commission at its regular meeting on February 23, 2011. The Planning Commission voted 7 – 0 that the request be sent to the City Council with a recommendation for approval subject to the following conditions.

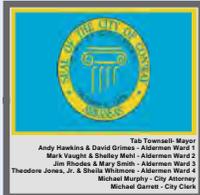
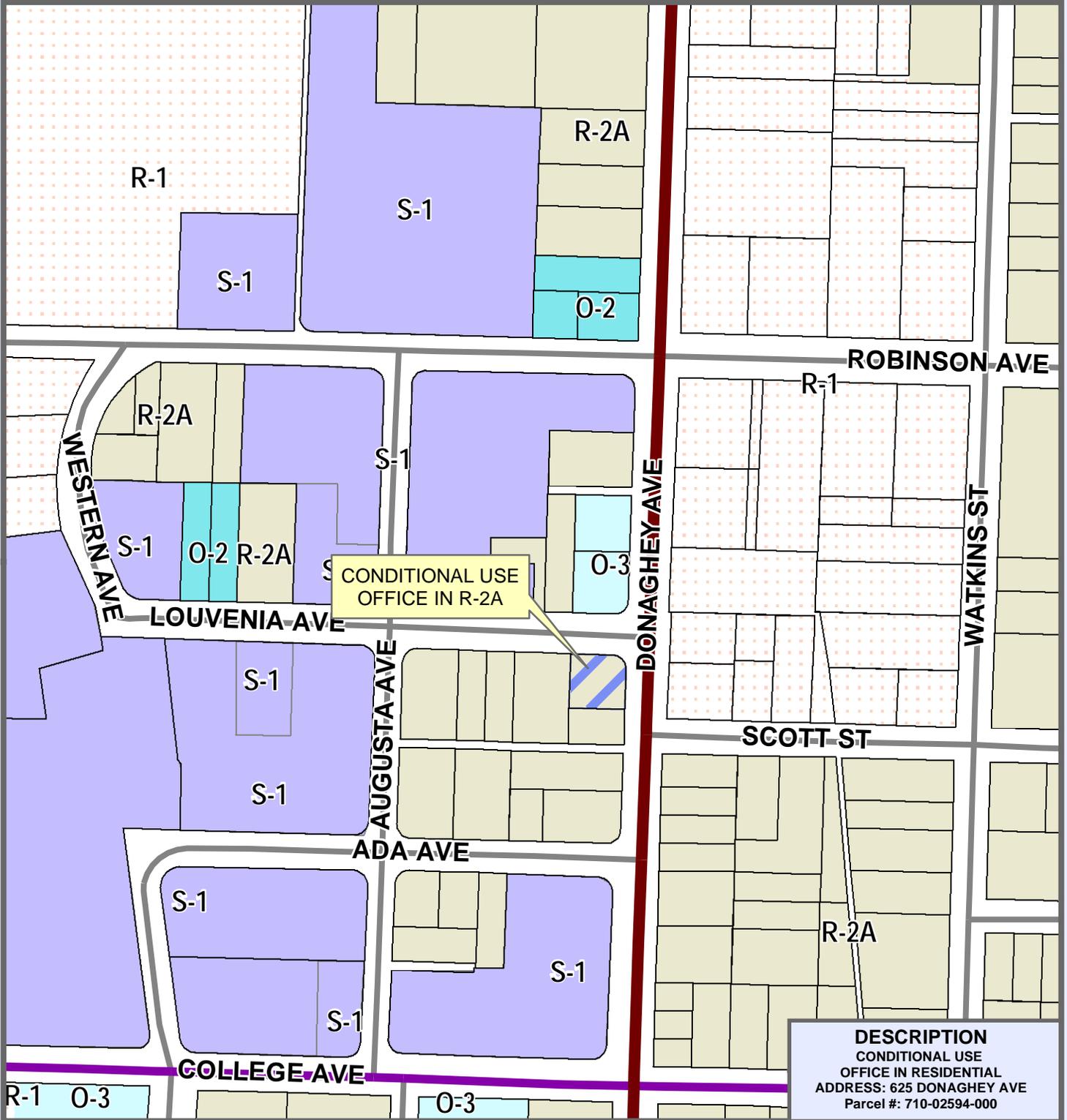
1. Hours of operation for the staff offices are 8:00 a.m. to 6:30 p.m., Monday through Friday. Religious activities may occur outside of office hours.
2. Signage – Wall signage limited to two (2) square feet in area. Freestanding signage shall be a non-illuminated monument or two (2) pole sign no greater than four (4) feet in height and four (4) feet wide.
3. Architectural Compatibility – Any remodeling or new construction must be compatible with the surrounding architecture as allowed by the Old Conway Design Review Board.
4. Term of Conditional Use – Conditions are limited to the applicant.
5. Any additional lighting/buffering/screening above Development Review standards.
6. Sidewalks – Construction and/or repair of existing sidewalks is required and additional parking up to seven (7) spaces. Students will use UCA's parking lot and staff will use existing and add additional parking.
7. Vehicle access to the property shall be from Louvenia.

