

**ROLLA CITY COUNCIL MEETING MINUTES  
MONDAY, MARCH 1, 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:** Rachel Schneider, Lister Florence, Christine Ruder, Terry Higgins, Matthew Crowell, Ann Murphey, Carrolyn Bolin, Jody Eberly, John Meusch, Dave Schott and Marie Allen

**Council Members Absent:** None.

**Department Directors in Attendance via Zoom Videoconferencing:** Community Development Director Steve Flowers and Finance Director Steffanie Rogers

**Department Directors and Other City Officials in Physical Attendance:** City Administrator John Butz, Fire Chief Ron Smith, City Engineer Darin Pryor, Parks Director Floyd Jernigan, City Clerk Lorri Thurman, Police Chief Sean Fagan, Environmental Services Director Brady Wilson, and City Planner Tom Coots

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

**I. CONSENT AGENDA**

A motion was made by Crowell and seconded by Allen to approve the consent agenda as submitted. A voice vote on the motion showed the following; Ayes: 12, Nays: none, Absent: none.

The consent agenda consisted of the following:

**I. CONSENT AGENDA**

- A) Consider Approval of the City Council Minutes of:
- 1) City Council Meeting – February 1, 2021
  - 2) City Council Closed Session Meeting – February 1<sup>st</sup>, 2021
  - 3) City Council Meeting – February 16th, 2021

**II. PUBLIC HEARINGS** - NONE

**III. ACKNOWLEDGMENTS and SPECIAL PRESENTATIONS**

- A. Citizen Award Presentation to Judy Terry (Fire Chief Ron Smith & Police Chief Sean Fagan) Presentation was postponed for a later date.

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- B. Jeff Schramm and Ben Sitzes St. Patrick's Board: Community briefing on St. Patrick's Day Festivities.

Mr. Schramm stated that the St. Pat's Board has moved all student related St. Pat's festivities onto campus. They are encouraging all students to participate in the new drive through parade which will be located at Lion's Club Park. Everyone wanting to drive through the parade will enter from the soccer fields off Lions Club Drive and exit onto Highway 63. Everyone will have to remain in their vehicles and none of the usual parade loot will be handed out. The Board is not endorsing any events on Pine Street and are discouraging Alumni from returning for this year's event. The annual painting of Pine Street will resume this year as organized by Alumni.

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

- a. Environmental Services Department Monthly Report – January 2021
- b. Building Codes Monthly Report – January 2021
- c. Parks Financial Analysis – January 2021
- d. Police Department Monthly Report – January 2021
- e. Animal Control Division Report – January 2021
- f. Rolla Planning and Zoning Commission Minutes for February 9th, 2021
- g. The Centre Health & Rec Complex Monthly Income Statement – January 2021

**V. OLD BUSINESS**

- A. Conditional Use Permit (CUP) to allow an "Arsenals and Munitions Storage" in the M-2, Heavy Manufacturing District at 4060 Hy-Point North (Zon20-03) (City Planner Tom Coots) –**Final Reading**

Mr. Coots advised the applicant, Second Amendment Wholesale, has selected the former FedEx building as a suitable location for their wholesale gun and ammunition business. Due to the nature of their business, Council would need to approve a Conditional Use Permit.

City Counselor Carolyn Buschjost read the following proposed ordinance for its final reading, by title. ORDINANCE NO 4603: AN ORDINANCE TO AUTHORIZE THE ISSUANCE OF A CONDITIONAL USE PERMIT TO THE PROPERTY KNOWN AS 4060 HY-POINT NORTH FOR THE USE OF "ARSENALS AND MUNITIONS STORAGE" IN THE M-2, HEAVY MANUFACTURING DISTRICT. (2<sup>ND</sup> AMENDMENT WHOLESALE). A motion was made by Bolin and seconded by Murphey to approve the ordinance as written. A roll call vote yielded the following results: Ayes: Murphey, Lyons, Allen, Bolin, Schneider, Ruder, Meusch, Higgins, Eberly, Florence, Schott, and Crowell. Nays: None. Absent: None. Ordinance Passed.

