

Please Note: The Council Meeting will be conducted at Rolla City Hall. Citizens are encouraged to watch the proceedings live on Fidelity Cable Channel 16 or through the Fidelity YouTube link at <https://www.youtube.com/channel/UCffrfbYSQqtuhOAVkCCyieA>

COUNCIL PRAYER
Ministerial Alliance

AGENDA OF THE ROLLA CITY COUNCIL
Monday, March 20th, 2023; 6:30 P.M.
City Hall Council Chambers
901 North Elm Street

PRESIDING: Mayor Louis J. Magdits IV

COUNCIL ROLL: MORIAH RENAUD, TERRY HIGGINS, MEGAN JOHNSON, NATHAN CHIRBAN, LISTER B. FLORENCE, JR., MATTHEW FRIDLEY, JAIREED HALL, ROBERT KESSINGER, STANLEY MAYBERRY, VICTORIA STEEN, AND TINA BALCH

PLEDGE OF ALLEGIANCE
Councilwoman Megan Johnson

I. PUBLIC HEARINGS-

- A. **Public Hearing and Ordinance** for the rezoning of 1203 S. Bishop from the C-2, General Retail district to the C-3, Highway Commercial district. (City Planner Tom Coots) **Public Hearing and First Reading**
- B. **Public Hearing and Ordinance** for the rezoning of 1708 Ashwood Dr. from the R-1, Single-family district to the R-2, Tow-family district. (City Planner Tom Coots) **Public Hearing and First Reading**
- C. **Public Hearing** for the rezoning of 605 W 7th and 605/607 N. State from the C-2, General Retail district to the C-3, Highway Commercial district. **(Requested to be Postponed)**
- D. **Public Hearing** for the Annexation and Assignment of Zoning: A portion of 13063 Old Wire Outer Rd into the corporate limits of the City of Rolla and assigning a zoning of C-2, General Retail. **(Requested to be Postponed)**

II. ACKNOWLEDGMENTS and SPECIAL PRESENTATIONS –

- A. Dawn Smith and Sue Eudaly- SAVE: Animal Shelter Update and Spring Safari
- B. Prop P Overview – Parks Director Floyd Jernigan
- C. Pastor’s Dave and Diane Hagnii: Dream Center
- D. Retirement recognition of Environmental Services Director Brady Wilson

III. OLD BUSINESS – None

IV. NEW BUSINESS –

- A. **Motion** to approve street closures for the 2nd Annual Spring Craft Festival, April 1, 2023. (PW Director, Darin Pryor)
- B. **Ordinance** authorizing the Mayor to enter into the Missouri Highways and Transportation Commission Transportation Alternatives Funds Agreement. (PW Director Darin Pryor) **First Reading**

- C. **Ordinance** to approve the Minor Subdivision to reorganize 3 commercial lots and create 1 additional commercial lot at 2339,3409, and 3419 N. Bishop. (City Planner Tom Coots) **First Reading**

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

- A. **Award** of Bid to Skyscraper Marine, LLC dba Tubbs & Son Construction for the demolition of the Ransdall Building – Project 561 and **Ordinance** authorizing the contract of same. (PW Director Darin Pryor) **Motion and First Reading**

VI. **CITIZEN COMMUNICATION**

VII. **MAYOR/CITY COUNCIL COMMENTS**

- A. Appointment of Matt Miller for the Board of Adjustment – 1st term of 5 years (exp Mar. 2028)
- B. Reminder of April 4, 2023 General Municipal Election

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

- A. Citywide Spring Cleanup, Saturday, April 1, 2023 (Environmental Services Director Brady Wilson)

IX. **CLOSED SESSION** –

Closed Session per RSMo 610.021- (21) City internal computer network (1) Legal (3) Personnel

X. **ADJOURNMENT** -



**CITY OF ROLLA
CITY COUNCIL AGENDA**

DEPARTMENT: Community Development

ACTION REQUESTED: Public Hearing/First Reading

SUBJECT: Map Amendment (rezoning): 1203 S Bishop from the C-2, General Retail district to the C-3, Highway Commercial district

(ZON22-05)

MEETING DATE: March 20, 2023

Application and Notice:

Applicant/Owner - Monte and Teresa Willy
Public Notice - Letters mailed to property owners within 300 feet; Legal ad in the Phelps County Focus; signage posted on the property; <https://www.rollacity.org/agenda.shtml>

Background: The applicant seeks to rent out the subject property to a tenant with a landscape supply business. The tenant would sell things like mulch and landscape blocks. The C-2 district does not allow for outdoor storage and display. The C-3 district specifically allows landscape sales as a permitted use.

Property Details:

Current zoning - C-2, General Retail; proposed to be rezoned to C-3, Highway Commercial
Current use - Vacant (former used car dealership)
Proposed use - Retail landscape supply
Land area - 31,350 Sq. Ft.

Public Facilities/Improvements:

Streets - The subject property has frontage on S Bishop/Hwy 63, a Major Arterial road.
Sidewalks - Sidewalks are located adjacent to the property.
Utilities - The subject property should have access to all needed public utilities.

Comprehensive Plan: The Comprehensive Plan designates the property as being appropriate for Community Commercial uses.

Discussion: The subject property is located along a major commercial corridor and adjacent to other properties which are zoned C-3. The S Bishop corridor has pockets of areas zoned both C-2 and C-3.

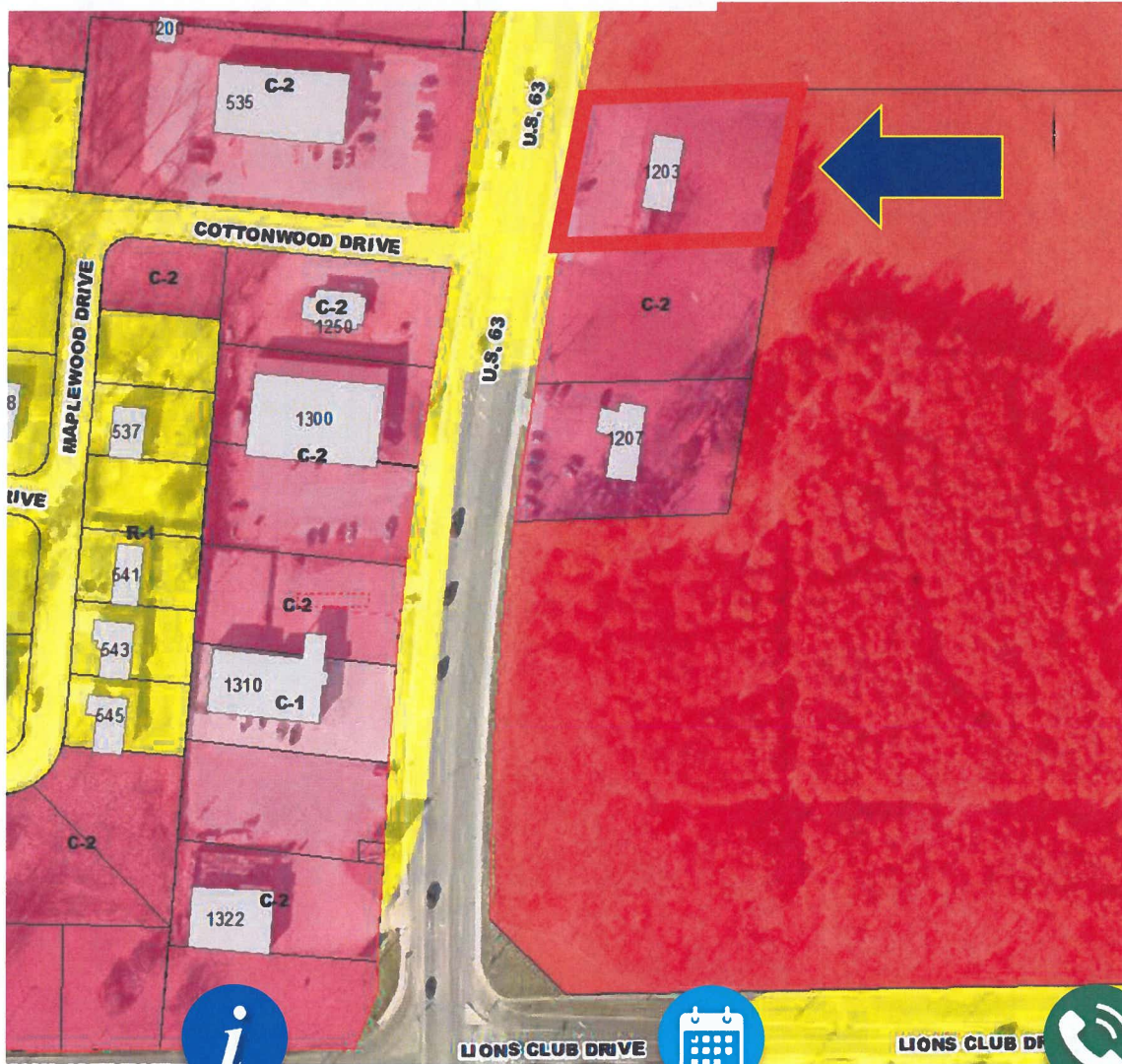
Planning and Zoning Commission Recommendation:

The Rolla Planning and Zoning Commission conducted a public hearing on March 14, 2023 and voted 7-0 to recommend the City Council approve the request.

Prepared by: Tom Coots, City Planner

Attachments: Public Notice Letter; Ordinance

I.A. 1



Project Information:

Case No: ZON22-05
 Location: 1203 S Bishop Ave
 Applicant: Monte and Teresa Willy
 Request:
 Rezoning from C-2, General Retail to C-3,
 Highway Commercial

Public Hearings:

Planning and Zoning
 Commission
February 28, 2023
5:30 PM
 City Hall: 1st Floor

 City Council
March 6, 2023
6:30 PM
 City Hall: 1st Floor

For More Information Contact:

Tom Coots, City Planner
 tcoots@rollacity.org

 (573) 426-6974
 901 North Elm Street
 City Hall: 2nd Floor
 8:00 – 5:00 P.M.
 Monday - Friday

I.A.2



Who and What is the Planning and Zoning Commission?

The Planning and Zoning Commission is an appointed group of citizens from Rolla who are charged with hearing and deciding land use applications, such as zoning and subdivisions. The Commission takes testimony and makes a recommendation to the City Council.

What is a Rezoning (Map Amendment)?

A Rezoning is a request to change the zoning of a property from one zoning district to another. Usually a rezoning would allow for a property to be used differently than in the past, or may allow for development or redevelopment.

What is Zoning?

The City of Rolla has adopted zoning regulations that divide the city into separate areas that allow for specified uses of property. For example, generally only residential uses are allowed in residential zones; commercial uses in commercial zones; etc..

How Will This Impact My Property?

Each case is different. Adjacent properties are more likely to be impacted. Please contact the Community Development Office at (573) 426-6974 if you have any questions.

What If I Have Concerns About the Proposal?

If you have any concerns or comments, please try to attend the meeting. You may learn details about the project at the meeting. You will be given an opportunity to ask questions or make comments.

You do have the right to gather signatures for a petition. If a petition is received by 30% of the land owners (by land area) within 185 feet of the subject property, such request would require approval of 2/3 of the City Councilors. Please contact the Community Development Office for a property owner list.

What If I Cannot Attend the Meeting?

Please try to attend the meeting if you have any questions or concerns. However, if you are unable to attend the meeting, you may provide written comments by letter or email. These comments will be presented to the Board.

What If I Have More Questions?

Please contact the Community Development Office if you have any additional questions.

LEGAL DESCRIPTION

A fractional part of the SE1/4 of the SW1/4 of Sec. 14, Twp. 37 N., Rng. 8 W, more particularly described as follows:

Beginning at a point 828 feet north of the intersection of the east right of way line of U.S. Highway 63 and the south line of the SE1/4 of the SW1/4 of Sec. 14, Twp. 37 N., Rng. 8 W. ; thence East 209 feet to a point; thence North 148 feet to a point; thence West 209 feet to a point on the East right of way line of U.S. Highway 63; thence South along the East right of way line of U.S. Highway 63 to the point of beginning.

Except that part conveyed to the State of Missouri acting through the Missouri Highway and Transportation Commission via Warranty Deed dated April 22, 1994, filed May 13, 1994 of record at Document #: 9403012.

Except all legally established roads, highways and easements existing or of record.



ORDINANCE NO. _____

AN ORDINANCE TO APPROVE THE RE-ZONING OF 1203 S BISHOP AVE FROM THE C-2, GENERAL RETAIL DISTRICT TO THE C-3, HIGHWAY COMMERCIAL DISTRICT

(ZON22-05)

WHEREAS, an application for a rezoning was duly filed with the Community Development Department requesting the property described above be rezoned according to the Basic Zoning Ordinance of the City of Rolla, Missouri, so as to change the class of the real property hereinafter described; and

WHEREAS, a public notice was duly published in the Phelps County Focus for this according to law which notice provided that a public hearing would be held at Rolla City Hall, 901 N. Elm, Rolla, Missouri; and

WHEREAS, the City of Rolla Planning and Zoning Commission met on March 14, 2023 and recommended the City Council approve the rezoning of the subject property; and

WHEREAS, the Rolla City Council, during its March 20, 2023 meeting, conducted a public hearing concerning the proposed rezoning to hear the first reading of the attached ordinance;

WHEREAS, after consideration of all the facts, opinions, and evidence offered to the City Council at the hearing by those citizens favoring the said change of zoning and by those citizens opposing said change, the City Council found the proposed rezoning would promote public health, safety, morals and the general welfare of the City of Rolla, Missouri, and would be for the best interest of said City;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROLLA, MISSOURI AS FOLLOWS:

SECTION 1: That the Basic Zoning Ordinance No. 3414, Chapter 42 of the Code of the City of Rolla, Missouri which zoning ordinances adopts zoning regulations, use districts, and a zoning map in accordance with the Comprehensive Plan is hereby amended by changing the zoning classification of the following property situated within the City of Rolla, Missouri, from C-2 (General Retail) to C-3 (Highway Commercial) Zoning described as follows:

A fractional part of the SE1/4 of the SW1/4 of Sec. 14, Twp. 37 N., Rng. 8 W, more particularly described as follows:

Beginning at a point 828 feet north of the intersection of the east right of way line of U.S. Highway 63 and the south line of the SE1/4 of the SW1/4 of Sec. 14, Twp. 37 N., Rng. 8 W. ; thence East 209 feet to a point; thence North 148 feet to a point; thence West 209 feet to a point on the East right of way line of U.S. Highway 63; thence South along the East right of way line of U.S. Highway 63 to the point of beginning.

I.A.4

Except that part conveyed to the State of Missouri acting through the Missouri Highway and Transportation Commission via Warranty Deed dated April 22, 1994, filed May 13, 1994 of record at Document #: 9403012. Except all legally established roads, highways and easements existing or of record.

SECTION 2: This Ordinance shall be in full force and effect from and after the date of its passage and approval.

