



Office of the City Clerk-Treasurer
301 W. Chestnut
Rogers, Arkansas 72756
479-621-1117
www.rogersar.gov

***AMENDED* COMMITTEE SCHEDULE**

DISCLAIMER: The City of Rogers makes no claims, promises, or guarantees regarding the participants ability to attend any public meeting virtually. Technology resources, virtual meeting platforms, and the Internet may occasionally be interrupted or made unavailable by causes beyond the City's reasonable control. The City cannot guarantee that participants will have the opportunity to participate virtually at all times. Public Forums, Public Hearings, and scheduled items of business will not be tabled or postponed due to technological issues. If you are representing a published item of business or wish to speak at a public hearing, in person attendance is required.

TO: MAYOR
CITY COUNCIL
DEPARTMENT HEADS
PRESS

FROM: Jessica Rush, CITY CLERK-TREASURER

DATE: May 13, 2025

The following committee meetings will be held on **Tuesday, May 13, 2025** prior to the City Council Meeting:

05:45 p.m. - PUBLIC SAFETY COMMITTEE: (Wolf*, Reithemeyer, Minor)

Committee Room #1 OR <https://us02web.zoom.us/j/81899068510> OR (312)626-6799 ID: 818 9906 8510

- To Discuss:
- (a) An Ordinance Declaring A Nuisance Structure And Ordering The Razing And Removal Of Said Structure Within The City Of Rogers, Arkansas, Located At 506 N. 5th Street
 - (b) An Ordinance Declaring A Nuisance Structure And Ordering The Razing And Removal Of Said Structure Within The City Of Rogers, Arkansas, Located At 419 W. Persimmon Street
 - (c) An Ordinance Declaring A Nuisance Structure And Ordering The Razing And Removal Of Said Structure Within The City Of Rogers, Arkansas, Located At 910 W. Persimmon Street
 - (d) A Resolution Amending The 2025 Budget To Appropriate \$40,000.00 From CMRS Fund Reserves Into Account #352-52-70210 Furnishings For The Purchase Of Items To Be Used By The Rogers Police Department

05:45 p.m. - COMMUNITY SERVICES COMMITTEE: (Brashear*, Hayes, Surly)

Committee Room #2 OR <https://us02web.zoom.us/j/85360736810> OR (312)626-6799 ID: 853 6073 6810

- To Discuss:
- (a) A Resolution Authorizing The Mayor And City Clerk To Enter Into A Contract Amendment With WFTR Productions Of Tulsa, Oklahoma For Event Programming At The Mt. Hebron Prairie View Center In An Amount Not To Exceed \$45,100.00; Waiving Bidding
 - (b) A Resolution Authorizing The Mayor And City Clerk To Enter Into A Grant Agreement With The Walton Family Foundation To Receive \$187,020.00; Amending The 2025 Budget To Recognize Grant Funds In The Amount Of \$187,020.00 Into Account #100-10-45203 Historic Preservation WFF 00112821; Appropriating The Same Amount From Account #100-10-45203 Historic Preservation WFF 00112821 Into Various Expense Accounts

05:55p.m. - TRANSPORTATION COMMITTEE: (Kendall*, Surly, Minor)

Committee Room #1 OR <https://us02web.zoom.us/j/81899068510> OR (312)626-6799 ID: 818 9906 8510

To Discuss:

- (a) A Resolution Authorizing The Mayor And City Clerk To Enter Into An Encroachment And Usage Agreement With C. White's Jewelry, LLC And HBIC, LLC Both Of Rogers, Arkansas For The Property Located At 316 South 1st Street In Rogers, Arkansas

- (b) A Resolution Authorizing The Mayor And City Clerk To Enter Into A Contract With All Service Electric Inc. Of Hot Springs, Arkansas For The Installation Of A New Pedestrian Crossing Signal At The Intersection Of 5th Street And Walnut Street In An Amount Not To Exceed \$91,940.25; Waiving Competitive Bidding

06:05 p.m. - COMMUNITY ENVIRONMENT & WELFARE COMMITTEE: (Minor*, Townzen,

Hayes) Committee Room #1 OR <https://us02web.zoom.us/j/81899068510> OR (312)626-6799 ID: 818 9906 8510

To Discuss:

- (a) An Ordinance Amending The City Of Rogers Unified Development Code Section 1.4.3 By Re-Zoning Certain Lands From T4.1 To T4.2 (La Creperie)

- (b) An Ordinance Amending The City Of Rogers Unified Development Code Section 1.4.3 By Re-Zoning Certain Lands From T4.1 To T4.2 (Reyes)

- (c) An Ordinance Amending The City Of Rogers Unified Development Code Section 1.4.3 By Re-Zoning Certain Lands From T4.2 To T5.2 (Olympus)



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ROGERS CITY COUNCIL **AGENDA**

MAY 13, 2025
6:30 PM

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In Person Rogers City Council Chambers

OR via [ZOOM LINK](#) OR By Phone (312) 626-6799 ID: 874 1104 8687

PUBLIC HEARING:

1. An Ordinance Declaring A Nuisance Structure And Ordering The Razing And Removal Of Said Structure Within The City Of Rogers, Arkansas, Located At 506 N. 5th Street
2. An Ordinance Declaring A Nuisance Structure And Ordering The Razing And Removal Of Said Structure Within The City Of Rogers, Arkansas, Located At 419 W. Persimmon Street
3. An Ordinance Declaring A Nuisance Structure And Ordering The Razing And Removal Of Said Structure Within The City Of Rogers, Arkansas, Located At 910 W. Persimmon Street

PUBLIC FORUM:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

ACTION ON MINUTES:

1. April 22, 2025

REPORTS OF BOARDS AND STANDING COMMITTEES:

- | | | | |
|----|----------|--|--|
| 1. | ORD. Re: | Declaring A Nuisance Structure And Ordering The Razing And Removal Of Said Structure Within The City Of Rogers, Arkansas, Located At 506 N. 5th Street | PUBLIC SAFETY
COMMITTEE |
| 2. | ORD. Re: | Declaring A Nuisance Structure And Ordering The Razing And Removal Of Said Structure Within The City Of Rogers, Arkansas, Located At 419 W. Persimmon Street | PUBLIC SAFETY
COMMITTEE |
| 3. | ORD. Re: | Declaring A Nuisance Structure And Ordering The Razing And Removal Of Said Structure Within The City Of Rogers, Arkansas, Located At 910 W. Persimmon Street | PUBLIC SAFETY
COMMITTEE |
| 4. | RES. Re: | Amending The 2025 Budget To Appropriate \$40,000.00 From CMRS Fund Reserves Into Account #352-52-70210 Furnishings For The Purchase Of Items To Be Used By The Rogers Police Department - PUB SAF | PUBLIC SAFETY
COMMITTEE |
| 5. | RES. Re: | Authorizing The Mayor And City Clerk To Enter Into An Encroachment And Usage Agreement With C. White's Jewelry, LLC And HBIC, LLC Both Of Rogers, Arkansas For The Property Located At 316 South 1st Street In Rogers, Arkansas | TRANSPORTATION
COMMITTEE |
| 6. | RES. Re: | Authorizing The Mayor And City Clerk To Enter Into A Contract With All Service Electric Inc. Of Hot Springs, Arkansas For The Installation Of A New Pedestrian Crossing Signal At The Intersection Of 5th Street And Walnut Street In An Amount Not To Exceed \$91,940.25; Waiving Competitive Bidding | TRANSPORTATION
COMMITTEE |
| 7. | RES. Re: | Authorizing The Mayor And City Clerk To Enter Into A Contract Amendment With WFTR Productions Of Tulsa, Oklahoma For Event Programming At The Mt. Hebron Prairie View Center In An Amount Not To Exceed \$45,100.00; Waiving Bidding | COMMUNITY
SERVICES
COMMITTEE |
| 8. | RES. Re: | Authorizing The Mayor And City Clerk To Enter Into A Grant Agreement With The Walton Family Foundation To Receive \$187,020.00; Amending The 2025 Budget To Recognize Grant Funds In The Amount Of \$187,020.00 Into Account #100-10-45203 Historic Preservation WFF 00112821; Appropriating The Same Amount From Account #100-10-45203 Historic Preservation WFF 00112821 Into Various Expense Accounts | COMMUNITY
SERVICES
COMMITTEE |
| 9. | ORD. Re: | Amending The City Of Rogers Unified Development Code Section 1.4.3 By Re-Zoning Certain Lands From T4.1 To T4.2 (La Creperie) | COMMUNITY
ENVIRONMENT &
WELFARE
COMMITTEE |

