

Mayor Tab Townsell

City Attorney Michael Murphy

City Clerk/Treasurer Michael O. Garrett



Aldermen

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 – Jack Bell

Ward 3 Position 2 – Mary Smith

Ward 4 Position 1 – Theodore Jones, Jr.

Ward 4 Position 2 – Shelia Whitmore

**CITY OF CONWAY**

**5:30pm Committee Meeting – TBA**

6:30pm -- Council Meeting

Courtroom in District Court Building

810 Parkway, Conway, AR 72034

November 27<sup>th</sup>, 2007

**1. Call to Order**

**2. Roll Call**

**3. Minutes:** *November 6<sup>th</sup>, 2007*

**4. Recognition of Guests:** *Employee Service Awards*

**5. Public Hearings:**

A. Public hearing to discuss abandoning the east/west leg of Bill Dean Drive in the I-40 South Commercial Park.

1. Ordinance to abandon the east/west leg of Bill Dean Drive in the I-40 South Commercial Park.

B. Public hearing to discuss abandoning a utility easement located in the I-40 South Commercial Park, between lots 2 & 3.

1. Ordinance to abandon a utility easement located in the I-40 South Commercial Park, between Lots 2 & 3.

C. Public hearing to discuss closing a portion of Fleming Street between West Street & Susan Lane.

1. Ordinance closing a portion of Fleming Street between West Street & Susan Lane.

**6. Report of Standing Committees:**

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

1. Resolution setting a public hearing to discuss the closure of a portion of McKay Avenue east of Griffith.

2. Resolution setting a public hearing to discuss the closure of an alley between North Ash and Davis Street.
3. Consideration of the 2008 CDBG allocations.
4. Ordinance to rezone property located at the north side of Prince Street approximately 0.5 miles west of the intersection of Country Club Road and Prince Street from A-1 to PUD.
5. Consideration to accept bid for intersection improvements at Hwy 286 at East German Lane.
6. Consideration to accept bids for a pickup truck and a used dump truck for the Conway Street Department.

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

1. Ordinance appropriating funds for gas and diesel for Sanitation Department.
2. Ordinance accepting and appropriating revenue funds to the Conway Sanitation Department.

**C. Public Safety Committee (Police, CEOC, Fire, Dist. Court & City Att., & Animal Control)**

1. Consideration to accept bids for the Guy Murphy renovations for roofing, HVAC units and electrical work.
2. Ordinance appropriating funds for building additions for the CFD.
3. Ordinance accepting and appropriating grant proceeds awarded to the Fire Department.
4. Discussion of the 2008 legal services representation of management in the Civil Service Commission Hearings.

**7. Old Business**

**8. New Business**

- A. Resolution to select AMR as the architect for the Downtown Special Event Pavilion. *(To be provided prior at meeting)*
- B. Resolution entering into an agreement with Wilcox Group for the Downtown Parking Deck. *(To be provided at meeting)*

**Adjournment**

**ORDINANCE NO. O-07-\_\_\_\_\_**

**AN ORDINANCE TO CLOSE THE EAST-WEST LEG OF BILL DEAN DRIVE IN THE SOUTH COMMERCIAL PARK; AND FOR OTHER PURPOSES.**

**WHEREAS**, a petition was duly filed with the City Council of the City of Conway, Arkansas on the 27<sup>th</sup> day of November, 2007 asking the City Council to vacate and abandon the east –west leg of Bill Dean Drive in the South Commercial Park, located within the City of Conway, AR city limits.

**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 street 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 street.

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

**Section 1.** The City of Conway, Arkansas releases, vacates, and abandons all its rights, together with the rights of the public generally, in and to the street designated as follows:

**Being all that part of Bill Dean Drive (50' R/W) which lies South of Lot 17 and Lot 21 of Lachowsky Subdivision to the City of Conway, Arkansas, as recorded in Plat Book F, Page 52, to the Records of Faulkner County, Arkansas.**

**Section 2.** A copy of the ordinance duly certified by the city clerk shall be filed in the office of the recorder of the county and recorded in the deed records of the county. Each utility company has a required easement due to existing service lines. Upon approval, a survey will be administered and the appropriate easements will be identified and assigned.

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

Passed this 27<sup>th</sup> day of November, 2007

**Approved:**

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**Mayor Tab Townsell**

**Attest:**

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

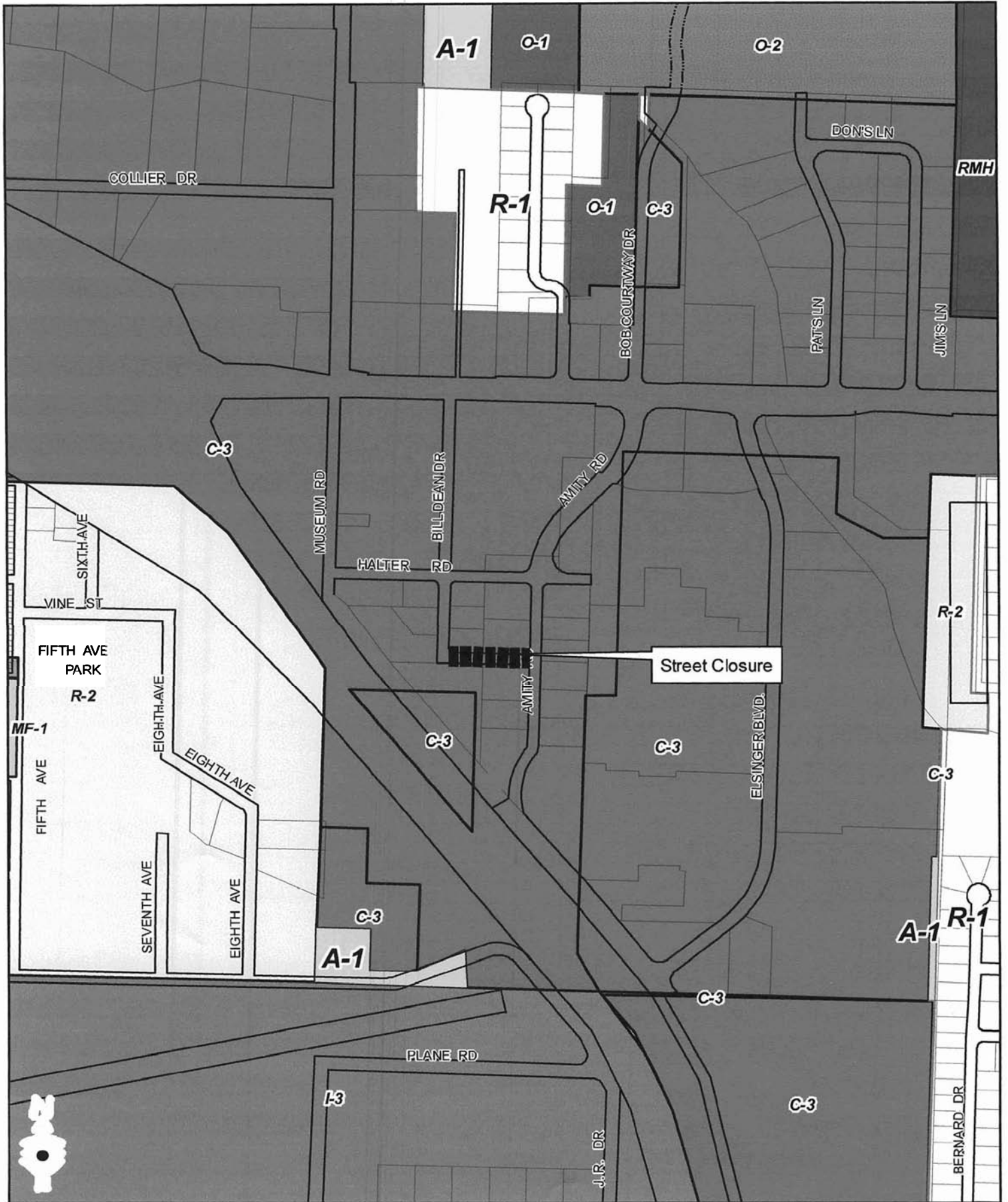
**Petition of written consent for the  
Vacating of Streets and Alleys  
For the intent of Public Use**

Name of Street or Alley, (or portion thereof), to be vacated:

The East - West leg of Bill. Dean Drive.

Abutting property owners:

Name	Address
<i>Charles Kulebas</i>	



**Bill Dean Drive  
Street Closure**



**Lynda Palmer**  
Manager-Engineering (ROW)  
Right-of-Way & Joint Use Poles

**AT&T Arkansas**  
1111 West Capitol  
Room 941  
Little Rock, AR 72201

T: 501.373.5255  
F: 501.373.0229  
lynda.palmer@att.com

November 16, 2007

Scott Murphy  
604 Merriman Street  
Conway, AR 72032

Dear Mr. Murphy:

RE: Street closing – Bill Dean Drive, Conway

Per our conversation, AT&T Arkansas has no objection to your proposed closing of the portion of Bill Dean Drive shown on your plat, as long as a dedicated utility easement is established.