Submitted by,

Kent Mathis, Chair
Planning Commission

CITY OF CONWAY

DEEP WELL CAMPUS MINISTRIES CONDITIONAL USE



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



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

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

Planning Date: 1/20/2011
 File Name: Maps/2011/CDP/ES001/DEEP WELL CAMPUS MINISTRIES CU.mxd
 Prepared By: Jason Lyon



CITY OF CONWAY
SANITATION DEPARTMENT

*P.O. Box 915
 4550 Hwy. 64 West
 Conway, AR 72033
 (501) 450-6155
 Fax: (501) 450-6157*

Cheryl Harrington
Director

March 16, 2011

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

Re: 2012 LEU 613 Automated Side Loading Refuse Truck

Dear Mayor Townsell,

Bids were submitted at 10.00 am, Tuesday February 22, 2011 at Conway City Hall for 2012 Automated Side Loading Refuse Truck. Four bids were submitted:

ShIPLEY Motor	\$228,560.86
Tri State Truck Center	\$230,470.00
Truck Component Services	\$233,390.00
River City Hydraulics, Inc.	\$237,160.00

I recommend accepting the bid from Tri State Truck Center for \$230,470.00. This truck meets all specifications. Prices include tax and delivery costs. ShIPLEY Motor was the lowest bid but could not meet specifications.

Please advise if you have questions or need additional information.

Sincerely,

Cheryl Harrington
 Sanitation Director



Steve Ibbotson
Director

10 Lower Ridge Road
Conway, Arkansas 72032
(501) 450-6186 Fax (501) 450-6189
www.conwayparks.com

March 10, 2011

Mayor Tab Townsell and Conway City Council
1201 Oak Street
Conway AR 72032

Re: Consideration to approve change order by Salter Construction for Conway Station Park

Mayor:

The Conway Parks Department would like to get approval from the city council for Change Order No. (4) in the amount of \$19,350 for various items needed for completion of Conway Station Park. *(Please see attached change order for details)*

If you have any questions on any of the items please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Ibbotson", written over a light blue horizontal line.

Steve Ibbotson
Parks Director

SDI: rfc

CHANGE ORDER

- Owner
- Architect
- Contractor

TO OWNER:

The City of Conway
1201 Oak Street
Conway, Arkansas 72034

PROJECT:

Conway Station Park
1501 Robins Street
Conway, Arkansas 72034

Change Order No.: Four (4)

Date: 3/3/2011

Project No.: 09-135

Contract Date: 9/18/2009

FROM GENERAL CONTRACTOR:

Salter Construction, Inc.
201 Lee Andrew Lane
Conway, Arkansas 72034
ph. (501) 327-2807/fax (501) 327-2855

ARCHITECT:

Jacobs Engineering Group
10816 Executive Center Drive
Little Rock, Arkansas 72211

The contract is changed as follows:

Item No.	Description	Amount
1	Revise power for Pond Aerators	765
2	Modify power/circuit for kitchen equipment	405
3	Undercut #1 for drive to east parking area	2,541
4	Undercut #2 for drive to east parking area	2,772
5	Undercut #3 for drive to east parking area	2,640
6	Materials/Equipment for french drain at drive to east parking area	866
7	Add three (3) electrical outlets per building inspector at HVAC equipment	384
8	Add power/circuit for unit heater in Concession Building	427
9	Add Power for Kitchen Equipment	249
10	Replace walk/drive between Fields #1 and #2 due to grades	1,450
11	Add faucet for 3 compartment sink	653
12	Add Bathroom Door Signage	179
13	Add Gate Signage per Building Inspector	96
14	Revise Outlet for Pitching Mounds per Building Inspector	1,998
15	Boring/Casing for S. German covered by contingency allowance	3,925
16	31 days of weather delays	-

Total 19,350

The Original Contract Sum	5,993,200
Net Change by previous authorized Change Orders	82,794
The Contract Sum prior to this Change Order (including previous change orders)	6,075,994
The Contract Sum will be increased by this Change Order in the amount of	19,350
The New Adjusted Contract Sum including this Change Order	6,095,344
The Contract Time will be increased by thirty one (31) days.	
The date of Substantial Completion as of this date of this Change Order therefore is	

Accepted by:

Salter Construction, Inc.
CONTRACTOR

By: [Signature] Title: Proj. Mgr.

Date: 3.3.11

The City of Conway
OWNER

By: [Signature] Title: Mayor

Date: 3-9-11

Jacobs Engineering Group
ARCHITECT

By: [Signature] Title: PM

Date: 3-9-11



Steve Ibbotson
Director

10 Lower Ridge Road
Conway, Arkansas 72032
(501) 450-6186 Fax (501) 450-6189
www.conwayparks.com

March 14, 2011

Mayor Tab Townsell and Conway City Council
1201 Oak Street
Conway AR 72032

Re: 2011 Smithco Super Star G Model 9440 Infielder Rakes (2)

Mayor:

Bids were submitted at 10:00am, Thursday, March 10, 2011 at Conway City Hall for Two (2) Infielder Rakes. Five bids were submitted:

Luber Bros.	\$ 21,161.14
Ladd's Turf	\$ 22,830.00
P&K Equipment Inc.	\$ 24,289.14
Tedder Outdoor Power Equipment Inc.	\$ 30,743.00
Jerry Pate Turf & Irrigation Inc.	\$ 32,091.70

I recommend accepting the bid from Luber Bros for \$ 21,161.14. This bid meets all specifications. Vendor is aware that bid quote must include all charges, including taxes, fees, and shipping.

Sincerely,

Steve Ibbotson
Parks Director

SDI: rfc

BID SUMMARY
2011-13 Two (2) Infield Rakes

Bid #1 submitted by Luber Bros
2011 Smithco Super Star G model 9440
\$21,161.14
Delivery Time is within 7 days ARO

Bid #2 submitted by Ladd's Turf
Smithco Super Star G Infield Finisher
\$22,830.00
Delivery Time was not submitted

Bid #3 submitted by P&K Equipment Inc.
John Deere 1200A Infield Rake
\$24,289.14
Delivery Time was not submitted

Bid #4 submitted by Tedder Outdoor Power Equipment, Inc.
Gravely Base Runner, Front Blade, Mid Mount Scarifier, Rear Mount Rake
\$30,743.00
Deliver Time 3-4 weeks

Bid #5 submitted by Jerry Pate Turf & Irrigation, Inc.
Toro Infield Pro 3040 w/ Attachments, Model 08703
\$32,091.70
Delivery Time within 30 days of purchase order

City of Conway – Mayor's Office
 2011-13 – Two Infielder Rakes
 Bid Opening Date: Thursday, March 10th, 2011
 City Hall - Downstairs Conference Room @ 10:00am

No Tax
 State @ 6% = 1,269.26
 City @ 1.25 = 370.31
 County @ .005 = 105.80
 1,745.37
 22,906.91

Total Cost for Two (2) Infielder Rakes

\$ 21,161.14

Description of Equipment

2011 Smithco SUPER STAR G model 9440
 16hp 2WD CVT DRIVE hydraulic center + REAR lift

Unsigned bids will be rejected:

Authorized Agent Bidding on this project:

LUBER BROS.