10. ORD. Re: Amending The City Of Rogers Unified Development Code Section 1.4.3 By Re-Zoning Certain Lands From T4.1 To T4.2 (Reyes) COMMUNITY ENVIRONMENT & WELFARE COMMITTEE

OLD BUSINESS:

1. ORD. Re: Amending The City Of Rogers Unified Development Code Section 1.4.3 By Re-Zoning Certain Lands From T4.2 To T5.2 (Olympus) COMMUNITY ENVIRONMENT & WELFARE COMMITTEE

NEW BUSINESS:

1. ORD. Re: Accepting The Final Plat Of 1021 W. Poplar Place, Rogers, Benton County, Arkansas And The Dedication Of Public Ways Therein
2. ORD. Re: Accepting The Final Plat Of 3210 S. Blue Hill Road, Rogers, Benton County, Arkansas; The Dedication Of Easements And Other Public Ways Therein
3. ORD. Re: Accepting The Final Plat Of Meadow Brooke Subdivision Phase 2, Rogers, Benton County, Arkansas; The Dedication Of Utility Easements And Other Public Ways Therein

APPOINTMENTS:

1. The appointment of Nigel Cossey to the A&P Commission; term expiring 11/01/2026.

ANNOUNCEMENTS:

ORDINANCE NO. 25-_____

**AN ORDINANCE DECLARING A NUISANCE STRUCTURE AND ORDERING THE
RAZING AND REMOVAL OF SAID STRUCTURE WITHIN THE CITY OF ROGERS,
ARKANSAS, LOCATED AT 506 N. 5TH STREET; PROVIDING FOR THE
EMERGENCY CLAUSE; AND FOR OTHER PURPOSES.**

WHEREAS, Leslie Stolzer is the owner of certain real property situated in Rogers, Benton County, Arkansas, more particularly described as follows:

LEGAL DESCRIPTION: PT L 137 & PT L 154 NW NE BEG AT POINT 40' W
& 30' N SE/C NW NE N100' W140' S100' E140'

Layman's Description: 506 N. 5th Street, Rogers, AR 72756

Tax Parcel No. 02-01097-000

WHEREAS, the structure on the property is unfit for human habitation, constitutes a fire hazard, and is otherwise a dangerous to human life, or constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment, and further is unsightly, and is considered an unsafe and unsightly structure in violation of City of Rogers' Code of Ordinance, §§ 18-55 through 18-68; more specifically, the following violations have been found to exist in violation of the International Property Maintenance Code, which is adopted by reference in the Rogers' Code of Ordinances §§ 10-32 and 10-33:

1. 2021 IPMC- section 111.1.1 - Unsafe structures.

An unsafe *structure* is one that is found to be dangerous to the life, health, property or safety of the public or the *occupants* of the *structure* by not providing minimum safeguards to protect or warn *occupants* in the event of fire, or because such *structure* contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

Inspection Findings: The structure has been damaged by a tornado event that occurred May 26/27 2024. The damage is extensive and poses a public hazard or nuisance. It appears roof damage and possible structural damage was caused by the storms, that has not been repaired. The damage is visible from West Persimmon and North 5th Street and from all sides within the property boundaries. The property has not been secured to prevent the public from entering the property.

2. 2021 IPMC - 305.2 Structural members.

Structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.

Inspection findings: The garage/accessory building on the property adjacent to Persimmon Street has collapsed.

3. 2021 IPMC - 302.7 Accessory structures.

Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

Inspection Findings: The structure has completely collapsed.

WHEREAS, the owner has been notified by the City of Rogers prior to the consideration of this Ordinance, that the structure on the property is in violation of various ordinances of the City of Rogers;

WHEREAS, pursuant to City of Rogers' Code of Ordinances § 18-57, the owner was given fourteen (14) calendar days from February 6, 2025 to abate or correct documented violations;

WHEREAS, pursuant to City of Rogers' Code of Ordinances § 18-57, a follow up inspection was conducted on February 20, 2025;

WHEREAS, the owner has failed, neglected, or refused to comply with the Notice to correct the documented violations, and as such, the matter of condemning, razing and removing the building may be referred to the City Council pursuant to City of Rogers' Code of Ordinances § 18-58;

WHEREAS, pursuant to City of Rogers' Code of Ordinances § 18-59(d); a Compliance Inspection was conducted by the Office of Building Inspections on May 13, 2025, which concluded that violations currently exist; and

WHEREAS, pursuant to Ark. Code Ann. § 14-56-203 and City of Rogers' Code of Ordinances Chapter 18, Article III, if repair or removal is not done within the required time frame, the City shall have the power to order the removal or razing of, or to remove or raze any buildings that in the opinion of the Council have become dilapidated, unsightly, unsafe, unsanitary, obnoxious, or detrimental to the public welfare.

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

Section 1: The structure located at 506 N. 5th Street, Rogers, Arkansas, is dilapidated, unsightly, and unsafe; and is in the best interest of the City of Rogers to proceed with the removal of this dilapidated, unsightly, and unsafe structure;

Section 2: The owner is hereby ordered to raze (demolish) and remove the dilapidated, unsightly, and unsafe structure located on the aforesaid property; and, is further ordered to abate the unsightly conditions on the property. Said work shall be completed within thirty (30) days from the passage of this Ordinance. The manner of razing (demolishing) and removing said structure shall be to dismantled by hand or bulldoze and then disposed of all debris, completely cleaning up the property to alleviate any unsightly conditions, in a manner consistent with City of Rogers' Code of Ordinances Chapters 10, 18, and 20, and all other state laws and regulations pertaining to the demolition or removal of residential structures;

Section 3: If the aforesaid work is not completed within thirty (30) days, the Mayor, or the Mayor's authorized representative, is hereby directed to cause the aforesaid structure to be razed (demolished) and removed; and the unsafe, unsanitary and unsightly conditions abated; and the City of Rogers shall have a lien upon the aforesaid described real property for the cost of razing (demolishing) and removing said structure and abating said aforementioned conditions, said costs to be determined at a hearing before the City Council;

Section 4: Emergency Clause: The need to raze and remove a certain structure is immediate and in order to protect the public peace, health, safety and welfare an emergency is hereby declared to exist and this Ordinance shall be in full force and effect from and after its passage and approval;

Section 5: Severability Provision: If any part of this Ordinance is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed; and

Section 6: Repeal of Conflicting Ordinances and Resolutions: All ordinances, resolutions or orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

PASSED this _____ day of _____, 2025.

APPROVED:

C. GREG HINES, Mayor

Attest:

JESSICA RUSH, City Clerk

Requested By: John Vanetta, Deputy Fire Chief- Risk Reduction

Prepared By: John M. Pesek, Senior Staff Attorney

For Consideration By: Public Safety Committee

ORDINANCE NO. 25-_____

AN ORDINANCE DECLARING A NUISANCE STRUCTURE AND ORDERING THE RAZING AND REMOVAL OF SAID STRUCTURE WITHIN THE CITY OF ROGERS, ARKANSAS, LOCATED AT 419 W. PERSIMMON STREET; PROVIDING FOR THE EMERGENCY CLAUSE; AND FOR OTHER PURPOSES.

WHEREAS, Jason & Patricia Newby is the owners of certain real property situated in Rogers, Benton County, Arkansas, more particularly described as follows:

LEGAL DESCRIPTION: PART OF THE NE1/4 OF THE NE1/4 OF SECTION 12, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS, BEGINNING AT A POINT 35.7 FEET NORTH AND 75 FEET EAST OF THE SOUTHWEST CORNER OF SAID NE1/4 OF THE NE1/4, THENCE NORTH 132 FEET; THENCE EAST 79 FEET; THENCE SOUTH 132 FEET; THENCE WEST 79 FEET TO THE PLACE OF BEGINNING.

Layman's Description: 419 W. Persimmon Street, Rogers, AR 72756

Tax Parcel No. 02-01084-000

WHEREAS, the structure on the property is unfit for human habitation, constitutes a fire hazard, and is otherwise a dangerous to human life, or constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment, and further is unsightly, and is considered an unsafe and unsightly structure in violation of City of Rogers' Code of Ordinance, §§ 18-55 through 18-68; more specifically, the following violations have been found to exist in violation of the International Property Maintenance Code, which is a adopted by reference in the Rogers' Code of Ordinances §§ 10-32 and 10-33:

1. 2021 IPMC- section 111.1.1 - Unsafe structures.