AT&T has a buried distribution cable along the portion of Bill Dean Drive that runs north to south, and it intersects Bill Dean Drive as it (the street) turns to the east.

We will require a 15' easement, 7.5' on either side of our cable as presently placed. If you do a meets and bounds survey after having the cable located and flagged, a 15' easement that encompasses the cable will do.

When the dedication is done, please send me the paperwork and I will send you a formal concurrence.

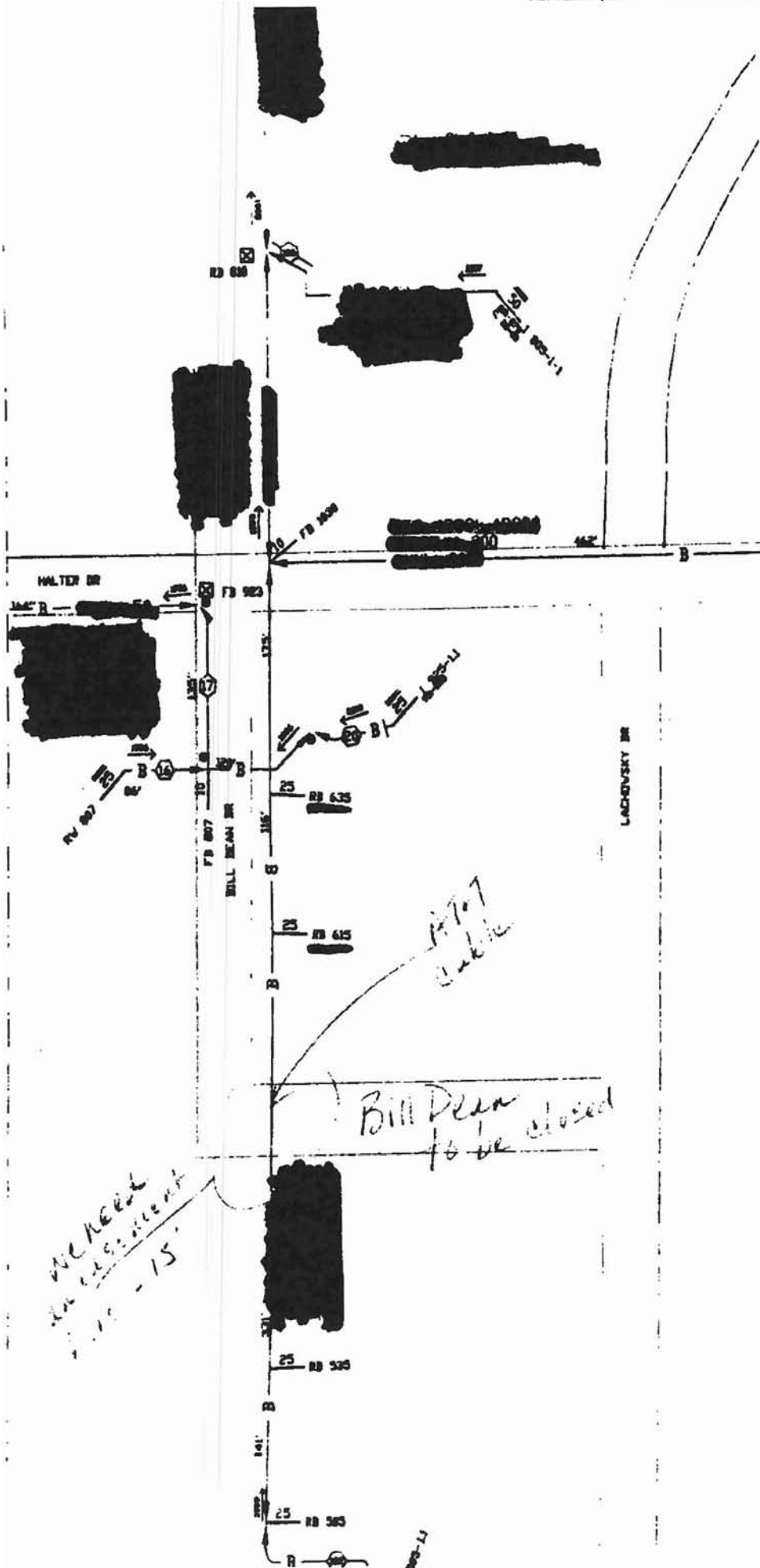
If you have any questions or comments, please call me at 501-373-5255.

Sincerely,

A handwritten signature in black ink that reads "Lynda Palmer". The signature is written in a cursive, flowing style.

Attachments

CC: David Cain, Mgr.-Engr. Design - Conway



*We need  
an easement  
15-15.*

*Bill Dean  
to be closed*

*11/19/07  
Lachovsk*



**Conway**  
Corporation

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

November 15, 2007

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

Re: Bill Dean Street closure between the East R-O-W of Lot 21 of I-40 South  
Commercial Park and Amity Road.

Dear Mayor Townsell:

Conway Corporation has an 8" sewer main within the west half of the existing Bill Dean Drive right-of way (R-O-W) between the East R-O-W of Lot 21 in the I-40 South Commercial Park & Amity Road. Conway Corporation has no objections to the closure of said R-O-W of Bill Dean Drive as long as a 20 foot utility easement remains centered on the existing sewer main.

If you have any questions, please let me know.

Respectfully yours,

CONWAY CORPORATION

A handwritten signature in black ink that reads "Dale Gottsponer".

Dale Gottsponer, P.E.  
Electric System Engineer

cc: Christy Sutherland  
Scott Murphy





CenterPoint Energy  
817 North Creek Drive, Conway, AR 72032  
501-377-4791, 501-336-8372 (fax)

Date: 11/09/07

**Attention:** Nabholz Properties,  
Conway City Planning Department,  
Honorable Tab Townsell - Mayor of Conway

**Subject:** Street Closing:  
Bill Dean Drive, South Commercial Park, Conway, AR

CenterPoint Energy has no conflict with the closing of the East-West leg of Bill Dean Drive in the South Commercial Park, Conway AR.

**NOTE:** CenterPoint Energy does have a 2" natural gas main along the South side of Bill Dean Drive and must retain the utility easement for service availability.

See attached drawings.

Sincerely,  
*David Avra*

David Avra, Marketing Consultant  
CenterPoint Energy, Conway, AR

**ORDINANCE NO. O-07- \_\_\_\_\_**

**AN ORDINANCE TO CLOSE THE UTILITY EASEMENT BETWEEN LOTS 2 & 3 OF I-40 SOUTH COMMERCIAL PARK; AND FOR OTHER PURPOSES**

**WHEREAS**, a petition was duly filed with the City Council of the City of Conway, Arkansas on the 27<sup>th</sup> day of November, 2007 asking the City Council to vacate and abandon all of the easement designated on the plat of the Addition to the City of Conway.

**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 (5) years subsequent to the filing of the plat; 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 easement.

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

**Section 1.** The City of Conway, Arkansas releases, vacates, and abandons all its rights, together with the rights of the public generally, in and to the easement designated as follows:

**Being a 15' utility easement lying 7.5 feet either side of the common lot line between Lots 2 and 3, Lachowsky Subdivision, to the City of Conway, Arkansas, Faulkner County, as shown on Plat of Records in Plat Book F, page 52, to the records of Faulkner County, Arkansas.**

