



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

COMMITTEE SCHEDULE

TO: MAYOR
CITY COUNCIL
DEPARTMENT HEADS
PRESS

FROM: Jessica Rush, CITY CLERK-TREASURER

DATE: September 22, 2020

The following committee meetings will be held on **Tuesday, September 22, 2020** prior to the City Council Meeting:

05:15 p.m. - TRANSPORTATION COMMITTEE: (Kruger*, Carmichael, Townzen) [Zoom Link](#) **OR** [\(312\)626-6799 ID: 865 1312 2058](#)

To Discuss: (a) A Resolution Scheduling A Public Hearing Concerning The Vacation Of A Portion Of An Alley Between West Walnut Street And West Maple Street

05:30 p.m. - COMMUNITY SERVICES COMMITTEE: (Brashear*, Hayes, Kruger) [Zoom Link](#) **OR** [\(312\)626-6799 ID: 865 1312 2058](#)

To Discuss: (a) A Resolution Authorizing The Mayor And City Clerk To Enter Into A Contract With Wxy Of New York City, New York, For Design Services Of A Master Plan For The Downtown Rogers Alleyways Improvement Project
(b) A Resolution Authorizing The Mayor And City Clerk To Enter Into A Grant Agreement With The Walton Family Foundation To Accept Grant Funds Up To \$229,000.00

05:45 p.m. - PUBLIC WORKS COMMITTEE: (Townzen*, Brashear, Kendall) [Zoom Link](#) **OR** [\(312\)626-6799 ID: 848 1171 8476](#)

To Discuss: (a) RWU Monthly Report

05:45 p.m. - PUBLIC SAFETY COMMITTEE: (Wolf*, Kruger, Carmichael) [Zoom Link](#) **OR** [\(312\)626-6799 ID: 865 1312 2058](#)

To Discuss: (a) A Resolution Authorizing The City Of Rogers Fire Department To Enter Into An Informal Agreement With The Rogers School District Allowing Off-Duty Paramedics To Substitute As Nurses On An As Needed Basis

06:00 p.m. - FINANCE COMMITTEE: (Reithemeyer*, Wolf, Kendall) [Zoom Link](#) **OR** [\(312\)626-6799 ID: 848 1171 8476](#)

To Discuss: (a) A Resolution Authorizing The Rate Of Property Tax For The City Of Rogers For The Year 2020 To Be Collected In 2021

06:00 p.m. - COMMUNITY ENVIRONMENT & WELFARE COMMITTEE: (Carmichael*, Townzen, Hayes) [Zoom Link](#) **OR** [\(312\)626-6799 ID: 865 1312 2058](#)

To Discuss: (a) An Ordinance Amending Rogers Code Section 14-675 By Re-Zoning Certain Lands From R-SF To C-2 (Valdez) [Staff Report](#)
(b) An Ordinance Amending Rogers Code Section 14-675 By Re-Zoning Certain Lands From C-2 To I-1 (Panchal) [Staff Report](#)



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ROGERS CITY COUNCIL
AGENDA

SEPTEMBER 22, 2020

6:30 PM

[Zoom Link](#) OR (312)626-6799 ID: 875 5709 0465

PUBLIC FORUM:

INVOCATION & PLEDGE OF ALLEGIANCE:

ROLL CALL:

ACTION ON MINUTES:

1. September 8, 2020

REPORTS OF BOARDS AND STANDING COMMITTEES:

- | | | |
|----|--|------------------------------------|
| 1. | RES. Re: Scheduling A Public Hearing Concerning The Vacation Of A Portion Of An Alley Between West Walnut Street And West Maple Street | TRANSPORTATION
COMMITTEE |
| 2. | RES. Re: Authorizing The Mayor And City Clerk To Enter Into A Contract With Wxy Of New York City, New York, For Design Services Of A Master Plan For The Downtown Rogers Alleyways Improvement Project | COMMUNITY
SERVICES
COMMITTEE |
| 3. | RES. Re: Authorizing The Mayor And City Clerk To Enter Into A Grant Agreement With The Walton Family Foundation To Accept Grant Funds Up To \$229,000.00 | COMMUNITY
SERVICES
COMMITTEE |
| 4. | RES. Re: Authorizing The City Of Rogers Fire Department To Enter Into An Informal Agreement With The Rogers School District Allowing Off-Duty Paramedics To | PUBLIC SAFETY
COMMITTEE |

Substitute As Nurses On An As Needed Basis

- | | | | |
|----|----------|---|--|
| 5. | RES. Re: | Authorizing The Rate Of Property Tax For The City Of Rogers For The Year 2020 To Be Collected In 2021 | FINANCE
COMMITTEE |
| 6. | ORD. Re: | Amending Rogers Code Section 14-675 By Re-Zoning Certain Lands From R-SF To C-2 (Valdez) | COMMUNITY
ENVIRONMENT &
WELFARE
COMMITTEE |
| 7. | ORD. Re: | Amending Rogers Code Section 14-675 By Re-Zoning Certain Lands From C-2 To I-1 (Panchal) | COMMUNITY
ENVIRONMENT &
WELFARE
COMMITTEE |

OLD BUSINESS:

NEW BUSINESS:

- | | | |
|----|----------|--|
| 1. | ORD. Re: | Accepting The Final Plat Of Wire Ridge Subdivision In Rogers, Benton County, Arkansas, The Dedication Of Utility Easements And Other Public Ways Therein |
|----|----------|--|

APPOINTMENTS:

ANNOUNCEMENTS:

RESOLUTION NO. R20- ____

**A RESOLUTION SCHEDULING A PUBLIC HEARING CONCERNING THE VACATION OF
A PORTION OF AN ALLEY BETWEEN WEST WALNUT STREET AND WEST MAPLE
STREET; DIRECTING NOTICE OF THE HEARING; AND FOR OTHER PURPOSES.**

WHEREAS, pursuant to Rogers Code of Ordinance § 14-521, a request by the City of Rogers Community Development Department has been made to vacate a portion of an alley between West Walnut Street and West Maple Street within the corporate limits of the City of Rogers, Arkansas, said alley having a legal description as follows:

That certain alleyway running North and South between Lots 8 through 9 and Outlot 126, Block 1, Revised West End Addition, from its southern terminus at West Walnut Street to a point even with and adjacent to the southern boundary of lot 7, Block 1.

WHEREAS, upon the request by a City official, officer, department, or division, the City shall set a date and time for a hearing before the City Council for the consideration of the request.

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

Section 1: That the City Council shall hear said petition at its regular meeting to be held at the Rogers City Hall, 301 W. Chestnut Street, Rogers, Arkansas, on the 27th day of October, 2020 at 6:30 p.m.;

Section 2: That the City Clerk is hereby directed to publish notice of said hearing for the time and in the manner prescribed by law;

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 Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Resolution are repealed to the extent of such conflict.

RESOLVED this _____ day of _____, 2020.

APPROVED:

C. GREG HINES, Mayor

Attest:

JESSICA RUSH, City Clerk

Requested By: John McCurdy, Community Development Director
Prepared By: Bonnie Bridges, Staff Attorney
For Consideration By: Transportation Committee

RESOLUTION NO. R20-_____

**A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO
A CONTRACT WITH WXY OF NEW YORK CITY, NEW YORK, FOR DESIGN
SERVICES OF A MASTER PLAN FOR THE DOWNTOWN ROGERS ALLEYWAYS
IMPROVEMENT PROJECT; AND FOR OTHER PURPOSES.**

WHEREAS, The Alleyway Steering Committee interviewed five (5) firms for this design project;

WHEREAS, WXY of New York City, New York had the highest ranking and the Committee determined it to be the best company to design the master plan for this project; and

WHEREAS, this contract for design services is part of the Downtown Rogers Alleyways Improvement project which will be paid for out of grant funds received.

