

**ROLLA CITY COUNCIL MEETING MINUTES  
MONDAY, DECEMBER 5, 2022; 6:30 P.M.  
ROLLA CITY HALL COUNCIL CHAMBERS  
901 NORTH ELM STREET**

**Presiding:** Mayor Louis J. Magdits IV

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

**Council Members Absent:** Carrolyn Bolin

**Council Members in Attendance via Zoom:** Victoria Steen

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

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

**I. CONSENT AGENDA**

A. Consider Approval of the City Council Minutes of:

1. City Council Meeting – November 7<sup>th</sup>, 2022
2. Closed Session Minutes – November 7<sup>th</sup>, 2022
3. City Council Meeting – November 21<sup>st</sup>, 2022
4. Closed Session Minutes – November 21<sup>st</sup>, 2022

A motion was made by Johnson and seconded by Renaud to accept the minutes. A voice vote showed 11 Ayes, zero Nays and 1 Absent (Bolin).

**II. PUBLIC HEARINGS** – None

**III. ACKNOWLEDGMENTS and SPECIAL PRESENTATIONS** –

- A. Presentation of RMU Quarterly Report – Rodney Bourne GM of RMU  
General Manager of RMU, Rodney Bourne advised that 4th quarter revenues increased \$959,600 from last year. Council was updated on current projects, the replacement of aging water mains, completion of the Lion Club Drive lighting project, and fleet supply struggles.
- B. Sam McGill with Fidelity updated Council on upcoming planned projects to increase the reliability and speed of internet service. Letters will be mailed out to cable customers after Christmas explaining a time line and options as the traditional cable boxes will be retired.

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

- a. Environmental Services Department Monthly Report – October 2022
- b. Building Codes monthly report – October 2022
- c. Police Department Monthly Report – October 2022
- d. Animal Control Division Report – October 2022
- e. City of Rolla Financial Reports – October 31, 2022
- f. Rolla Board of Public Works minutes for October 25<sup>th</sup>, 2022
- g. The Centre Income Statement ending October 31, 2022
- h. Development Review Committee Minutes for November 15th, 2022
- i. Rolla Planning and Zoning Commission Meeting for October 11, 2022
- j. Board of Adjustment Minutes for October 13th, 2022
- k. Municipal Court Summary for September 2022

**V. OLD BUSINESS –**

- A. **Ordinance** allowing a Map Amendment to rezone 1000 and 1006 N Oak St; and 204-208 E 11<sup>th</sup> St from R-3, Multi-family district; C-1, Neighborhood Commercial district; and M-1, Light Manufacturing district to a PUD, Planned Unit Development district. (City Planner Tom Coots) City Counselor Lance Thurman read the ordinance for its final reading by title: ORDINANCE 4711: AN ORDINANCE TO APPROVE THE RE-ZONING OF 1000 AND 1006 OAK STREET; AND 204-208 E 11<sup>TH</sup> STREET FROM THE R-3, MULTI-FAMILY; C-1, NEIGHBORHOOD COMMERCIAL; AND M-1, LIGHT MANUFACTURING DISTRICTS TO A PUD, PLANNED UNIT DEVELOPMENT. A motion was made by Chirban and seconded by Kessinger to allow the rezoning. A roll call vote showed the following: Ayes: Hall, Mayberry, Chirban, Renaud, Steen, Kessinger, Higgins, Balch, Johnson, Fridley, and Florence. Nays: none. Absent: Bolin
- B. **Ordinance** to allow a PUD subdivision to combine parcels into one platted lot: Campus Fellowship Addition. (City Planner Tom Coots) City Counselor Lance Thurman read the ordinance for its final reading by title: ORDINANCE 4712: AN ORDINANCE TO APPROVE THE FINAL PLAT OF CAMPUS FELLOWSHIP ADDITION. A motion was made by Chirban and seconded by Balch to approve the final plat. A roll call vote showed the following: Ayes: Renaud, Florence, Steen, Higgins, Chirban, Fridley, Johnson, Kessinger, Mayberry, Hall, and Balch. Nays: none. Absent: Bolin.
- C. **Ordinance** to enter into an agreement with MDOC for a Work Release Program with SCCC. (Interim Public Works Director Darin Pryor) City Counselor Lance Thurman read the ordinance for its final reading by title: ORDINANCE 4713: 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. A motion was made by Fridley and seconded by Higgins to authorize the agreement. A roll call vote showed the following: Ayes: Fridley, Kessinger, Higgins, Renaud, Steen, Mayberry, Chirban, Balch, Johnson, Hall, and Florence. Nays: none. Absent: Bolin.
- D. **Ordinance** to enter into an agreement with MoDOT for ADA curb ramp improvements. (Interim Public Works Director Darin Pryor) City Counselor Lance Thurman read the ordinance for its final reading by title: ORDINANCE 4714: 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. A motion was made by Kessinger and seconded by Johnson to authorize the agreement. A roll call vote showed: Ayes: Chirban, Balch, Mayberry, Renaud, Steen, Kessinger, Higgins, Hall, Florence, Fridley, and Johnson. Nays: none. Absent: Bolin.

