

**ROLLA CITY COUNCIL MEETING MINUTES
TUESDAY, JANUARY 16, 2018; 6:30 P.M.
ROLLA CITY HALL COUNCIL CHAMBERS
901 NORTH ELM STREET**

Presiding: Mayor Louis J. Magdits, IV

Council Members in Attendance: Jonathan Hines, Monty Jordan, Matthew Miller, Kelly Long, Matthew Crowell, David Schott, Don Morris, John Meusch, Jim Williams, Brian Woolley, Steven Jung, and Walt Bowe

Council Members Absent: None.

Department Directors in Attendance: Interim Community Development Director Steve Flowers, Public Works Director Steve Hargis, Parks and Recreation Director Floyd Jernigan, Environmental Services Director Brady Wilson, Finance Director Steffanie Rogers, Police Chief Sean Fagan, and Fire Chief Ron Smith

Other City Officials in Attendance: City Administrator John Butz, City Planner James Shields, City Counselor Carolyn Buschjost, and City Clerk Carol Daniels

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

I. PUBLIC HEARINGS

None.

II. ACKNOWLEDGEMENTS AND SPECIAL PRESENTATIONS

(A) Centre/Parks Annual Report: Parks and Recreation Director Floyd Jernigan provided an overview of The Centre's Fiscal Year 2017 annual report. He mentioned the complete report is available for review on the City's website. Following his presentation, Mr. Jernigan entertained questions and comments from the Council.

III. OLD BUSINESS

None.

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IV. NEW BUSINESS

(A) Ordinance Approving the Consolidation of Lots 1 & 2, Block 4, Cowan's Addition into One Lot (Meyer): City Planner James Shields noted the subject parcels are located on the west side of Rolla, approximately fifteen feet west of the intersection of North Spilman Avenue and Highway 63. Meyer Rentals, LLC, is the applicant and the proposed land use is for a mini storage facility. Mr. Shields indicated the newly consolidated lot would be about 0.5 acres in size and have a frontage of about 136 feet. He reported the Planning and Zoning Commission unanimously recommends approval of the subject consolidation. Mr. Shields also pointed out the applicant has requested the Council consider the final reading of the subject ordinance at this meeting so construction can begin as soon as possible.

City Counselor Carolyn Buschjost read the following proposed ordinance for its first reading, by title. ORDINANCE NO. 4395: AN ORDINANCE TO APPROVE THE CONSOLIDATION OF LOT 1 AND LOT 2 OF BLOCK 4 OF COWAN'S ADDITION INTO ONE LOT THROUGH THE RESUBDIVISION PROCESS. (MEYER). A motion was made by Williams and seconded by Morris to suspend the rules and that the ordinance be read for its final reading, by title. A voice vote on the motion showed nine ayes, three nays, and zero absent. Motion carried. Ms. Buschjost then read the proposed ordinance for its final reading, by title. A motion was made by Williams and seconded by Long to approve the proposed ordinance. A roll call vote on the motion showed the following: Ayes; Morris, Woolley, Miller, Williams, Hines, Jung, Meusch, Jordan, Bowe, Crowell, Schott, and Long. Nays; None. Absent; None. Motion carried. The ordinance passed.

(B) Ordinance Approving the Subdivision of 901 Oaklane Drive into Two Lots (Oaklane South): City Planner James Shields stated the subject request from Chen's Estate Management, LLC, is to subdivide the parcel known as 901 Oaklane Drive into two lots. The subject parcels are located on the west side of Rolla about 470 west of the intersection of Oaklane Drive and South Bishop Avenue. Mr. Shields explained the lot split is occurring in order for the City to recognize a line that was created through the recording of a deed at the county level. He indicated the lot split is requested in order to construct a five plex on each parcel. Mr. Shields reported the Planning and Zoning Commission unanimously recommends approval of this request.

