

**ROLLA CITY COUNCIL MEETING MINUTES
MONDAY, NOVEMBER 1ST, 2021; 6:30 P.M.
ROLLA CITY HALL COUNCIL CHAMBERS
901 NORTH ELM STREET**

Presiding: Mayor Louis J. Magdits IV

Council Members in Attendance via Zoom Videoconferencing: Deanne Lyons

Council Members in Physical Attendance: Moriah Renaud, Terry Higgins, Megan Johnson, Ann Murphey, Matt Fridley, Jody Eberly, Robert Kessinger, Stanley Mayberry, Carrolyn Bolin, and Victoria Steen.

Council Members Absent: Lister Florence

Department Directors in Attendance via Zoom Videoconferencing: Finance Director Steffanie Rogers

Department Directors and Other City Officials in Physical Attendance: City Administrator John Butz, Fire Chief Ron Smith, City Planner Tom Coots, Police Chief Sean Fagan, Community Development Director Steve Flowers, Environmental Services Director Brady Wilson, Public Works Director Steve Hargis, City Engineer Darin Pryor and City Counselor Lance Thurman.

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

I. CONSENT AGENDA

A. Consider Approval of the City Council Minutes of:

1. City Council Meeting – October 4th, 2021
2. City Council Meeting – October 18th, 2021
3. City Council Closed Session Minutes: October 18th, 2021
4. Council Workshop – October 20th, 2021

A motion was made by Bolin and seconded by Murphey to accept the minutes but with corrections made to the attendance portion of the October 20th meeting. A voice vote revealed 11 Ayes. Zero Nays. One Absent.

- B. Motion to accept utility easement from DAK Development, LLC. (City Engineer Darin Pryor) A motion was made by Bolin and seconded by Renaud to accept the easement. A voice vote revealed 11 Ayes. Zero Nays. One Absent.

November 1, 2021

II. PUBLIC HEARINGS –

- A. Continued Public Hearing: Request to allow Conditional Use Permit (CUP) for wireless communications facility. (City Planner Tom Coots) The public hearing continued from the last Council Meeting on October 18th. Russell Been with Collective Solutions spoke in favor of the CUP and Zach Buchheit, attorney for SPA both spoke against the CUP. Mayor Magdits closed the hearing at 7:01. Council will reconvene in two weeks and will be presented a statement of findings.

III. ACKNOWLEDGMENTS and SPECIAL PRESENTATIONS - None

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

- a. Police Department Monthly Report – September 2021
- b. Animal Control Division Report – September 2021
- c. Centre Income Statement – September 2021
- d. RMU monthly reports –September 2021
- e. Rolla P&Z Commission Minutes for October 12th, 2021

V. OLD BUSINESS

- A. **Ordinance** to rezone 438 W. Little Oaks Rd from the C-2, General Retail district to the RMH, Residential Manufactured Home district. (City Planner Tom Coots) City Counselor Lance Thurman read the ordinance for its final reading, by title: ORDINANCE 4644: AN ORDINANCE TO APPROVE THE RE-ZONING OF 438 W. LITTLE OAKS FROM THE C-2, GENERAL RETAIL DISTRICT TO THE R-1, SINGLE-FAMILY DISTRICT AND THE RMH, RESIDENTIAL MANUFACTURED HOME DISTRICT (ZON21-06) A motion was made by Johnson and seconded by Bolin to approve the re-zoning. A roll call vote revealed the following results: Ayes: Higgins, Bolin, Steen, Renaud, Mayberry, Murphey, Lyons, Johnson, Kessinger, Eberly, and Fridley. Nays: zero. Absent Florence.
- B. **Ordinance** to rezone 1879 Longview Ln from the R-R, Rural Residential district to the R-1, Single-family district. (City Planner Tom Coots) City Counselor Lance Thurman read the ordinance for its final reading, by title: ORDINANCE 4645: AN ORDINANCE TO APPROVE THE RE-ZONING OF 1879 LONGVIEW LN. FROM THE R-R RURAL RESIDENTIAL DISTRICT TO THE R-1, SINGLE-FAMILY DISTRICT. A motion was made by Eberly and seconded by Higgins to approve the re-zoning. A roll call vote revealed the following results: Ayes: Mayberry, Lyons, Murphey, Bolin, Renaud, Steen, Kessinger, Eberly, Johnson, Fridley, and Higgins. Nays: zero. Absent: Florence.
- C. **Ordinance** to rezone vacant property on Old Hwy 66 west of HyPoint Industrial Park Dr. from M-2, Heavy Manufacturing to the C-3, Highway Commercial district. (City Planner Tom Coots) City Counselor Lance Thurman read the ordinance for its final reading, by title: ORDINANCE 4646: AN ORDINANCE TO APPROVE THE RE-ZONING OF A VACANT PROPERTY LOCATED ON OLD HWY 66 (I-44 OUTER ROAD) FROM THE M-2, HEAVY MANUFACTURING DISTRICT TO THE C-3, HIGHWAY COMMERCIAL DISTRICT. (ZON21-08) A motion was made by Kessinger and seconded by Johnson to approve an amendment to Section 3 of the proposed ordinance stating that a traffic study may be required prior to issuance of building permits due to potential traffic impacts caused by development. A roll call vote revealed the following results: Ayes: Johnson, Fridley, Steen, Renaud,