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**VI. NEW BUSINESS**

A. Pete Ramsel: Diamond Apartments and Weylin Watson: Gilmore & Bell, P.C. Introduction to Diamond Apartments project. **(Discussion)**  
Mr. Ramsel explained to Council that he is representing the ownership group interested in buying and rehabilitating the Oak Tree Apartments on Forum Drive. (Diamond Apartments) This is an affordable housing rehab project made possible through investors, a commitment from MHDC (Missouri Housing Development Commission) for a 4% tax credit, and IDA bonds (Industrial Development Authority) for both state and federal tax-exempt financing. He explained that the 25-year-old development needs rehabilitation, including new roofs, siding, windows, and interior unit renovation. This will cost approximately \$40,000 a unit with a washer and dryer in every unit. This is an 80 unit building with 2 and 3 bedroom units. MHDC requires a local Public Hearing which is scheduled for March 15<sup>th</sup> at 6:30p.m.

B. **Ordinance** to permit the Rolla Police Department to apply for free traffic safety grants through MDOT. (Police Chief Sean Fagan) **First and Final**

Chief Fagan advised that every year they apply for grants through MDOT which provides 100% paid overtime to perform various Traffic projects. Last year they applied for and received \$20,000 and this year they are applying for \$22,000.

City Counselor Carolyn Buschjost read the proposed ordinance for its first reading by title: **ORDINANCE NO 4604: 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 THE MISSOURI DEPARTMENT OF TRANSPORTATION PERTAINING TO GRANTS.** A motion was made by Eberly and seconded by Murphey to suspend the rules and

read the ordinance as written for its final reading. Voice vote showed 12 Ayes and 0 Nays. Motion carried.

Mrs. Buschjost then read the proposed ordinance for its final reading by title: A motion was made by Crowell and seconded by Bolin to accept the ordinance as read. A roll call vote showed the following results. Ayes: Bolin, Higgins, Ruder, Schott, Allen, Murphey, Lyons, Crowell, Meusch, Florence, Eberly, and Schneider. Nays: None Absent: None Ordinance passed.

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- C. **Ordinance** authorizing the Mayor to execute an agreement with the Missouri Department of Corrections for renewal of work release program. (City Engineer Darin Pryor) **First Reading**

Mr. Pryor advised it was time to renew the agreement with the Missouri Department of Corrections (MDOC) for the work release program. Due to COVID, the City has not been receiving offenders but we hope to this year.

Mrs. Buschjost read the proposed ordinance for its first reading by title:  
ORDINANCE NO: 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.

**VII. CLAIMS and/or FISCAL TRANSACTIONS**

- A. **Motion** to award A&E services for a new Animal Shelter to Shelter Planners of America/Archer Engineering and Ordinance authorizing the Mayor to enter into a contract with same. (City Administrator John Butz) **Motion/ First Reading**

Mr. Butz advised that in late 2020 the City requested bids for architectural engineering services to design a new Animal Shelter. The team of Shelter Planners of America and Archer Engineering is recommended as the most qualified team to do a two-phased approach. The first phase will plan and build the shell of an approximately 6000 sq. ft. shelter. With the help of much anticipated and re-energized fundraising efforts and in-kind donations of labor and supplies, phase two would eventually complete the project but may take several years. A motion was made by Meusch and seconded by Schott to award the bid for A&E services to Shelter Planners of America. A roll call vote showed the following results; Aye: Meusch, Schott, Ruder, Schneider, Allen, Murphey, Lyons, Crowell, Florence, Higgins, Eberly, and Bolin. Nays: None. Absent: None.

City Counselor Carolyn Buschjost read the proposed ordinance for its first reading by title: ORDINANCE NO: AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF ROLLA, MISSOURI TO EXECUTE ON BEHALF OF THE CITY OF ROLLA, MISSOURI A CONTRACT AGREEMENT BETWEEN THE CITY OF ROLLA, MISSOURI, AND SHELTER PLANNERS OF AMERICA OF ARLINGTON, TEXAS/ARCHER ENGINEERING OF ROLLA, MO.