An unsafe *structure* is one that is found to be dangerous to the life, health, property or safety of the public or the *occupants* of the *structure* by not providing minimum safeguards to protect or warn *occupants* in the event of fire, or because such *structure* contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

Inspection Findings: The structure has been damaged by a tornado event that occurred May 26/27 2024. The damage is extensive and poses a public hazard or nuisance. It appears roof damage and possible structural damage was caused by the storms, that has not been repaired. The damage is visible from West Persimmon and from all sides within the property boundaries. The property has not been secured to prevent the public from entering the property.

2. 2021 IPMC – Section 304.7 Roofs and drainage.

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or *deterioration* in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions.

Inspection findings: The metal roof has been stripped of the building exposing the interior to the elements.

3. 2021 IPMC – Section 304.6 – Exterior walls:

All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

Inspection findings: The exterior of this structure has been damaged from the storm. Attachments are loose and falling away and the surface has been breached causing the potential for water intrusion and it appears some elements may be in danger of collapsing.

4. 2021 IPMC – Section 304.13 Protective treatment.

All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

Inspection findings: A large portion of the metal roof is no longer in place. Exterior elements have been damaged, as well.

5. 2021 IPMC – Section 301.3 Vacant structures and land.

All vacant structures and *premises* thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

Inspection findings: The building could be considered unsightly. The building also may pose a public hazard as it is not secured from public accessibility.

WHEREAS, the owner has been notified by the City of Rogers prior to the consideration of this Ordinance, that the structure on the property is in violation of various ordinances of the City of Rogers;

WHEREAS, pursuant to City of Rogers' Code of Ordinances § 18-57, the owner was given fourteen (14) calendar days from February 6, 2025 to abate or correct documented violations;

WHEREAS, pursuant to City of Rogers' Code of Ordinances § 18-57, a follow up inspection was conducted on February 20, 2025;

WHEREAS, the owner has failed, neglected, or refused to comply with the Notice to correct the documented violations, and as such, the matter of condemning, razing and removing the building may be referred to the City Council pursuant to City of Rogers' Code of Ordinances § 18-58;

WHEREAS, pursuant to City of Rogers' Code of Ordinances § 18-59(d); a Compliance Inspection was conducted by the Office of Building Inspections on May 13, 2025, which concluded that violations currently exist; and

WHEREAS, pursuant to Ark. Code Ann. § 14-56-203 and City of Rogers' Code of Ordinances Chapter 18, Article III, if repair or removal is not done within the required time frame, the City shall have the power to order the removal or razing of, or to remove or raze any buildings that in the opinion of the Council have become dilapidated, unsightly, unsafe, unsanitary, obnoxious, or detrimental to the public welfare.

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

Section 1: The structure located at 419 W. Persimmon Street, Rogers, Arkansas, is dilapidated, unsightly, and unsafe; and is in the best interest of the City of Rogers to proceed with the removal of this dilapidated, unsightly, and unsafe structure;

Section 2: The owner is hereby ordered to raze (demolish) and remove the dilapidated, unsightly, and unsafe structure located on the aforesaid property; and, is further ordered to abate the unsightly conditions on the property. Said work shall be completed within thirty (30) days from the passage of this Ordinance. The manner of razing (demolishing) and removing said structure shall be to dismantled by hand or bulldoze and then disposed of all debris, completely cleaning up the property to alleviate any unsightly conditions, in a manner consistent with City of Rogers' Code of Ordinances Chapters 10, 18, and 20, and all other state laws and regulations pertaining to the demolition or removal of residential structures;

Section 3: If the aforesaid work is not completed within thirty (30) days, the Mayor, or the Mayor's authorized representative, is hereby directed to cause the aforesaid structure to be razed (demolished) and removed; and the unsafe, unsanitary and unsightly conditions abated; and the City of Rogers shall have a lien upon the aforesaid described real property for the cost of razing (demolishing) and removing said structure and abating said aforementioned conditions, said costs to be determined at a hearing before the City Council;

Section 4: Emergency Clause: The need to raze and remove a certain structure is immediate and in order to protect the public peace, health, safety and welfare an emergency is hereby declared to exist and this Ordinance shall be in full force and effect from and after its passage and approval;

Section 5: Severability Provision: If any part of this Ordinance is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed; and

Section 6: Repeal of Conflicting Ordinances and Resolutions: All ordinances, resolutions or orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

PASSED this _____ day of _____, 2025.

APPROVED:

C. GREG HINES, Mayor

Attest:

JESSICA RUSH, City Clerk

Requested By: John Vanetta, Deputy Fire Chief- Risk Reduction

Prepared By: John M. Pesek, Senior Staff Attorney

For Consideration By: Public Safety Committee

ORDINANCE NO. 25-_____

AN ORDINANCE DECLARING A NUISANCE STRUCTURE AND ORDERING THE RAZING AND REMOVAL OF SAID STRUCTURE WITHIN THE CITY OF ROGERS, ARKANSAS, LOCATED AT 910 W. PERSIMMON STREET; PROVIDING FOR THE EMERGENCY CLAUSE; AND FOR OTHER PURPOSES.

WHEREAS, Brenda Chisnell is the owner of certain real property situated in Rogers, Benton County, Arkansas, more particularly described as follows:

LEGAL DESCRIPTION: LOT 2, 3, AND 6 IN BLOCK 1, LINDELL ADDITION TO THE CITY OF ROGERS, BENTON COUNTY, ARKANSAS.

Layman's Description: 910 W. Persimmon Street, Rogers, AR 72756

Tax Parcel No. 02-05687-000

WHEREAS, the structure on the property is unfit for human habitation, constitutes a fire hazard, and is otherwise a dangerous to human life, or constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment, and further is unsightly, and is considered an unsafe and unsightly structure in violation of City of Rogers' Code of Ordinance, §§ 18-55 through 18-68; more specifically, the following violations have been found to exist in violation of the International Property Maintenance Code, which is adopted by reference in the Rogers' Code of Ordinances §§ 10-32 and 10-33:

1. 2021 IPMC- section 111.1.1 - Unsafe structures.

An unsafe *structure* is one that is found to be dangerous to the life, health, property or safety of the public or the *occupants* of the *structure* by not providing minimum safeguards to protect or warn *occupants* in the event of fire, or because such *structure* contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

Inspection Findings: The structure has been damaged by a tornado event that occurred May 26/27 2024. The damage is extensive and poses a public hazard or nuisance. It appears roof damage and possible structural damage was caused by the storms, that has not been repaired. The damage is visible from West Persimmon and from all sides within the property boundaries. The property has not been secured to prevent the public from entering the property.

2. 2021 IPMC – Section 304.7 Roofs and drainage.

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or *deterioration* in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions.

Inspection findings: A tree has fallen on the west side of the structure damaging the roof.

3. 2021 IPMC – Section 304.6 – Exterior walls:

All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

Inspection findings: The exterior of this structure has been damaged from the storm. Attachments are loose and falling away and the surface has been breached causing the potential for water intrusion and it appears some elements may be in danger of collapsing. A large tree has fallen on the structure.

4. 2021 IPMC – Section 304.13 Protective treatment.

All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces

repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

Inspection findings: Portions of the structures on the property have extensive storm damage.

5. 2021 IPMC – Section 301.3 Vacant structures and land.

All vacant structures and *premises* thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

Inspection findings: The building could be considered unsightly. The building also may pose a public hazard as it is not secured from public accessibility.

WHEREAS, the owner has been notified by the City of Rogers prior to the consideration of this Ordinance, that the structure on the property is in violation of various ordinances of the City of Rogers;

WHEREAS, pursuant to City of Rogers' Code of Ordinances § 18-57, the owner was given fourteen (14) calendar days from February 6, 2025 to abate or correct documented violations;

WHEREAS, pursuant to City of Rogers' Code of Ordinances § 18-57, a follow up inspection was conducted on February 20, 2025;

WHEREAS, the owner has failed, neglected, or refused to comply with the Notice to correct the documented violations, and as such, the matter of condemning, razing and removing the building may be referred to the City Council pursuant to City of Rogers' Code of Ordinances § 18-58;

WHEREAS, pursuant to City of Rogers' Code of Ordinances § 18-59(d); a Compliance Inspection was conducted by the Office of Building Inspections on May 13, 2025, which concluded that violations currently exist; and

WHEREAS, pursuant to Ark. Code Ann. § 14-56-203 and City of Rogers' Code of Ordinances Chapter 18, Article III, if repair or removal is not done within the required time frame, the City shall have the power to order the removal or razing of, or to remove or raze any buildings that in the opinion of the Council have become dilapidated, unsightly, unsafe, unsanitary, obnoxious, or detrimental to the public welfare.

