

**ROLLA CITY COUNCIL MEETING MINUTES  
MONDAY, NOVEMBER 21, 2022; 6:30 P.M.  
ROLLA CITY HALL COUNCIL CHAMBERS  
901 NORTH ELM STREET**

**Presiding:** Mayor Pro-Tem Lister Florence

**Council Members in Physical Attendance:** Moriah Renaud, Megan Johnson, Nathan Chirban, Matt Fridley, Jaired Hall, Carolyn Bolin, Stanley Mayberry, Terry Higgins, Lister Florence, Tina Balch and Victoria Steen

**Council Members Absent:** Rob Kessinger

**Department Directors and Other City Officials in Physical Attendance:** Community Development Director Steve Flowers, Interim PW Director Darin Pryor, Police Chief Sean Fagan, Fire Chief Ron Smith, MIS Coordinator Brian Kinsey, Environmental Services Director Brady Wilson, Park Director Floyd Jernigan, Finance Director Steffanie Rogers and City Counselor Lance Thurman.

Mayor Pro-Tem Lister Florence called the meeting to order at approximately 6:30 p.m. and lead in the Pledge of Allegiance.

**I. PUBLIC HEARINGS –**

**A. Public Hearing and Ordinance** allowing a Map Amendment to rezone 1000 and 1006 N Oak St; and 204-208 E 11<sup>th</sup> St from R-2, Two-family district; C-1, Neighborhood Commercial district; and M-1, Light Manufacturing district to a PUD, Planned Unit Development district.

Community Development Director Steve Flowers explained to Council the uses of a PUD. The proposed development would serve as a “Women’s House” with Christian Campus Ministries to provide up to 32 bedrooms and space to hold church services and meetings. Mayor Pro-Tem Florence opened the public hearing at 6:40pm. There were no citizens that spoke in favor of or against the PUD and the public hearing was closed at 6:40pm. City Counselor Lance Thurman read the ordinance for its first reading: AN ORDINANCE TO APPROVE THE RE-ZONING OF 1000 AND 1006 N OAK STREET; AND 204-208 E 11<sup>TH</sup> STREET FROM THE R-2, TWO FAMILY; C-1, NEIGHBORHOOD COMMERCIAL; AND M-1, LIGHT MANUFACTURING DISTRICTS TO A PUD, PLANNED UNIT DEVELOPMENT.

**B. (Withdrawn by applicant) Cancelled Public Hearing** to consider a map amendment, rezoning 821 Hwy O from the R-R, rural Residential district to the C-3, Highway Commercial district.

Community Development Director Steve Flowers stated this rezoning request was presented on November 15<sup>th</sup> to P&Z. The commission voted to recommend that the City Council deny the rezoning request, due to opposition from the adjacent land owners and finding that the location is not appropriate for the requested zoning. The applicants withdrew their request and this public hearing was cancelled.

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II. **ACKNOWLEDGMENTS and SPECIAL PRESENTATIONS** – None

III. **OLD BUSINESS** –

- A. **Ordinance** to allow a street name change, renaming Fraternity Circle to Spruce Drive. (City Planner Tom Coots) City Counselor Lance Thurman read the ordinance for its final reading by title: **ORDINANCE 4707: AN ORDINANCE TO CHANGE THE NAME OF FRATERNITY CIRCLE TO SPRUCE DRIVE. A motion was made by Johnson and seconded by Fridley to pass the ordinance. A roll call vote showed the following: Ayes: Johnson, Fridley, Steen, Renaud, Higgins, Chirban, Balch, Bolin, Florence, Hall, and Mayberry. Nays: zero. Absent: Kessinger.**
- B. **Ordinance** to allow a street name change, renaming University Drive to Tim Bradley Way. (City Planner Tom Coots) City Counselor Lance Thurman read the ordinance for its final reading by title: **ORDINANCE 4708: AN ORDINANCE TO CHANGE THE NAME OF A PORTION OF UNIVERSITY DRIVE TO TIM BRADLEY WAY. A motion was made by Bolin and seconded by Balch to pass the ordinance. A roll call vote showed: Ayes: Hall, Mayberry, Chirban, Bolin, Renaud, Steen, Higgins, Balch, Johnson, Fridley, and Florence. Nays: none. Absent: Kessinger.**
- C. **Ordinance** to allow a street name change, renaming a portion of Kingshighway and Ridgeview Rd. to Highway 72. (City Planner Tom Coots) City Counselor Lance Thurman read the ordinance for its final reading by title: **ORDINANCE 4709: AN ORDINANCE TO CHANGE THE NAME OF A PORTION OF KINGSHIGHWAY AND RIDGEVIEW RD TO HIGHWAY 72. A motion was made by Johnson and seconded by Higgins to pass the ordinance. A roll call vote showed: Ayes: Renaud, Florence, Steen, Bolin, Higgins, Chirban, Fridley, Johnson, Mayberry, Hall, and Balch. Nays: none. Absent: Kessinger.**