PASSED BY THE CITY COUNCIL OF THE CITY OF ROLLA, MISSOURI AND APPROVED BY THE MAYOR THIS 3rd DAY OF APRIL, 2023.

APPROVED:

ATTEST:

Mayor

City Clerk

APPROVED AS TO FORM:

City Counselor

I.A.5



**CITY OF ROLLA
CITY COUNCIL AGENDA**

DEPARTMENT: Community Development

ACTION REQUESTED: Public Hearing/First Reading

SUBJECT: Map Amendment (rezoning): 1708 Ashwood Dr from the R-1, Single-family district to the R-2, Two-family district

(ZON23-01)

MEETING DATE: March 20, 2023

Application and Notice:

Applicant/Owner - Lin Chen of Fe Le Property Management, LLC
Public Notice - Letters mailed to property owners within 300 feet; Legal ad in the Phelps County Focus; signage posted on the property; <https://www.rollacity.org/agenda.shtml>

Background:

The applicant seeks to rezone the property from R-1, Single-family to R-2, Two-family in order to allow for a duplex to be built on the lot. Ashwood Drive has two single-family houses, three duplex structures, two 4-plex buildings, and two 8 unit apartment buildings.

Property Details:

Current zoning - R-1, Single-family; proposed to be rezoned to R-2, Two-family
Current use - Vacant/undeveloped
Proposed use - Duplex
Land area - About 11,400 Sq. Ft.

Public Facilities/Improvements:

Streets - The subject property has frontage on Ashwood Dr, a local street.
Sidewalks - No sidewalks are located adjacent to the property. No sidewalks would be required due to the length of the cul-de-sac.
Utilities - The subject property should have access to all needed public utilities.

Comprehensive Plan:

The Comprehensive Plan designates the property as being appropriate for Low Density Residential uses, however, other areas on the block are designated for Medium/Low and High Density Residential uses.

Discussion:

The subject property is located in an area with a mixture of housing types. R-2 zoning and duplex uses are located across the street. However, the property is also adjacent to other single-family properties. Ideally, the other single-family properties on the street would also be rezoned, rather than just one lot.

Planning and Zoning Commission Recommendation:

The Rolla Planning and Zoning Commission conducted a public hearing on March 14, 2023 and voted 7-0 to recommend the City Council approve the request.

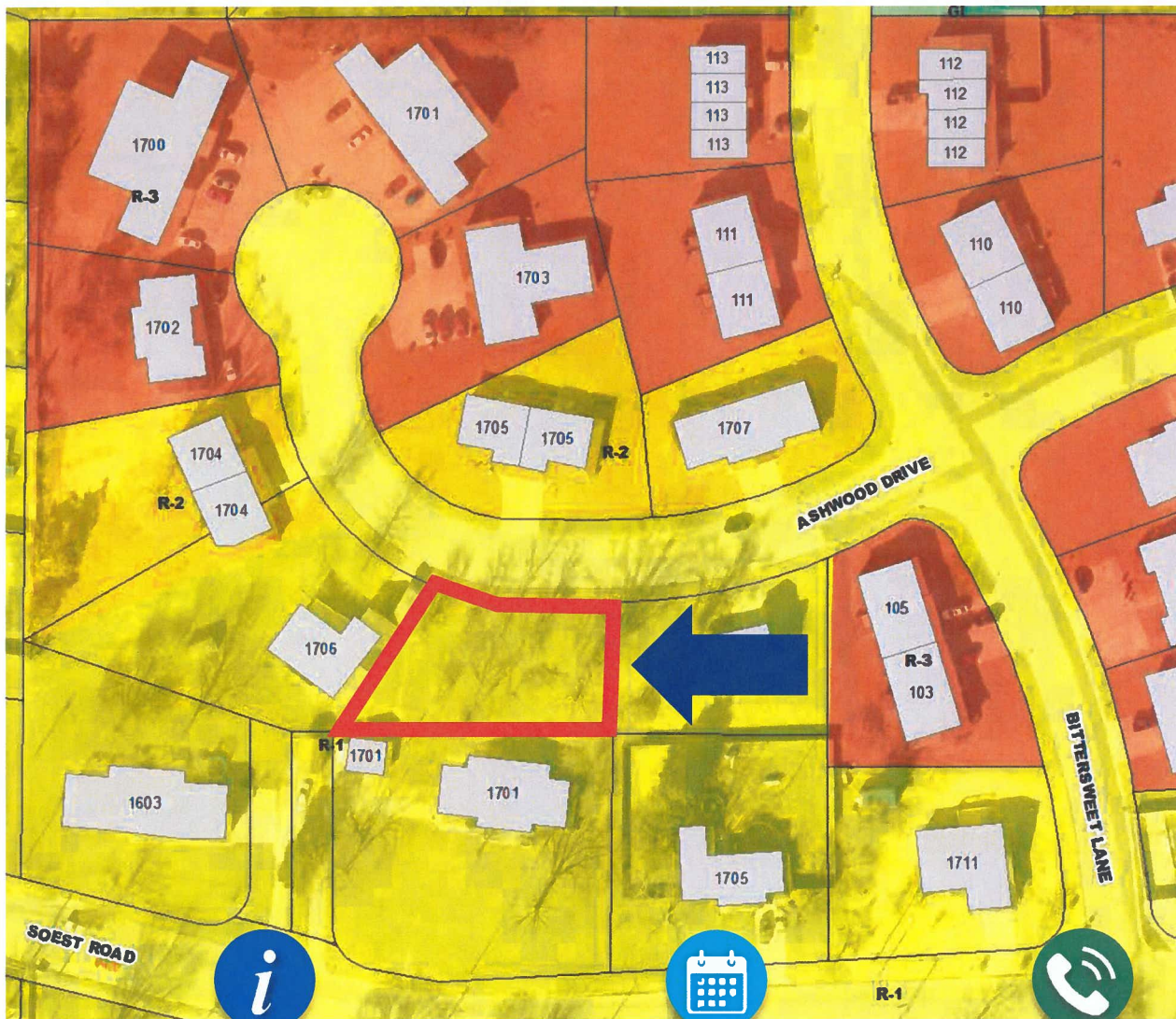
Prepared by:

Tom Coots, City Planner

Attachments:

Public Notice Letter; Ordinance

I.B.1



Project Information:

Case No: ZON23-01
 Location: 1708 Ashwood Drive
 Applicant: Lin Chen of Fe Le Property Management, LLC
 Request:
 Rezoning from R-1, Single-family to R-2, Two-family

Public Hearings:

Planning and Zoning Commission
February 28, 2023
5:30 PM
 City Hall: 1st Floor

 City Council
March 6, 2023
6:30 PM
 City Hall: 1st Floor

For More Information Contact:

Tom Coots, City Planner
 tcoots@rollacity.org

 (573) 426-6974
 901 North Elm Street
 City Hall: 2nd Floor
 8:00 – 5:00 P.M.
 Monday - Friday

I.B.2



Who and What is the Planning and Zoning Commission?

The Planning and Zoning Commission is an appointed group of citizens from Rolla who are charged with hearing and deciding land use applications, such as zoning and subdivisions. The Commission takes testimony and makes a recommendation to the City Council.

What is a Rezoning (Map Amendment)?

A Rezoning is a request to change the zoning of a property from one zoning district to another. Usually a rezoning would allow for a property to be used differently than in the past, or may allow for development or redevelopment.

What is Zoning?

The City of Rolla has adopted zoning regulations that divide the city into separate areas that allow for specified uses of property. For example, generally only residential uses are allowed in residential zones; commercial uses in commercial zones; etc..

How Will This Impact My Property?