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

Section 1: The structure located at 910 W. Persimmon Street, Rogers, Arkansas, is dilapidated, unsightly, and unsafe; and is in the best interest of the City of Rogers to proceed with the removal of this dilapidated, unsightly, and unsafe structure;

Section 2: The owner is hereby ordered to raze (demolish) and remove the dilapidated, unsightly, and unsafe structure located on the aforesaid property; and, is further ordered to abate the unsightly conditions on the property. Said work shall be completed within thirty (30) days from

the passage of this Ordinance. The manner of razing (demolishing) and removing said structure shall be to dismantled by hand or bulldoze and then disposed of all debris, completely cleaning up the property to alleviate any unsightly conditions, in a manner consistent with City of Rogers' Code of Ordinances Chapters 10, 18, and 20, and all other state laws and regulations pertaining to the demolition or removal of residential structures;

Section 3: If the aforesaid work is not completed within thirty (30) days, the Mayor, or the Mayor's authorized representative, is hereby directed to cause the aforesaid structure to be razed (demolished) and removed; and the unsafe, unsanitary and unsightly conditions abated; and the City of Rogers shall have a lien upon the aforesaid described real property for the cost of razing (demolishing) and removing said structure and abating said aforementioned conditions, said costs to be determined at a hearing before the City Council;

Section 4: Emergency Clause: The need to raze and remove a certain structure is immediate and in order to protect the public peace, health, safety and welfare an emergency is hereby declared to exist and this Ordinance shall be in full force and effect from and after its passage and approval;

Section 5: Severability Provision: If any part of this Ordinance is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed; and

Section 6: Repeal of Conflicting Ordinances and Resolutions: All ordinances, resolutions or orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

PASSED this _____ day of _____, 2025.

APPROVED:

C. GREG HINES, Mayor

Attest:

JESSICA RUSH, City Clerk

Requested By: John Vanetta, Deputy Fire Chief- Risk Reduction

Prepared By: John M. Pesek, Senior Staff Attorney

For Consideration By: Public Safety Committee

RESOLUTION NO. R25-_____

A RESOLUTION AMENDING THE 2025 BUDGET TO APPROPRIATE FORTY THOUSAND DOLLARS (\$40,000.00) FROM CMRS FUND RESERVES INTO ACCOUNT #352-52-70210 FURNISHINGS FOR THE PURCHASE OF ITEMS TO BE USED BY THE ROGERS POLICE DEPARTMENT; AND FOR OTHER PURPOSES.

WHEREAS, the City of Rogers Police Department finds it necessary to purchase certain office furnishings including cubicle systems, chairs, and a smartboard for its dispatch center and reviewed the 2025 final budget for CMRS fund expenditures pending at year-end and desires to utilize CMRS funds for these purchases.

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

Section 1: The 2025 Budget is amended to appropriate forty thousand dollars (\$40,000.00) from CMRS fund reserves into Account #352-52-70210 Furnishings for the purchase of office furnishings for use by the Rogers Police Department;

Section 2: Severability Provision: If any part of this Resolution is held invalid, the remainder of this Resolution shall continue in effect as if such invalid portion never existed; and

Section 3: Repeal of Conflicting Resolutions: All resolutions or orders of the City Council or parts of resolutions or orders of the City Council, in conflict with this Resolution are repealed to the extent of such conflict.

RESOLVED this _____ day of _____, 2025.

APPROVED:

C. GREG HINES, Mayor

Attest:

JESSICA RUSH, City Clerk/Treasurer

Requested/Drafted By: Jonathan Best, Police Chief
Reviewed By: John M. Pesek, Senior Staff Attorney
For Consideration By: Public Safety Committee

RESOLUTION NO. R25-_____

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AN ENCROACHMENT AND USAGE AGREEMENT WITH C. WHITE’S JEWELRY, LLC AND HBIC, LLC BOTH OF ROGERS, ARKANSAS FOR THE PROPERTY LOCATED AT 316 SOUTH 1ST STREET IN ROGERS, ARKANSAS; AND FOR OTHER PURPOSES.

WHEREAS, C. White’s Jewelry, LLC and HBIC, LLC request use of the City’s public right-of-way in order to provide a balcony covering the sidewalk outside the business located at 316 S. 1st Street, more specifically depicted in the drawing attached as Exhibit “A”; and

WHEREAS, the City is willing to permit use of the public right-of-way on the terms and conditions contained within the Agreement.

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

Section 1: C. White’s Jewelry, LLC and HBIC, LLC have agreed to the City’s terms in the Agreement Permitting Encroachment and Usage within the Public Right-Of-Way in order to provide a balcony covering the sidewalk outside the business located at 316 S. 1st Street;

Section 2: The Mayor and City Clerk are hereby authorized to enter into said Agreement authorizing use of the public right-of-way for this purpose;

Section 3: Severability Provision: If any part of this Resolution is held invalid, the remainder of this Resolution shall continue in effect as if such invalid portion never existed; and

Section 4: Repeal of Conflicting Provisions: All resolutions or orders of the City Council, or parts of resolutions or orders of the City Council, in conflict with this Resolution are repealed to the extent of such conflict.

RESOLVED this _____ day of _____, 2025.

APPROVED:

C. GREG HINES, Mayor

Attest:

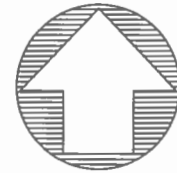
JESSICA RUSH, City Clerk

Requested by: John McCurdy, Director of Community Development

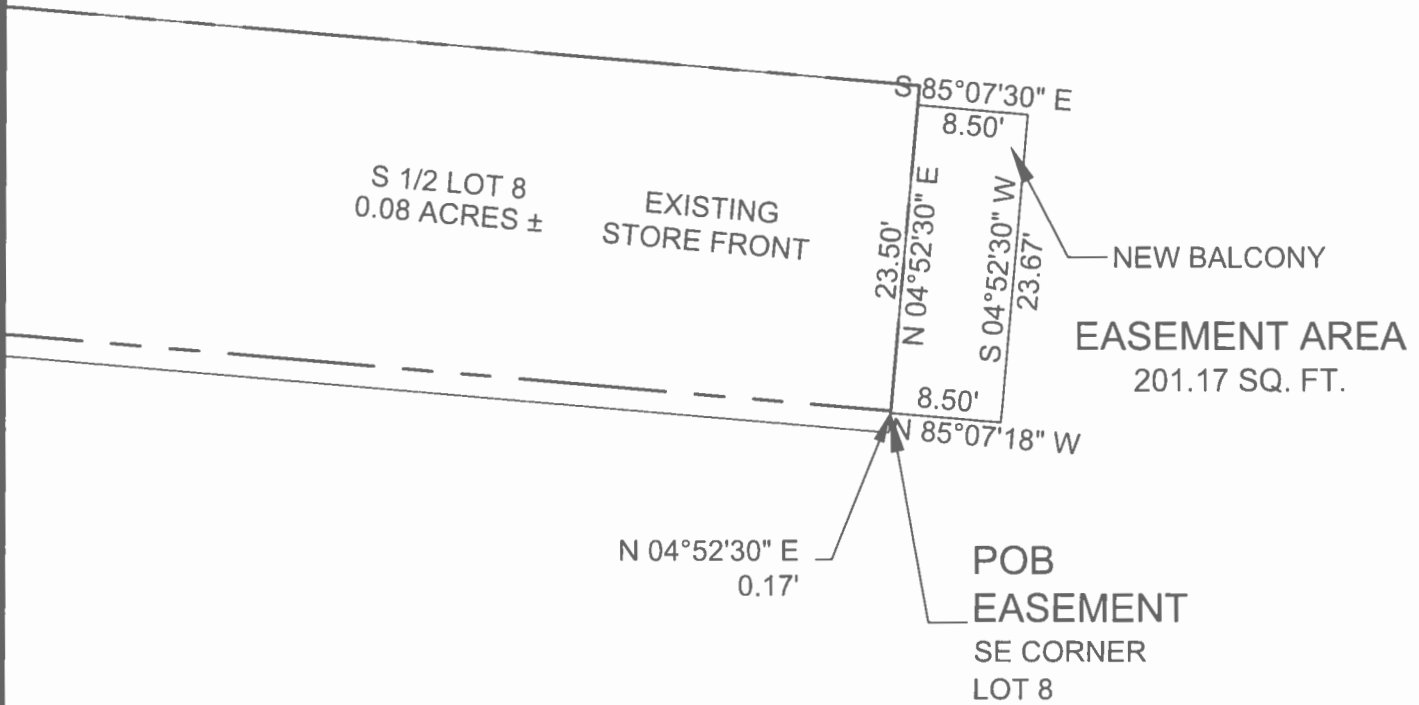
Prepared by: John M. Pesek, Senior Staff Attorney

For Consideration By: Transportation Committee

Exhibit A



N.T.S.