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IV. NEW BUSINESS (continued)

(B) Ordinance Approving the Subdivision of 901 Oaklane Drive into Two Lots (Oaklane South) (continued): City Counselor Carolyn Buschjost read the following proposed ordinance for its first reading, by title. ORDINANCE: AN ORDINANCE TO SUBDIVIDE THE PARCEL KNOWN AS 901 OAKLANE DRIVE INTO TWO LOTS THROUGH THE RESUBDIVISION PROCESS. (OAKLANE SOUTH)

(C) Ordinance Authorizing the Mayor to Enter into a Sewer Use Agreement with Kenneth L. Light: City Planner James Shields pointed out the subject property is located on the east side of Rolla about 500 feet northeast of the intersection of Lovers Lane and Kensington Parkway. Mr. Kenneth Light owns the property and he is preparing to build a single-family residence. In order to enter into a sewer use agreement with the City, Mr. Shields said the applicant must submit a petition for annexation. The Public Works Department and the applicant have requested the Council approve the sewer use agreement and put aside the annexation petition until a future date. Mr. Shields reported the Planning and Zoning Commission unanimously recommends approval of the sewer use agreement.

After discussion, City Counselor Carolyn Buschjost read the following proposed ordinance for its first reading, by title. ORDINANCE: AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF ROLLA, MISSOURI TO EXECUTE ON BEHALF OF THE CITY OF ROLLA, MISSOURI A CERTAIN SEWER USE AGREEMENT BETWEEN THE CITY OF ROLLA, MISSOURI, AND KENNETH L. LIGHT.

City Administrator John Butz indicated that before the Council officially considers approval of the subject agreement, subsection “j” would be amended by outlining the water frontage pro-rata share, so it is understood upfront by both parties.

(D) Ordinance Amending the Planning and Zoning Code Pertaining to Height Regulations: City Planner James Shields explained the height regulations adjustments request is part of a comprehensive analysis of Rolla’s bulk, area, and height requirements that are applied to zoning districts. He said the proposal is to adjust how heights are calculated or determined. Mr. Shields reported the Planning and Zoning Commission recommend approval of the subject ordinance.

IV. NEW BUSINESS (continued)

(D) Ordinance Amending the Planning and Zoning Code Pertaining to Height Regulations (continued): Interim Community Development Director Steve Flowers added the subject regulations are more of a streamlined way of measuring building heights and it is more in line with what the building codes recognize as a true story.

After a lengthy discussion, City Counselor Carolyn Buschjost read the following proposed ordinance for its first reading, by title. ORDINANCE: AN ORDINANCE AMENDING CHAPTER 42 OF THE ROLLA CITY CODE, ARTICLE III, KNOWN AS THE PLANNING AND ZONING CODE, BY DELETING AND ADDING DEFINITIONS, REGULATIONS, AND OTHER PROVISIONS.

(E) Discussion Regarding Enhancement of Public Notification Requirements for Land Use Action Proposals: City Planner James Shields recalled that a couple of meetings ago the Council discussed enhancing public notification methods. At the request of the Council, the Community Development Department with the guidance of the City Administrator has formulated enhanced public notification procedures for pending land use action proposals. Mr. Shields continued by providing an overview of the proposed notification methods and costs. After much discussion, the Council's consensus was to authorize staff to draft a proposed ordinance.

V. CLAIMS and/or FISCAL TRANSACTIONS

(A) Motion Awarding Bid for One, 10 Cubic-Yard Packer Truck: Environmental Services Director Brady Wilson indicated bids were obtained for a small compactor truck, which would be used in recycling collections. He mentioned this is a scheduled replacement and a budgeted expense. Mr. Wilson referred the Council to the tabulations of the bids received. He stated staff is recommending the bid be accepted for the lowest priced truck that meets specifications which is a Freightliner with a Pak-Mor body from Downing Sales, Phillipsburg, Missouri, for \$116,762. A motion was made by Williams and seconded by Long to award the subject bid to Downing Sales, Phillipsburg, Missouri for a 2019 Freightliner with Pak-More body for \$116,762. A voice vote on the motion showed twelve ayes, zero nays, and zero absent. Motion carried.

(B) Motion Awarding Financial Advisor Services for Sewer Capital Improvements: Finance Director Steffanie Rogers recalled that during the budget process staff was authorized to pursue underwriting or financial advisory services for the Sewer Treatment

V. CLAIMS and/or FISCAL TRANSACTIONS (continued)

(B) Motion Awarding Financial Advisor Services for Sewer Capital Improvements (continued): Plant improvements, which are approximately \$25 million. She indicated five proposals were received and staff is recommending the financial advisory services be awarded to PiperJaffray because they have a larger amount of DNR (Department of Natural Resources) and SRF (State Revolving Fund) experience. Ms. Rogers said PiperJaffray would further recommend the financial mechanisms that would provide the City the flexibility and savings. A motion was made by Williams and seconded by Meusch to award financial advisor services to PiperJaffray. A voice vote on the motion showed twelve ayes, zero nays, and zero absent. Motion carried.