Each case is different. Adjacent properties are more likely to be impacted. Please contact the Community Development Office at (573) 426-6974 if you have any questions.

What If I Have Concerns About the Proposal?

If you have any concerns or comments, please try to attend the meeting. You may learn details about the project at the meeting. You will be given an opportunity to ask questions or make comments.

You do have the right to gather signatures for a petition. If a petition is received by 30% of the land owners (by land area) within 185 feet of the subject property, such request would require approval of 2/3 of the City Councilors. Please contact the Community Development Office for a property owner list.

What If I Cannot Attend the Meeting?

Please try to attend the meeting if you have any questions or concerns. However, if you are unable to attend the meeting, you may provide written comments by letter or email. These comments will be presented to the Board.

What If I Have More Questions?

Please contact the Community Development Office if you have any additional questions.

LEGAL DESCRIPTION

Lot 18, Huntington Estates Plat No. 2, Phelps County, Rolla, Missouri



ORDINANCE NO. _____

AN ORDINANCE TO APPROVE THE RE-ZONING OF 1708 ASHWOOD DR FROM THE R-1, SINGLE-FAMILY DISTRICT TO THE R-2, TWO-FAMILY DISTRICT

(ZON23-01)

WHEREAS, an application for a rezoning was duly filed with the Community Development Department requesting the property described above be rezoned according to the Basic Zoning Ordinance of the City of Rolla, Missouri, so as to change the class of the real property hereinafter described; and

WHEREAS, a public notice was duly published in the Phelps County Focus for this according to law which notice provided that a public hearing would be held at Rolla City Hall, 901 N. Elm, Rolla, Missouri; and

WHEREAS, the City of Rolla Planning and Zoning Commission met on March 14, 2023 and recommended the City Council approve the rezoning of the subject property; and

WHEREAS, the Rolla City Council, during its March 20, 2023 meeting, conducted a public hearing concerning the proposed rezoning to hear the first reading of the attached ordinance;

WHEREAS, after consideration of all the facts, opinions, and evidence offered to the City Council at the hearing by those citizens favoring the said change of zoning and by those citizens opposing said change, the City Council found the proposed rezoning would promote public health, safety, morals and the general welfare of the City of Rolla, Missouri, and would be for the best interest of said City;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROLLA, MISSOURI AS FOLLOWS:

SECTION 1: That the Basic Zoning Ordinance No. 3414, Chapter 42 of the Code of the City of Rolla, Missouri which zoning ordinances adopts zoning regulations, use districts, and a zoning map in accordance with the Comprehensive Plan is hereby amended by changing the zoning classification of the following property situated within the City of Rolla, Missouri, from R-1 (Single-Family) to R-2 (Two-Family) Zoning described as follows:

Lot 18, Huntington Estates Plat No. 2, Phelps County, Rolla, Missouri

SECTION 2: This Ordinance shall be in full force and effect from and after the date of its passage and approval.

I.B.4

**PASSED BY THE CITY COUNCIL OF THE CITY OF ROLLA, MISSOURI AND
APPROVED BY THE MAYOR THIS 3RD DAY OF APRIL, 2023.**

APPROVED:

ATTEST:

Mayor

City Clerk

APPROVED AS TO FORM:

City Counselor

I.B.5



**CITY OF ROLLA
CITY COUNCIL AGENDA**

DEPARTMENT: Community Development

ACTION REQUESTED: Postpone to April 3, 2023

SUBJECT: Map Amendment (rezoning): 605 W 7th and 605/607 N State from the C-2, General Retail district to the C-3, Highway Commercial district

(ZON23-02)

MEETING DATE: March 20, 2023

Application and Notice:

Applicant - Mike Woessner
Owner - Denny LaBantsching of Denny Properties, LLC and Denny Ford Lincoln Mercury, Inc.
Public Notice - Letters mailed to property owners within 300 feet; Legal ad in the Phelps County Focus; signage posted on the property; <https://www.rollacity.org/agenda.shtml>

Background: The applicant seeks to rezone the subject property to allow for additional potential commercial uses. The C-2 district does not allow some commercial uses which are allowed in the C-3 district. The applicant states that they have missed a few opportunities to sell or lease the property due to the zoning.

Property Details:

Current zoning - C-2, General Retail; proposed to be rezoned to C-3, Highway Commercial
Current use - Vacant
Proposed use - Plumbing supply business
Land area - About 28,000 Sq. Ft.

Public Facilities/Improvements:

Streets - The subject property has frontage on 6th Street, 7th Street, and State Street, all local streets.
Sidewalks - Sidewalks are located adjacent to the property.
Utilities - The subject property should have access to all needed public utilities.

Comprehensive Plan: The Comprehensive Plan designates the property as being appropriate for Community Commercial uses.

Discussion: The subject property is located in an area with a mixture of commercial uses. The property is adjacent to other properties which are zoned C-1, Neighborhood Commercial and C-2, General Retail. Properties zoned C-3, Highway Commercial are located in the area, however, these properties generally have frontage on arterial roads.

The applicant has submitted a written request to postpone this item to the April 3, 2023 City Council meeting.

I.C.1

Planning and Zoning Commission Recommendation:

The Rolla Planning and Zoning Commission conducted a public hearing on March 14, 2023 and voted 7-0 to recommend the City Council approve the request.

Prepared by: Tom Coots, City Planner

Attachments: Public Notice Letter; Request to Postpone

Tom Coots

From: Mike Woessner <mike@inv-rel.com>
Sent: Wednesday, March 15, 2023 11:12 AM
To: Tom Coots
Cc: John Butz
Subject: City Council

Follow Up Flag: Follow up
Flag Status: Flagged

Tom,

I would like to request since myself and the owners are not available for next week's council meeting to postpone the Council meeting to the April 3rd meeting on the following request:

ZON23-02 Rezoning of 605 W 7th and 605/607 N. State street from C2 to C3.

ZON23-01 Annexation and Zoning C2 on the James W Hayes Trust (Old Wire Road / Sally Road.)

I will be attending the April 3rd meeting to represent both of these request.

Also we would like to formally ask for a 1st and Final reading on both of these since there has been no objections or concerns from property owners.