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

Section 1: WXY of New York City, New York is the highest ranked and recommended company to design a master plan for the Downton Rogers Alleyway Improvement project;

Section 2: The Mayor and City Clerk are authorized to enter into a contract with WXY of New York City, New York, for design of the Downtown Rogers Alleyways Improvement project in an amount not to exceed of three hundred sixteen thousand two hundred fifty dollars (\$316,250.00);

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 Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Resolution are repealed to the extent of such conflict.

RESOLVED this _____ day of _____, 2020.

APPROVED:

C. GREG HINES, Mayor

Attest:

JESSICA RUSH, City Clerk

Requested by: Mandy Brashear, City of Rogers Councilwoman
Prepared by: Bonnie Bridges, Staff Attorney
For Consideration By: Community Services Committee

RESOLUTION NO. R20-_____

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO A GRANT AGREEMENT WITH THE WALTON FAMILY FOUNDATION TO ACCEPT GRANT FUNDS UP TO TWO HUNDRED TWENTY-NINE THOUSAND DOLLARS (\$229,000.00); AMENDING THE 2020 BUDGET TO RECOGNIZE GRANT FUNDS IN THE SAME AMOUNT INTO ACCOUNT #100-08-45600 GRANTS AND DONATIONS; APPROPRIATING THE SAME INTO EXPENSE ACCOUNT #100-08-84512 RAILYARD BIKE PARK; AND FOR OTHER PURPOSES.

WHEREAS, the City of Rogers will receive up to two hundred twenty-nine thousand dollars (\$229,000.00) in grant funds from the Walton Family Foundation to be used for Railyard Bike Park drainage improvements.

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 a grant agreement on behalf of the City with the Walton Family Foundation in which the City shall accept up to two hundred twenty-nine thousand dollars (\$229,000.00);

Section 2: The 2020 Budget is hereby amended to recognize grant funds in the amount of two hundred twenty-nine thousand dollars (\$229,000.00) into Account #100-08-45600 Grants and Donations;

Section 3: The 2020 Budget is further amended to appropriate that two hundred twenty-nine thousand dollars (\$229,000.00) into Account #100-08-84512 Railyard Bike Park;

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.

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

RESOLVED this _____ day of _____, 2020.

APPROVED:

C. GREG HINES, Mayor

Attest:

JESSICA RUSH, City Clerk

Requested By: Jim White, Parks Director
Prepared By: Bonnie Bridges, Staff Attorney
For Consideration By: Community Services Committee

RESOLUTION NO. R20-_____

A RESOLUTION AUTHORIZING THE CITY OF ROGERS FIRE DEPARTMENT TO ENTER INTO AN INFORMAL AGREEMENT WITH THE ROGERS SCHOOL DISTRICT ALLOWING OFF-DUTY PARAMEDICS TO SUBSTITUTE AS NURSES ON AN AS NEEDED BASIS; AND FOR OTHER PURPOSES.

WHEREAS, the Covid-19 pandemic has created the unforeseen potential for the Rogers School District to be faced with a situation where it does not have an adequate number of nurses on staff at any given time;

WHEREAS, the City of Rogers Fire Department would like to allow utilization of off-duty paramedics to fill this void as needed;

WHEREAS, this Informal Agreement would allow off-duty paramedics serving in this capacity to wear their City uniform while the Rogers School District will provide all compensation; and

WHEREAS, Arkansas Code Annotated §25-20-104 (h) authorizes public agencies to enter into these types of informal agreements for the provision of cooperative services.

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

Section 1: The City of Rogers Fire Department may enter into an Informal Agreement with the Rogers School District to allow off-duty paramedics to serve as substitute nurses on an as needed basis;

Section 2: The Rogers School District will provide all compensation due pursuant to this Agreement;

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 Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Resolution are repealed to the extent of such conflict.

RESOLVED this _____ day of _____, 2020.

APPROVED:

C. GREG HINES, Mayor

Attest:

JESSICA RUSH, City Clerk

Requested By: Thomas Jenkins, Chief – Rogers Fire Department

Prepared By: Bonnie Bridges, Staff Attorney

For Consideration By: Public Safety Committee

RESOLUTION NO. R20-_____

A RESOLUTION AUTHORIZING THE RATE OF PROPERTY TAX FOR THE CITY OF ROGERS FOR THE YEAR 2020 TO BE COLLECTED IN 2021; AND FOR OTHER PURPOSES.

WHEREAS, Arkansas Code Annotated § 26-25-102 provides that a city may levy a tax on the real and personal property located within the city for general purposes, in any one year, pursuant to the provision of the Arkansas Constitution;

WHEREAS, Arkansas Code Annotated § 26-73-202 requires the City Council of any municipal corporation to make out and certify to the County Clerk the rate of taxation levied by the city on all the real and personal property within the city or town; and

WHEREAS, the City Council has determined that it is in the best interests of the City of Rogers and its citizens to levy the rate of taxation on the real and personal property located within the said city as set forth herein, and to certify the same to the County Clerk, and authorize the Quorum Court of Benton County to levy said tax for the year 2020, to be collected in 2021.

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

Section 1: The property tax rate for the City of Rogers General purposes on the Real and Personal Property situated within the city and to be collected in the year 2021 shall be fixed and levied at the rate of Two and Four Tenths (2.4) mills on each dollar of assessed value of real and personal property.

Section 2: The property tax for *Library* purposes for the City of Rogers on Real and Personal Property situated within the city to be collected in the year 2021 shall be fixed and levied at the rate of Nine-Tenths (0.9) mills on each dollar of assessed value of real and personal property.

Section 3: The rate of taxation levied herein on the real and personal property within the City of Rogers shall, by this Resolution, be certified to the County Clerk to be placed upon the tax books and collected in the same manner that the state and county taxes are collected.

Section 4: The Quorum Court of Benton County is hereby authorized to levy the said tax as set forth herein for real and personal property located within the City of Rogers, for the year, 2021 at its regular meeting in November according to law.

Section 5: 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 6: Repeal of Conflicting Resolutions - All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Resolution are repealed to the extent of such conflict.

RESOLVED this _____ day of _____, 2020.

APPROVED:

C. GREG HINES, Mayor

Attest:

JESSICA RUSH, City Clerk

Requested By: Mayor C. Greg Hines
Prepared By: Bonnie Bridges, Staff Attorney
For Consideration By: Finance Committee

ORDINANCE NO. 20-_____

AN ORDINANCE AMENDING ROGERS CODE SECTION 14-675 BY RE-ZONING CERTAIN LANDS FROM R-SF TO C-2, PROVIDING FOR THE EMERGENCY CLAUSE AND FOR OTHER PURPOSES

WHEREAS, pursuant to the provisions of Rogers Code Section Rogers Code Section 14-725, et seq, and upon the consideration of the report and recommendations of the Planning Commission of the City of Rogers, Benton County, Arkansas, on September 15, 2020, the City Council has found that certain lands hereinafter described are better suited for C-2 zoning.

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

SECTION 1: That Section 14-675 of the Code of Ordinances, City of Rogers, should be and the same hereby is amended as hereinafter provided.

SECTION 2: That the land hereinafter described should be and the same is hereby zoned as C-2 and that said lands being in Benton County, Arkansas, are described as:

PROPERTY DESCRIPTION:

Tract 1: A strip of land of equal width 80 feet wide off of the West side of Lot 3 in Mitchell's Place, a subdivision of Lots 1 and 4, Block 2 of Felker's Subdivision of a part of the NW ¼ of the SE ¼ of Section 11, Township 19 North, Range 30 West, Benton County, Arkansas.

Tract 2: The West 75 feet of Lot 2 and the East 20 feet of Lot 3, EXCEPT the South 30 feet thereof in Mitchell's Place in the City of Rogers, Benton County, Arkansas.

LAYMAN'S DESCRIPTION:

1504 and 1600 W. Walnut Street

SECTION 3: Zoning. That the above described lands are better suited for C-2 than R-SF zoning and same should be and are hereby zoned C-2.