IV. **NEW BUSINESS** –

- A. **Motion** to allow street closings for Christmas Festivities December 2<sup>nd</sup> - December 4<sup>th</sup>. (Interim Public Works Director Darin Pryor)  
Bill Bicknell of the Sister City Association, shared with council the timeline of activities for Christkindl Markt and Lichternacht (10<sup>th</sup> Anniversary of the Christkindl Markt.)  
Executive Director Stevie Kearse and Bailey Barnes stated the lineup for the 52<sup>nd</sup> annual Christmas Parade will begin at 8:30am and the parade will begin at 10:00am. **A motion was made by Johnson and seconded by Higgins to approve the street closures. A roll call vote showed: Ayes: Fridley, Higgins, Bolin, Renaud, Steen, Mayberry, Chirban, Balch, Johnson, Hall, Florence. Nays: none. Absent: Kessinger.**
- B. **Ordinance** to enter into an agreement with MDOC for a Work Release Program with SCCC. (Interim Public Works Director Darin Pryor)  
This agreement will allow the City to utilize an eight-member work release crew to perform grass mowing and tree trimming type activities along City of Rolla rights of way and Park property. City Counselor Lance Thurman read the ordinance for its first reading: **AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF ROLLA, MISSOURI TO EXECUTE ON BEHALF OF THE CITY OF ROLLA, MISSOURI A CERTAIN AGREEMENT BETWEEN THE CITY OF ROLLA, MISSOURI AND MISSOURI DEPARTMENT OF CORRECTIONS.**

**C. Ordinance** to enter into an agreement with MoDOT for ADA curb ramp improvements. (Interim Public Works Director Darin Pryor)

MoDot is proposing to improve the curb ramps on the northwest and northeast corners at the intersection of Route O with Lions Club Drive. In order to perform this work, MoDot will need a Municipal Agreement with the City of Rolla for the work on the city street right of way. City Counselor Lance Thurman read the ordinance for its first reading: AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF ROLLA, MISSOURI TO EXECUTE ON BEHALF OF THE CITY OF ROLLA, MISSOURI A CERTAIN MUNICIPAL AGREEMENT BETWEEN THE CITY OF ROLLA, MISSOURI AND MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION FOR PROJECT J5P3490.

**D. Resolution** to authorize staff to file an application for ARPA grant funding for “Downtown Improvements”.

City Administrator John Butz explained this funding request was for two different applications (City and Ozark Actor’s Theater) bundled together for the Downtown Revitalization project. This grant would allow for enhance lighting, ADA accessibility, landscaping & aesthetics and building façade improvements. In addition to the “Community Revitalization” grant the proposed Resolution also includes an endorsement of a “Tourism” grant being submitted by OAT in partnership with the Downtown revitalization. City Counselor Lance Thurman Read the resolution for one reading by title: RESOLUTION 2014: A RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION WITH THE MISSOURI DEPARTMENT OF ECONOMIC DEVELOPMENT, STATE ARPA GRANT PROGRAMS FOR SUBAWARD OF FEDERAL FINANCIAL ASSISTANCE PROVIDED TO THE STATE OF MISSOURI BY THE U.S. DEPARTMENT OF THE TREASURY (“TREASURY”) AS AUTHORIZED BY SECTION 9901 OF THE AMERICAN RESCUED PLAN ACT (MARCH 11, 2021) A motion was made by Renaud and seconded by Fridley to accept the resolution. A voice vote showed 11 Ayes, zero Nays, and 1 Absent (Kessinger)

**E. Resolution** to authorize staff to file an application for ARPA grant funding for “Community Revitalization” addressing park improvements.

Parks Director Floyd Jernigan stated this grant would allow for the lighting of the Bayless ballfield, replacement of the Ber Juan Park trail/sidewalk, a new ADA compliant bathroom at Ber Juan Park, and replacement of various exercise stations throughout Ber Juan. If the grant is awarded, city funding would come primarily from parks projects completed during this time frame and approximately \$75,000 from Park funds. City Counselor Lance Thurman read the resolution for one reading by title: RESOLUTION 2015: A RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION WITH THE MISSOURI DEPARTMENT OF ECONOMIC DEVELOPMENT, STATE ARPA GRANT PROGRAMS FOR SUBAWARD OF FEDERAL FINANCIAL ASSISTANCE PROVIDED TO THE STATE OF MISSOURI BY THE U.S. DEPARTMENT OF THE TREASURY (“TREASURY”) AS AUTHORIZED BY SECTION 9901 OF THE AMERICAN RESCUED PLAN ACT (MARCH 11, 2021). A motion was made by Johnson and seconded by Higgins to accept the resolution. A voice vote showed 11 Ayes, zero Nays, and 1 Absent (Kessinger).