Respectfully Submitted,

Mike



MIKE WOESSNER
President | Broker/Owner

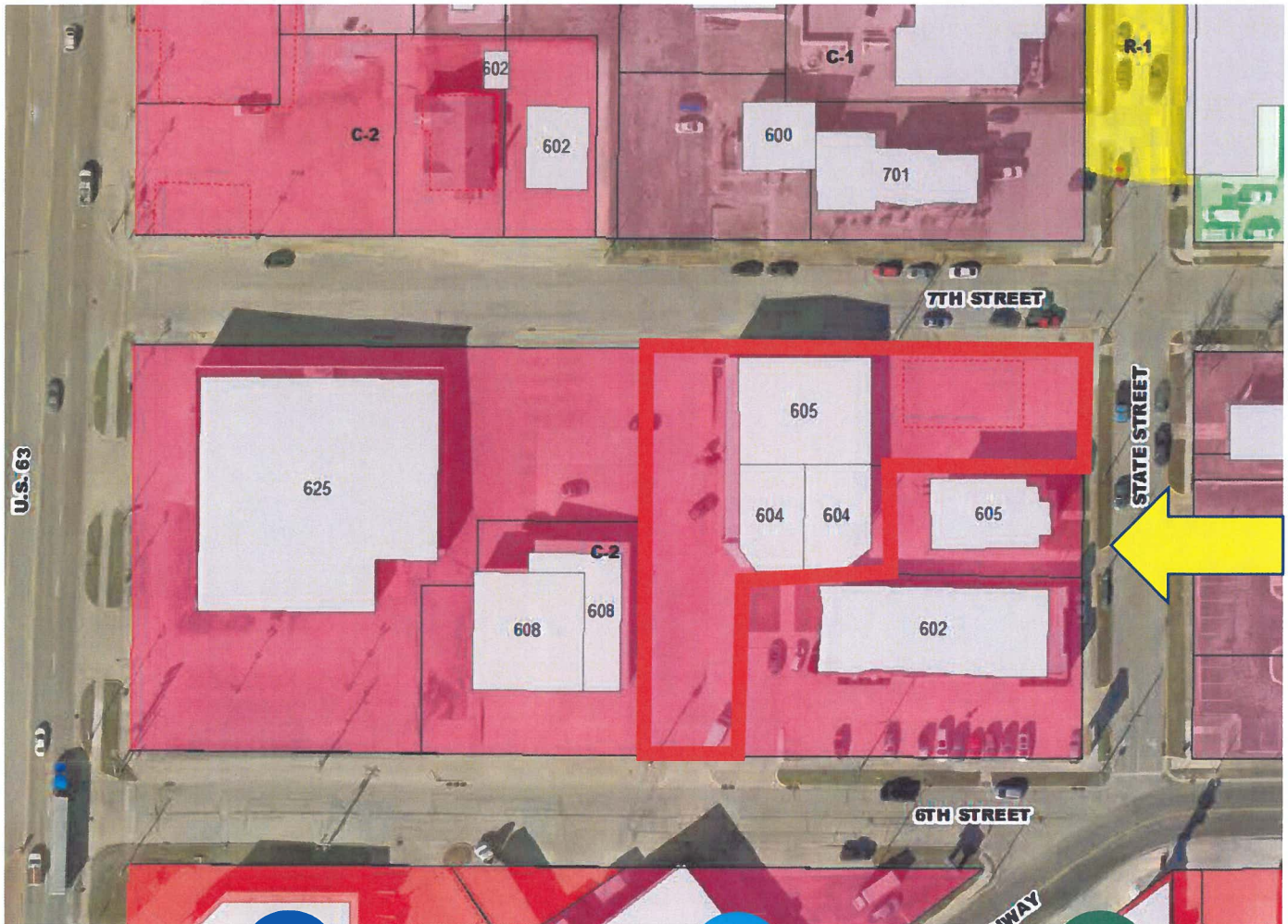
Cell: 573-578-4050
Direct: 573-458-6510
website: www.inv-rel.com

**INVESTMENT
REALTY, INC.**

1703 N Bishop Ave.
Rolla, MO 65401
573.364.8111

473 Old Route 66
St. Robert, MO 65584
573.336.3535

3250 E Battlefield Rd. Ste Q
Springfield, MO 65804
417.730.1414



Project Information:

Case No: ZON23-02
 Location: 605 W 7th St.; 605/607 N State St.
 Applicant: Denny Labantschnig of Denny Properties and Denny Lincoln Ford Mercury, Inc.
 Request:
 Rezoning from C-2, General Retail to C-3, Highway Commercial



Public Hearings:

Planning and Zoning Commission
February 28, 2023
5:30 PM
 City Hall: 1st Floor

 City Council
March 6, 2023
6:30 PM
 City Hall: 1st Floor



For More Information Contact:

Tom Coots, City Planner
 tcoots@rollacity.org

 (573) 426-6974
 901 North Elm Street
 City Hall: 2nd Floor
 8:00 – 5:00 P.M.
 Monday - Friday

I.C.4



Who and What is the Planning and Zoning Commission?

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How Will This Impact My Property?

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What If I Have Concerns About the Proposal?

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What If I Cannot Attend the Meeting?

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What If I Have More Questions?

Please contact the Community Development Office if you have any additional questions.

LEGAL DESCRIPTION

All of Lot 1 and a fractional part of Lot 4, Block 42 of BISHOP'S ADDITION, and, a fractional part of Lot 2 of COPPERFIELD SUBDIVISION, all in Rolla, Missouri more particularly described as follows: Beginning at the Northwest Corner of Lot 2, Block 42 of said BISHOP'S ADDITION; thence South 89°24'20" East, 247.50 feet along the South right of way of 7th Street to its intersection with the West right of way of State Street; thence South 1°04'50" West, 64.63 feet along said West right of way to the southeast corner of a parcel described in Phelps County Deed Records at Document No. 1999-3448; thence North 88°52'00" West, 114.00 feet along the South line of said Document No. 1999-3448 parcel; thence South 1°07'30" West, 57.00 feet to the North line of Lot 1 of the aforesaid COPPERFIELD SUBDIVISION; thence South 86°33'00" West, 72.96 feet along said North line to the northwest corner of the aforesaid Lot 1 of COPPERFIELD SUBDIVISION; thence South 0°56'00" West, 95.03 feet along the West line of said Lot 1 to the North right of way of 6th Street; thence North 89°06'00" West, 60.19 feet along said North right of way to the southwest corner of the aforesaid Lot 2 of COPPERFIELD SUBDIVISION; thence North 0°11'20" East, 99.68 feet, and, North 1°26'40" East, 120.75 feet, all along the West line of said Lot 2 to the point of beginning.





**CITY OF ROLLA
CITY COUNCIL AGENDA**

DEPARTMENT: Community Development

ACTION REQUESTED: Postpone to April 3, 2023

SUBJECT: Annexation and Assignment of Zoning: A portion of 13063 Old Wire Outer Rd into the corporate limits of the City of Rolla and assigning a zoning of C-2, General Retail

(ANX23-01)

MEETING DATE: March 20, 2023

Application and Notice:

Applicant - Mike Patel c/o Cindy Beger
Owner - James W Hayes and Janice S Hayes Trust
Public Notice - Letters mailed to property owners within 300 feet; Legal ad in the Phelps County Focus; signage posted on the property; <https://www.rollacity.org/agenda.shtml>

Background:

The applicant seeks to voluntarily be annexed into the city limits. Annexation would allow for access to utilities necessary for development of the property. The applicant also requests that the property be assigned C-2, General Retail zoning at the time of annexation. The C-2 district would allow for the planned use of the property as a proposed hotel.

Property Details:

Current zoning - Unincorporated Phelps County; proposed to be assigned zoning of C-2, General Retail
Current use - Vacant (former manufactured home sales)
Proposed use - Hotel
Land area - 2.3 acres

Public Facilities/Improvements:

Streets - The subject property has frontage on Old Wire Outer Rd and Sally Rd, both Collector streets.
Sidewalks - No sidewalks are located adjacent to the property. Sidewalks would be required to be constructed along Old Wire Outer Rd, unless waived.
Utilities - The subject property should have access to all needed public utilities. The developer will be required to extend the public sewer to the property and extend a waterline across the entire property frontage.

Comprehensive Plan:

The Comprehensive Plan designates the property as being appropriate for Mixed Commercial uses. The Comprehensive Plan designates the area as being within the Urban Growth Area for the city. The Rolla West Master Plan designates the property as being appropriate to for a "Lifestyle Center," which includes specialty retail and office uses.

I.O.I

Discussion:

The proposed annexation should not impact city budgets or services. The annexation would allow for a development which would generate sales and hotel/motel tax revenues for the city. The proposal was reviewed at the Development Review Meeting and no objections to the annexation were made.

All utilities are located in the area and have capacity to serve the property. The developer will have to extend water and sewer utilities to serve the property. The property should be easily served with all other municipal services.

The subject property is located on the I-44 outer road. The I-44 frontage has developed to include retail and hospitality uses. The north side I-44 frontage is all C-2 zoning. The property is adjacent to the city limits.