SECTION 4: Emergency Clause. That it is necessary to bring proposed uses of the property into conformance with the Rogers City Zoning Ordinances and because of such an emergency is declared to exist and in order to protect the public peace, health, safety and welfare, this ordinance shall be in full force and effect from the date of its passage and approval.

SECTION 5: Severability Provision. In the event that any section, paragraph, subdivision, clause, phrase, or other provision or portion of this Ordinance shall be adjudged invalid or unconstitutional, the same shall not affect the validity of this Ordinance as a whole, or any part or provision, other than the part so decided to be invalid or unconstitutional, and the remaining provisions of this Ordinance shall be construed as if such invalid, unenforceable or unconstitutional provision or provisions had never been contained herein.

SECTION 6: Repeal of Conflicting Ordinances and Resolutions. All ordinances, resolutions or orders of the City Council, or parts of ordinances, resolutions or orders of the City Council in conflict herewith are hereby repealed to the extent of such conflict.

PASSED THIS _____ DAY OF _____, 2020.
ROGERS, ARKANSAS

ATTEST:

APPROVED:

JESSICA RUSH, CLERK

C. GREG HINES, MAYOR

Requested By: Mark Veldez/ Will Kellstrom
Prepared By: Elizabeth Johnson, Planner III
For Consideration By: Community Environment & Welfare Committee

ORDINANCE NO. _____

AN ORDINANCE AMENDING ROGERS CODE SECTION 14-675 BY RE-ZONING CERTAIN LANDS FROM C-2 TO I-1, PROVIDING FOR THE EMERGENCY CLAUSE AND FOR OTHER PURPOSES

WHEREAS, pursuant to the provisions of Rogers Code Section 14-725, et seq, and upon the consideration of the report and recommendations of the Planning Commission of the City of Rogers, Benton County, Arkansas, on September 15, 2020, the City Council has found that certain lands hereinafter described are better suited for I-1 zoning.

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

SECTION 1: That Section 14-675 of the Code of Ordinances, City of Rogers, should be and the same hereby is amended as hereinafter provided.

SECTION 2: That the land hereinafter described should be and the same is hereby zoned as I-1 and that said lands being in Benton County, Arkansas, are described as:

PROPERTY DESCRIPTION:

TRACT 2:

A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 19 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPLE MERIDIAN, ROGERS, BENTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT, ALSO BEING THE INTERSECTION OF SOUTH 8TH STREET AND OLRICH STREET, THENCE ALONG THE CENTERLINE OF SAID SOUTH 8TH STREET AND THE WEST BOUNDARY OF THE SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, S02°37'45"W A DISTANCE OF 45.49'; THENCE, LEAVING SAID WEST BOUNDARY LINE S87°22'14"E A DISTANCE OF 45.12' TO A SET MAG NAIL LOCATED ON THE SOUTHERLY RIGHT-OF-WAY OF OLRICH STREET; THENCE THE FOLLOWING COURSES AND DISTANCES ALONG SAID RIGHT-OF-WAY OF OLRICH STREET; THENCE N 88°18'07" E A DISTANCE OF 23.80' TO A SET MAG NAIL; THENCE N 60°48'53" E A DISTANCE OF 38.16' TO A SET MAG NAIL; THENCE N86°58'31"E A DISTANCE OF 24.01' TO A SET MAG NAIL; THENCE S 85°50'48" E A DISTANCE OF 107.45' TO A SET 1/2" REBAR BEING THE TRUE POINT OF BEGINNING; THENCE S 85°50'48" E A DISTANCE OF 35.11' TO A SET 1/2" REBAR, THENCE S 85°50'48" E A DISTANCE OF 106.40' A FOUND 5/8" REBAR CAPPED (PLS 1086); THENCE LEAVING SAID RIGHT-OF-WAY, S 02°24'27" W A DISTANCE OF 308.04'; THENCE N 86°28'06" W A DISTANCE OF 101.22' TO A SET 1/2" REBAR; THENCE N 03°05'29" E A DISTANCE OF 231.74' TO A SET 1/2" REBAR, THENCE N86°52'55"W A DISTANCE OF 23.45' TO A SET 1/2" REBAR, THENCE N02°48'00"E A DISTANCE OF 32.73' TO A SET 1/2" REBAR. THENCE N 85°50'48" W A DISTANCE OF 20.35' TO A SET 1/2" REBAR, THENCE N 03°06'21" E A DISTANCE OF 45.01' TO THE POINT OF BEGINNING. CONTAINING 0.77 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

LAYMAN'S DESCRIPTION:

706 W. Olrich Street

SECTION 3: Zoning. That the above described lands are better suited for I-1 than C-2 zoning and same should be and are hereby zoned I-1.

SECTION 4: Emergency Clause. That it is necessary to bring proposed uses of the property into conformance with the Rogers City Zoning Ordinances and because of such an emergency is declared to exist and in order to protect the public peace, health, safety and welfare, this ordinance shall be in full force and effect from the date of its passage and approval.

SECTION 5: Severability Provision. In the event that any section, paragraph, subdivision, clause, phrase, or other provision or portion of this Ordinance shall be adjudged invalid or unconstitutional, the same shall not affect the validity of this Ordinance as a whole, or any part or provision, other than the part so decided to be invalid or unconstitutional, and the remaining provisions of this Ordinance shall be construed as if such invalid, unenforceable or unconstitutional provision or provisions had never been contained herein.

SECTION 6: Repeal of Conflicting Ordinances and Resolutions. All ordinances, resolutions or orders of the City Council, or parts of ordinances, resolutions or orders of the City Council in conflict herewith are hereby repealed to the extent of such conflict.

PASSED THIS _____ **DAY OF** _____, 2020.
ROGERS, ARKANSAS

ATTEST:

APPROVED:

JESSICA RUSH, CLERK

C. GREG HINES, MAYOR

Requested By: Sunil Panchal
Prepared By: Kyle Belt, Planner I
For Consideration By: Community Environment & Welfare Committee

ORDINANCE NO. 20-_____

AN ORDINANCE ACCEPTING THE FINAL PLAT OF WIRE RIDGE SUBDIVISION IN ROGERS, BENTON COUNTY, ARKANSAS, THE DEDICATION OF UTILITY EASEMENTS AND OTHER PUBLIC WAYS THEREIN; DECLARAING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, the Final Plat has been submitted for the subdivision of Wire Ridge, Rogers, Benton County Arkansas, which is more particularly described as follows, to-wit:

A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE WEST LINE OF SAID EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER WHICH IS N01°18'34" E 425.22' FROM AN EXISTING PIPE MARKING THE SOUTHWEST CORNER THEREOF AND RUNNING THENCE ALONG SAID WEST LINE N01°18'34"E 637.63' TO AN EXISTING REBAR, THENCE LEAVING SAID WEST LINE S88°30'25"E 843.03', THENCE S27°45'08"W 185.16', THENCE S20°59'02"W 184.84', THENCE N73°08'17"W 153.45', THENCE N89°10'46"W 25.93', THENCE S42°16'26"W 66.61', THENCE S16°51'35"W 49.54', THENCE S73°08'25"E 198.53', THENCE S20°59'02"W 207.76', THENCE N87°38'01"W 589.05' TO THE POINT OF BEGINNING, CONTAINING 9.92 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN SOUTH OLD WIRE ROAD RIGHT-OF-WAY ON THE EAST SIDE AND THAT PORTION OF EAST REDWOOD DRIVE ON THE NORTH SIDE OF HEREIN DESCRIBED TRACT AND 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 utility easements and other public was 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 Wire Ridge, 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: 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 and after the date of its passage.

Section 4: Severability Provision: In the event that any section, paragraph, subdivision, clause, phrase, or other provision or portion of this Ordinance shall be adjudged invalid or unconstitutional, the same shall not affect the validity of this Ordinance as a whole, or any part or provision, other than the part so decided to be invalid or unconstitutional, and the remaining provisions of this Ordinance shall be construed as if such invalid, unenforceable or unconstitutional provision or provisions had never been contained herein.