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

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

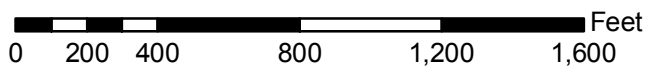
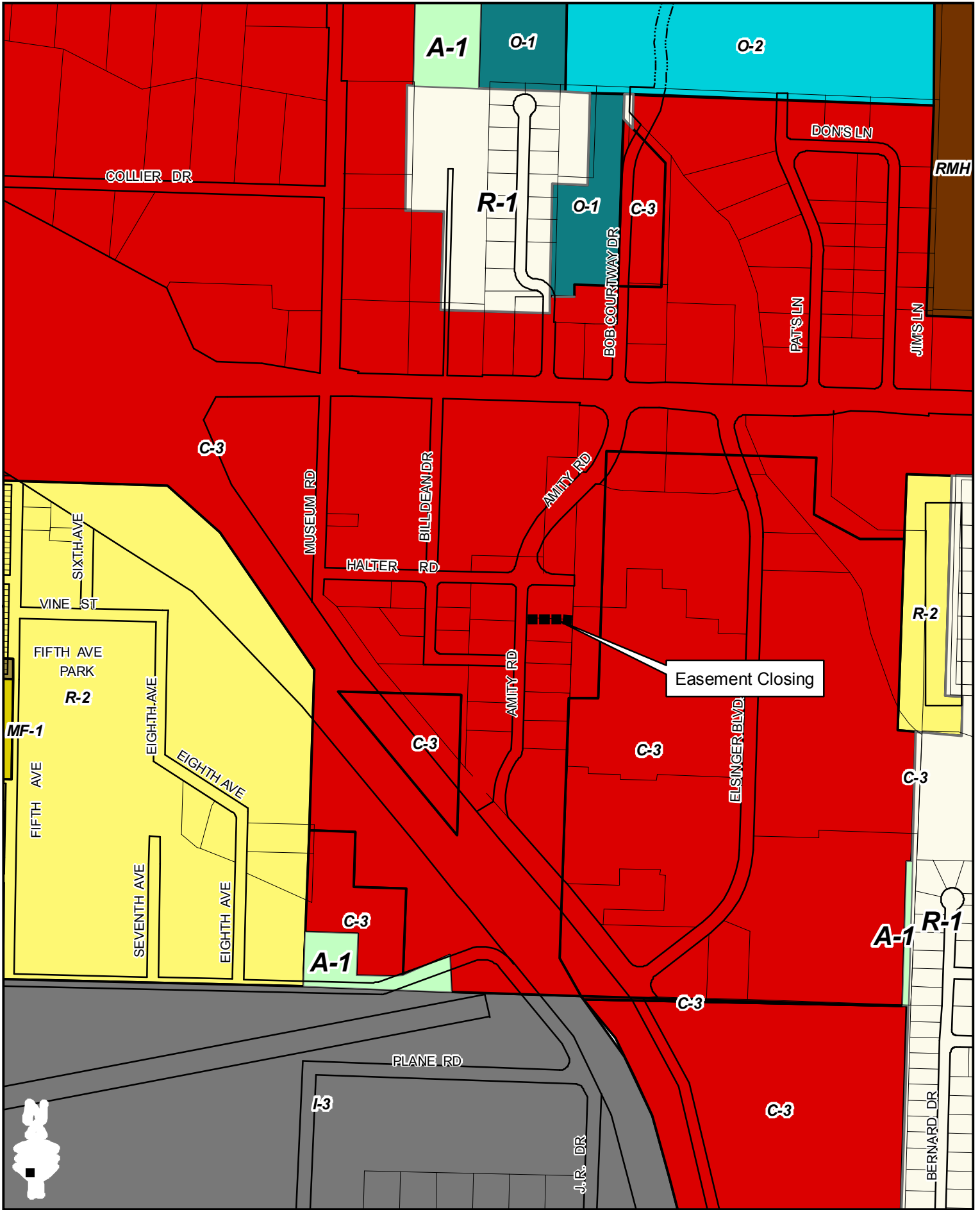
Passed this 27<sup>th</sup> day of November, 2007

**Approved:**

\_\_\_\_\_  
**Mayor Tab Townsell**

**Attest:**

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



**Lots 2 and 3  
I-40 South Commercial Park  
Easement Closing**





**Lynda Palmer**  
Manager-Engineering (ROW)  
Right-of-Way & Joint Use Poles

AT&T Arkansas  
1111 West Capitol  
Room 941  
Little Rock, AR 72201

T: 501.373.5255  
F: 501.373.0229  
lynda.palmer@att.com

November 7, 2007

Wendy Chambers  
Nabholtz Properties, Inc.  
604 Merriman Street  
Conway, AR 72033

Dear Ms. Chambers:

RE: easement release – Amity Road, Conway

Please find enclosed AT&T's concurrence in your request to the above mentioned utility easement vacation.

This concurrence must be recorded at the Faulkner County Courthouse in the office of the circuit clerk to be complete and legal. I would appreciate you returning a copy of the document to me at the above address for my files.

If you have any questions or comments, please call me at 501-373-5255.

Sincerely,

attachments



CONCURRENCE TO VACATE  
A DEDICATED UTILITY EASEMENT

BE IT KNOWN BY THESE PRESENTS that Southwestern Bell Telephone Company, d.b.a. AT&T Arkansas, hereby concurs in the release of its interest in a dedicated utility easement located within the I-40 South Commercial Park Addition to the City of Conway, Faulkner County, Arkansas, to-wit:

All that portion of a dedicated utility easement located between Lots 2 and 3 of the aforesaid Addition.

Signed and executed this <sup>07</sup>\_\_th day of November, 2007.

By: \_\_\_\_\_

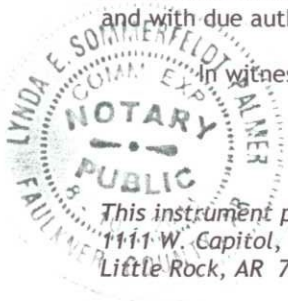
F. Jean Davis  
Director-Engineering/Construction

CORPORATE ACKNOWLEDGMENT

STATE OF ARKANSAS  
COUNTY OF PULASKI

On this the 6th day of November, 2007, before me, the undersigned authority, duly commissioned and qualified in and for the state and county set forth above, personally came and appeared F. Jean Davis, who, after being duly sworn, declared that he is the Director-Engineering/Construction for Southwestern Bell Telephone Company, d.b.a. AT&T Arkansas, and that he executed the foregoing instrument as the act and deed of said company of his own free will and for the purposes and considerations therein expressed and with due authority.

In witness whereof I hereunto set my hand and official seal.



This instrument prepared by AT&T  
1111 W. Capitol, Room 941  
Little Rock, AR 72201 (501-373-5255)

Lynda E. Sommerfeldt Palmer  
Notary Public in & for Faulkner Co., AR  
My commission expires August 10, 2011



**Conway**  
**Corporation**

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

November 1, 2007

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

Re: Closure of utility easement located between Lots 2 and 3 of the I-40 South Commercial Park.

Dear Mayor Townsell:

Conway Corporation does not use, nor plan on using the existing utility easement located between Lots 2 and 3 of the I-40 South Commercial Park. Therefore, the Conway Corporation has no objections to the closure of said easement. All other utility easements shown on Lots 2 and 3 of the I-40 South Commercial Park are being, or will be, utilized and should remain as recorded.

If you have any questions, please let me know.

Respectfully yours,

CONWAY CORPORATION

A handwritten signature in black ink that reads "Tony R. Leach". The signature is fluid and cursive.

Tony R. Leach  
Engineering & Planning

cc: Nabholz Properties  
c/o Wendy Chambers



CenterPoint Energy  
817 North Creek Drive, Conway, AR 72032  
501-377-4791, 501-336-8372 (fax)

Date: 11/09/07

**Attention:** Nabholz Properties,  
Conway City Planning Department,  
Honorable Tab Townsell - Mayor of Conway

**Subject:** Easement Closing:  
Lots 2 & 3, I-40 South Commercial Park, Conway, AR

CenterPoint Energy has no conflict with the closing of the utility easement between Lots 2 & 3 of the I-40 South Commercial Park, Conway AR. There are no natural gas facilities along that easement.

See attached drawings.

Sincerely,  
*David Avra*

David Avra, Marketing Consultant  
CenterPoint Energy, Conway, AR



## ORDINANCE O- 07 - \_\_\_

**AN ORDINANCE TO CLOSE A PORTION OF FLEMING STREET BETWEEN WEST STREET AND SUSAN LANE, BETWEEN LOT 7 & LOT 8 OF NORTHBROOK SUBDIVISION; AND FOR OTHER PURPOSES.**

**WHEREAS**, a petition was duly filed with the City Council of the City of Conway, Arkansas on the 27<sup>th</sup> day of November, 2007 asking the City Council to vacate and abandon that portion of the Fleming Street (Platted as Leigh Street) between Susan Lane and West Street

**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 street 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 street.