The applicant has submitted a written request to postpone this item to the April 3, 2023 City Council meeting.

Planning and Zoning Commission Recommendation:

The Rolla Planning and Zoning Commission conducted a public hearing on March 14, 2023 and voted 7-0 to recommend the City Council approve the request.

Prepared by:

Tom Coots, City Planner

Attachments:

Public Notice Letter; Request to Postpone

Tom Coots

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Sent: Wednesday, March 15, 2023 11:12 AM
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Tom,

I would like to request since myself and the owners are not available for next week's council meeting to postpone the Council meeting to the April 3rd meeting on the following request:

ZON23-02 Rezoning of 605 W 7th and 605/607 N. State street from C2 to C3.

ZON23-01 Annexation and Zoning C2 on the James W Hayes Trust (Old Wire Road / Sally Road.)

I will be attending the April 3rd meeting to represent both of these request.

Also we would like to formally ask for a 1st and Final reading on both of these since there has been no objections or concerns from property owners.

Respectfully Submitted,

Mike



MIKE WOESSNER
President | Broker/Owner

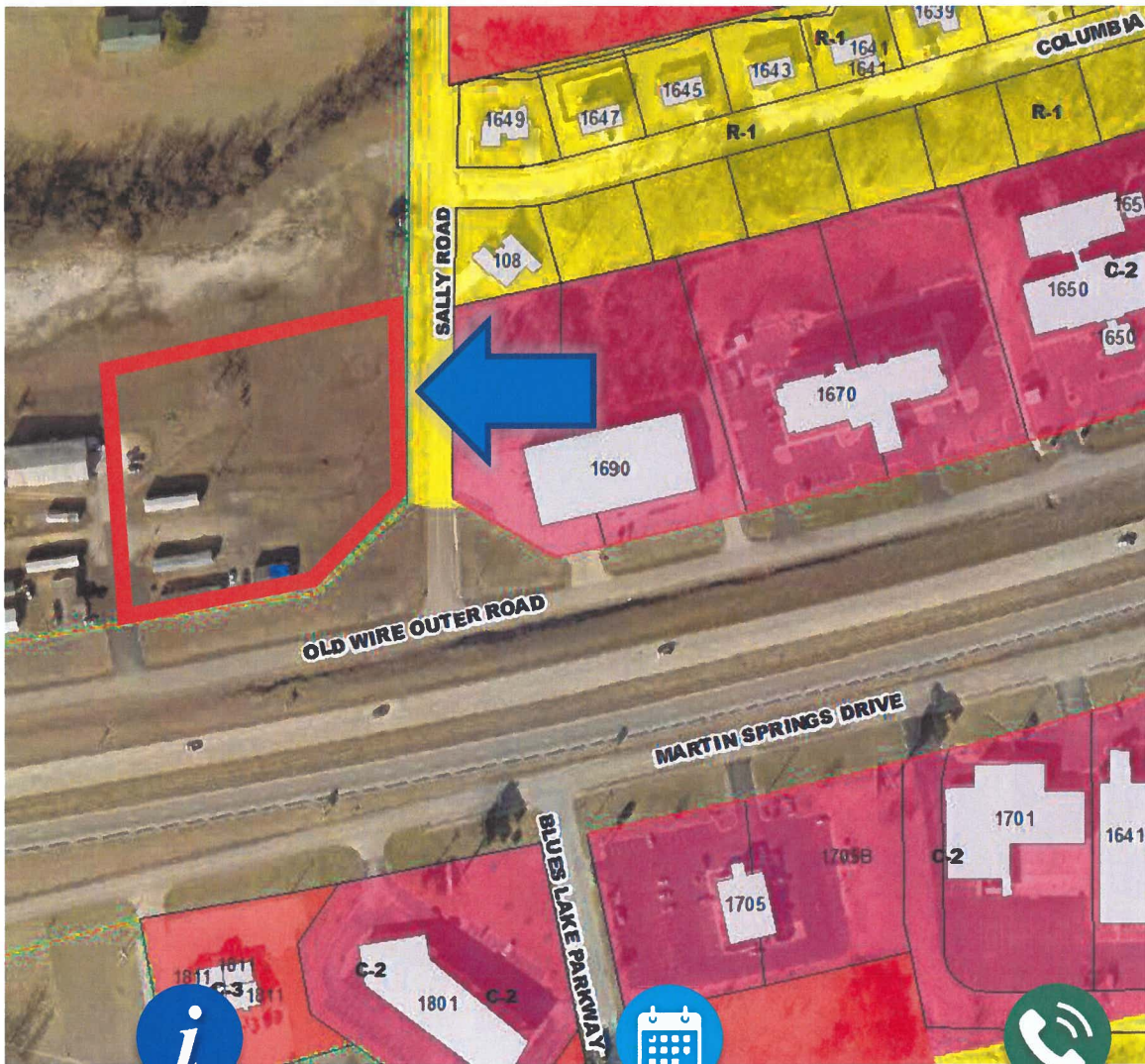
Cell: 573-578-4050
Direct: 573-458-6510
website: www.inv-rel.com



1703 N Bishop Ave.
Rolla, MO 65401
573.364.8111

473 Old Route 66
St. Robert, MO 65584
573.336.3535

3250 E Battlefield Rd. Ste Q
Springfield, MO 65804
417.730.1414



Project Information:

Case No: ANX23-01
 Location: 13063 Old Wire Outer Rd
 Applicant: James W Hayes and Janice S Hayes Trust; and Krunal Patel c/o Cindy Beger

Request:

Annexation into the city limits of the City of Rolla and assigning a zoning C-2, General Retail

Public Hearings:

Planning and Zoning Commission
February 28, 2023
5:30 PM
 City Hall: 1st Floor

City Council
March 6, 2023
6:30 PM
 City Hall: 1st Floor

For More Information Contact:

Tom Coots, City Planner
 tcoots@rollacity.org

(573) 426-6974
 901 North Elm Street
 City Hall: 2nd Floor
 8:00 – 5:00 P.M.
 Monday - Friday

I.D.Y



Who and What is the Planning and Zoning Commission?

The Planning and Zoning Commission is an appointed group of citizens from Rolla who are charged with hearing and deciding land use applications, such as zoning and subdivisions. The Commission takes testimony and makes a recommendation to the City Council.

What is an Annexation?

An annexation is the changing of the city limits to include additional areas. Once within the corporate limits of the City of Rolla, a property is subject to the laws of the City of Rolla and is eligible for services provided by the City of Rolla.

How Will This Impact My Property?

Each case is different. Adjacent properties are more likely to be impacted. Please contact the Community Development Office at (573) 426-6974 if you have any questions.

What If I Have Concerns About the Proposal?

If you have any concerns or comments, please try to attend the meeting. You may learn details about the project at the meeting. You will be given an opportunity to ask questions or make comments.

What If I Cannot Attend the Meeting?

Please try to attend the meeting if you have any questions or concerns. However, if you are unable to attend the meeting, you may provide written comments by letter or email. These comments will be presented to the Commission.

What If I Have More Questions?

Please contact the Community Development Office if you have any additional questions.

