

**ROLLA CITY COUNCIL MEETING MINUTES
MONDAY, JANUARY 6, 2020; 6:30 P.M.
ROLLA CITY HALL COUNCIL CHAMBERS
901 NORTH ELM STREET**

Presiding: Mayor Louis J. Magdits, IV

Council Members in Attendance: Rachel Schneider, Monty Jordan, Matthew Crowell, Ann Murphey, David Schott, Jody Eberly, John Meusch, Carrolyn Bolin, Marie Allen, Christine Ruder, and Tiffany Henry

Council Members Absent: Jacob Rohter

Department Directors in Attendance: Police Chief Sean Fagan, Community Development Director Steve Flowers, Parks Director Floyd Jernigan, Environmental Services Director Brady Wilson, and Fire Chief Ron Smith

Other City Officials in Attendance: City Administrator John Butz, City Counselor Lance Thurman, City Planner Tom Coots, City Engineer Darin Pryor, and City Clerk Carol Daniels

Mayor Magdits called the meeting to order at approximately 6:30 p.m. and asked Councilwoman Carrolyn Bolin to lead in the Pledge of Allegiance.

I. CONSENT AGENDA

A motion was made by Murphey and seconded by Eberly to approve the consent agenda as submitted. A voice vote on the motion showed eleven ayes, zero nays, and one absent. Motion carried. The consent agenda consisted of the following:

(A) Approval of the Rolla City Council Minutes for the following:

- 1) City Council Meeting – December 2, 2019
- 2) City Council Closed Session Meeting – December 2, 2019
- 3) City Council Meeting – December 16, 2019
- 4) City Council Closed Session Meeting – December 16, 2019

II. PUBLIC HEARINGS

None.

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III. ACKNOWLEDGEMENTS AND SPECIAL PRESENTATIONS

None.

IV. REPORT OF MAYOR and COUNCIL/REPORTS OF BOARDS AND COMMISSIONS/CITY DEPARTMENTS

Mayor Magdits referred the Council to **(A)** the November 2019, Environmental Services Department Monthly Report; **(B)** the November 2019, Centre Financial Analysis; **(C)** the November 2019, Municipal Court Monthly Report; **(D)** the November 2019, Building Codes Monthly Report; **(E)** the December 5, 2019, Board of Adjustment Meeting Minutes; **(F)** the December 17, 2019, Development Review Committee Meeting Minutes; **(G)** the December 10, 2019, Planning and Zoning Commission Meeting Minutes; **(H)** the October and November 2019 Rolla Municipal Utilities Monthly Reports, and; **(I)** the October 21 and November 26, 2019, Board of Public Works Meeting Minutes.

V. OLD BUSINESS

(A) Ordinance Rezoning 1002 N. Bishop Ave. from R-2 (Two Family District) to C-2 (General Retail District) Zoning: City Planner Tom Coots explained the subject property is located at the corner of North Bishop Avenue and Eleventh Street, the site of the former Kyoto Restaurant. The applicant has the property under contract to purchase and would like to redevelop the property. Mr. Coots told the Council that a portion of the property is zoned R-2 (Two Family District) and the remainder is zoned C-2 (General Retail District). In order to make the property easier to redevelop, the applicant would like to have the property all zoned C-2 (General Retail District). Mr. Coots indicated the Planning and Zoning Commission recommended approval of the rezoning request.

City Counselor Lance Thurman read the following proposed ordinance for its final reading, by title. **ORDINANCE NO. 4539: AN ORDINANCE TO APPROVE THE RE-ZONING OF 1002 N BISHOP AVE FROM THE R-2, TWO FAMILY DISTRICT TO THE C-2, GENERAL RETAIL DISTRICT (ZON19-09).** A motion was made by Schneider and seconded by Bolin to approve the proposed ordinance. A roll call vote on the motion showed the following: Ayes; Schott, Meusch, Jordan, Bolin, Schneider, Ruder, Allen, Murphey, Henry, Crowell, and Eberly. Nays; None. Absent; Rohter. Motion carried. The ordinance passed.