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

**Section 1.** The City of Conway, Arkansas releases, vacates, and abandons all its rights, together with the rights of the public generally, in and to the street designated as follows:

**That portion of Fleming Street (platted as Leigh Street) between Susan Lane and West Street further described as that portion abutting Lots 7 and 8, Northbrook Subdivision and Lot 15, and a portion of Lot 14, Block 2, Meadowbrook Subdivision**

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

**PASSED** this 27<sup>th</sup>, day of November, 2007.

**Approved:**

\_\_\_\_\_  
**Mayor Tab Townsell**

**Attest:**

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

**Petition of written consent for the  
Vacating of Streets and Alleys  
For the intent of Public Use**

Name of Street or Alley, (or portion thereof), to be vacated:

Leigh Between West St & SUSAN LANE

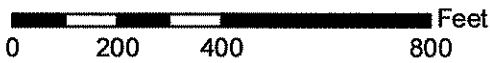
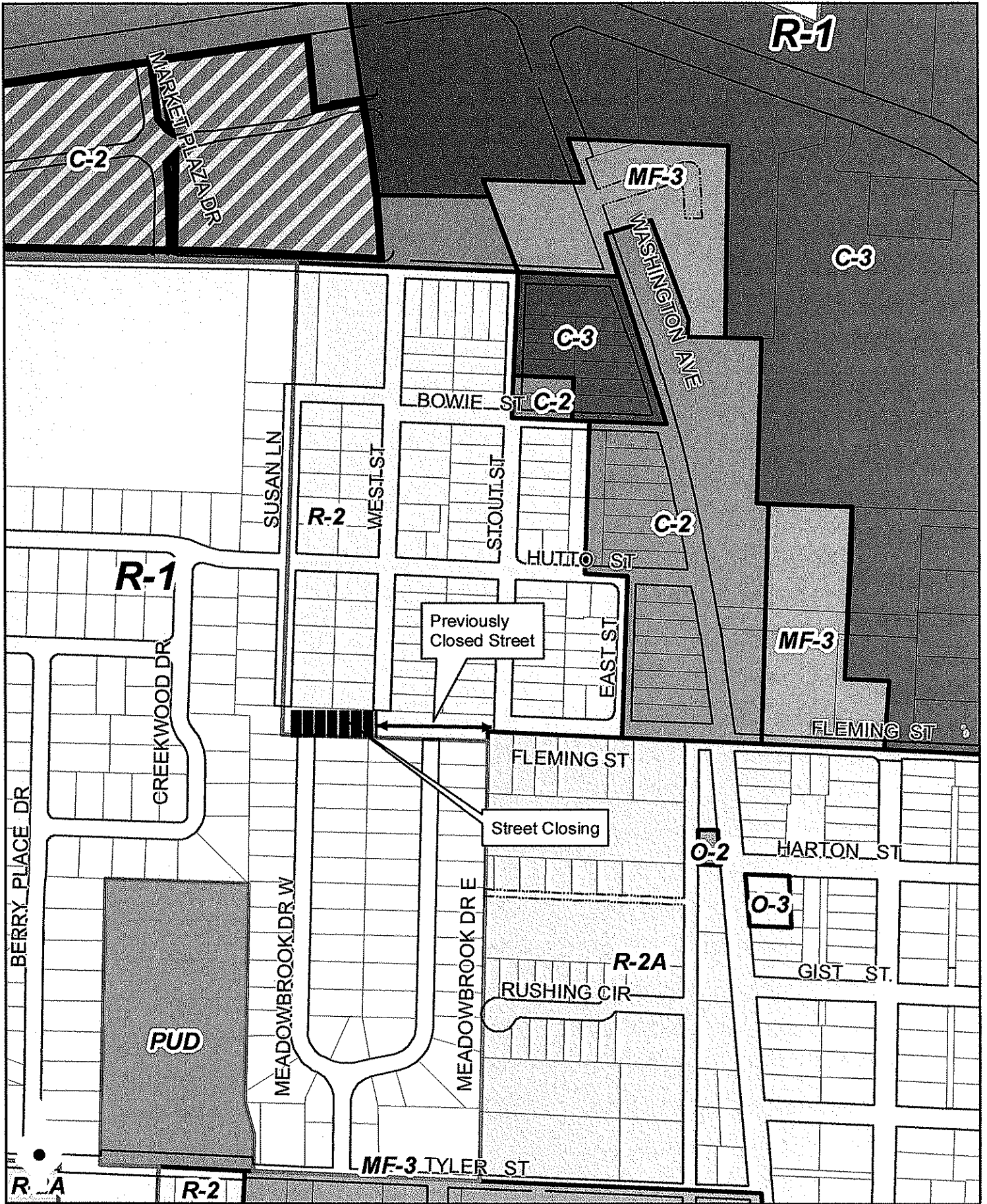
Abutting property owners:

Name

501 3292219  
Mobile  
Address 450 0264

Bobby Graddy  
Billy Robertson  
Virginia Millwood  
Marilyn Smith

2101 West St Conway Ark 72032  
32 Meadowbrook Dr. 72032  
27 Meadowbrook Dr. 72032  
22 SUSAN LN 72032



**Fleming Street Closing  
(Platted as Leigh Street)**



# Conway Corporation

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

October 18, 2007

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

Re: Closure of a portion of Fleming Street in Conway.

Dear Mayor Townsell:

In regard to the closure of a portion of Fleming Street between West Street and Susan Lane, said portion is south of and adjacent to Lot 7 and Lot 8 of Northbrook Subdivision. Conway Corporation does maintain a parallel sewer main and electric line in said portion of Fleming Street. Conway Corporation has no objections to the closure of said portion of Fleming Street as long as said portion remains a utility easement.

If you have any questions, please let me know.

Respectfully yours,

CONWAY CORPORATION

Tony L. Van Pelt  
Engineering & Planning

cc: Bobby Graddy



CenterPoint Energy  
817 North Creek Drive, Conway, AR 72032  
501-377-4791, 501-336-8372 (fax)

Date: 10/29/07

**Attention:**

Bobby Graddy,  
Conway City Planning Department,  
Honorable Tab Townsell - Mayor of Conway

**Subject:**

Street Closing:  
Leigh Street between West Street and Susan Lane, Conway, AR

CenterPoint Energy has no conflict with the street closing described as, the portion of Leigh Street between West Street and Susan Lane directly South of Lots 7 & 8, Northbrook Subdivision, Conway, Arkansas.

CenterPoint Energy has no natural gas facilities along this portion of the proposed street closing.

See attached drawings.

Sincerely,

A handwritten signature in cursive script, appearing to read "David Avra".

David Avra, Marketing Consultant  
CenterPoint Energy, Conway, AR

2  
Bobby Sharkey  
2101 Walnut St.  
Conway, Ar. 72032  
Mead 20.

Doc#2007- 22388  
Date 10/29/2007  
08:52:51 AM  
Filed & Recorded in 296458  
Official Records of  
Faulkner County  
RHONDA LONG  
FAULKNER COUNTY CIRCUIT CLERK  
Fees \$20.00  
by Alm D.C.

022593



### CONDITIONAL CONCURRENCE TO CLOSE A PORTION OF A DEDICATED STREET

BE IT KNOWN BY THESE PRESENTS that Southwestern Bell Telephone Company, d.b.a. AT&T Arkansas, hereby concurs in the closing of the following dedicated public alleyway, to-wit:

All that part of Leigh Street located between West Street and Susan Lane along the south boundaries of Lots 7 and 8 of the Northbrook Subdivision to the City of Conway, Faulkner County, Arkansas, **SUBJECT TO AND CONDITIONED UPON** the granting of a fifteen foot (15') recordable easement to AT&T Arkansas, said easement lying seven and one-half feet (7.5') on either side of the existing telephone facilities as placed within the above described street.

Signed and executed this 25<sup>th</sup> day of October, 2007.

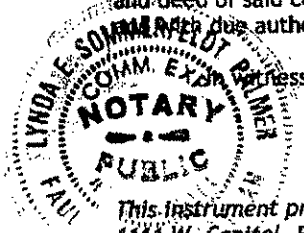
By: F. Jean Davis  
F. Jean Davis  
Director-Engineering/Construction

#### CORPORATE ACKNOWLEDGMENT

STATE OF ARKANSAS  
COUNTY OF PULASKI

On this the 26<sup>th</sup> day of October, 2007, before me, the undersigned authority, duly commissioned and qualified in and for the state and county set forth above, personally came and appeared F. Jean Davis, who, after being duly sworn, declared that he is the Director-Engineering/Construction for Southwestern Bell Telephone Company, d.b.a. AT&T Arkansas, and that he executed the foregoing instrument as the act and deed of said company of his own free will and for the purposes and considerations therein expressed and with due authority.

Witness whereof I hereunto set my hand and official seal.