- Higgins, Murphey, Lyons, Bolin, Kessinger, Eberly, and Mayberry. Nays: none. Absent: Florence. City Counselor Lance Thurman read the ordinance as amended for its final reading. A motion was made by Bolin and seconded by Murphey to approve the amended ordinance. A roll call vote revealed the following results: Ayes: Eberly, Mayberry, Murphey, Bolin, Renaud, Steen, Kessinger, Higgins, Lyons, Johnson, and Fridley. Nays: zero. Absent: Florence.
- D. **Ordinance** to rezone 900 Meriweather Ct from the R-1, Single-family district to the GI, Government and Institutional district. (City Planner Tom Coots) City Counselor Lance Thurman read the ordinance for its final reading, by title: ORDINANCE 4647: AN ORDINANCE TO APPROVE THE RE-ZONING OF 900 MERIWEATHER CT. FROM THE R-1, SINGLE-FAMILY DISTRICT TO THE GI-GOVERNMENT AND INSTITUTIONAL DISTRICT. A motion was made by Eberly and seconded by Murphey to approve the re-zoning. A roll call vote revealed the following: Ayes: Renaud, Steen, Bolin, Higgins, Murphey, Fridley, Johnson, Kessinger, Mayberry, Eberly, and Lyons. Nays: none. Absent: Florence.
- E. **Ordinance** to approve Ward Redistricting from the 2020 Census (Public Works Director Steve Hargis) City Counselor Lance Thurman read the ordinance for its final reading by title: ORDINANCE 4648: AN ORDINANCE AMENDING EXISTING ROLLA CITY CODE SECTION 9-1, PROVIDING FOR REAPPORTIONMENT OF POPULATION OF SAID CITY AND DIVISION OF SAID CITY INTO WARDS AND DESCRIBING THE BOUNDARIES OF SAID WARDS. A motion was made by Johnson and seconded by Murphey to approve the ward redistricting. A roll call vote revealed the following: Ayes: Fridley, Kessinger, Higgins, Bolin, Renaud, Steen, Mayberry, Murphey, Johnson, and Eberly. Nays: Lyons. Absent: Florence.
- F. **Ordinance** Authorizing the Mayor to enter into an agreement with Motorola for the purchase of Public Safety portable and mobile radios. (Police Chief Sean Fagan and Fire Chief Ron Smith) City Counselor Lance Thurman read the ordinance for its final reading, by title: ORDINANCE 4649: AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF ROLLA, MISSOURI, TO EXECUTE ON BEHALF OF THE CITY OF ROLLA, MISSOURI, A CONTRACT BETWEEN THE CITY OF ROLLA, MISSOURI AND MOTOROLA SOLUTIONS. A motion was made by Bolin and seconded by Renaud to approve ordinance. A roll call vote revealed the following: Ayes: Steen, Murphey, Higgins, Renaud, Mayberry, Bolin, Lyons, Johnson, Kessinger, Fridley, and Eberly. Nays: None. Absent: Florence.
- G. **Ordinance** Authorizing the Mayor to enter into an agreement with Wireless USA for the Installation and programming of the portable and mobile radios. (Police Chief Sean Fagan and Fire Chief Ron Smith) City Counselor Lance Thurman read the proposed ordinance for its final reading, by title: ORDINANCE 4650: AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF ROLLA, MISSOURI TO EXECUTE ON BEHALF OF THE CITY OF ROLLA, MISSOURI A CONTRACT BETWEEN THE CITY OF ROLLA, MISSOURI AND WIRELESS USA. A motion was made by Bolin and seconded by Kessinger accept the agreement. A roll call vote revealed to following results. Ayes: Murphey, Lyons, Mayberry, Bolin, Renaud, Steen, Kessinger, Higgins, Eberly, Fridley, and Johnson. Nays: none. Absent: Florence.
- H. **Ordinance** allowing a final plat to reconfigure two residential lots: Parker Addition (City Planner Tom Coots) City Counselor Lance Thurman read the proposed ordinance for its final reading, by title: ORDINANCE 4651: AN ORDINANCE TO APPROVE THE MINOR SUBDIVISION FINAL PLAT OF PARKER ADDITION. A motion was made by Bolin and seconded by Johnson to allow the final plat.