VI. **NEW BUSINESS** –

- A. **Ordinance** to allow the vacation of an easement at 700 Aldi Drive. City Planner Tom Coots explained the applicant wishes to vacate an easement which crosses the subject property, running through the existing building. City Counselor Lance Thurman read the ordinance for its first reading: AN ORDINANCE APPROVING THE VACATION OF A PORTION OF AN EASEMENT LOCATED ON 700 ALDI DRIVE.
- B. **Ordinance** to Consider April 2023 Prop P (Parks) Sales Tax Reauthorization (City Administrator John Butz) A portion of the ¼ cent sales tax established in 2015 (Prop P) will sunset on September 2023 unless reauthorized. Prop P has been vital in maintaining the park system for the last eight years but has also provided critical capital improvements. Council requested extra time for public input and a first reading at the December 19<sup>th</sup> meeting City Council meeting.
- C. **Ordinance** to approve an amendment of Section 27-66 of the City of Rolla Code concerning speed limits. Interim Public Works Director Darin Pryor explained the proposed changes were due to the street name changes approved at the last council meeting. City Counselor Lance Thurman the ordinance for its first reading: AN ORDINANCE REPEALING SECTION 27-66 OF THE GENERAL ORDINANCES OF THE CITY OF ROLLA, MISSOURI, KNOWN AS THE CODE OF THE CITY OF ROLLA, MISSOURI AND ENACTING A NW SECTION 27-66 IN LIEU THEREOF PERTAINING TO REGULATION OF SPEED.
- D. **Ordinance** to return unneeded ROW back to Investments Realty. Interim Public Works Director Darin Pryor explained that this right-of-way was acquired in 2010 in anticipation of the Highway 72 extension connecting at the Kingshighway and Bryant Drive intersection. The project is now complete with the primary alignment at a different location and the unused ROW to be returned, to the current owners, Investments Realty (formerly MACO Management Co). 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 CORPORATION WARRANTY DEED BETWEEN THE CITY OF ROLLA, MISSOURI AND INVESTMENTS REALTY LLC.
- E. **Ordinance** to return unneeded ROW back to MOI. Interim Public Works Director Darin Pryor explained that this right-of-way was acquired in 2010 in anticipation of the Highway 72 extension connecting at the Kingshighway and Bryant Drive intersection. The project is now complete with the primary alignment at a different location and the unused ROW to be returned to, the current owners, MOI Rolla Prop LLC (formerly Fairground Chevrolet). 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 CORPORATION WARRANTY DEED BETWEEN THE CITY OF ROLLA, MISSOURI  
AND MOI ROLLA PROP LLC.

VII. **CLAIMS and/or FISCAL TRANSACTIONS** – None

VIII. **CITIZEN COMMUNICATION** - None

IX. **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. Candidates will need to provide a picture ID.
- B. Councilwoman Balch – Wednesday is the last Wednesday Food Distribution of the year at the Dream Center.
- C. Councilman Hall – Shared his experience with the new food delivery robot.
- D. Councilwoman Johnson – Christmas in the Park at Rolla Lions Club Park begins Wednesday December 7<sup>th</sup> –December 22<sup>nd</sup>
- E. Councilman Florence – Shared his delight at the turnout of Lichternacht and the Christkindl Markt.
- F. Councilman Kessinger – Kudos to RPD for their involvement in a recent drug bust.

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

- A. Invitation to Breakfast with Santa – Marci Fairbanks, Recreation Centre Director shared an invite to have a pancake breakfast with Santa on Wednesday, December 7<sup>th</sup> from 4pm to 7pm for \$5 a person. She also encouraged everyone to help fulfill requests off their Grace Giving Tree, located in the lobby of the Centre.

XI. **CLOSED SESSION** – Closed Session per RSMo 610.021- None

XII. **ADJOURNMENT** -

Having no further business, the meeting adjourned at approximately 7:46 p.m.  
Minutes respectfully submitted by City Clerk Lorri Thurman.

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CITY CLERK

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MAYOR