



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

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 27, 2025

The following committee meetings will be held on **Tuesday, May 27, 2025** prior to the City Council Meeting:

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

Community Room OR [ZOOM LINK](#) OR (312)626-6799 ID: 849 3259 5092

To Discuss: (a) A Resolution Authorizing The Mayor And City Clerk To Enter Into An Agreement With Dinges Fire Company Of Amboy, Illinois For The Purchase Of Firefighting Bunker Gear

05:50 p.m. - PUBLIC WORKS COMMITTEE: (Townzen*, Brashear, Kendall)

Community Room OR [ZOOM LINK](#) OR (312)626-6799 ID: 849 3259 5092

To Discuss: (a) RWU Monthly Report
(b) LRS Quarterly Report

06:10 p.m. - COMMUNITY ENVIRONMENT & WELFARE COMMITTEE: (Minor*, Townzen, Hayes)

Community Room OR [ZOOM LINK](#) OR (312)626-6799 ID: 849 3259 5092

To Discuss: (a) An Ordinance Amending The Unified Development Code For City Initiated Rezone Requests And UDC Amendments
(b) An Ordinance Amending The City Of Rogers Unified Development Code Section 1.4.3 By Re-Zoning Certain Lands From T3.1 To T4.1 (Reyes)



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ROGERS CITY COUNCIL **AGENDA**

MAY 27, 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: 861 8235 4084

PUBLIC FORUM:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

ACTION ON MINUTES:

1. May 13, 2025

REPORTS OF BOARDS AND STANDING COMMITTEES:

1. RES. Re: Authorizing The Mayor And City Clerk To Enter Into An Agreement With Dinges Fire Company Of Amboy, Illinois For The Purchase Of Firefighting Bunker Gear PUBLIC SAFETY COMMITTEE
2. ORD. Re: Amending The Unified Development Code For City Initiated Rezone Requests And UDC Amendments COMMUNITY ENVIRONMENT & WELFARE COMMITTEE
3. ORD. Re: Amending The City Of Rogers Unified Development Code Section 1.4.3 By Re-Zoning Certain Lands From T3.1 To T4.1 (Reyes) COMMUNITY ENVIRONMENT & WELFARE COMMITTEE

OLD BUSINESS:

NEW BUSINESS:

1. ORD. Re: Accepting An Easement Plat For Promenade Medical Plaza In Rogers, Benton County, Arkansas
2. ORD. Re: Accepting An Easement Plat Of Rogers 1st Street Flats In Rogers, Benton County, Arkansas

APPOINTMENTS:

1. The appointment of Hunter Fry to the Civil Service Commission; term to expire on May 27, 2031.

ANNOUNCEMENTS:

RESOLUTION NO. R25-_____

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AN AGREEMENT WITH DINGES FIRE COMPANY OF AMBOY, ILLINOIS FOR THE PURCHASE OF FIREFIGHTING BUNKER GEAR; WAIVING COMPETITIVE BIDDING; AND FOR OTHER PURPOSES.

WHEREAS, the City of Rogers desires to enter into an agreement with Dinges Fire Company of Amboy, Illinois for the purchase of thirteen (13) sets of firefighting bunker gear for a total of forty-six thousand five hundred twenty-seven dollars (\$46,527.00);

WHEREAS, the City of Rogers Fire Department is requesting the City Council to waive the requirement for competitive bidding as Dinges Fire Company of Amboy, Illinois is able to offer the necessary firefighting bunker gear at a lower price than is currently available through the procurement process; and

WHEREAS, this purchase is included in the 2025 budget.

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 an Agreement with Dinges Fire Company of Amboy, Illinois for thirteen (13) sets of firefighting bunker gear in an amount not to exceed forty-six thousand five hundred twenty-seven dollars (\$46,527.00), plus tax;

Section 2: There exists an exceptional circumstance whereby the requirements of competitive bidding are neither practical nor feasible as Dinges Fire Company of Amboy, Illinois is able to offer the same gear for below what is offered through the procurement process and the City Council, therefore, waives the requirements of competitive bidding for the purchase of firefighting bunker gear;

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: BJ Hyde, Fire Chief
Prepared by: John M. Pesek, Senior Staff Attorney
For Consideration By: Public Safety Committee

ORDINANCE NO 25- _____

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE FOR CITY INITIATED REZONE REQUESTS AND UDC AMENDMENTS; PROVIDING FOR THE EMERGENCY CLAUSE; AND FOR OTHER PURPOSES.