LEGAL DESCRIPTION:

A PART OF BLOCK 14 IN THE ORIGINAL TOWN OF ROGERS, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 8, BLOCK 14, THENCE N 04°52'30" E A DISTANCE OF 23.50 FEET; THENCE S 85°07'30" E A DISTANCE OF 8.50 FEET; THENCE S 04°52'30" W A DISTANCE OF 23.67 FEET; THENCE N 85°07'18" W A DISTANCE OF 8.50 FEET; THENCE N 04°52'30" E A DISTANCE OF 0.17 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 201.17 SQUARE FEET, OR 0.005 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

EXHIBIT

CASTER & ASSOCIATES
LAND SURVEYING, INC.

2715 SE "I" Street, Suit 5
Bentonville, AR 72712
(479) 268-4464

DRAWN
JFC
CHECKED
RJC
DATE
03/19/2025
SCALE
1" = NTS
JOB #
25-052
SHEET
1
OF 1 SHEET

RESOLUTION NO. R25-_____

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO A CONTRACT WITH ALL SERVICE ELECTRIC INC. OF HOT SPRINGS, ARKANSAS FOR THE INSTALLATION OF A NEW PEDESTRIAN CROSSING SIGNAL AT THE INTERSECTION OF 5TH STREET AND WALNUT STREET IN AN AMOUNT NOT TO EXCEED NINETY-ONE THOUSAND NINE HUNDRED FORTY DOLLARS AND TWENTY-FIVE CENTS (\$91,940.25); WAIVING COMPETITIVE BIDDING; AND FOR OTHER PURPOSES.

WHEREAS, the Street Department desires to enter into a contract with All Service Electric Inc. of Hot Springs, Arkansas for the installation of a HAWK pedestrian crossing signal at the intersection of 5th Street and Walnut Street, in an amount not to exceed ninety-one thousand nine hundred forty dollars and twenty-five cents (\$91,940.25); and

WHEREAS, the City desires to waive competitive bidding for this service because All Service Electric, Inc. is the only provider of the HAWK pedestrian crossing signal in the area that can complete the work in the timeframe necessary for this project.

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

Section 1: The Mayor and City Clerk are authorized to enter into a contract with All Service Electric, Inc. of Hot Springs, Arkansas for the installation of a HAWK pedestrian crossing signal for an amount not to exceed ninety-one thousand nine hundred forty dollars and twenty-five cents (\$91,940.25), plus applicable taxes, if any;

Section 2: There exists an exceptional circumstance whereby the requirements of competitive bidding are neither practical nor feasible and the City Council, therefore, waives the requirements of competitive bidding for the installation of the HAWK pedestrian crossing signal located at the intersection of 5th Street and Walnut Street;

Section 3: Severability Provision: If any part of this Resolution is held invalid, the remainder of this Resolution shall continue in effect as if such invalid portion never existed; and

Section 4: Repeal of Conflicting Resolutions: All resolutions or orders of the City Council, or parts of resolutions or orders of the City Council, in conflict with this Resolution are repealed to the extent of such conflict.

RESOLVED this _____ day of _____, 2025.

APPROVED:

C, GREG HINES,
Mayor

Attest:

JESSICA RUSH, City Clerk

Requested by: Frankie Gyll, Street Department Superintendent

Prepared by: John M. Pesek, Staff Attorney

For Consideration By: Transportation Committee

RESOLUTION NO. R25-_____

**A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO
A CONTRACT AMENDMENT WITH WFTR PRODUCTIONS OF TULSA,
OKLAHOMA FOR EVENT PROGRAMMING AT THE MT. HEBRON PRAIRIE VIEW
CENTER IN AN AMOUNT NOT TO EXCEED FORTY-FIVE THOUSAND ONE
HUNDRED DOLLARS (\$45,100.00); WAIVING BIDDING; AND FOR OTHER
PURPOSES.**

WHEREAS, the City of Rogers previously entered into a contract with WFTR Productions of Tulsa, Oklahoma for music event programming services at the Mt. Hebron Prairie View Center for thirty-one thousand three hundred dollars (\$31,300.00);

WHEREAS, the Parks Department now desires to enter into a contract amendment with WFTR Productions for an additional forty-five thousand one hundred dollars (\$45,100.00) for additional programming services;

WHEREAS, WFTR Productions has demonstrated an intimate knowledge of the music programming space and has developed a close working relationship with the Parks Department as a result of the initial contract; and

WHEREAS, the City desires to waive bidding for the additional services and continue the relationship with WFTR Productions.

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

Section 1: The Mayor and City Clerk are authorized to enter into a contract amendment with WFTR Productions of Tulsa, Oklahoma for music programming services in an amount not to exceed forty-five thousand one hundred dollars (\$45,100.00), plus applicable taxes, if any;

Section 2: There exists an exceptional circumstance whereby the requirements of competitive bidding are neither practical nor feasible and the City Council, therefore, waives the requirements of competitive bidding for the additional music programming services for the Mt. Hebron Prairie View Center;

Section 3: Severability Provision: If any part of this Resolution is held invalid, the remainder of this Resolution shall continue in effect as if such invalid portion never existed; and

Section 4: Repeal of Conflicting Resolutions: All resolutions or orders of the City Council, or parts of resolutions or orders of the City Council, in conflict with this Resolution are repealed to the extent of such conflict.

RESOLVED this _____ day of _____, 2025.

APPROVED:

C, GREG HINES,
Mayor

Attest:

JESSICA RUSH, City Clerk

Requested by: Quinton Harris, Director – Parks Department

Prepared by: John M. Pesek, Staff Attorney

For Consideration By: Community Services Committee

RESOLUTION NO. R25-_____

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO A GRANT AGREEMENT WITH THE WALTON FAMILY FOUNDATION TO RECEIVE ONE HUNDRED EIGHTY-SEVEN THOUSAND TWENTY DOLLARS (\$187,020.00); AMENDING THE 2025 BUDGET TO RECOGNIZE GRANT FUNDS IN THE AMOUNT OF ONE HUNDRED EIGHTY-SEVEN THOUSAND TWENTY DOLLARS (\$187,020.00) INTO ACCOUNT #100-10-45203 HISTORIC PRESERVATION WFF 00112821; APPROPRIATING THE SAME AMOUNT FROM ACCOUNT #100-10-45203 HISTORIC PRESERVATION WFF 00112821 INTO VARIOUS EXPENSE ACCOUNTS; AND FOR OTHER PURPOSES.

WHEREAS, the City of Rogers will receive up to one hundred eighty-seven thousand twenty dollars (\$187,020.00) in grant funds from the Walton Family Foundation to support the creation of a “Historic Preservation Coordinator” position for the City of Rogers;

WHEREAS, the “Historic Preservation Coordinator” position is to be for a limited term of 2 years for the purposes of this Resolution and no future commitments to the sustainability of the position are being guaranteed past this Resolution’s 2 year commitment; and

WHEREAS, the Grant award is to be spread over the next 2 City budget years.

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

Section 1: The Mayor and City Clerk are hereby authorized to enter into grant agreement between the City of Rogers and the Walton Family Foundation in which the City shall accept up to one hundred eighty-seven thousand twenty dollars (\$187,020.00) in grant funds to support the creation of a “Historic Preservation Coordinator” position at the Rogers Historical Museum;

Section 2: The 2025 Budget is hereby amended to recognize grant funds in the amount of one hundred eighty-seven thousand twenty dollars (\$187,020.00) into Account #100-10-45203 Historic Preservation WFF 00112821;

Section 3: The 2025 Budget is further amended to appropriate one hundred eighty-seven thousand twenty dollars (\$187,020.00) from Account #100-10-45203 Historic Preservation WFF 00112821 to various accounts as noted below:

Salaries and Wages	100-10-60105	\$ 93,402.00
FICA	100-10-61150	\$ 7,145.00
APERS Retirement	100-10-61155	\$ 14,310.00
Interfund Transfer Out to	100-01-72100	\$ 15,143.00
Health Fund (Health Insurance)		
Historic Preservation WFF	100-10-75203	\$ 57,020.00
00112821		

Section 4: Severability Provision: If any part of this Resolution is held invalid, the remainder of this Resolution shall continue in effect as if such invalid portion never existed; and

Section 5: Repeal of Conflicting Resolutions: All Resolutions or orders of the City Council, or parts of Resolutions or orders of the City Council, in conflict with this Resolution are repealed to the extent of such conflict.