This instrument prepared by AT&T  
1111 W. Capitol, Room 941  
Little Rock, AR 72201 (501-373-5255)

Lynda E. Sommerfeldt Palmer  
Lynda E. Sommerfeldt Palmer  
Notary Public in & for Faulkner Co., AR  
My commission expires August 10, 2011

**CERTIFICATE OF RECORD**

**Doc#2007-22388**

10/29/2007

08:52:51 AM

Filed and Recorded in Official Records of

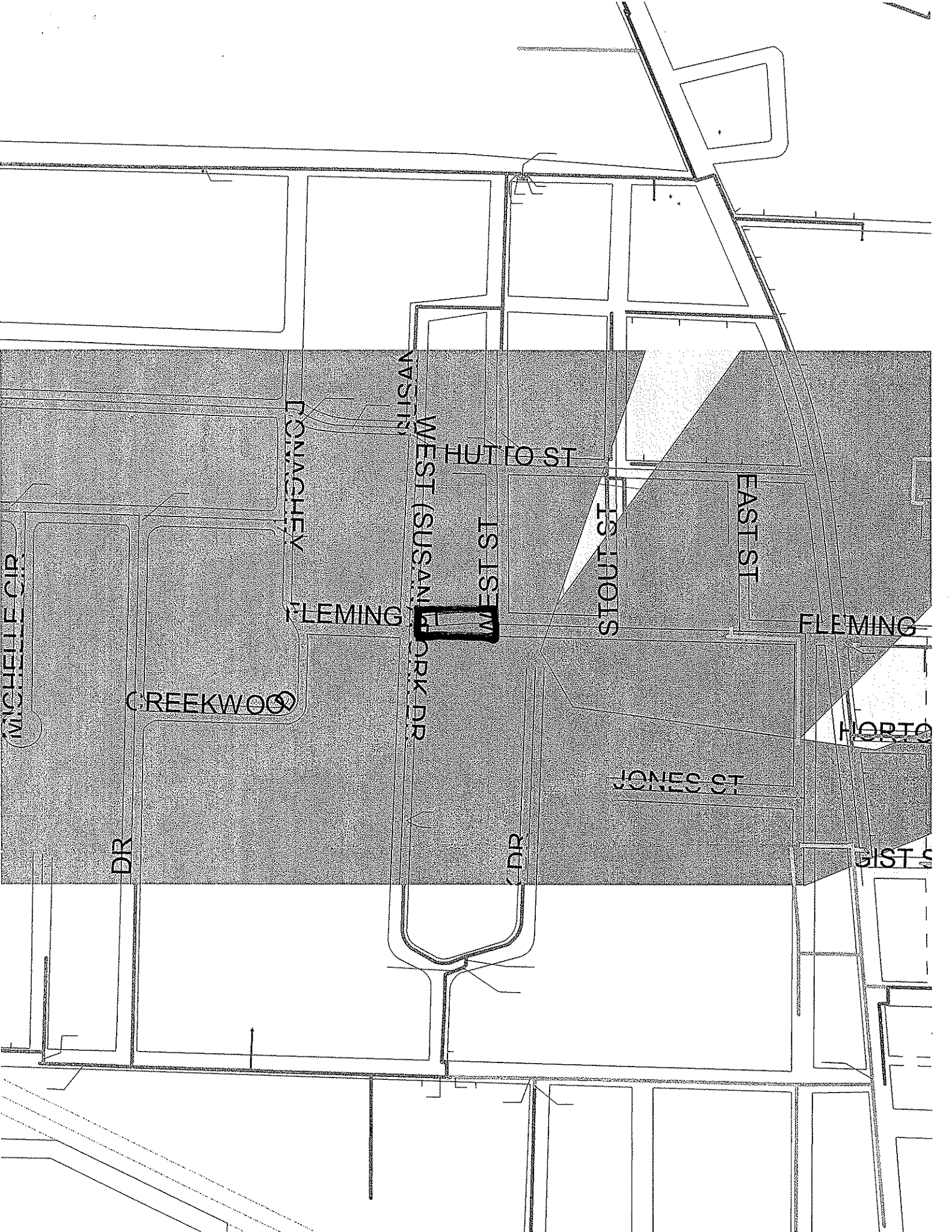
FAULKNER COUNTY

RIANDA LONG

FAULKNER COUNTY CIRCUIT CLERK

by  D.C.







RESOLUTION NO. R-07-\_\_\_\_\_

**A RESOLUTION SETTING A PUBLIC HEARING TO DISCUSS CLOSING A PORTION OF MCKAY AVENUE EAST OF GRIFFITH;**

**WHEREAS**, a petition has been filed with the City Council of the City of Conway, Arkansas by Covington Properties to abandon close a portion of McKay Avenue East of Griffith extended to the west right of way of the railroad within the corporate limits of the City of Conway, Arkansas; and

**WHEREAS**, upon the filing of the petition with the City, the City shall set a date and time for a hearing before the City Council for consideration of the petition.

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

1. That the City Council shall hear said petition at its regular meeting to be held at District Court Building, 810 Parkway Street, Conway, Arkansas, on the 11<sup>th</sup> day of December 2007 at 6:30 p.m.
2. That the City Clerk is hereby directed to publish notice of the filing of said petition and of said hearing for the time and in the manner prescribed by law.

PASSED this 27<sup>th</sup> day of November, 2007

**APPROVED:**

**ATTEST:**

\_\_\_\_\_  
**Mayor Tab Townsell**

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

RESOLUTION NO. R-07-\_\_\_\_\_

**A RESOLUTION SETTING A PUBLIC HEARING TO DISCUSS CLOSING AN ALLEY BETWEEN NORTH ASH AND DAVIS STREET;**

**WHEREAS**, a petition has been filed with the City Council of the City of Conway, Arkansas by Jean Stephenson to close an alley between North Ash and Davis Street within the corporate limits of the City of Conway, Arkansas; and

**WHEREAS**, upon the filing of the petition with the City, the City shall set a date and time for a hearing before the City Council for consideration of the petition.

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

1. That the City Council shall hear said petition at its regular meeting to be held at District Court Building, 810 Parkway Street, Conway, Arkansas, on the 11<sup>th</sup> day of December 2007 at 6:30 p.m.
2. That the City Clerk is hereby directed to publish notice of the filing of said petition and of said hearing for the time and in the manner prescribed by law.

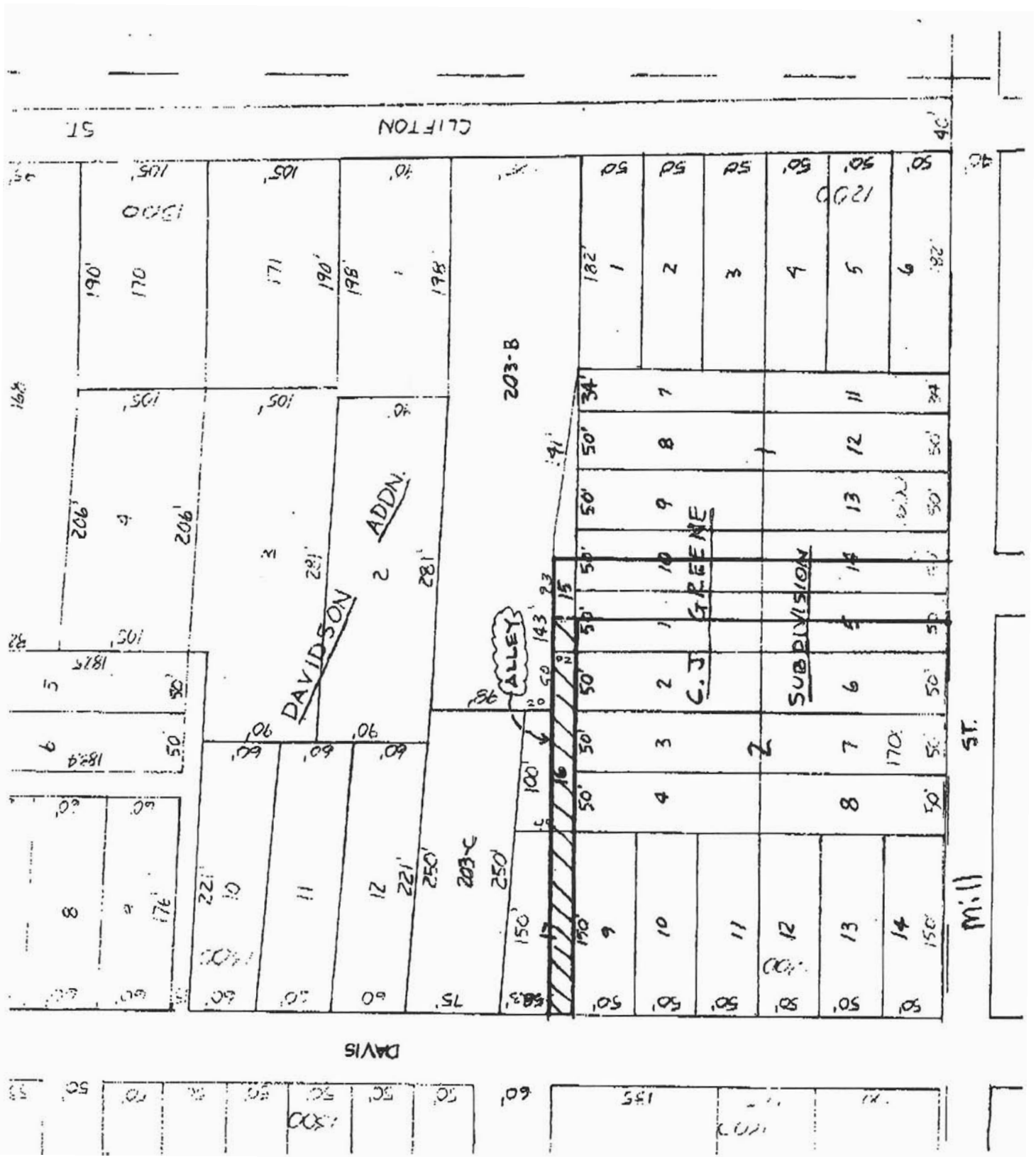
**PASSED** this 27<sup>th</sup> day of November, 2007