A roll call vote revealed the following results: Ayes: Bolin, Higgins, Steen, Fridley, Mayberry, Murphey, Lyons, Johnson, Kessinger, Eberly, and Renaud. Nays: none. Absent: Florence.

VI. NEW BUSINESS

- A. **Ordinance** authorizing the COP financing for Public Works (phase2) (City Administrator John Butz). This ordinance would authorize the final financing required for Phase 2 of the Public Works Facility. This includes the issuance of Certificate of Participation (COP) to refinance two earlier COP's (2012, 2015) plus the building design and construction costs (\$3.5M) with an anticipated closing on December 9th. City Counselor Lance Thurman read the proposed ordinance for its first reading, by title: AN ORDINANCE AUTHORIZING THE CITY OF ROLLA, MISSOURI, TO ENTER INTO A LEASE PURCHASE TRANSACTION, THE PROCESS OF WHICH WILL BE USED TO PAY THE COSTS OF CERTAIN PROJECTS AND PREPAY OUTSTANDING LEASE OBLIGATIONS OF THE CITY; AND AUTHORIZING THE EXECUTION OF CERTAIN DOCUMENTS AND ACTIONS IN CONNECTION THEREWITH.
- B. **Ordinance** authorizing an agreement with Insituform Technologies for the rehabilitation of sanitary sewer. (City Engineer Darin Pryor) This ordinance would allow the Mayor to enter into an agreement with Insituform Technologies to rehabilitate over ½ a mile of sanitary sewer in various locations throughout the city. City Counselor Lance Thurman read the proposed ordinance for its first reading, by title: AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE ON BEHALF OF THE CITY OF ROLLA, MISSOURI A CERTAIN AGREEMENT BETWEEN THE CITY OF ROLLA, MISSOURI AND INSITUFORM TECHNOLOGIES US, LLC.

VII. CLAIMS and/or FISCAL TRANSACTIONS

- A. **Selection and Award** of RFP for legal services. (City Administrator John Butz) A motion was made by Bolin and seconded by Murphey to award the RFP for legal services to Williams, Robinson, Rigler, and Buschjost. A voice vote revealed 11 Ayes, zero Nays, and one absent.
- B. **Motion** to allow the purchase of 10 MDT's from Turn-Key Mobile Inc. (Chief Sean Fagan) A motion was made by Renaud and seconded by Johnson to allow the purchase of 10 Panasonic MDT's (Mobil Data Terminals) from Turn Key Mobile in Jefferson City, for a total of \$38,860. A voice vote showed 11 Ayes zero Nays, and 1 absent.

VIII. CITIZEN COMMUNICATION

- A. Robert Miller 2101 Vienna Rd. – Posed a question to Councilwoman Lyons regarding a protest at the beginning of the COVID pandemic.

IX. MAYOR/CITY COUNCIL COMMENTS

- A. Mayor Magdits updated Council on the latest improving COVID figures.
- B. Councilwoman Eberly recognized the many successes being accomplished by the Rolla High School athletes.
- C. Councilman Fridley reminded everyone to fly their flags in observance of Veteran's Day on November 11th.


X. COMMENTS FOR THE GOOD OF THE ORDER - None

XI. CLOSED SESSION – Closed Session Pursuant to RSMO 610.021 (2) for the discussion of real estate.

At 7:42pm a motion was made by Johnson and seconded by Higgins to enter into Closed Session. A roll call vote showed the following results: Ayes: Johnson, Fridley, Steen, Renaud, Higgins, Murphey, Lyons, Bolin, Kessinger, Eberly, and Mayberry. Nays: none. Absent: Florence.

XII. ADJOURNMENT

Having no further business, the meeting adjourned at approximately 8:08pm
Minutes respectfully submitted by City Clerk Lorri Thurman.


CITY CLERK


MAYOR