- B. **Motion** to award bid for purchase and installation of Vehicle Exhaust Removal System to Air Cleaning Technologies \$25,600. (Fire Chief Ron Smith) **Motion**

Fire Chief Smith explained the benefits of the proposed exhaust system. The low bid is \$25,600, \$10,000 of which will be paid for with funds from a memorial bequeathment from the estate of Chester and Evelyn Baker of Rolla, Mo. A motion was made by Allen

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and seconded by Bolin to award bid to Air Cleaning Technologies. A voice vote revealed 12 Ayes and zero Nays. Motion passed

- C. **Motion** to award bid to Wayde's Equipment for zero turning radius diesel mower \$15,348.45. **Motion** (Parks Director Floyd Jernigan)

Parks Director Floyd Jernigan stated that bids were received for a 2021 zero turn diesel mower to replace a 2016 mower for the cemetery. The lowest qualified bid was from Wayde's Equipment out of Steelville, MO for \$15,348.45. A motion was made by Bolin and seconded by Schott to award the bid to Wayde's Equipment. A voice vote revealed 12 Ayes and zero Nays. Motion passed

### VIII. CITIZEN COMMUNICATION

#### A) Open Citizen Communication

1. Dan Byington of Sidney's Bar spoke reference a proposed plan in the downtown area on St Patrick's Day. Mr. Byington advised that he would be paying for the liability insurance and would name the City of Rolla as additional insured. A map of festivities and schedule of events was provided detailing restrooms, sanitation stations, entrances and exits. A discussion was had about the availability of Police Officers, Fire personnel, and the occupancy limit. Mr. Byington requested Council to allow the closure of a large section of 7<sup>th</sup> street between Rolla and Pine Street from 8AM – 6PM on Saturday, March 13th. A motion was made by Crowell and seconded by Bolin to adopt the request of Mr. Byington to shut down the street pursuant to all the discussed requirements, including an insurance policy, liquor license, occupancy limits and a plan to enforce same. A roll call vote showed the following results: Ayes: Allen, Lyons, Murphey, Bolin, Schneider, Ruder, Meusch, Florence, Eberly, Crowell, Schott, and Higgins. Nays: none Absent: none Motion passed.
2. Brandon Johnson – 1601 Broadway: asked the City's role in resolving issues with abandoned houses. Mr. Johnson was asked to contact Zoning Inspector, Kathleen McMeen, on Tuesday.

### IX. MAYOR/CITY COUNCIL COMMENTS

- A. Mayor Magdits commented on the expense and time involved in campaigning, spoke against the theft of signs, and cautioned candidates on their placement of signs and other materials.
- B. **Ordinance** extending the emergency proclamation (City Administrator John Butz) **First Reading**

Mr. Butz stated that Council had asked staff to prepare an ordinance to re-declare an emergency declaration for COVID which grants to the Mayor authority to manage and

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control City facilities and assets per RSMo 77.530. The proposed ordinance would coincide with the state's Declaration unless acted upon separately by City Council.

City Counselor Carolyn Buschjost read the proposed ordinance for its first reading by title: ORDINANCE NO: AN ORDINANCE EXTENDING THE EMERGENCY PROCLAMATION IN THE CITY OF ROLLA AND ENCOURAGING THE CITIZENS OF THE CITY OF ROLLA TO CONTINUE TO IMPLEMENT THE MITIGATION STRATEGIES LAID OUT BY THE CENTERS FOR DISEASE CONTROL AND THE NATIONAL INSTITUTE OF HEALTH.

- C. **Notice of Public Hearing** on March 15, 2021 regarding the redevelopment of Diamond Apartments, formerly Oak Tree Apartments.

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

None

**XI. CLOSED SESSION**

None

**XII. ADJOURNMENT**

Having no further business, the meeting adjourned at approximately 8:36 PM

Minutes respectfully submitted by City Clerk Lorri Thurman.

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CITY CLERK

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MAYOR

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