WHEREAS, the City of Rogers adopted the Unified Development Code to promote and protect the public health, safety, and general welfare and to promote and regulate development in Rogers at a citywide and site-specific scale;

WHEREAS, to avoid confusion regarding the notification process for city-initiated rezone requests, the Department of Community Development finds it to be in the best interest of the City to amend the process for City-initiated rezones in the Unified Development Code;

WHEREAS, these changes will assist the Department of Community Development and City Council in streamlining the process for City-initiated rezones by bringing those rezone request directly to City Council;

WHEREAS, Unified Development Code revisions do not need review by the Planning Commission prior to amendments being made by City Council; and

WHEREAS, the City is amending its UDC for city-initiated rezones and for amendments to the UDC to follow the process set forth in Ark. Code Ann. § 14-56-423 and will allow these actions to occur with a majority vote of City Council;

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

Section 1: Article 2.8.2 of the Unified Development Code is amended to read as shown below and the Gridics Corporation is hereby instructed to make said revisions:

A zoning map amendment application may be filed by the property owner or their agent, or initiated by the Planning Commission, the Mayor, or the City Council. Should the City request and initiate a rezone request under this Article that request shall go directly to City Council without any required notices or hearings in front of the Planning Commission as found in this UDC.

Section 2: Article 2.10 of the Unified Development Code is deleted in its entirety and the Gridics Corporation is hereby instructed to make said revisions;

Section 3: Emergency Clause: The need to amend the Unified Development Code 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 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 Department

Prepared by: John M. Pesek, Senior Staff Attorney

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 T3.1 TO T4.1; 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 T4.1 zoning.

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

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 T4.1 and that said lands being in Benton County, Arkansas, are described as:

PROPERTY DESCRIPTION:

Part of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 6, Township 19 North, Range 29 West, more particularly described as follows: Begin at the Northeast corner of said 40 acres and thence South 914 feet for a beginning point: thence West 520 feet: thence South 168 feet; thence East 520 feet; thence North 168 feet to the point of beginning.

LAYMAN'S DESCRIPTION:

1400 N. D Street
Parcel 02-00081-000

Section 3: Zoning: The above described lands are better suited for T4.1 (Neighborhood Medium Intensity) than T3.1 (Neighborhood Very Low Intensity) zoning and same should be and are hereby zoned T4.1;

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 ACCEPTING AN EASEMENT PLAT FOR PROMENADE MEDICAL PLAZA IN 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 Easement Plat has been submitted for Promenade Medical Plaza in Rogers, Benton County, Arkansas which is more particularly described as follows, to-wit:

LOT A, THE FARMS COMMERCIAL SUBDIVISION, AS PER PLAT RECORD L202363465 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS.

AND

LOT 17A, THE FARMS COMMERCIAL SUBDIVISION, AS PER PLAT RECORD L202363465 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS.

WHEREAS, the City Council finds that said Easement 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 Easement 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 Easement Plat of the Promenade Medical Plaza 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 property 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 AN EASEMENT PLAT OF ROGERS 1ST STREET FLATS IN 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 Easement Plat has been submitted for the Rogers 1st Street Flats, Rogers, Benton County, Arkansas which is more particularly described as follows, to-wit:

BEING ALL OF PARCEL 3A, OUTLOT 4 OF THE PROPERTY LINE ADJUSTMENT & TRACT COMBINATION PLAT IN THE CITY OF ROGERS ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED AS INSTRUMENT L202225434 IN THE RECORDS OF BENTON COUNTY, ARKANSAS, ALSO DESCRIBED AS BEING A PART OF THE WEST HALF OF THE NORTHWEST FRACTION QUARTER OF SECTION 7, TOWNSHIP 19 NORTH, RANGE 29 WEST OF THE 5TH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF OUTLOT 4 ACCORDING TO SURVEY P4-663 BEING A COMPUTED POINT; THENCE SOUTH 81°59'51" EAST A DISTANCE 119.21 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 3A, OUTLOT 4 BEING MARKED BY A CAPPED 5/8" REBAR EMBOSSED PS #1913; THENCE ALONG THE WEST BOUNDARY OF SAID PARCEL 3A, OUTLOT 4 FOR THE FOLLOWING THREE (3) CALLS: 1) NORTH 07°15'09" EAST A DISTANCE OF 250.00 FEET TO AN UNCAPPED 1/2" REBAR; 2) NORTH 82°03'51" WEST A DISTANCE OF 131.20 FEET TO A CAPPED 1/2" REBAR EMBOSSED PS #1507 ON THE EAST RIGHT-OF-WAY OF NORTH 2ND STREET BEING ON A NON-TANGENT CURVE TO THE LEFT WHICH ITS RADIUS POINT BEARS NORTH 75°08'24" WEST FROM SAID POINT; 3) 152.16 FEET ALONG SAID EAST RIGHT-OF-WAY BEING COINCIDENT WITH THE ARC OF SAID CURVE HAVING A RADIUS OF 1393.33 FEET SUBTENDED BY A CHORD BEARING NORTH 11°43'53" EAST A DISTANCE OF 152.09 FEET TO THE MOST WESTERLY NORTHWEST CORNER OF SAID PARCEL 3A, OUTLOT 4 BEING MARKED BY A MAG NAIL; THENCE ALONG THE NORTH BOUNDARY OF SAID PARCEL 3A, OUTLOT 4 FOR THE FOLLOWING FIVE (5) CALLS: 1) DEPARTING SAID WEST BOUNDARY AND EAST RIGHT-OF-WAY, SOUTH 82°55'24" EAST A DISTANCE OF 239.49 FEET TO A CAPPED 5/8" REBAR EMBOSSED PS # 1913; 2) NORTH 07°01'32" EAST A DISTANCE OF 84.00 FEET TO A 1" PIPE; 3) SOUTH 82°50'15" EAST A DISTANCE OF 54.59 FEET TO A CAPPED 5/8" REBAR EMBOSSED PS #995 ON A NON-TANGENT CURVE TO THE RIGHT WHICH ITS RADIUS POINT BEARS SOUTH 45°12'00" EAST FROM SAID POINT; 4) 30.30 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 572.22 FEET SUBTENDED BY A CHORD BEARING SOUTH 43°16'58" WEST A

DISTANCE OF 30.30 FEET TO A CAPPED 5/8" REBAR EMBOSSED PS #1913; 5)SOUTH 82°44'24" EAST A DISTANCE OF 133.93 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 3A, OUTLOT 4 BEING MARKED BY AN UNCAPPED 5/8" REBAR; THENCE ALONG THE EAST BOUNDARY OF SAID PARCEL 3A, OUTLOT 4 FOR THE FOLLOWING THREE (3) CALLS: 1)DEPARTING SAID NORTH BOUNDARY, SOUTH 07°15'36" WEST A DISTANCE OF 184.00 FEET TO A CAPPED 5/8" REBAR EMBOSSED PS #1227; 2) SOUTH 29°37'51" WEST A DISTANCE OF 67.00 FEET TO A CAPPED 5/8" REBAR EMBOSSED PS #1913; 3)SOUTH 07°15'36" WEST A DISTANCE OF 221.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 3A, OUTLOT 4 BEING MARKED BY A CAPPED 5/8" REBAR EMBOSSED PS#1913; THENCE ALONG THE SOUTH LINE OF SAID PARCEL 3A, OUTLOT 4 FOR THE FOLLOWING TWO (2) CALLS: 1)DEPARTING SAID EAST BOUNDARY, NORTH 81°59'51" WEST A DISTANCE OF 72.20 FEET TO A CAPPED 5/8" REBAR EMBOSSED PS #1913 ON THE NORTH RIGHT-OF-WAY OF W CEDAR STREET; 2)CONTINUING NORTH 81°59'51" WEST ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE 192.80 FEET TO THE POINT OF BEGINNING CONTAINING 3.25 ACRES MORE OR LESS BEING SUBJECT TO ANY EASEMENTS OF RECORD OR FACT.

WHEREAS, the City Council finds that said Easement 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 Easement 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 Easement Plat of the Rogers 1st Street Flats, 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 property 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