**APPROVED:**

**ATTEST:**

\_\_\_\_\_  
**Mayor Tab Townsell**

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



2008 CDBG REQUESTS

2008 Projects Requests	Available Funding	2008 PROGRAM YEAR	2007 Funding	Recommend	2006 Funding
	\$ 297,256.00				
Agency Name	Amount Requested	Project Description 2008			
LNL Properties (EM Jeans)	\$ 68,582.00	Infrastructure work for new building			\$ 49,418.00
CAPCA	\$ 100,000.00	Rehab for 24 low income housing units	\$ 81,500.00		\$ 70,500.00
Habitat for Humanity	\$ 40,000.00	Land Acquisition	\$ -		\$ 30,000.00
Bethlehem House	\$ 200,000.00	Land Acquisition for new shelter	\$ -		
Pine St Area Developpt Corp	\$ 95,000.00	Purchase & Rehab 2 houses	\$ -		\$ 40,000.00
<b>Total</b>	<b>\$ 503,582.00</b>				
Public Services Requests	Available Funding				
<b>ONLY 15% of total budget</b>	<b>\$ 64,456.00</b>				
Bethlehem House	\$ 15,000.00	Third shift staffing of homeless shelter	\$ 14,850.00		\$ -
Boys and Girls Club	\$ 4,100.00	Transport Sallie Cone 80% are LMI& equipment	\$ 4,000.00		\$ 4,185.00
Senior Citizens	\$ 24,000.00	Transportation services the elderly	\$ 10,000.00		\$ 16,740.00
FCCDD	\$ 30,000.00	Trans Services to jobs & job training for Disabled	\$ 20,000.00		\$ 20,869.00
Pine St Free Clinic	\$ 10,000.00	Supplies for diabetic patients/supplies/staff	\$ 6,150.00		\$ 4,185.00
Women's Shelter	\$ 5,580.00	Collaborative Transportation Program	\$ 5,000.00		\$ 5,580.00
Family Service Agency	\$ 5,000.00	First Time Homebuyers (funded 2005)	\$ -		\$ 5,000.00
<b>TOTAL</b>	<b>\$ 93,680.00</b>		\$ 60,000.00		
<b>Administration 17%</b>	<b>\$ 68,000.00</b>		\$ 64,905.00		

## 2008 CDBG ADVISORY COUNCIL RECOMMENDATIONS

Public Services Requests	Available Funding	2008 PROGRAM YEAR	2007 Funding	Recommend
<b>ONLY 15% of total budget</b>	<b>\$ 64,456.00</b>			
Bethlehem House	\$ 15,000.00	Third shift staffing of homeless shelter	\$ 14,850.00	<b>\$ 15,000.00</b>
Boys and Girls Club	\$ 4,100.00	Transport Sallie Cone 80% are LMI& equipment	\$ 4,000.00	<b>\$ 4,000.00</b>
Senior Citizens	\$ 24,000.00	Transportation services the elderly	\$ 10,000.00	<b>\$ 10,000.00</b>
FCCDD	\$ 30,000.00	Trans Services to jobs & job training for Disabled	\$ 20,000.00	<b>\$ 20,000.00</b>
Pine St Free Clinic	\$ 10,000.00	Supplies for diabetic patients/supplies/staff	\$ 6,150.00	<b>\$ 10,000.00</b>
Women's Shelter	\$ 5,580.00	Collaborative Transportation Program	\$ 5,000.00	<b>\$ 5,456.00</b>
Family Service Agency	\$ 5,000.00	First Time Homebuyers (funded 2005)	\$ -	<b>\$ -</b>
<b>TOTAL</b>	<b>\$ 93,680.00</b>		<b>\$ 60,000.00</b>	<b>\$ 64,456.00</b>

## 2008 CDBG ADVISORY COUNCIL RECOMMENDATIONS

2006 Funding	
\$	-
\$	4,185.00
\$	16,740.00
\$	20,869.00
\$	4,185.00
\$	5,580.00
\$	5,000.00

**AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING ORDINANCE TO REZONE PROPERTY LOCATED ON THE NORTH SIDE OF PRINCE STREET APPROXIMATELY 0.5 MILES WEST OF THE INTERSECTION OF COUNTRY CLUB ROAD AND PRINCE STREET SURROUNDED BY SHADY VALLEY SUBDIVISION ON THE EAST SIDE, WESTMINISTER SUBDIVISION ON THE NORTH SIDE AND GLENWOOD PLACE PUD FOR A PORTION OF THE WEST SIDE FROM A-1 TO PUD;**

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

**SECTION 1:** That 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 part of the SE ¼ SE ¼ of Section 4, T-5-N, R-14-W, Faulkner County, Arkansas; more particularly described as beginning at the SW corner of said SE ¼ SE ¼; thence along the West line of said SE ¼ SE ¼ N02°22'47"E 1316.62 feet to the NW corner of said SE ¼ SE ¼; thence along the North line of said SE ¼ SE ¼ S88°43'35"E 578.44 feet to the point of beginning; thence continue along said North line S88°43'35"E 739.72 feet to the NE corner of said SE ¼ SE ¼; thence along the East line of the SE ¼ SE ¼ S01°49'36"W 426.19 feet; thence leaving said East line N88°02'02"W 100.13 feet; thence S02°02'16"W 124.70 feet; thence N88°04'09"W 99.86 feet; thence S01°50'59"W 250.64 feet; thence S87°50'16"E 96.56 feet; thence S03°58'44"W 124.99 feet; thence S02°51'47"E 209.41 feet; thence N88°19'08"W 94.03 feet; thence S51°08'11"E 232.49 feet to the North right of way of Prince Street; thence along said right of way to a point N88°40'02"W 131.79 feet; thence to a point S85°57'12"W 402.15 feet; thence to a point S79°16'23"W 24.79 feet to a point on the South line of said SE ¼ SE ¼; thence leaving said right of way and along said South line N88°56'26"W 144.78 feet; thence leaving said South line N02°22'47"E 248.32 feet; thence N80°39'38"E 74.04 feet; thence along a curve to the left, having a radius of 230.00 feet and a chord bearing and distance to N20°38'56"W 90.21 feet; thence N31°57'31"W 162.96 feet; thence along a curve to the left, having a radius of 280.00 feet and a chord bearing and distance of N36°17'52"W 42.37 feet; thence N03°54'06"E 381.01 feet; thence N33°41'25"W 272.05 feet; thence N62°13'57"E 131.70 feet; thence N67°27'04"E 74.75 feet; thence N01°16'25"E 105.19 feet to the point of beginning containing 19.97 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:** That all ordinances in conflict herewith are repealed to the extent of the conflict.

**PASSED THIS 27<sup>th</sup> DAY OF November, 2007.**

**Approved:**

\_\_\_\_\_  
**TAB TOWNSELL, MAYOR**

**Attest:**

\_\_\_\_\_  
**MICHAEL O. GARRETT, CITY CLERK**



**CONWAY PLANNING COMMISSION**  
1201 OAK STREET • CONWAY, AR 72032  
(501) 450-6105

November 20, 2007

Council Members

Conway, AR 72032

Dear Council Members:

A request for rezoning from A-1 to PUD for property located on the north side of Prince Street approximately 0.5 miles west of the intersection of Country Club Road and Prince Street and surrounded by Shady Valley Subdivision on the east side, Westminister Subdivision on the north side and Glenwood Place PUD for a portion of the west side, and with the legal description:

