

**ROLLA CITY COUNCIL MEETING MINUTES
MONDAY, AUGUST 16th, 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 and Ann Murphey

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

Council Members Absent: None

Department Directors in Attendance via Zoom Videoconferencing: None

Department Directors and Other City Officials in Physical Attendance: Fire Chief Ron Smith, City Engineer Darin Pryor, Police Captain Doug James, Community Development Director Steve Flowers, Parks Director Floyd Jernigan, Environmental Services Director Brady Wilson, Finance Director Steffanie Rogers, RMU General Manager Rodney Bourne and City Counselor Carolyn Buschjost.

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

I. PUBLIC HEARINGS

- A. **Public Hearing/Ordinance** for Property Tax rate setting (Finance Director Steffanie Rogers)
State law requires that the tax rates be certified to the County Clerk by September 1st. The total rates for 2021 will total .7127 per \$100 of assessed valuation (down from .7649 in 2020) an increase of projected revenues of \$123,452 for the General Fund, \$51,649 for the Library, and \$30,249 for the parks. Finance Director Rogers reported the tax levy is reduced to offset an increase in county assessment beyond the rates of inflation. Mayor Magdits officially opened the Public Hearing at 6:36PM. There were no citizens who wished to speak in favor or against the subject. The hearing was closed at 6:36PM.
City Counselor Carolyn Buschjost read the proposed ordinance for its first reading by title: ORDINANCE 4628: AN ORDINANCE FIXING THE TAX LEVY FOR GENERAL REVENUE, LIBRARY AND PARK BY THE CITY OF ROLLA, MISSOURI FOR THE YEAR 2021. A motion was made by Bolin and seconded by Johnson to suspend the rules. A voice vote revealed 12 Ayes and zero Nays. City Counselor Carolyn Buschjost read the ordinance for its final reading. A motion was made by Eberly and seconded by Murphey to approve the ordinance as written. A roll call vote revealed the following results: Ayes: Murphey, Lyons, Mayberry, Bolin, Renaud, Steen, Kessinger, Higgins, Eberly, Florence, Fridley, and Johnson. Nays: none.
- B. **Public Hearing/Ordinance** to approve the re-zoning of 101 N Rucker Ave from C-1, Neighborhood Commercial District to the C-2, General Retail District. (Community Development Director, Steve Flowers) The Property owner is seeking a rezoning of the property at 101 N. Rucker to increase the potential uses for the property and to match with properties in the vicinity. It is currently used as a single family residence. Mayor Magdits opened the Public Hearing at 6:41PM. No citizens spoke either for or against the property rezoning and the Public Hearing was closed at 6:41PM. City Counselor Carolyn Buschjost read the proposed ordinance for its first reading by title: AN ORDINANCE TO APPROVE THE RE-ZONING OF 101 N RUCKER AVE FROM THE C-1, NEIGHBORHOOD COMMERCIAL DISTRICT TO THE C-2, GENERAL RETAIL DISTRICT.

- C. **Public Hearing/Ordinance** to approve the re-zoning of 2180, 2182, and 2184 Farrar Drive from the R-3, Multi-Family District to the C-3, Highway Commercial District (Community Development Director, Steve Flowers) The applicant is seeking to rezone the property to allow for a planned self-storage development. Mayor Magdits opened the Public Hearing at 6:47PM. No citizens spoke either for or against the rezoning and the hearing was closed at 6:47PM. City Counselor Carolyn Buschjost read the proposed ordinance for its first reading by title: AN ORDINANCE TO APPROVE THE REZONING OF 2180, 2182, AND 2184 FARRAR DRIVE FROM THE R-3, MULTI-FAMILY DISTRICT TO THE C-3, HIGHWAY COMMERCIAL DISTRICT.