Section 5: Repeal of Conflicting Ordinances and Resolutions: All ordinances, resolutions or orders of the City Council, or parts of ordinances, resolutions or orders of the City Council in conflict herewith are hereby repealed to the extent of such conflict.

PASSED this _____ day of _____, 2020.

CITY OF ROGERS, ARKANSAS

APPROVED:

C. GREG HINES, MAYOR

ATTEST:

JESSICA RUSH, CITY CLERK

Requested By: Community Development
Prepared By: Bonnie Bridges, Staff Attorney

FINAL PLAT - WIRE RIDGE

STATE RECORDING NUMBER:
500-15N-30W-0-32-430-72-1642

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF
ON THIS THE ____ DAY OF _____, 2020.



IF THE SIGNATURE ON THIS SEAL IS NOT AN
ORIGINAL AND NOT BLUE IN COLOR
THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY
HAVE BEEN ALTERED. THE ABOVE CERTIFICATION
SHALL NOT APPLY TO ANY COPY THAT DOES NOT
BEAR AN ORIGINAL SEAL AND SIGNATURE.

SURVEY DESCRIPTION (PARCEL #02-00618-050):

A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE WEST LINE OF SAID EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER WHICH IS N01°18'34"E 425.22' FROM AN EXISTING PIPE MARKING THE SOUTHWEST CORNER THEREOF AND RUNNING THENCE ALONG SAID WEST LINE N01°18'34"E 637.63' TO AN EXISTING REBAR, THENCE LEAVING SAID WEST LINE S88°30'25"E 843.03', THENCE S27°45'08"W 185.16', THENCE S20°59'02"W 184.84', THENCE N73°08'17"W 153.45', THENCE N89°10'46"W 25.93', THENCE S42°16'26"W 66.61', THENCE S16°51'35"W 49.54', THENCE S73°08'25"E 198.53', THENCE S20°59'02"W 207.76', THENCE N87°38'01"W 589.05' TO THE POINT OF BEGINNING, CONTAINING 9.92 ACRES, MORE OR LESS, SUBJECT TO THAT PORTION IN SOUTH OLD WIRE ROAD RIGHT-OF-WAY ON THE EAST SIDE AND THAT PORTION OF EAST REDWOOD DRIVE ON THE NORTH SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE (NAD 83)

FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. (FIRM PANEL #05007C0290K. DATED 06/ 05/ 2012)

OWNER / DEVELOPER:
DELIROPA LLC
PO BOX 373
CENTERTON AR 72719

SURVEYOR / ENGINEER:
BATES & ASSOCIATES, INC
7230 S. PLEASANT RIDGE DRIVE
FAYETTEVILLE, AR 72704

LAST SITE VISIT:
AUGUST 27, 2020

REFERENCE DOCUMENTS:
1) PLAT OF SURVEY FILED IN BOOK 2004 AT PAGE 105
2) PLAT OF SURVEY FILED IN BOOK P4 AT PAGE 147
3) WARRANTY DEED FILED IN BOOK 2008 AT PAGE 15574
4) WARRANTY DEED FILED IN BOOK 2016 AT PAGE 75816

ORIGINAL PARCEL NUMBER:
02-00618-050

PROPERTY ZONED:
RSF-5 (RESIDENTIAL SINGLE FAMILY)

TOTAL ACREAGE:
9.92 ACRES +/- BEFORE R/W DEDICATION
6.84 ACRES +/- AFTER R/W DEDICATION

TOTAL NUMBER OF LOTS:
44 SINGLE-FAMILY RESIDENTIAL
1 DRAINAGE FACILITY

DENSITY:
6.43 UNITS PER ACRE

BUILDING SETBACKS:
FRONT 30ft OR AS REQUIRED BY AMENITY AGREEMENT*
SIDE (INTERIOR) 10ft OR AS REQUIRED BY AMENITY AGREEMENT*
SIDE (EXTERIOR) 30ft OR AS REQUIRED BY AMENITY AGREEMENT*
REAR 20ft

* IF THE DENSITY IS 5 OR GREATER, THE FRONT SETBACK WILL BE REDUCED TO 25ft
** IF THE DENSITY IS 5 TO 6.5, THE SIDE SETBACK WILL BE REDUCED TO 7.5ft. IF THE DENSITY IS 6.5 TO 8, THE SIDE SETBACK WILL BE REDUCED TO 5ft.

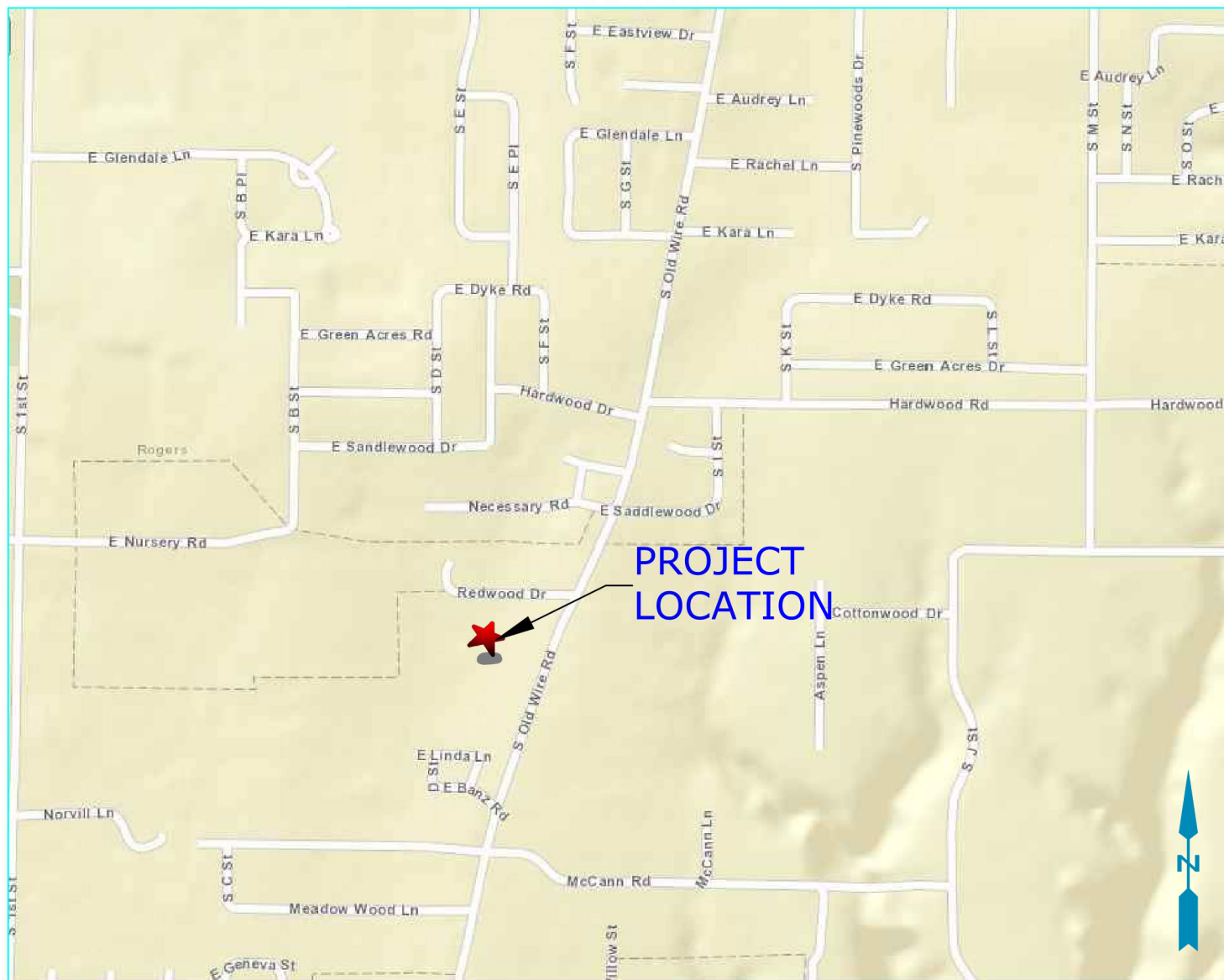
CERTIFICATE OF SURVEY AND ACCURACY:

I DERRICK THOMAS, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

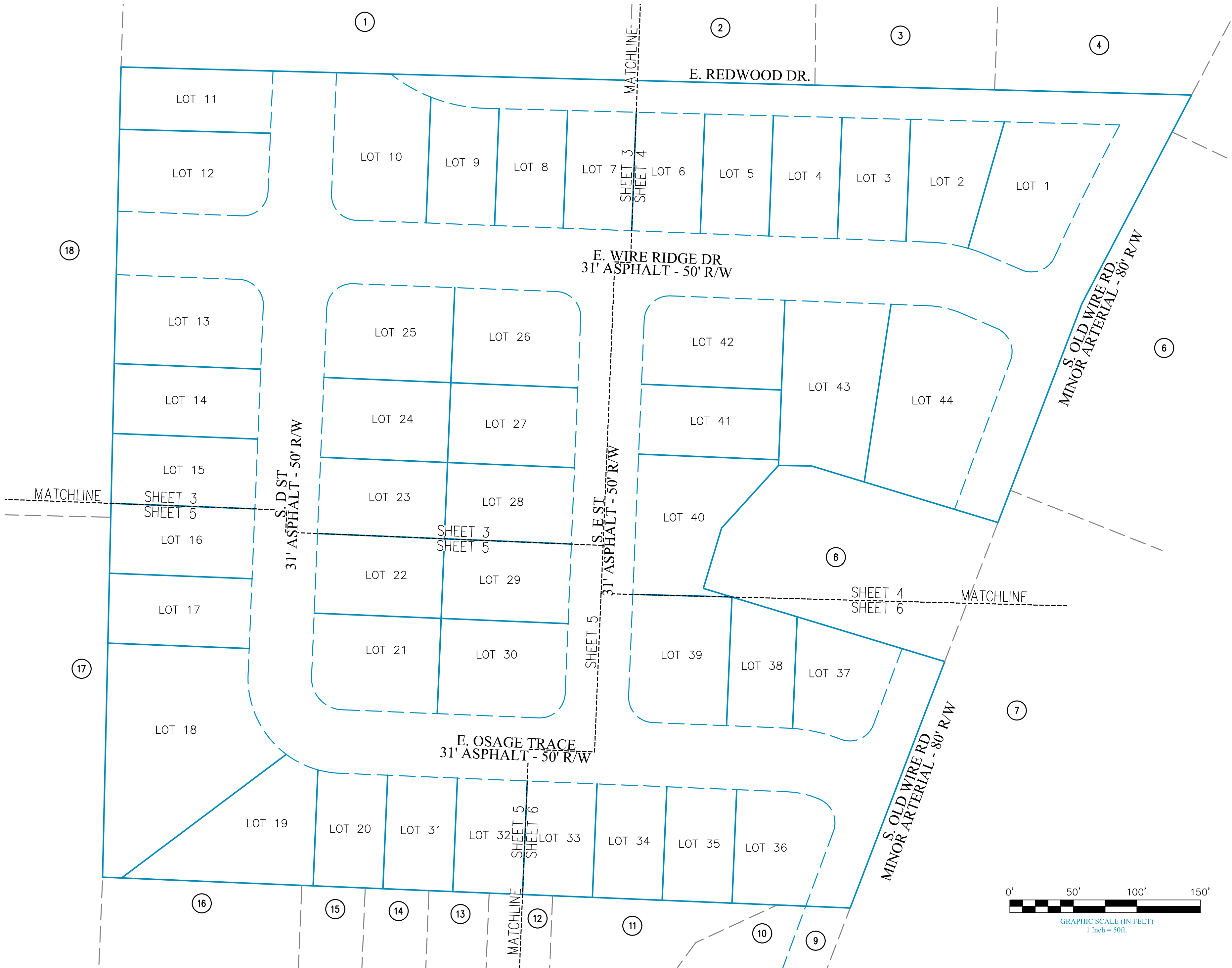
DATE OF EXECUTION: _____

SIGNED: _____
REGISTERED LAND SURVEYOR
NO. 1642
STATE OF ARKANSAS

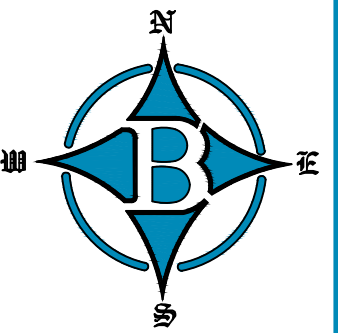
VICINITY MAP



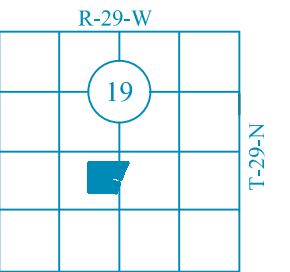
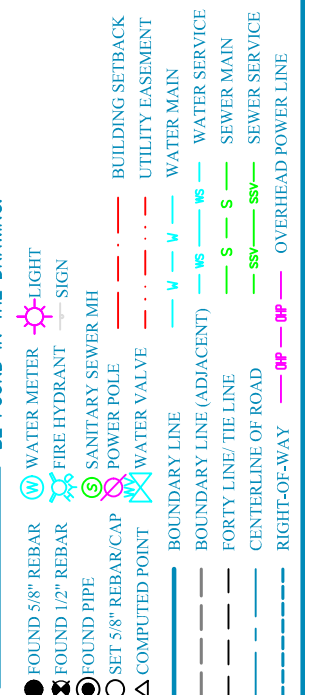
FINAL PLAT - WIRE RIDGE



RECORDING NUMBER/DATE



LEGEND: THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

[illegible]