Company Name

DENNIS LINDEMANN

Company Representative Name

Dennis Lindemann

Representative's Signature

16803 E Pine St.

Address

dennislindemann@luber.com

Email Address

TULSA

City

918 857 8783

State

OK

74116

Zip

918 779 7700

Telephone Number

918 779 7703

Fax Number

3-7-11

Date

Please feel free to submit additional information on this bid on a separate piece of paper; however this sheet should be included & signed with any bid submitted.

10

City of Conway – Mayor's Office
 2011-13 – Two Infielder Rakes
 Bid Opening Date: Thursday, March 10th, 2011
 City Hall - Downstairs Conference Room @ 10:00am

Total Cost for Two (2) Infielder Rakes

\$ 22,830⁰⁰

Description of Equipment

Smithco Super Star 6
Infield Finisher

Unsigned bids will be rejected:

Authorized Agent Bidding on this project:

Ladd's Surf, Golf, Utility / ARKANSAS Branch
Company Name

Carol Davis
Company Representative Name

Carol Davis
Representative's Signature

1610 Rushing Rd. cdavis@bobladd.com
Address Email Address

Little Rock, AR 72210
City State Zip

501-821-4862 (^{office} 501-258-0163) 501-821-4875
Telephone Number Fax Number

March 10, 2011
Date

Please feel free to submit additional information on this bid on a separate piece of paper; however this sheet should be included & signed with any bid submitted.

City of Conway – Mayor's Office
2011-13 – Two Infielder Rakes
Bid Opening Date: Thursday, March 10th, 2011
City Hall - Downstairs Conference Room @ 10:00am

Total Cost for Two (2) Infielder Rakes w/o Tax with Tax
\$ 22,438⁰⁰ # 24,289.14

Description of Equipment John Deere 1200A Infield Rake
(as specified)

Unsigned bids will be rejected:

Authorized Agent Bidding on this project:

P & K Equipment, Inc.
Company Name

Bill Tippit
Company Representative Name

[Signature]
Representative's Signature

604 Eastgate bill.tippit@sbglobal.net
Address Email Address

Stillwater OK 74074
City State Zip

501-258-8676 501-315-2797
Telephone Number Fax Number

3-9-2011
Date

Please feel free to submit additional information on this bid on a separate piece of paper; however this sheet should be included & signed with any bid submitted.

City of Conway – Mayor's Office
2011-13 – Two Infielder Rakes
Bid Opening Date: Thursday, March 10th, 2011
City Hall - Downstairs Conference Room @ 10:00am

Total Cost for Two (2) Infielder Rakes

\$ 30,743 inc. Freight and taxes

Description of Equipment

Gravelly Base Runner, Front Blade,
Mid Mow + Scarifier, Rear Mow + Rake
(2 each)

Unsigned bids will be rejected:

Authorized Agent Bidding on this project:

Tedder Outdoor Power Equipment, Inc.
Company Name

Michael Tedder
Company Representative Name

Michael R. Tedder
Representative's Signature

125 Country Walk Terrace tedderoutdoorpower@sbcglobal.net
Address Email Address

Hot Springs AR 71913
City State Zip

501-760-6161 501-760-6166
Telephone Number Fax Number

3-8-11
Date

Please feel free to submit additional information on this bid on a separate piece of paper; however this sheet should be included & signed with any bid submitted.