II. ACKNOWLEDGMENTS and SPECIAL PRESENTATIONS

- A. RMU quarterly report and FY2022 budget presentation. (General Manager Rodney Bourne)
Mr. Bourne presented an overview of RMU's FY 2021 third quarter report. With 75% of the year finished, they are on target for year-to-date projection on operating income. RMU received an "unmodified opinion" on the FY 2020 Audit which is the best that can be given. Additionally, Mr. Bourne summarized RMU's proposed budget for FY 2022. He noted the complete report is available on RMU's website.

III. OLD BUSINESS

- A. **Ordinance** authorizing the Mayor to enter into an agreement with Just in Time Roofing for the removal and replacement of the cemetery building roof. Bid was awarded at the August 2nd meeting. (Parks Director Floyd Jernigan) On August 2nd, Council awarded the lowest bid to Just in Time Roofing to remove and replace the roof on the existing cemetery maintenance shed. The proposed ordinance will allow the Mayor to execute the agreement.
City Counselor Carolyn Buschjost read the proposed ordinance for its first reading, by title: ORDINANCE 4629: 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 JUST IN TIME ROOFING OF ROLLA, MISSOURI FOR THE REMOVAL AND REPLACEMENT OF THE CEMETERY/MAINTENANCE BUILDING ROOF. A motion was made by Bolin and seconded by Kessinger to suspend the rules. A voice vote revealed 12 Ayes and zero Nays. City Counselor Carolyn Buschjost read the ordinance for its final reading. A roll call vote revealed the following results: Ayes: Kessinger, Fridley, Steen, Renaud, Mayberry, Murphey, Lyons, Johnson, Florence, Higgins, Eberly, and Bolin. Nays: zero.

IV. NEW BUSINESS

- A. Request to host Big BAM event in Ber Juan Park: (Parks Director Floyd Jernigan and RACC Tourism Director Aimee Campbell) Mr. Jernigan advised that the Rolla Area Chamber of Commerce, through its tourism outreach, seeks to host a Bicycle Across Missouri Event in Rolla on June 16th, 2022. To host the event, they are needing a location and have asked City Council to waive ordinances relating to camping overnight, selling in the parks, and extended parking. The Chamber has been meeting with local downtown establishments and all are very excited about the opportunity. Ms. Campbell has reached out to several of the participants for past events and has found that there are have been no issues as a result of this event. A motion was made by Murphey and seconded by Johnson to waive the necessary ordinances to allow the event. A voice vote revealed 12 Ayes and zero Nays.

- B. Resolution** engaging Piper Sandler as Financial Advisor on the new Public Works Facility. (City Administrator, John Butz) The construction of the new \$3.42 million/19,000sq.ft. Public Works facility is underway. The project replaces several old buildings along Sharp Rd. and allows the city to properly list and sell that 8.8 acre site (including the removal of the old Ransdall building along 18th St.). The budget anticipates a 15-20 year financing that would include the refinancing of a 2018 COP (and possibly others) so that the current annual debt service payment would not increase. Piper Sandler arranged the original 2018 financing. City Counselor Carolyn Buschjost read the resolution for one reading, by title: RESOLUTION 1991: A RESOLUTION AUTHORIZING THE MAYOR OF THE CITY OF ROLLA, MISSOURI TO EXECUTE ON BEHALF OF THE CITY OF ROLLA, MISSOURI A FINANCIAL SERVICES AGREEMENT BETWEEN THE CITY OF ROLLA, MISSOURI, AND PIPER SANDLER & CO., FOR FINANCIAL ADVISORY SERVICES. A motion was made by Bolin and seconded by Johnson to approve the resolution. A voice vote revealed 12 Ayes and zero Nays.
- C. Resolution** engaging Gilmore Bell as Special Counsel Services on the new Public Works Facility. (City Administrator, John Butz) In addition to Financial Advisor Services for the Public Works facility, tax exempt financing also requires Special Tax Counsel and Disclosure Services. The City has used Gilmore Bell on a number of those financings due to their extensive experience in public finance and past experience in Rolla. City Counselor Carolyn Buschjost read the resolution for one reading, by title: RESOLUTION 1992: A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF ROLLA, MISSOURI TO EXECUTE ON BEHALF OF THE CITY OF ROLLA, MISSOURI A CERTAIN ENGAGEMENT LETTER FOR SPECIAL COUNSEL SERVICES BETWEEN THE CITY OF ROLLA, MISSOURI AND GILMORE BELL, ATTORNEYS AT LAW, IN CONNECTION WITH THE CONSIDERATION OF SPECIAL COUNSEL SERVICES ON THE PUBLIC WORKS FACILITY IN ROLLA, MISSOURI. A motion was made by Eberly and seconded by Bolin to approve the resolution. A voice vote revealed 12 Ayes and zero Nays.
- D. Ordinance** to approve the minor subdivision final plat of YCHC (Your Community Health Center) Addition and vacating an easement. (Community Development Director, Steve Flowers) The applicant wishes to construct an addition to an existing structure as well as additional parking. The parking lot would be on the separate lot from the building. Due to parking requirements the two commercial lots are required to be combined. The applicant is also seeking to vacate an unneeded utility easement. City Counselor Carolyn Buschjost read the ordinance for its first reading, by title: AN ORDINANCE TO APPROVE THE MINOR SUBDIVISION FINAL PLAT OF YCHC ADDITION AND VACATING AN EASEMENT.