DELIROPA, LLC

ADDRESS: S. OLD WIRE RD
FAYETTEVILLE, ARKANSAS

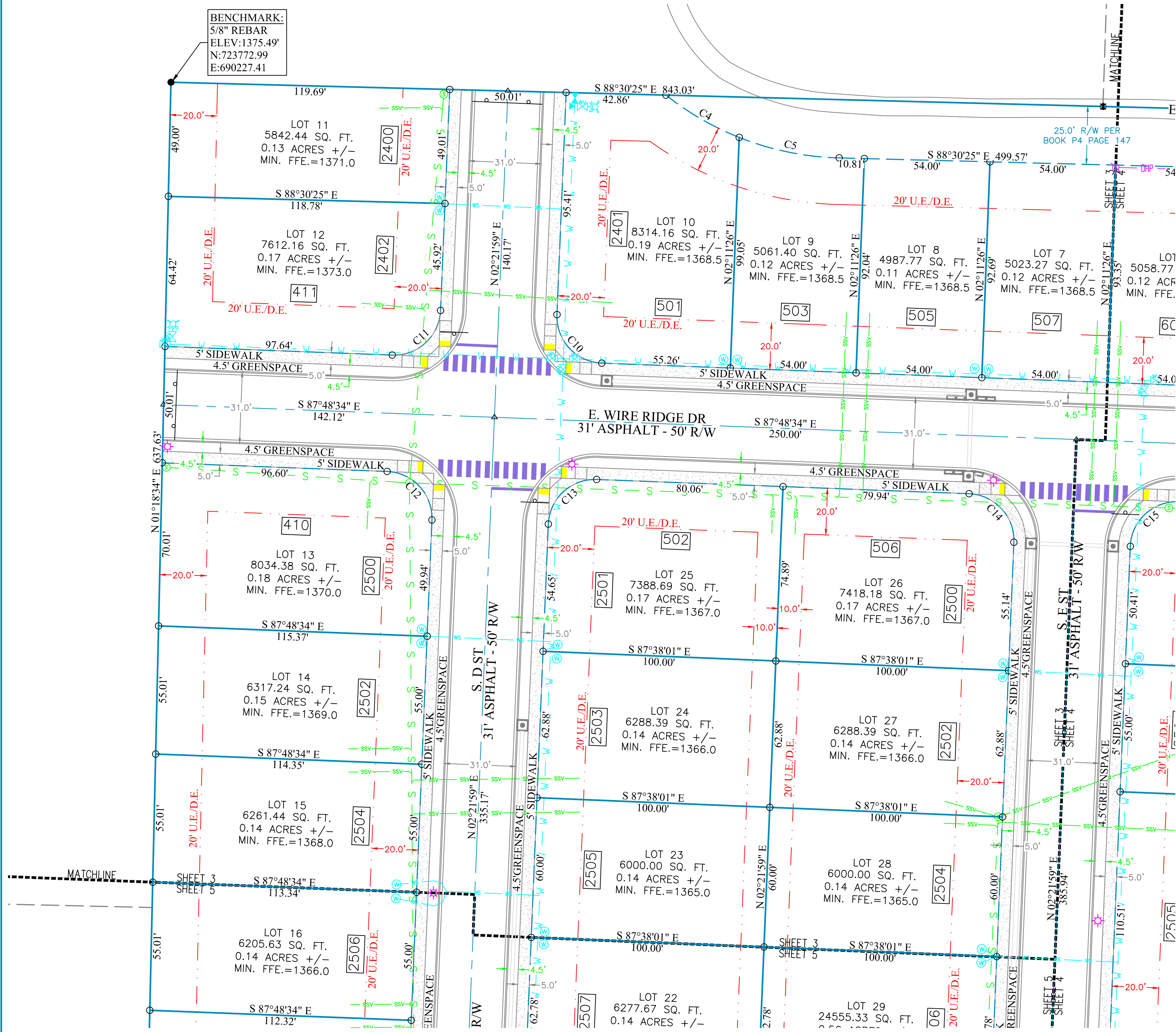
DATE: 8/27/2020	SCALE: 1"=50'	
LOCATION: SECTION: 19	SURVEYED:	DRAFTED:

COA #1335	REVIEWED: DT	SHIP'S
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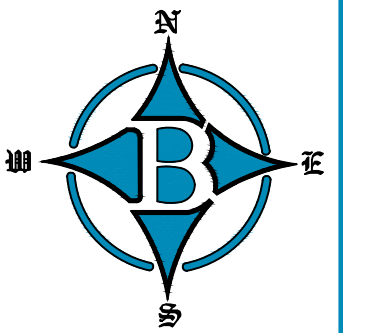
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DRAWING #19-003 FP 2/6





































FINAL PLAT - WIRE RIDGE

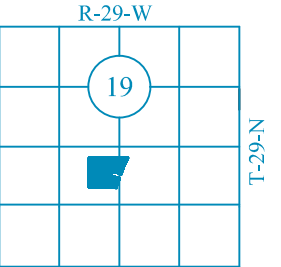


RECORDING NUMBER/DATE



LEGEND:

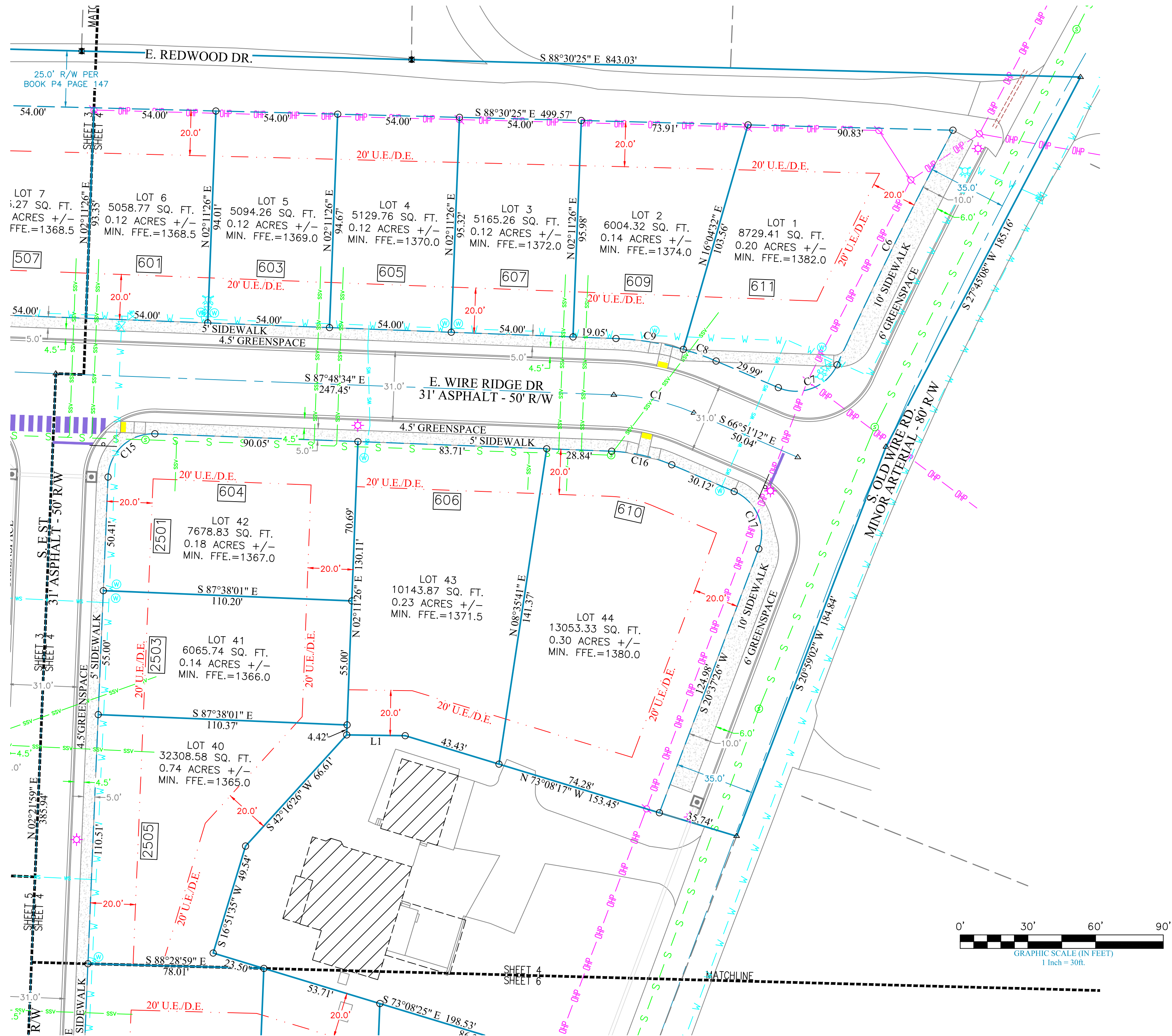
	FOUND 5/8" REBAR		WATER METER		LIGHT
	FOUND 1/2" REBAR		WIRE HYDRANT		SIGN
	FOUND PIPE		5/8" NATURAL SOWER MI		5/8" NATURAL SOWER MI
	SETT 5/8" REBAR CAP		POWER POLE		POWER POLE
	COMPUTED POINT		WATER VALVE		WATER VALVE
	BOUNDARY LINE		BOUNDARY LINE (ADJACENT)		BOUNDARY LINE (ADJACENT)
	FOURTY LINE/TIE LINE		FOURTY LINE/TIE LINE		FOURTY LINE/TIE LINE
	CENTERLINE OF ROAD		CENTERLINE OF ROAD		CENTERLINE OF ROAD
	RIGHT-OF-WAY		RIGHT-OF-WAY		RIGHT-OF-WAY
	UTILITY EASEMENT		UTILITY EASEMENT		UTILITY EASEMENT
	WATER MAIN		WATER MAIN		WATER MAIN
	SEWER MAIN		SEWER MAIN		SEWER MAIN
	OVERHEAD POWER LINE		OVERHEAD POWER LINE		OVERHEAD POWER LINE