RESOLVED this _____ day of _____, 2025.

APPROVED:

C. GREG HINES, Mayor

Attest:

JESSICA RUSH, City Clerk

Requested by: Serena Barnett, Rogers Historical Museum Director

Prepared by: John M. Pesek, Senior Staff Attorney

For Consideration By: Community Services Committee

ORDINANCE NO. 25-__

AN ORDINANCE AMENDING THE CITY OF ROGERS UNIFIED DEVELOPMENT CODE SECTION 1.4.3 BY RE-ZONING CERTAIN LANDS FROM T4.1 TO T4.2; PROVIDING FOR THE EMERGENCY CLAUSE; AND FOR OTHER PURPOSES.

WHEREAS, pursuant to the provisions of the City of Rogers' Unified Development Code § 2.8, *et seq.*, and upon consideration of the report and recommendations of the City of Rogers Planning Commission, the City Council finds it to be in the best interests of the City that certain lands hereinafter described are better suited for T4.2 zoning.

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

Section 1: Section 1.4.3 of the City of Rogers Unified Development Code as well as the City of Rogers Official Zoning Map shall be amended as provided herein;

Section 2: The land described herein shall be zoned as T4.2 and that said lands being in Benton County, Arkansas, are described as:

PROPERTY DESCRIPTION:

Parcel Number 02-07674-000

All of the South 78' of lots 1 and 2 and the South 78' of the East 30' of Lot 3, Block 1, Smith and Hayes Addition to the City of Rogers, Arkansas, as shown on Plat Record "B" at Page 35.

Parcel Number 02-07675-000

All of Lot 4 and 20 feet of equal width squarely of the West side of Lot 3, all in Block 1, Smith and Hayes Addition, Rogers, Benton County, Arkansas as Shown on Plat Record B at page 35. Subject to covenants, easements and right of ways, if any.

LAYMAN'S DESCRIPTION:

602 N. 8th Street, 813 W. Rozell Street

Parcels 02-07674-000, 02-07675-000

Section 3: Zoning: The above described lands are better suited for T4.2 (Neighborhood High Intensity) than T4.1 (Neighborhood Medium Intensity) zoning and same should be and are hereby zoned T4.2;

Section 4: Emergency Clause: The need to bring the proposed use of the property into conformance with the Rogers City Zoning Ordinances is immediate in order to protect the public peace, health, safety, and welfare. An emergency is hereby declared to exist and this Ordinance shall be in full force and effect from the date of passage and approval;

Section 5: Severability Provision: If any part of this Ordinance is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed; and

Section 6: Repeal of Conflicting Provisions: All ordinances, resolutions or orders of the

City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

PASSED this _____ day of _____, 2025.

APPROVED:

C. GREG HINES, Mayor

Attest:

JESSICA RUSH, City Clerk

Requested by: John McCurdy, Director of Community Development

Reviewed by: John M. Pesek, Senior Staff Attorney

Prepared by: Nicholas Little, Planner

For Consideration By: Community Environment & Welfare Committee

ORDINANCE NO. 25-__

**AN ORDINANCE AMENDING THE CITY OF ROGERS UNIFIED DEVELOPMENT
CODE SECTION 1.4.3 BY RE-ZONING CERTAIN LANDS FROM T4.1 TO T4.2;
PROVIDING FOR THE EMERGENCY CLAUSE; AND FOR OTHER PURPOSES.**

WHEREAS, pursuant to the provisions of the City of Rogers' Unified Development Code § 2.8, *et seq.*, and upon consideration of the report and recommendations of the City of Rogers Planning Commission, the City Council finds it to be in the best interests of the City that certain lands hereinafter described are better suited for T4.2 zoning.

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

Section 1: Section 1.4.3 of the City of Rogers Unified Development Code as well as the City of Rogers Official Zoning Map shall be amended as provided herein;

Section 2: The land described herein shall be zoned as T4.2 and that said lands being in Benton County, Arkansas, are described as:

PROPERTY DESCRIPTION:

Parcel Number 02-01113-000

A part of the NW1/4 of the NE1/4 of Section 12, Township 19 North, Range 30 West, Benton County, Arkansas, described as beginning at a point 16.5 feet East and 235 feet North of the SW corner thereof; and running thence North 50 feet; thence East 130 feet; thence South 50 feet; thence West 130 feet to the point of beginning. Subject to easements, rights of way of record, and other restrictions, if any.

Parcel Number 02-01114-000

Part of the NW1/4 of the NE1/4 of Section 12, Township 19 North, Range 30 West, Benton County, Arkansas, described as follows: Beginning 16.5 feet East and 185 feet North of the SW corner of said 40 acres, run thence North 100 feet; thence East 130 feet; thence South 100 feet; thence West 130 feet to the point of beginning. Less and except: A part of the NW1/4 of the NE1/4 of Section 12 Township 19 North, Range 30 West, Benton County, Arkansas, described as beginning at a point of 16.5 feet East and 235 feet North of the SW corner thereof; and running thence North 50 feet; thence East 130 feet; thence South 50 feet; thence West 130 feet to the point of beginning. Subject to easements, rights of way of record, and other restrictions of record, if any.

LAYMAN'S DESCRIPTION:

509 N 8th Street

Parcels 02-01113-000, 02-01114-000

Section 3: Zoning: The above described lands are better suited for T4.2 (Neighborhood High Intensity) than T4.1 (Neighborhood Medium Intensity) zoning and same should be and are hereby zoned T4.2;

Section 4: Emergency Clause: The need to bring the proposed use of the property into

conformance with the Rogers City Zoning Ordinances is immediate in order to protect the public peace, health, safety, and welfare. An emergency is hereby declared to exist and this Ordinance shall be in full force and effect from the date of passage and approval;

Section 5: Severability Provision: If any part of this Ordinance is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed; and

Section 6: Repeal of Conflicting Provisions: All ordinances, resolutions or orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

PASSED this _____ day of _____, 2025.

APPROVED:

C. GREG HINES, Mayor

Attest:

JESSICA RUSH, City Clerk

Requested by: John McCurdy, Director of Community Development

Reviewed by: John M. Pesek, Senior Staff Attorney

Prepared by: Nicholas Little, Planner

For Consideration By: Community Environment & Welfare Committee

ORDINANCE NO. 25-_____

**AN ORDINANCE AMENDING THE CITY OF ROGERS UNIFIED DEVELOPMENT
CODE SECTION 1.4.3 BY RE-ZONING CERTAIN LANDS FROM T4.2 TO T5.2;
PROVIDING FOR THE EMERGENCY CLAUSE; AND FOR OTHER PURPOSES.**

WHEREAS, pursuant to the provisions of the City of Rogers' Unified Development Code § 2.8, *et seq.*, and upon consideration of the report and recommendations of the City of Rogers Planning Commission, the City Council finds it to be in the best interests of the City that certain lands hereinafter described are better suited for T5.2 zoning.