V. CLAIMS and/or FISCAL TRANSACTIONS

- A. Motion** to award lowest bid for Project 540, FY 2021 Phase II Asphalt Improvements and **Ordinance** authorizing the Mayor to enter into the contract with Pierce Asphalt, LLC. (City Engineer, Darin Pryor) Bids were received for the FY 2021 Phase II Asphalt Improvements Project. This phase overlays 19th Street from Walnut to Sharp Road, Ridgeview from Adrian to Morrell, and all of the Cemetery roads. A motion was made by Bolin and seconded by Johnson to award the lowest bid to Pierce Asphalt of Rolla for \$104,952.08. A voice vote revealed 12 Ayes and zero Nays. City Counselor Carolyn Buschjost read the ordinance for its first reading, by title: 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 PIERCE ASPHALT LLC FOR FY 2021 PHASE II ASPHALT IMPROVEMENTS, PROJECT #540.

- B. **Motion** to award health insurance excess coverage. (Finance Director, Steffanie Rogers) Quotes were solicited through stop loss brokers, managing general underwriters, and directly from the current carrier. Only one quote was obtained due to the number of excess coverage claims in recent years. The current excess coverage deductible is \$75,000. A motion was made by Bolin and seconded by Eberly to renew Health Insurance Excess Coverage to SunLife and to maintain the current deductible of \$75,000. A voice vote revealed 12 Ayes and zero Nays.

VI. **CITIZEN COMMUNICATION**

- A. Open Citizen Communication - NONE

VII. **MAYOR/CITY COUNCIL COMMENTS**

- A. Mayor Magdits apologized to Councilwoman Renaud, for a comment made in reference to PACE at the Aug 2nd meeting.
- B. Councilman Kessinger spoke on the declining COVID case numbers, the destructive effects of mainstream media, virus cycles, dangers of wearing masks, preserving liberty and freedoms, and the effect of sugar on white blood cells.
- C. Mayor Magdits spoke on the local COVID statistics and reminded the public that there would be a vaccination clinic at the Heavener Center on August 18th and 25th from 11:00AM to 5:00PM.
- D. Councilman Fridley and Councilman Florence invited the public to attend their first neighborhood watch meeting on the 17th from 6:00-7:00PM for Ward III.
- E. Councilman Fridley reminded the public that school would be starting next week and to please slow down to protect the children and the workers.

VIII. **COMMENTS FOR THE GOOD OF THE ORDER** - NONE

IX. **CLOSED SESSION** - NONE

X. **ADJOURNMENT** –

Having no further business, the meeting adjourned at approximately 7:54 PM
Minutes respectfully submitted by City Clerk Lorri Thurman.

CITY CLERK

MAYOR