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ADDRESS: S. OLD WIRE RD FAYETTEVILLE, ARKANSAS	
DATE: 8/27/2020	SCALE: 1"=30'
LOCATION: SECTION 19	SURVEYED: DRAKE
TOWNSHIP: 19 NORTH	JUN
RANGE: 29 WEST	REVIEWED: DT
COA #1335	

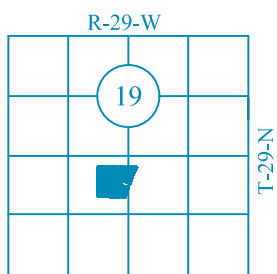
FINAL PLAT - WIRE RIDGE



RECORDING NUMBER/DATE



LEGEND:



**Bates &
Associates, Inc.**

72320 S. Pleasant Ridge Dr. Fayetteville, Arkansas 72704 • Fax 479.321.3350
Engineers - Surveyors - Landscape Architects
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FOR USE AND BENEFIT OF:
DELBORAL LLC

DELIROPA, LLC

WIRE RD
TEVILLE ARKANSAS

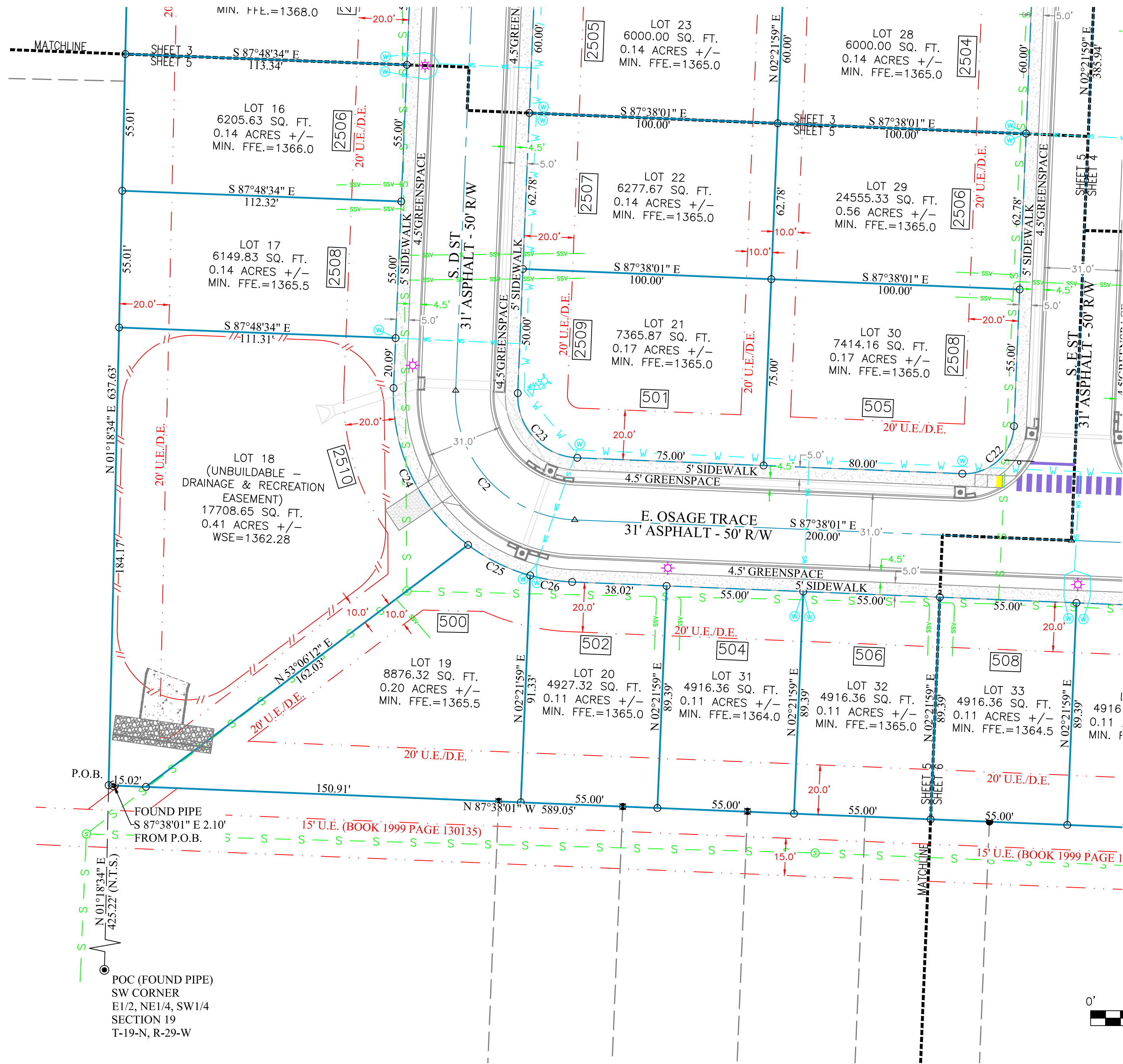
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DRAWN BY: [Signature]	SURVEYED: [Signature]

CONVERTED:		BW
JN		

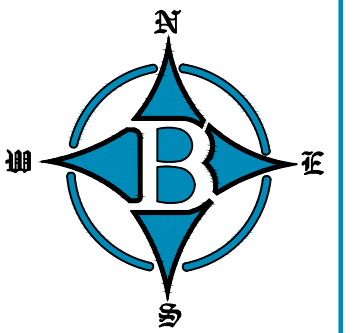
29 WEST	REVIEWED: DT
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DRAWING #19-003 FP 4/6

FINAL PLAT - WIRE RIDGE

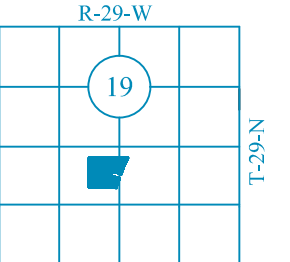


RECORDING NUMBER/DATE



LEGEND: _____

THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.



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72720 S. Pleasant Ridge Dr., Fayetteville, Arkansas 72704 • 479.442.9350 • Fax 479.521.9350