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

Section 1: Section 1.4.3 of the City of Rogers Unified Development Code as well as the City of Rogers Official Zoning Map shall be amended as provided herein;

Section 2: The land described herein shall be zoned as T5.2 and that said lands being in Benton County, Arkansas, are described as:

PROPERTY DESCRIPTION:

Portion to be zoned as T5.2:

PART OF TRACT 2A OF CREEKSIDE PLACE SUBDIVISION, AS PER PLAT RECORD 2005-433 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT 2A; THENCE ALONG THE EAST LINE THEREOF S01°27'27"W 76.50 FEET TO THE POINT OF BEGINNING; THENCE S01°27'27"W 167.92 FEET TO THE NORTH RIGHT-OF-WAY OF FINANCIAL PARKWAY DRIVE; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING THREE COURSES: THENCE 236.38 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 200.00 FEET AND A LONG CHORD OF S50°57'10"W 222.86 FEET; THENCE S17°05'35"W 117.33 FEET; THENCE 45.62 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 30.00 FEET AND A LONG CHORD OF S60°39'08"W 41.35 FEET TO THE NORTH RIGHT-OF-WAY OF WEST NEW HOPE ROAD; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING THREE COURSES: THENCE N75°47'19"W 121.37 FEET; THENCE N68°32'41"W 272.63 FEET; THENCE N58°24'11"W 111.34 FEET TO THE EAST RIGHT-OF-WAY OF SOUTH 42ND STREET; THENCE ALONG SAID RIGHT-OF-WAY 22.74 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 15.00 FEET AND A LONG CHORD OF N14°58'52"W 20.62 FEET; THENCE ALONG SAID RIGHT-OF-WAY N28°26'28"E 81.07 FEET; THENCE LEAVING SAID RIGHT-OF-WAY N72°35'40"E 506.51 FEET; THENCE N87°04'31"E 197.76 FEET TO THE POINT OF BEGINNING, CONTAINING 4.23 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

Portion to remain T4.2:

PART OF TRACT 2A OF CREEKSIDE PLACE SUBDIVISION, AS PER PLAT RECORD 2005-433 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 2A, THENCE ALONG THE EAST LINE THEREOF

S01°27'27"W 76.50 FEET; THENCE S87°04'31"W 197.76 FEET; THENCE S72°35'40"W 506.51 FEET TO THE EAST RIGHT-OF-WAY OF SOUTH 42ND STREET; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING THREE COURSES: THENCE N28°26'28"E 124.36 FEET; THENCE 92.28 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 230.00 FEET AND A LONG CHORD OF N16°56'48"E 91.66 FEET; THENCE 14.53 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 19.50 FEET AND A LONG CHORD OF N26°48'21"E 14.20 FEET TO THE SOUTH RIGHT-OF-WAY OF WEST ARAPAHO DRIVE; THENCE ALONG SAID RIGHT-OF-WAY 248.64 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 17324.74 FEET AND A LONG CHORD OF N87°29'11"E 248.63 FEET; THENCE ALONG SAID RIGHT-OF-WAY N87°04'31"E 342.48 FEET TO THE POINT OF BEGINNING, CONTAINING 1.66 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

LAYMAN'S DESCRIPTION:

A portion of parcel 02-17121-000

Section 3: Zoning: The above described lands are better suited for T5.2 (City Medium-Intensity) than T4.2 (Neighborhood High-Intensity) zoning and same should be and are hereby zoned T5.2, with the remainder of the tract retaining its T4.2 designation as identified above;

Section 4: Emergency Clause: The need to bring the proposed use of the property into conformance with the Rogers City Zoning Ordinances is immediate in order to protect the public peace, health, safety, and welfare. An emergency is hereby declared to exist and this Ordinance shall be in full force and effect from the date of passage and approval;

Section 5: Severability Provision: If any part of this Ordinance is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed; and

Section 6: Repeal of Conflicting Provisions: All ordinances, resolutions or orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

PASSED this _____ day of _____, 2025.

APPROVED:

C. GREG HINES, Mayor

Attest:

JESSICA RUSH, City Clerk

Requested by: John McCurdy, Director of Community Development

Reviewed by: John M. Pesek, Senior Staff Attorney

Prepared by: Zachery Birdsong, Planner

For Consideration By: Community Environment & Welfare Committee

ORDINANCE NO. 25- _____

AN ORDINANCE ACCEPTING THE FINAL PLAT OF 1021 W. POPLAR PLACE, ROGERS, BENTON COUNTY, ARKANSAS AND THE DEDICATION OF PUBLIC WAYS THEREIN; PROVIDING FOR THE EMERGENCY CLAUSE; AND FOR OTHER PURPOSES.

WHEREAS, the Final Plat has been submitted for 1021 W. Poplar Place in Rogers, Benton County, Arkansas which is more particularly described as follows, to-wit:

PARCEL #02-01340-000:

A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT AN EXISTING COTTON PICKER SPINDLE MARKING THE SOUTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE N86°15'21"W 115.02' TO AN EXISTING COTTON PICKER SPINDLE, THENCE N02°39'19"E 298.37' TO AN EXISTING REBAR, THENCE N84°38'03"W 3.09' TO AN EXISTING REBAR, THENCE N02°40'47"E 115.92' TO AN EXISTING REBAR MARKING THE TRUE POINT OF BEGINNING AND RUNNING THENCE N02°40'47"E 182.73', THENCE S86°13'48"E 118.02', THENCE S02°36'54"W 182.40', THENCE N86°23'22"W 118.22' TO THE POINT OF BEGINNING, CONTAINING 0.50 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN WEST POPLAR STREET MASTER STREET PLAN RIGHT-OF-WAY ON THE NORTH SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

AND

PARCEL #02-01307-000:

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING COTTON PICKER SPINDLE MARKING THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND RUNNING THENCE N86°15'21"W 115.02' TO AN EXISTING COTTON SPINDLE PICKER, THENCE N02°39'19"E 298.37' TO AN EXISTING REBAR, THENCE N84°38'03"W 3.09' TO AN EXISTING REBAR, THENCE N02°40'47"E 115.92' TO AN EXISTING REBAR, THENCE S86°23'22"E 118.22', THENCE S02°36'54"W 87.99' TO AN EXISTING REBAR. THENCE N47°57'00"E 28.04' TO AN EXISTING REBAR, THENCE S42°45'55"E 194.86' TO AN EXISTING MAG NAIL, THENCE S02°41'46"W 212.12' TO AN EXISTING MAG NAIL, THENCE N86°26'35"W 158.82' TO THE POINT OF BEGINNING, CONTAINING 2.15 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN WEST CYPRESS STREET MASTER STREET PLAN RIGHT-OF-WAY ON THE SOUTH SIDE OF HEREIN DESCRIBED TRACT, SUBJECT TO THAT PORTION IN WEST POPLAR PLACE MASTER STREET PLAN RIGHT-OF-WAY ON THE EAST SIDE OF HEREIN DESCRIBED TRACT, AND ALSO SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

WHEREAS, the City Council finds that said Final Plat is in conformance with the Ordinances of the City of Rogers, Arkansas; and

WHEREAS, the City Council finds that it is in the best interest of the citizens of Rogers, Arkansas that said Final Plat be approved and the dedication of the public ways be accepted and confirmed.

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

Section 1: The Final Plat of 1021 W. Poplar Place in Rogers, Benton County, Arkansas, as described in the Plat thereof, is hereby accepted, approved, and confirmed;

Section 2: All dedication of public ways as set forth in the Plat are hereby accepted by the City. The Mayor and City Clerk are authorized and directed to certify the aforesaid approval and acceptance upon the face of the Plat;

Section 3: Emergency Clause: As the facilities to be constructed within this subdivision will promote the economy of the City and will promote the public health and welfare, an emergency is declared to exist and this Ordinance shall be in full force and effect from the date of passage and approval;

Section 4: Severability Provision: If any part of this Ordinance is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed; and

Section 5: Repeal of Conflicting Provisions: All ordinances, resolutions, or orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

PASSED this _____ day of _____, 2025.

APPROVED:

C. GREG HINES, Mayor

Attest:

JESSICA RUSH, City Clerk

Requested By: John McCurdy, Director Community Development
Prepared by: John M. Pesek, Senior Staff Attorney

ORDINANCE NO. 25- _____

AN ORDINANCE ACCEPTING THE FINAL PLAT OF 3210 S. BLUE HILL ROAD, ROGERS, BENTON COUNTY, ARKANSAS; THE DEDICATION OF EASEMENTS AND OTHER PUBLIC WAYS THEREIN; PROVIDING FOR THE EMERGENCY CLAUSE; AND FOR OTHER PURPOSES.

WHEREAS, the Final Plat has been submitted for 3210 S. Blue Hill Road in Rogers, Benton County, Arkansas which is more particularly described as follows, to-wit:

PARENT TRACT (PIN 02-00631-000)

A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY (20), TOWNSHIP NINETEEN (19) NORTH, RANGE TWENTY-NINE (29) WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID 40 ACRE TRACT; THENCE SOUTH 66.30 FEET; THENCE EAST 1105.70 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING IN THE CENTER OF S. BLUE HILL ROAD AND FROM WHICH A 1/2" REFERENCE IRON SET ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID ROAD BEARS S36°36'08"W 26.00 FEET; THENCE S37°56'46"E 327.81 FEET TO A POINT FROM WHICH AN EXISTING REFERENCE IRON W/PLS CAP 1005 BEARS S01°56'11"W 47.01 FEET; THENCE LEAVING SAID ROAD, S01°56'11"W 318.92 FEET TO AN EXISTING 5/8" IRON REBAR; THENCE S57°10'05"W 391.94 FEET TO AN EXISTING 5/8" IRON REBAR; THENCE S82°35'48"W 166.06 FEET TO AN EXISTING 5/8" IRON REBAR; THENCE N15°41'37"W 300.84 FEET TO AN EXISTING 5/8" IRON REBAR; THENCE N39°41'56"E 313.30 FEET TO AN EXISTING 5/8" IRON REBAR; THENCE N24°09'21"E 88.83 FEET TO AN EXISTING 5/8" IRON REBAR; THENCE N36°36'08"E 248.39 FEET TO THE POINT OF BEGINNING, CONTAINING 6.56 ACRES, MORE OR LESS. THE ABOVE DESCRIBED 6.56 ACRE TRACT BEING SUBJECT TO THE RIGHT-OF-WAY OF S. BLUE HILL ROAD AND ANY OTHER EASEMENTS AND/OR RIGHTS OF-WAY WHETHER OR NOT OF RECORD.