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V. OLD BUSINESS (continued)

(B) Ordinance Approving the Miner Crossing Subdivision Plat (1009 S. Bishop Ave.): City Planner Tom Coots explained the subject minor subdivision would combine three lots. The Planning and Zoning Commission recommended approval of this request.

City Counselor Lance Thurman read the following proposed ordinance for its final reading, by title. ORDINANCE NO. 4540: AN ORDINANCE TO APPROVE THE MINOR SUBDIVISION FINAL PLAT OF MINER CROSSING. (SUB19-09). A motion was made by Henry and seconded by Allen to approve the proposed ordinance. A roll call vote on the motion showed the following: Ayes; Ruder, Murphey, Jordan, Schneider, Allen, Bolin, Henry, Crowell, Meusch, Schott, and Eberly. Nays; None. Absent; Rohter. Motion carried. The ordinance passed.

VI. NEW BUSINESS

None.

VII. CLAIMS and/or FISCAL TRANSACTIONS

None.

VIII. CITIZEN COMMUNICATION

(A) Open Citizen Communication: Mayor Magdits opened the floor to any citizen wishing to address the Council. No one presented responded.

IX. MAYOR/CITY COUNCIL COMMENTS

(A) Early Retirement Incentive: Councilman Crowell said he heard the early retirement incentive was again presented to City employees, but he was under the impression it had been tabled for the time being. Mr. Crowell said he got the impression from some employees they felt it was brought back to the table and then tabled a second time.

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IX. MAYOR/CITY COUNCIL COMMENTS (continued)

(A) Early Retirement Incentive (continued): Mayor Magdits and City Administrator John Butz both stated it was discussed, but was never presented as an option to employees. Mr. Butz told Mr. Crowell that staff tried to get a feel as to who might be interested just so the City can look at whether the economics of it would be feasible and it would be of any value to the City. He added that staff is still gathering some information such as who the employees are that might be interested, but nothing has been approved and staff is still just exploring the idea.

Mr. Crowell asked if the early retirement incentive must be offered to all employees or if the City could be selective.

City Counselor Lance Thurman said he felt there would be issues of discrimination. However, he would need to confirm it.

(B) Future Rolla: Councilman David Schott stated that as decision makers for Rolla, we are helping shape what Rolla will look like. He said that as he walks and drives past some of our newest developments, he said they are not very inviting. He showed a picture of a development where he said the building takes up 100% of the lot with concrete for parking and often times rocks and gravel fill where there might be grass so that no mowing needs to be done. He noted there is a complete lack of green space for trees and usually all the trees have been removed to construct the building and the parking. Mr. Schott emphasized the City is creating an urban jungle with no green space, shade, or nature and monster structures and parking lots cover the whole site, which naturally become even more ugly, disrespected, and uncared for.

Mr. Schott asked the Council to consider what great incentive or requirement could be created to encourage leaving trees and green space on lots before or after construction. He said the City should be encouraging green spaces and rain gardens, not spaces fully covered in concrete. Secondly, Mr. Schott asked the Council what more they can do to encourage structures that help create the potential of an enjoyable place to live and live near. Additionally, he noted the limit on the height of the buildings, especially on lots adjacent to single-family homes or some sort of design requirement that adds character or beauty. Mr. Schott emphasized his main point is that we may need to shift our thinking and perspectives to a number of areas realizing that the way that things have always been done can become stagnant.

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IX. MAYOR/CITY COUNCIL COMMENTS (continued)

(B) Future Rolla (continued): City Planner Tom Coots commented there is much that can be done and noted the current City Code has almost no architectural design requirements. He said there is plenty of room to start small. He indicated he has read through the entire zoning code and has many ideas to properly address such issues. Mr. Coots suggested by beginning to completely rewrite the City's zoning code.

X. COMMENTS FOR THE GOOD OF THE ORDER

None.

XI. CLOSED SESSION

None.

XII. ADJOURNMENT

Having no further business, the meeting adjourned at approximately 7:01 p.m.

Minutes respectfully submitted by City Clerk Carol Daniels.

CITY CLERK

MAYOR

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