City of Conway – Mayor's Office
2011-13 – Two Infielder Rakes
Bid Opening Date: Thursday, March 10th, 2011
City Hall - Downstairs Conference Room @ 10:00am

Total Cost for Two (2) Infielder Rakes

\$ 32,091.70 IPA Contract Pricing

Description of Equipment

Toro Infield Pro 3040 w/ Attachments
Model 08703

Unsigned bids will be rejected:

Delivery: within 30 Days of Purchase order

Authorized Agent Bidding on this project:

Jerry Pate Turf & Irrigation, Inc.
Company Name

Kelly Garrett
Company Representative Name

Kelly Garrett
Representative's Signature

301 Schubert Drive
Address

Kgarrett@jerry.pate.com
Email Address

Pensacola
City

FL
State

32504
Zip

800/700-7001
Telephone Number

850/484-8596
Fax Number

March 03, 2011
Date

Please feel free to submit additional information on this bid on a separate piece of paper; however this sheet should be included & signed with any bid submitted.



The Heart of Conway Development

March 8, 2011

Mayor Tab Townsell
1201 Oak Street
Conway, AR 72032

Dear Mayor Townsell,

This is a follow-up letter to summarize our negotiations for a 1031 property exchange between the Hart family and the City of Conway.

We entered into negotiations in August of 2010 to help the city address parking issues for the new Fairgrounds. We have agreed to an in-kind swap of 13 acres of land adjoining the new Fairgrounds (see attached drawing) for 7.69 acres of land on Lake Beaverfork owned by the city.

The appraisals of the property indicated that this would be a more than fair exchange for the city. The Multi Family Land appraised for \$55,340/acre by Coats Appraisal Service and \$60,984/acre by Affiliated Real Estate for an average of \$58,162 per acre. The Beaverfork Land appraised for \$600,000 by Coats Appraisal and \$500,000 by Affiliated Real Estate for an average of \$550,000. The swap based on those values is \$550,000 for the city's 7.69 acres = \$58,162/acre or 9.456 acres of Hart Land.

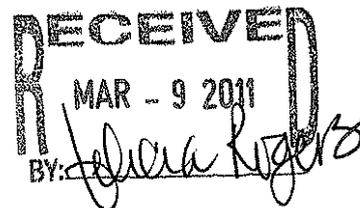
We are agreeing in kind to swap 13 acres for the Beaverfork property which is more than the 9.456 acres that the appraisals indicate. If the city needs more than 13 acres we would be happy to sell additional acreage at current appraised prices. Also, we discussed rezoning our remaining MF-2 property to C-3 which we are interested in pursuing. The best time to sell lakefront property is the spring and spring is drawing near.

Therefore, we are asking to have the issue placed on the Conway City Council agenda so we can move forward if approved.

Thanks again for your time and consideration on this issue.

Sincerely,

Mitch Hart
Principal Broker/Owner - Century 21 Dunaway & Hart, Inc
President - HartLand Development





City of Conway, Arkansas
Resolution No. R-11-_____

**A RESOLUTION CREATING A CITY OF CONWAY RESERVE ACCOUNT; DECLARING AN EMERGENCY; AND
 FOR OTHER PURPOSES**

Whereas, the City Council has scheduled a special election for May 10th, 2011 on the question of rededicating City of Conway municipal bonds issued in 2006; which purpose will be to reallocate a quarter cent sales tax currently dedicated to debt service on the 2006B bond issue such that one-eighth of a cent would be allocated for debt service on the bonded indebtedness remaining in the 2006B issue and that one-eighth of a cent would be allocated to the General Fund for operations; and

Whereas, the City Council deems it desirable that if the question passes; that they shall authorize a certain portion of those funds (to be determined at a later date) be set aside to create a City of Conway Reserve Account within the General Fund Accounting System; and

Whereas, this account would be set up separately from all other accounts; including a separate bank account and general ledger account number.

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

Section 1. A City of Conway Reserve Account is hereby created within the general fund. This account will be assigned a new general ledger account number and have a separate bank account number to be assigned at a later date once set up.

Section 2. The City of Conway Reserve Account shall only be accessed at such times and for such purposes as approved by the City Council.

PASSED this 22nd day of March, 2011

Approved:

Mayor Tab Townsell

Attest:

Michael Garrett
City Clerk/Treasurer