**F. Ordinance** vacating a portion of an easement at 589 Sycamore Dr.

Community Development Director Steve Flowers explained that the applicant was seeking to vacate the south 10 feet of a 20-foot-wide utility easement along the north side of their property to allow for the construction of a small addition to the house. The area to be vacated does not have any utilities. The

remaining easement does have electric utilities, however the remaining easement and an easement on the adjacent property will be large enough to maintain the utility. City Counselor Land Thurman read the ordinance for its first reading by title: **ORDINANCE: 4710: AN ORDINANCE APPROVING THE VACATION OF A PORTION OF AN EASEMENT LOCATED ON 589 SYCAMORE DRIVE. A motion was made by Hall and seconded by Balch to suspend the rules for a final reading. A roll call vote showed the following: Ayes: Fridley, Steen, Renaud, Mayberry, Chirban, Balch, Johnson, Florence, Higgins, Hall, and Bolin. Nays: none. Absent: Kessinger.** City Counselor Lance Thurman read the ordinance for its final reading. **A motion was made by Johnson and seconded by Higgins to approve the ordinance. A roll call vote showed the following: Ayes: Florence, Johnson, Chirban, Fridley, Renaud, Steen, Mayberry, Higgins, Hall, Balch, and Bolin. Nays: none. Absent: Kessinger.**

**G. Ordinance** to allow a PUD subdivision to combine parcels into one platted lot: Campus Fellowship Addition

Community Development Director Steve Flowers explained this final plat is related to the Christian Campus Ministry PUD being reviewed concurrently. The plat combines several parcels into a single lot for the development. City Counselor Lance Thurman read the ordinance for its first reading by title: **AN ORDINANCE TO APPROVE THE FINAL PLAT OF CAMPUS FELLOWSHIP ADDITION.**

**V. CLAIMS and/or FISCAL TRANSACTIONS –**

- A. **Award** of bid to JOMAC for the purchase of a custom service body for the recently purchased Ford F-550 for \$32,769.93. (Fire Chief Ron Smith) **A motion was made by Chirban and seconded by Balch to award the bid to JOMAC. A roll call vote showed the following: Ayes: Mayberry, Balch, Chirban, Bolin, Renaud, Steen, Florence, Hall, Johnson, Fridley, and Higgins. Nays: none. Absent: Kessinger.**
- B. **Award** of bid to Central Salt, LLC for 800 tons of de-icing salt for \$78,504. (Interim Public Works Director Darin Pryor) **A motion was made by Johnson and seconded by Bolin to purchase the de-icing salt. A roll call vote showed the following: Ayes: Johnson, Fridley, Steen, Renaud, Higgins, Chirban, Balch, Bolin, Florence, Hall, and Mayberry. Nays: none. Absent Kessinger.**

**VI. CITIZEN COMMUNICATION**

**VII. MAYOR/CITY COUNCIL COMMENTS**

- A. Candidate filing opens 8:00 AM, Tuesday December 6<sup>th</sup>, 2022 for the April 4<sup>th</sup>, 2023 Municipal Election in the office of the City Clerk, 3<sup>rd</sup> floor of the Rolla City Hall. Filing ends on December 27, 2022.
- B. Small Business Saturday Proclamation – Saturday, November 26<sup>th</sup>, 2022. Mayor Pro-Tem Florence read an excerpt from a proclamation and encouraged small business support this holiday season.
- C. Councilman Fridley stated that it was important for the citizens of Rolla to provide feedback to their Councilmembers regarding the implementation of Proposition 3.

**VIII. COMMENTS FOR THE GOOD OF THE ORDER**

- A. Councilwoman Renaud encouraged all to support local businesses during the upcoming holiday season.
- B. Councilwoman Johnson invited citizens to the Optimist Club Christmas Tree Lot located in the Kroger parking lot beginning on Black Friday.
- C. Councilman Chirban commented on the good turnout for the Hero's Marathon and encouraged further participation.


**IX. CLOSED SESSION – Closed Session per RSMo 610.021 (3) Personnel and (21) Network Security**

At 7:44, a motion was made by Johnson and seconded by Hall to go into closed session. A roll call vote showed the following: Ayes: Fridley, Higgins, Bolin, Renaud, Steen, Mayberry, Chirban, Balch, Johnson, Hall, and Florence. Nays: None. Absent: Kessinger.

At 8:28, Council returned from Closed Session where 2 items were discussed for personnel and network security. No final action was taken.

**X. ADJOURNMENT -**

Having no further business, the meeting adjourned at approximately 8:28 p.m.  
Minutes respectfully submitted by City Clerk Lorri Thurman.

  
CITY CLERK

  
MAYOR