WHEREAS, the City Council finds that said Final Plat is in conformance with the Ordinances of the City of Rogers, Arkansas; and

WHEREAS, the City Council finds that it is in the best interest of the citizens of Rogers, Arkansas that said Final Plat be approved and the dedication of easements and other public ways be accepted and confirmed.

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

Section 1: The Final Plat of 3210 S. Blue Hill Road in Rogers, Benton County, Arkansas, as described in the Plat thereof, is hereby accepted, approved, and confirmed;

Section 2: All dedication of easements and other public ways as set forth in the Plat are hereby accepted by the City. The Mayor and City Clerk are authorized and directed to certify the aforesaid approval and acceptance upon the face of the Plat;

Section 3: Emergency Clause: As the facilities to be constructed within this subdivision will promote the economy of the City and will promote the public health and welfare, an emergency is declared to exist and this Ordinance shall be in full force and effect from the date of passage and approval;

Section 4: Severability Provision: If any part of this Ordinance is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed; and

Section 5: Repeal of Conflicting Provisions: All ordinances, resolutions, or orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

PASSED this _____ day of _____, 2025.

APPROVED:

C. GREG HINES, Mayor

Attest:

JESSICA RUSH, City Clerk

Requested By: John McCurdy, Director Community Development
Prepared by: John M. Pesek, Senior Staff Attorney

ORDINANCE NO. 25- _____

**AN ORDINANCE ACCEPTING THE FINAL PLAT OF MEADOW BROOKE
SUBDIVISION PHASE 2, ROGERS, BENTON COUNTY, ARKANSAS; THE
DEDICATION OF UTILITY EASEMENTS AND OTHER PUBLIC WAYS THEREIN;
PROVIDING FOR THE EMERGENCY CLAUSE; AND FOR OTHER PURPOSES.**

WHEREAS, the Final Plat has been submitted for Meadow Brooke Subdivision Phase 2, in Rogers, Benton County, Arkansas which is more particularly described as follows, to-wit:

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 SE1/4) OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 30 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 33; THENCE BY BEARING AND DISTANCE (BASIS OF BEARING, GRID NORTH), NORTH 02°30'46" EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER (SE1/4) A DISTANCE OF 1,324.71 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 SE1/4); THENCE LEAVING SAID EAST LINE, NORTH 87°03'02" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 SE1/4) A DISTANCE OF 47.36 FEET TO A ONE-HALF INCH (1/2") REBAR WITH PS #1507 CAP ON THE WEST RIGHT-OF-WAY LINE OF BELLVIEW ROAD ESTABLISHED BY WARRANTY DEED, BOOK 2015, PAGE 63103, THENCE NORTH 87°03'02" WEST CONTINUING ALONG SAID SOUTH LINE A DISTANCE OF 1,274.68 FEET TO A ONE-HALF INCH (1/2") REBAR WITH PS #1507 CAP AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 SE1/4); THENCE LEAVING SAID SOUTH LINE, NORTH 02°27'06" EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 SE1/4) A DISTANCE OF 334.91 FEET TO A ONE-HALF INCH (1/2") REBAR; THENCE NORTH 02°38'50" EAST CONTINUING ALONG SAID WEST LINE A DISTANCE OF 131.81 FEET TO A ONE-HALF INCH (1/2") REBAR WITH PS #1374 CAP AND THE POINT OF BEGINNING; THENCE NORTH 02°38'50" EAST CONTINUING ALONG SAID WEST LINE A DISTANCE OF 527.59 FEET TO A ONE-HALF INCH REBAR AT THE SOUTHEAST CORNER OF LOT 85, BERRY FARMS SUBDIVISION, PHASE 2, AS FILED IN PLAT BOOK 2002, PAGE 171; THENCE NORTH 02°37'30" EAST CONTINUING ALONG SAID WEST LINE A DISTANCE OF 329.60 FEET TO A ONE-HALF INCH (1/2") REBAR WITH PS #1507 CAP AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 SE1/4), ALSO BEING ON THE SOUTH LINE OF LOT 19, BERRY FARMS SUBDIVISION, PHASE 1, AS FILED IN PLAT BOOK P4, PAGE 886; THENCE SOUTH 87°14'30" EAST ALONG THE SOUTH LINE OF SAID BERRY FARMS SUBDIVISION, PHASE 1, AND ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 SE1/4) A DISTANCE OF 329.05 FEET TO A ONE-HALF INCH (1/2") REBAR WITH PS #1507 CAP AT THE SOUTHWEST CORNER OF LOT 48, MONTROUX SUBDIVISION, AS FILED IN PLAT BOOK 2002, PAGE 387; THENCE SOUTH 87°01'56" EAST ALONG THE SOUTH LINE OF SAID MONTROUX SUBDIVISION A DISTANCE OF 645.39 FEET TO A ONE-HALF INCH (1/2") REBAR WITH PS #1507 CAP; THENCE LEAVING SAID SOUTH LINE SOUTH 02°58'04" WEST A DISTANCE OF 125.00 FEET TO A ONE-HALF INCH (1/2") REBAR WITH PS #1374 CAP; THENCE SOUTH 01°39'28" WEST A DISTANCE OF 50.01 FEET TO A ONE-HALF INCH (1/2") REBAR WITH PS #1374 CAP; THENCE SOUTH 02°30'46" WEST A DISTANCE OF 699.81 FEET TO A ONE-HALF INCH

(1/2") REBAR WITH PS #1374 CAP; THENCE NORTH 87°29'14" WEST A DISTANCE OF 120.00 FEET TO A ONE-HALF INCH (1/2") REBAR WITH PS #1374 CAP; THENCE NORTH 02°30'46" EAST A DISTANCE OF 10.93 FEET TO A ONE-HALF INCH (1/2") REBAR WITH PS #1374 CAP; THENCE NORTH 87°03'02" WEST A DISTANCE OF 686.09 FEET TO A ONE-HALF INCH (1/2") REBAR WITH PS #1374 CAP; THENCE NORTH 02°38'50" EAST A DISTANCE OF 7.61 FEET TO A ONE-HALF INCH (1/2") REBAR WITH PS #1374 CAP; THENCE NORTH 87°21'10" WEST A DISTANCE OF 170.00 FEET TO A ONE-HALF INCH (1/2") REBAR WITH PS #1374 CAP AND POINT OF BEGINNING.

WHEREAS, the City Council finds that said Final Plat is in conformance with the Ordinances of the City of Rogers, Arkansas; and

WHEREAS, the City Council finds that it is in the best interest of the citizens of Rogers, Arkansas that said Final Plat be approved and the dedication of the utility easements and other public ways be accepted and confirmed.

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

Section 1: The Final Plat of Meadow Brooke Subdivision Phase 2 in Rogers, Benton County, Arkansas, as described in the Plat thereof, is hereby accepted, approved, and confirmed;

Section 2: All dedication of utility easements and other public ways as set forth in the Plat are hereby accepted by the City. The Mayor and City Clerk are authorized and directed to certify the aforesaid approval and acceptance upon the face of the Plat;

Section 3: Emergency Clause: As the facilities to be constructed within this subdivision will promote the economy of the City and will promote the public health and welfare, an emergency is declared to exist and this Ordinance shall be in full force and effect from the date of passage and approval;

Section 4: Severability Provision: If any part of this Ordinance is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed; and

Section 5: Repeal of Conflicting Provisions: All ordinances, resolutions, or orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

PASSED this _____ day of _____, 2025.

APPROVED:

C. GREG HINES, Mayor

Attest:

JESSICA RUSH, City Clerk

Requested By: John McCurdy, Director Community Development
Prepared by: John M. Pesek, Senior Staff Attorney