(C) Resolution Revising FY 2017 Budget: Finance Director Steffanie Rogers explained that as part of the year end budget process it is necessary to make sure budgeted expenditures do not exceed actual expenditures. She asked the Council to consider approval of the subject resolution which would authorize necessary revisions to the fiscal year 2017 budget.

City Counselor Carolyn Buschjost read the following proposed resolution for one reading, by title. RESOLUTION NO. 1918: A RESOLUTION AUTHORIZING BUDGET ADJUSTMENTS FOR THE FISCAL YEAR BEGINNING ON OCTOBER 1, 2016, AND APPROPRIATING FUNDS PURSUANT THERETO. A motion was made by Williams and seconded by Long to approve the proposed resolution. A voice vote on the motion showed twelve ayes, zero nays, and zero absent. Motion carried.

(D) Motion Transferring Funds from the Parks and Recreation Sales Tax Account to Cover the Recreation Operating Deficit: Finance Director Steffanie Rogers asked the Council to consider authorizing the transfer of funds from the sales tax account to cover the projected operating deficit and capital expenditures in the Recreation Operating account. A motion was made by Jordan and seconded by Long to authorize the transfer of \$318,000 from the sales tax account to cover the estimated operating deficit and capital expenditures for fiscal year 2016-2017. A voice vote on the motion showed eleven ayes, one nay, and zero absent. Motion carried.

VI. MAYOR/CITY COUNCIL COMMENTS

(A) Fiscal Sustainability Committee Discussion: Mayor Magdits recalled a couple of meetings ago, a few Council members inquired about the process to enact a use tax for internet sales. He referred the Council to the Rolla 2020 Fiscal Advisory Committee information in the agenda materials, which was formed in 2008 to evaluate the overall financial condition of the City and to explore new or reorganized revenue sources to ensure long-term growth and development of the City. Mayor Magdits said the Committee gave the City a chance to have expertise from the community provide a very good objective assessment to the City's needs and concerns and forced the City to prioritize. A committee that would work on these things could flush through the context issues and come back with some recommendations. Before proceeding, Mayor Magdits asked the Council if this is something they would want and, more importantly, would endorse. Based on the discussion, Mayor Magdits indicated staff would draft an outline for the proposed Rolla 2030 Fiscal Advisory Committee for Council's review. Additionally, a workshop on a use tax would be held following the April 2018 election.

VII. CITIZEN COMMUNICATION

(A) Open Citizen Communication: Mayor Magdits opened the floor to any citizen wishing to address the Council.

Ms. Charlotte Wiggins, 1001 Bluebird Lane (Ward V), thanked the Council for finally looking at the public involvement practices that are on the books for the City. While looking at some changes and additions, she suggested looking at some of the history Rolla has had with some of the "not so well done" public involvement. Ms. Wiggins said the Highway 72 TIF (Tax Increment Financing) project might be a good one to look at and to play out that scenario with the new proposed public involvement issues and see if it would have come out with a better result than it did and what improvements the new changes might have made. A more recent project to review was the one affecting her neighborhood. Ms. Wiggins said these are two good examples you can look at and compare. Ms. Wiggins encouraged the Council to not just look at land issues, but service issues. She pointed out there is a lot to be gained by being more transparent and open.

No one else present addressed the Council.

VIII. COMMENTS FOR THE GOOD OF THE ORDER

(A) University of Missouri Extension Council Election (Jan. 22-26 – online ballot@www.extension.missouri.edu/phelps: City Administrator John Butz noted the University of Missouri Extension would be holding its election from January 22 – 26, 2018. He pointed out it can be done online at the above-listed site. Mr. Butz encouraged residents to participate in the election.

IX. CLOSED SESSION

None.

X. ADJOURNMENT

Having no further business, the meeting adjourned at 8:25 p.m.

Minutes respectfully submitted by City Clerk Carol Daniels.

CITY CLERK

MAYOR