LEGAL DESCRIPTION

A fractional part of the Northeast Quarter of the Southeast Quarter of Section 9, Township 37 North, Range 8 West of the 5th P.M. described as follows:
 Commencing at the Northeast Corner of the Northeast Quarter of the Southeast Quarter of said Section 9; thence South 3°06'10" West, 450.07 feet to the southeast corner of a parcel described in Phelps County Deed Records at Document No. 1991-3686, also being a point on the West right of way of Phelps County Road 8110 (Sally Road); thence South 0°03'20" East, 172.96 feet along said West right of way; thence North 89°56'00" West, 30.27 feet; thence South 0°01'30" West, 30.20 feet; thence North 89°31'00" East, 30.31 feet to the aforesaid West right of way of Phelps County Road 8110 (Sally Road); thence South 0°02'50" East, 113.79 feet along said West right of way to the true point of beginning of the hereinafter described tract: Thence continuing South 0°02'50" East, 222.07 feet along said West right of way to its intersection with the North right of way of U.S. Interstate 44; thence South 51°00'50" West, 160.54 feet, and, westerly, 228.76 feet along the arc of a curve, concave northerly with a radius of 12038.70 feet, the chord of which is South 79°33'00" West, 228.76 feet, all along said North right of way; thence North 0°06'10" West, 300.00 feet; thence North 79°33'10" East, 356.00 feet to the true point of beginning. Above described tract contains 2.30 acres, more or less, per plat of survey J-4853, dated January 3, 2023, by CM Archer Group, P.C.



**S.A.V.E.
FINANCIAL STATEMENT
AS OF FEBRUARY 28, 2023**

Cash Donations

2012 Yearly Total Cash Donation	\$	441,502.10
2013 Yearly Total Cash Donations	\$	2,576.54
2014 Yearly Total Cash Donations	\$	1,479.00
2015 Yearly Total Cash Donations	\$	5,285.00
2016 Yearly Total Cash Donations	\$	8,502.70
2017 Yearly Total Cash Donations	\$	96,524.36
2018 Yearly Total Cash Donations	\$	46,293.74
2019 Yearly Total Cash Donations	\$	57,152.81
2020 Yearly Total Cash Donations	\$	45,192.46
2021 Yearly Total Cash Donations	\$	45,361.61
2022 Yearly Total Cash Donations	\$	31,683.42
2023 Yearly Total Cash Donations	\$	24,306.83
Total Yearly Donations To-Date	\$	805,860.57

Interests

2012 Total Interest	\$	-
2013 Total Interest	\$	9,815.08
2014 Total Interest	\$	2,272.12
2015 Total Interest	\$	2,218.53
2016 Total Interest	\$	2,244.90
2017 Total Interest	\$	2,862.24
2018 Total Interest	\$	4,724.87
2019 Total Interest	\$	7,435.97
2020 Total Interest	\$	4,413.04
2021 Total Interest	\$	2,316.51
2022 Total Interest	\$	3,178.79
2023 Total Interest	\$	3,069.11
Total Yearly Interest To-Date	\$	44,551.16

Total Donations and Interest To-Date **\$ 850,411.73**

Disbursements:

Personnel (Intern)	\$	2,447.70
Copying/Production/Credit Card/Postage/Travel	\$	2,214.12
Engineering/Consultants/Construction	\$	569,870.66
Fund Raising/Special Events	\$	3,545.44
Returned donations	\$	550.00
Administration Fees - Other Expenses	\$	7,032.49
Total Disbursements	\$	585,660.41

Total Income To-Date **\$ 850,411.73**

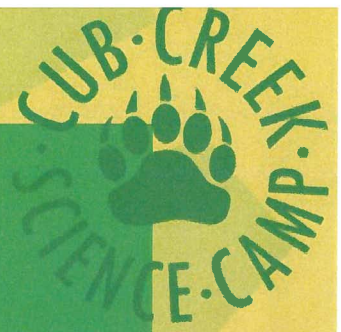
Total Disbursements To-Date **\$ (585,660.41)**

TOTAL FUNDS AVAILABLE **\$ 264,751.32**

NOTE: S.A.V.E. Campaign Goal - 1.5 million

II.A.1

FAMILY FRIENDLY



SPRING SAFARI

S.A.V.E. THE DATE!!

April 15th, 2023 5:00 p.m. - 8:00 p.m.

Live music featuring Trilogy!

Dinner at 5:30 p.m.

Tickets are \$50 per person
Table sponsorships available

To reserve a table/tickets
call (573) 465-2703

All proceeds go towards the new
Rolla Animal Shelter

Cub Creek Science Camp
16795 St Hwy E
Rolla, MO 65401

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ROLLA AREA ANIMAL
SHELTER CAMPAIGN

AUCTION ITEMS

II.A.2

Prop P reauthorization – April 4, 2023



Paid for/Provided by City of Rolla, Floyd Jernigan, Director of Parks & Recreation, 901 N. Elm St., Rolla, MO 65402

Prop P Ballot Language (Ord No. 4719):

SALES TAX "PROPOSITION P" FOR LOCAL PARKS

Shall the municipality of Rolla, Missouri impose a sales tax of one-sixteenth of one percent, for ten years, beginning October 1, 2023 for the purpose of providing capital funding for local parks?

The City will use this sales tax solely for local parks, in order to maintain, improve and manage parks, trails, playgrounds, parking lots, bathrooms, pool, cemetery and natural lands for recreational purposes. These funds are prohibited for support for the Center



Prop P

Reauthorization of 1/16 of 1 percent Fact Sheet & Info

April 4, 2023 Ballot language
Shall the municipality of Rolla, Missouri impose a sales tax of one-sixteenth of one percent, for ten years, beginning October 1, 2023 for the purpose of providing capital funding for local parks?
The City will use this sales tax solely for local parks, in order to maintain, improve and manage parks, trails, playgrounds, parking lots, bathrooms, pool, cemetery and natural lands for recreational purposes. These funds are prohibited for support of the Centre.

- Why is the continuation of this portion of Prop P important?
- Prop P was initially approved by 68 percent of the voters in 2015. 3/16ths was approved in perpetuity for traditional park maintenance with 1/16th subject to reauthorization by the voters periodically for better accountability.
 - The one-sixteenth has produced an average of \$320,000 annually, which has paid for replacements of major park structures such as playgrounds, bathrooms, and parking lots since the passage of Prop P in the last eight years.
 - A dedicated revenue source is needed to continue to replace and upgrade aging amenities as well as meet the needs of citizen interests for new recreational facilities.

- What will this one-sixteenth of one percent continuation provide?
- 100% of the money from this tax by law must be used for parks (includes Rolla City Cemetery).
 - The one-sixteenth of one percent will be subject to reauthorization after 10 years of capital improvements.
 - o Playground equipment will continue to be replaced, to meet accessibility and safety standards.
 - o The placement of bathrooms will continue throughout the park system.
 - o Walking trails will be expanded and repaired as needed.
 - o Courts and fields will be improved and expanded.
 - o Splash Zone Water Park repairs and improvements.



Actual cost - 6 1/4c on every \$100 spent

- What is the impact if the one-sixteenth of one percent does not pass?
- The City will be unable to fund capital maintenance and improvements to the park system: playgrounds, trails, ballfields, courts, restrooms and Splash Zone will gradually deteriorate.

www.rolla.org
Paid for by the City of Rolla
Prepared by: Rolla Parks & Recreation Center
221 N Ets St. Rolla, MO 65401

What have we done over the last 8 years with Prop P?

New public restrooms!



SplashZone Slide refinishing



Several new playgrounds and upgrades!



Pickleball courts!



Tennis court resurfacing



New ballfield lights on 2 fields



Smaller but important park upgrades:

- *scoreboards/dugouts
- *paved parking lots
- *safe surfaces in pavilions
- *New disc golf targets
- *signage
- *and many other!



And this is why we do it!