DELIROPA, LLC

WIRE RD
TEVILE ARKANSAS

DATE	DESCRIPTION	AMOUNT
10/1/20	10/1/20	10/1/20
10/2/20	10/2/20	10/2/20
10/3/20	10/3/20	10/3/20
10/4/20	10/4/20	10/4/20
10/5/20	10/5/20	10/5/20
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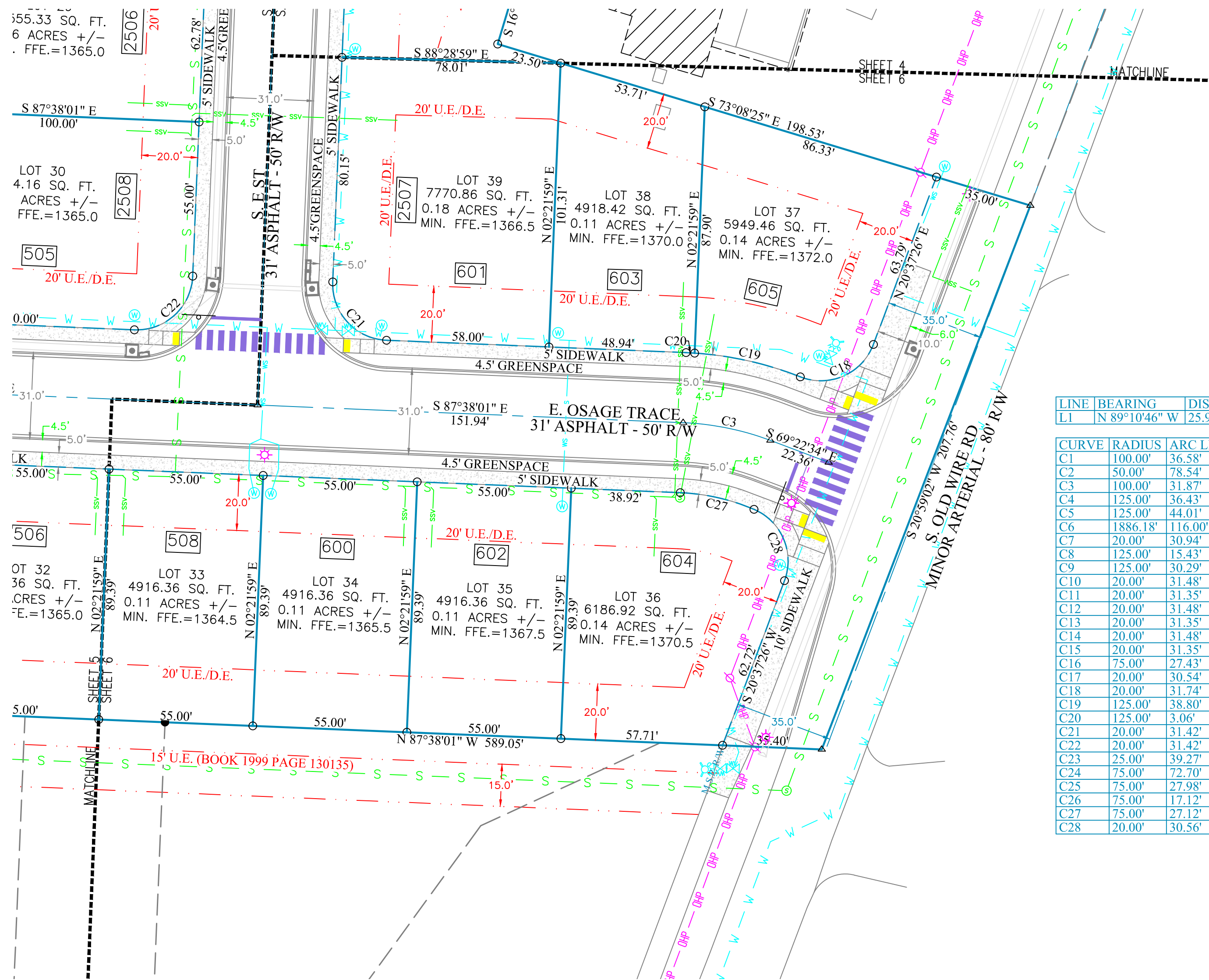
8/27/2020	SCALE: 1"=30'
N: 19	SURVEYED: DRA
	IN

P: 19 NORTH	UN	BW
29 WEST	REVIEWED: DT	

	COA #1335
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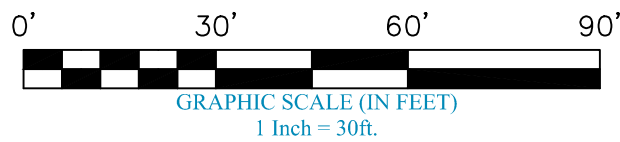
DRAWING #19-003 FP 5/6

FINAL PLAT - WIRE RIDGE

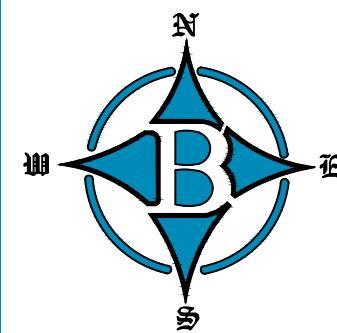


LINE	BEARING	DISTANCE
L1	N 89°10'46" W	25.93'

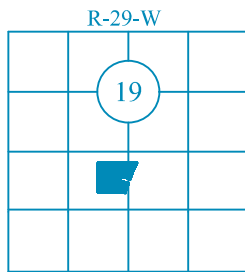
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	100.00'	36.58'	36.37'	S 77°19'53" E	20°57'22"
C2	50.00'	78.54'	70.71'	N 42°38'01" W	90°00'00"
C3	100.00'	31.87'	31.73'	S 78°30'17" E	18°15'27"
C4	125.00'	36.43'	36.30'	S 59°59'11" E	16°41'55"
C5	125.00'	44.01'	43.78'	S 78°25'17" E	20°10'17"
C6	1886.18'	116.00'	115.98'	S 26°15'40" W	3°31'25"
C7	20.00'	30.94'	27.95'	S 68°49'23" W	88°38'50"
C8	125.00'	15.43'	15.42'	N 70°23'20" W	7°04'16"
C9	125.00'	30.29'	30.22'	N 80°52'01" W	13°53'06"
C10	20.00'	31.48'	28.33'	N 42°43'18" W	90°10'34"
C11	20.00'	31.35'	28.24'	S 47°16'42" W	89°49'26"
C12	20.00'	31.48'	28.33'	S 42°43'18" E	90°10'34"
C13	20.00'	31.35'	28.24'	N 47°16'42" E	89°49'26"
C14	20.00'	31.48'	28.33'	S 42°43'18" E	90°10'34"
C15	20.00'	31.35'	28.24'	N 47°16'42" E	89°49'26"
C16	75.00'	27.43'	27.28'	S 77°19'53" E	20°57'22"
C17	20.00'	30.54'	27.65'	S 23°06'53" E	87°28'38"
C18	20.00'	31.74'	28.51'	S 66°05'24" W	90°55'55"
C19	125.00'	38.80'	38.65'	N 77°20'14" W	17°47'11"
C20	125.00'	3.06'	3.06'	N 86°55'55" W	1°24'11"
C21	20.00'	31.42'	28.28'	N 42°38'01" W	90°00'00"
C22	20.00'	31.42'	28.28'	N 47°21'59" E	90°00'00"
C23	25.00'	39.27'	35.36'	N 42°38'01" W	90°00'00"
C24	75.00'	72.70'	69.89'	S 25°24'17" E	55°32'32"
C25	75.00'	27.98'	27.82'	S 63°51'49" E	21°22'32"
C26	75.00'	17.12'	17.09'	S 81°05'33" E	13°04'55"
C27	75.00'	27.12'	26.97'	S 77°16'34" E	20°42'54"
C28	20.00'	30.56'	27.67'	S 23°08'50" E	87°32'33"



RECORDING NUMBER/DATE



LEGEND:	THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.
●	FOUND 5/8" REBAR
○	FOUND 1/2" REBAR
○	FOUND PIPE
○	SET 5/8" REBAR/CAP
△	COMPUTED POINT
—	BOUNDARY LINE
—	BOUNDARY LINE (ADJACENT)
—	FOURTY LINE TIE LINE
—	CENTERLINE OF ROAD
—	RIGHT-OF-WAY
—	OVERHEAD POWER LINE
—	BUILDING SETBACK
—	UTILITY EASEMENT
—	WATER MAIN
—	WATER SERVICE
—	SEWER MAIN
—	SEWER SERVICE



Bates & Associates, Inc.
Engineers - Surveyors - Landscape Architects
7220 S. Pleasant Ridge Dr. Fayetteville, Arkansas 72704-4742 930-874-4200
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FOR USE AND BENEFIT OF:	DELIROPA, LLC
ADDRESS:	S. OLD WIRE RD FAYETTEVILLE, ARKANSAS
DATE:	8/27/2020
SCALE:	1"=80'
SURVEYED:	
DRAFTED:	
SECTION:	19
TOWNSHIP:	19 NORTH
RANGE:	29 WEST
REVIEWED:	DT
COA #	1335

DRAWING #19-003 FP 6/6