*Being a part of the SE ¼ SE ¼ of Section 4, T-5-N, R-14-W, Faulkner County, Arkansas; more particularly described as beginning at the SW corner of said SE ¼ SE ¼; thence along the West line of said SE ¼ SE ¼ N02°22'47"E 1316.62 feet to the NW corner of said SE ¼ SE ¼; thence along the North line of said SE ¼ SE ¼ S88°43'35"E 578.44 feet to the point of beginning; thence continue along said North line S88°43'35"E 739.72 feet to the NE corner of said SE ¼ SE ¼; thence along the East line of the SE ¼ SE ¼ S01°49'36"W 426.19 feet; thence leaving said East line N88°02'02"W 100.13 feet; thence S02°02'16"W 124.70 feet; thence N88°04'09"W 99.86 feet; thence S01°50'59"W 250.64 feet; thence S87°50'16"E 96.56 feet; thence S03°58'44"W 124.99 feet; thence S02°51'47"E 209.41 feet; thence N88°19'08"W 94.03 feet; thence S51°08'11"E 232.49 feet to the North right of way of Prince Street; thence along said right of way to a point N88°40'02"W 131.79 feet; thence to a point S85°57'12"W 402.15 feet; thence to a point S79°16'23"W 24.79 feet to a point on the South line of said SE ¼ SE ¼; thence leaving said right of way and along said South line N88°56'26"W 144.78 feet; thence leaving said South line N02°22'47"E 248.32 feet; thence N80°39'38"E 74.04 feet; thence along a curve to the left, having a radius of 230.00 feet and a chord bearing and distance to N20°38'56"W 90.21 feet; thence N31°57'31"W 162.96 feet; thence along a curve to the left, having a radius of 280.00 feet and a chord bearing and distance of N36°17'52"W 42.37 feet; thence N03°54'06"E 381.01 feet; thence N33°41'25"W 272.05 feet; thence N62°13'57"E 131.70 feet; thence N67°27'04"E 74.75 feet; thence N01°16'25"E 105.19 feet to the point of beginning containing 19.97 acres more or less.*

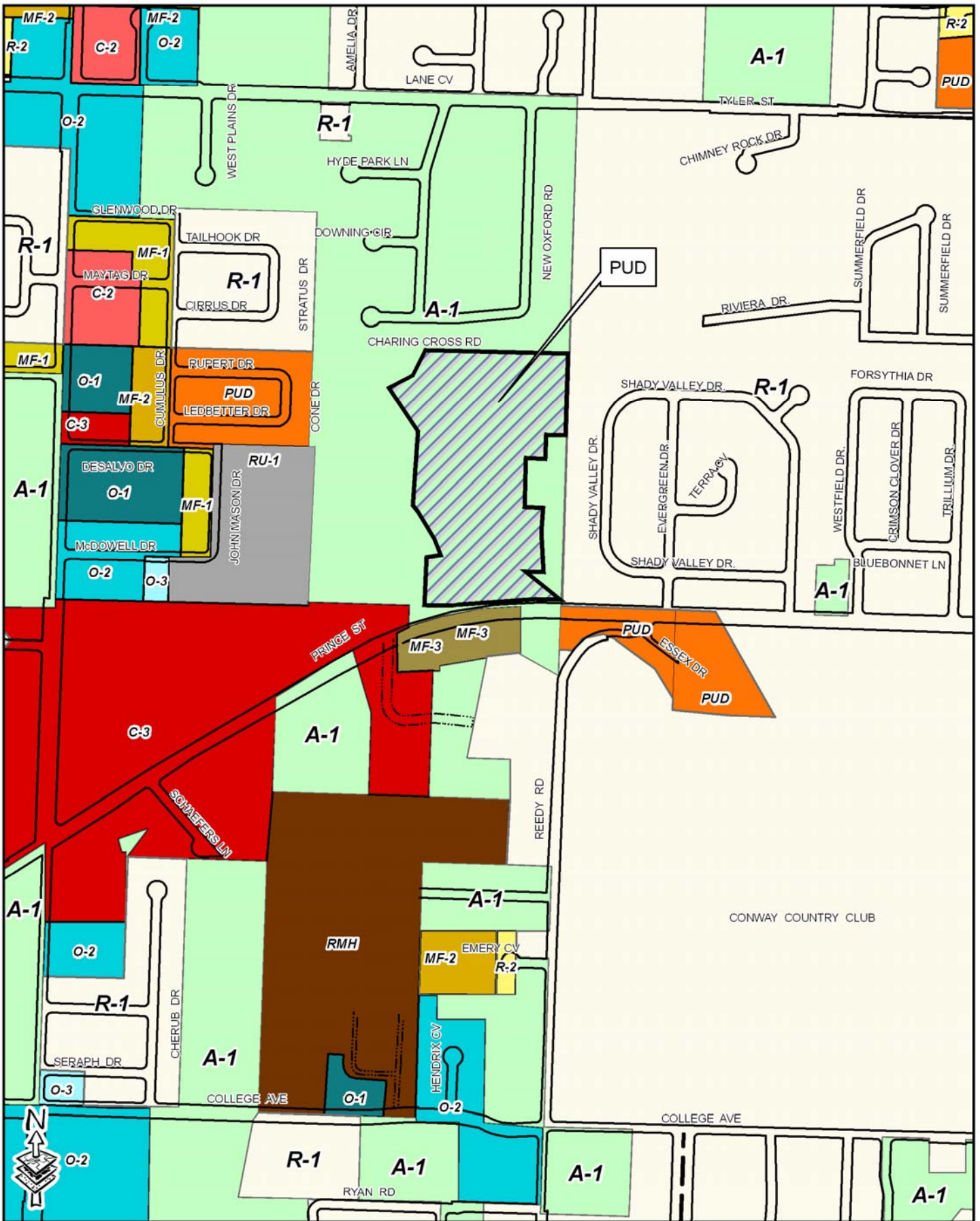
was reviewed by the Planning Commission at its regular meeting on November 19, 2007. The Planning Commission voted 9 – 0 that the request be sent to the City Council with a recommendation for approval with the following three (3) conditions attached.

1. The PUD shall be constructed as presented in the final development plan, design guide-line pattern book, and submitted site plan.
2. Existing trees shall be protected and preserved when possible.
3. Commercial and multi-family structures will require development review.

Submitted by,

Adam Thomas, Chairman  
Planning Commission





Turnbury Estates PUD



**CITY OF CONWAY**  
**6A-5 STREET AND ENGINEERING DEPT.**

100 East Robins • Conway, AR 72032  
501-450-6165 • Fax 501-513-3566

**Ronnie D. Hall, P.E.**  
City Engineer

November 13, 2007

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

Re: Intersection Improvements  
Highway 286 at East German Lane

Dear Mayor Townsell,

Bids were received at 10:00 AM, Wednesday, November 7, 2007 at Conway City Hall for the above referenced project. This project involves the installation of Traffic Signals along with minor pavement widening to accommodate left turn lanes on Highway 286 at East German Lane / Mayor Lane. The three bids received are listed below and detailed on the enclosed bid tabulation.

Construction Management & Maintenance	\$231,435.00
Tom Lindsey Contractors, Inc.	\$247,910.00
LEG	\$280,275.00
Engineers Estimate	\$215,850.00

Approximately \$174,241.40 remains available for funding this work from the ADED grant for the Guy Murphy Infrastructure Improvements. The remaining \$57,194 will need to be appropriated from some source.

This work was part of the City's commitment to Schlumberger.

I recommend that this project be awarded to the low bidder, Construction Management & Maintenance.

Please advise if you have questions or need additional information,

Sincerely,

Ronnie Hall, P.E.

**CITY OF CONWAY, ARKANSAS  
INTERSECTION IMPROVEMENTS  
STATE HIGHWAY 286 AT EAST GERMAN LANE**

TABULATION OF BIDS RECEIVED NOVEMBER 7, 2007 10:00 AM

DESCRIPTION	ESTIMATED QUANTITY	UNITS	CONSTRUCTION MANAGEMENT & MAINTENANCE			TOM LINDSEY CONTRACTO			LEG		
			UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	
1 SITE PREPARATION	1	Lump Sum	\$12,600.00	\$12,600.00		\$7,500.00	\$7,500.00		\$7,500.00	\$7,500.00	\$7,500.00
2 EARTHWORK	1	Lump Sum	\$6,300.00	\$6,300.00		\$6,500.00	\$6,500.00		\$15,250.00	\$15,250.00	\$15,250.00
3 CONCRETE CURB & GUTTER	110	L.F.	\$20.00	\$2,200.00		\$17.00	\$1,870.00		\$35.00	\$3,850.00	\$3,850.00
4 CONCRETE BASE (10")	180	SQ.YD.	\$65.00	\$11,700.00		\$50.00	\$9,000.00		\$72.50	\$13,050.00	\$13,050.00
5 ASPHALT SURFACE COURSE	450	TON	\$75.00	\$33,750.00		\$77.00	\$34,650.00		\$82.50	\$37,125.00	\$37,125.00
6 CRUSHED STONE BASE COURSE	40	TON	\$25.00	\$1,000.00		\$35.00	\$1,400.00		\$50.00	\$2,000.00	\$2,000.00
7 CURB INLETS	1	EACH	\$3,850.00	\$3,850.00		\$3,000.00	\$3,000.00		\$3,250.00	\$3,250.00	\$3,250.00
8 24" POLYMER COATED CMP	22	L.F.	\$65.00	\$1,430.00		\$60.00	\$1,320.00		\$125.00	\$2,750.00	\$2,750.00
9 SEEDING & MULCHING	1	ACRE	\$3,000.00	\$3,000.00		\$3,000.00	\$3,000.00		\$3,000.00	\$3,000.00	\$3,000.00
10 MAINTENANCE OF TRAFFIC	1	Lump Sum	\$3,375.00	\$3,375.00		\$5,000.00	\$5,000.00		\$8,750.00	\$8,750.00	\$8,750.00
11 CONSTRUCTION LAYOUT	1	Lump Sum	\$610.00	\$610.00		\$5,000.00	\$5,000.00		\$6,000.00	\$6,000.00	\$6,000.00
12 TRENCH & EXCAVATION SAFETY	1	LUMP SUM	\$500.00	\$500.00		\$1,000.00	\$1,000.00		\$2,750.00	\$2,750.00	\$2,750.00
13 PAVEMENT MARKING	1	LUMP SUM	\$1,900.00	\$1,900.00		\$2,083.00	\$2,083.00		\$2,500.00	\$2,500.00	\$2,500.00
14 TRAFFIC SIGNAL	1	LUMP SUM	\$149,220.00	\$149,220.00		\$166,587.00	\$166,587.00		\$172,500.00	\$172,500.00	\$172,500.00
<b>TOTAL AMOUNT</b>				\$231,435.00			\$247,910.00			\$280,275.00	\$280,275.00

**MEMORANDUM**

TO: MAYOR TAB TOWNSELL  
 FROM: RONNIE HALL, P.E.  
 DATE: November 14, 2007  
 REFERENCE: Dump Truck and Pickup Truck Bids

Bids were received at 10:00 am Tuesday November 13, 2007 for a Pickup Truck (4-wheel Drive) and Used Dump Truck. The bids were as follows:

**DUMP TRUCK (46,000 lbs GVW)**

England Truck Sales -  
 1999 Mack 350 Hp w/569,000 Miles - \$36,500

Diamond International Trucks -  
 2002 International 370 Hp w/560,964 miles - \$37,917

**PICKUP TRUCK (4 wheel Drive)**

Landers Ford - 2008 Ford F150 \$19,101.00  
 State Purchasing Contract - 2008 Chev. Silverado \$18,540.83

We request that the bid for the Dump Truck be awarded to the low bidder, England Truck Sales, for the bid amount of \$36,500.

The state bid for the pick up truck thru Bale Chevrolet is \$18,540.83. We request that the one bid of \$19,101 received for the pickup be rejected and the vehicle purchased thru state purchasing for \$18,540.83.

**ORDINANCE NO. O-07-\_\_\_**

**AN ORDINANCE APPROPRIATING FUNDS FOR GAS AND DIESEL FOR SANITATION DEPARTMENT; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES**

**WHEREAS**, the City of Conway Sanitation Department has a need for additional budgeted funding for gas and diesel for the remainder of 2007;

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

**SECTION 1.** The City of Conway shall appropriate \$110,000 from Sanitation 50.118.999 Enterprise Fund – fund balance appropriation to the department’s 50.118.361 gas and diesel account.

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

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

**PASSED** this 27<sup>th</sup> day of November, 2007.

**APPROVED:**

\_\_\_\_\_  
**Mayor Tab Townsell**

**ATTEST:**

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

ORDINANCE NO. O-07- \_\_\_\_\_

**AN ORDINANCE ACCEPTING & APPROPRIATING REVENUE FUNDS TO THE CONWAY SANITATION DEPARTMENT, AND FOR OTHER PURPOSES:**

**WHEREAS**, the Conway Sanitation Department requests a revenue appropriation of \$ 1060.88 to repair a garbage truck involved in an accident; and

**WHEREAS**, funds in the amount of \$1060.88 were received by BridgePort Manufacturing to be used for said purpose;

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

**SECTION 1.** The City of Conway shall accept insurance proceeds and appropriate the \$1060.88 from the Sanitation Enterprise Fund Insurance Proceeds account (50.512) to the Equipment Repairs Operating Account (50.118.235).

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

**PASSED** this 27<sup>th</sup>, day of November 2007.

**APPROVED:**

\_\_\_\_\_  
**Mayor Tab Townsell**

**ATTEST:**

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

# Memo:

**To:** Mayor Tab Townsell  
**CC:** City Council Members  
Felicia Rogers  
**From:** Kurt J. Meredith, Deputy City Attorney  
**Date:** November 19, 2007  
**Re:** Bids Tabulation / New Roof for Guy W. Murphy Building

---

On November 1st, 2007 at 10:00am at City Hall bids were opened for the replacement of the roof on the Guy Murphy Building.

Five (5) bids were submitted and are tabulated as follows:

- |                                   |             |
|-----------------------------------|-------------|
| ▪ Covington Roofing Company       | \$14,800.00 |
| ▪ Fraley Roofing, Inc.            | \$20,980.00 |
| ▪ Reynolds Construction Co., Inc. | \$22,925.00 |
| ▪ Mid-Ark Roofing, Inc.           | \$23,937.00 |
| ▪ Raintight Roofing, Inc.         | \$29,000.00 |

This office recommends the approval of the bid submitted by Covington Roofing Company for the roof work.

Please advise if you have any questions.

# Memo:

**To:** Mayor Tab Townsell  
**CC:** City Council Members  
Felicia Rogers  
**From:** Kurt J. Meredith, Deputy City Attorney  
**Date:** November 19, 2007  
**Re:** Bids Tabulation / HVAC for Guy W. Murphy Building

---

On November 1st, 2007 at 10:00am at City Hall bids were opened for the replacement and installation of two (2) HVAC units at the Guy Murphy Building.

Five (5) bids were submitted and are tabulated as follows:

- |   |             |
|---|-------------|
| ▪ Walker's Heating & Cooling, Inc.                  | \$12,400.00 |
| ▪ Russaw Heating & Air, Inc.                        | \$13,167.87 |
| ▪ Middleton, Inc.                                   | \$16,442.00 |
| ▪ Freyaldenhoven Heating & Cooling, Inc.            | \$16,892.32 |
| ▪ Nicholson & Mize Heating & Air Conditioning, Inc. | \$18,622.00 |

This office recommends the approval of the bid submitted by Russaw Heating & Air, Inc. for the HVAC work.

Lowest bidder, Walker's Heating & Air, Inc., is not a Conway company and submitted its bid unsigned. Further, the Arkansas Secretary of State revoked its "Good Standing" status on 12/29/04.

Please advise if you have any questions.



# Memo:

**To:** Mayor Tab Townsell

**CC:** City Council Members  
Felicia Rogers

**From:** Kurt J. Meredith, Deputy City Attorney

**Date:** November 19, 2007

**Re:** Bids Tabulation / Electrical Work for Guy W. Murphy Building

---

On November 19<sup>th</sup>, 2007 at 10:00am at City Hall bids were opened for the necessary electrical work on the Guy Murphy Building.

Only one bid was submitted and is tabulated as follows:

- Robert Bailey Electric, Inc. \$24,189.00

This office recommends the approval of this bid.

Please advise if you have any questions.

**ORDINANCE NO. O-07-\_\_**

**AN ORDINANCE APPROPRIATING FUNDS FOR BUILDING ADDITIONS;  
DECLARING AN EMERGENCY AND FOR OTHER PURPOSES;**

**WHEREAS**, bids were solicited for building improvements for Conway Fire Department's Station 2 and 4 and the City Council awarded Tru-Star Properties with the construction contract on September 25, 2007 in the amount of \$515,446;

**WHEREAS**, the City of Conway Fire Department has requested two change orders in improvements to Station 2 and 4 for lighting and sidewalks which resulted in additional charges from Tru-Star Properties in the amount of \$6,650;

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

**Section 1.** The City of Conway shall appropriate \$6,650 into the Capital Project Fund - Fire Projects utilizing the pay as you go funding generated through the quarter cent sales tax.

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

**PASSED** this 27th day of November, 2007.

**Approved:**

\_\_\_\_\_  
**Mayor Tab Townsell**

**Attest:**

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

**ORDINANCE NO. O-07-\_\_\_**

**AN ORDINANCE ACCEPTING AND APPROPRIATING GRANT PROCEEDS  
AWARDED TO THE FIRE DEPARTMENT AND FOR OTHER PURPOSES:**

**WHEREAS**, the Conway Fire Department has been awarded a grant in the amount of \$179,669 by the U.S. Department of Homeland Security submitted under the FY 2007 Assistance to Firefighters Grant;

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

**SECTION 1.** The City of Conway shall accept grant proceeds in the amount of \$179,669 (09.922) from DHS in order to purchase vehicle exhaust systems.

**SECTION 2.** The City of Conway shall appropriate funds in the amount of \$44,917, or 20% of the approved grant amount, from the General Fund balance as a transfer to the Grant Fund to meet matching requirements.

**SECTION 3.** All ordinances in conflict herewith are repealed to the extent of that conflict.

**PASSED** this 27th day of November, 2007.

**APPROVED:**

\_\_\_\_\_  
**Mayor Tab Townsell**

**ATTEST:**

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