Possible 5-Year Projects

(based on citizen input)

(not ranked for order)

- Ballfield lighting replacements
- Enhanced tennis court complex
- Playground replacements
 - Turf soccer field
- Ballfield dugouts
- ADA pedestrian bridges
- New parking area
- Additional permanent bathrooms

Possible Next Phase *(based on citizen input)*

- Addition of trail connections
- Trail expansion around city
- Enhanced pickleball court complex
 - Multi-phase Bicycle Park
- Turfing softball fields
- Turfing multi-purpose fields
- Lighting multi-purpose fields
- Playground replacements
- Expansion of city cemetery
 - Splash pad
- Ballfield lighting replacements
- Pickleball court lighting
- Wind screens for courts
- Netting for soccer fields
- Additional new playing fields
 - Covered courts
- Train preservation
- New Splash Zone pool and features

1/16th of 1 percent sales tax =
approx. \$320,000/yr

PLEASE VOTE

Tuesday, April 4th

**CITY OF ROLLA
CITY COUNCIL AGENDA**

DEPARTMENT HEAD: Darin Pryor

ACTION REQUESTED: Motion

**ITEM/SUBJECT: 2nd Annual Spring Craft Festival
Street Closure
April 1st, 2023**

BUDGET APPROPRIATION (IF APPLICABLE):

DATE: 03-20-23

COMMENTARY:

A request has been made from the Downtown Business Association to close the following Pine Street for the 2nd Annual Spring Craft Festival on Saturday, April 1st, 2023.

Pine Street will be closed from 6th Street to 10th Street.

The streets will be closed from 6:00 a.m. to 5:00 p.m.

ITEM NO. IV.A.1

**CITY OF ROLLA
CITY COUNCIL AGENDA**

DEPARTMENT HEAD: Darin Pryor

ACTION REQUESTED: Ordinance 1st Reading

ITEM/SUBJECT: MoDOT TAP Grant Agreement

BUDGET APPROPRIATION (IF APPLICABLE)

DATE: 3/20/2023

COMMENTARY:

Attached is an Ordinance authorizing the Mayor to enter into the included Missouri Highways and Transportation Commission Transportation Alternatives Funds Agreement.

Council authorized staff to apply for this grant in January of 2023. This agreement provides funding to replace approximately 76 non-compliant curb ramps with ADA compliant curb ramps.

The estimated cost for these improvements is \$300,000. This is a 78.6 percent grant with the State providing up to \$235,860.

Attached is a location map, the agreement and ordinance authorizing the project.

Staff recommends passage of the Ordinance.

IV. B. 1

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 TRANSPORTATION ALTERNATIVE FUNDS PROGRAM AGREEMENT BETWEEN THE CITY OF ROLLA, MISSOURI AND MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION FOR APPROXIMATELY REPLACEMENT OF 76 ADA CURB RAMPS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROLLA, MISSOURI, AS FOLLOWS:

Section 1: That the Mayor of the City of Rolla, Missouri be and is hereby authorized and directed to execute on behalf of the City of Rolla, Missouri Transportation Alternative Funds Program Agreement between the City of Rolla, Missouri and Missouri Highways and Transportation Commission to construct approximately 76 curb ramps of pedestrian improvements, a copy of said agreement being attached hereto and marked Exhibit "A".

SECTION 2: This Ordinance shall be in full force and effect from and after the date of its passage and approval.

PASSED BY THE CITY COUNCIL OF THE CITY OF ROLLA, MISSOURI AND APPROVED BY THE MAYOR THIS 3rd DAY OF APRIL 2023.

APPROVED:

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY COUNSELOR

IV. B. 2

EXHIBIT A

CCO Form: FS25
Approved: 04/95 (MGB)
Revised: 10/22 (MWH)
Modified:

CFDA Number: 20.205
CFDA Title: Highway Planning and Construction
Award name/number: TAP - (proj. no.)
Award Year: FY 2023
Federal Agency: Federal Highway Administration, Department of Transportation

**MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION
TRANSPORTATION ENHANCEMENTS FUNDS
PROGRAM AGREEMENT**

THIS AGREEMENT is entered into by the Missouri Highways and Transportation Commission (hereinafter, "Commission") and City of Rolla (hereinafter, "City").

WITNESSETH:

NOW, THEREFORE, in consideration of the mutual covenants, promises and representations in this Agreement, the parties agree as follows:

(1) PURPOSE: The United States Congress has authorized, in Infrastructure Investment and Jobs Act (IIJA); 23 U.S.C. §101, §106 §133; and §208 funds to be used for transportation enhancements activities. The purpose of this Agreement is to grant the use of such transportation enhancement funds to the City.

(2) LOCATION: The transportation enhancements funds which are the subject of this Agreement are for the project at the following location:

76 curb ramps throughout city of Rolla.

The general location of the project is shown on attachment marked "Exhibit A" and incorporated herein by reference.

(3) REASONABLE PROGRESS POLICY: The project as described in this agreement is subject to the reasonable progress policy set forth in the Local Public Agency (LPA) Manual and the final deadline specified in Exhibit B attached hereto and incorporated herein by reference. In the event, the LPA Manual and the final deadline within Exhibit B conflict, the final deadline within Exhibit B controls. If the project is within a Transportation Management Area that has a reasonable progress policy in place, the project is subject to that policy. If the project is withdrawn for not meeting reasonable progress, the City agrees to repay the Commission for any progress payments made to

the City for the project and agrees that the Commission may deduct progress payments made to the City from future payments to the City. The City may not be eligible for future Transportation Enhancements Funds if the City does not meet the reasonable progress policy.

(4) INDEMNIFICATION:

(A) To the extent allowed or imposed by law, the City shall defend, indemnify and hold harmless the Commission, including its members and the Missouri Department of Transportation (MoDOT or Department) employees, from any claim or liability whether based on a claim for damages to real or personal property or to a person for any matter relating to or arising out of the City's wrongful or negligent performance of its obligations under this Agreement.

(B) The City will require any contractor procured by the City to work under this Agreement:

1. To obtain a no cost permit from the Commission's district engineer prior to working on the Commission's right-of-way, which shall be signed by an authorized contractor representative (a permit from the Commission's district engineer will not be required for work outside of the Commission's right-of-way); and

2. To carry commercial general liability insurance and commercial automobile liability insurance from a company authorized to issue insurance in Missouri, and to name the Commission, and MoDOT and its employees, as additional named insureds in amounts sufficient to cover the sovereign immunity limits for Missouri public entities as calculated by the Missouri Department of Insurance, Financial Institutions and Professional Registration, and published annually in the Missouri Register pursuant to Section 537.610, RSMo. The City shall cause insurer to increase the insurance amounts in accordance with those published annually in the Missouri Register pursuant to Section 537.610, RSMo.

(C) In no event shall the language of this Agreement constitute or be construed as a waiver or limitation for either party's rights or defenses with regard to each party's applicable sovereign, governmental, or official immunities and protections as provided by federal and state constitution or law.

(5) AMENDMENTS: Any change in this Agreement, whether by modification or supplementation, must be accomplished by a formal contract amendment signed and approved by the duly authorized representatives of the City and the Commission.

(6) COMMISSION REPRESENTATIVE: The Commission's District Engineer is designated as the Commission's representative for the purpose of administering the provisions of this Agreement. The Commission's representative may designate by written notice other persons having the authority to act on behalf of the Commission in

furtherance of the performance of this Agreement.

(7) NONDISCRIMINATION ASSURANCE: With regard to work under this Agreement, the City agrees as follows:

(A) Civil Rights Statutes: The City shall comply with all state and federal statutes relating to nondiscrimination, including but not limited to Title VI and Title VII of the Civil Rights Act of 1964, as amended (42 U.S.C. §2000d and §2000e, *et seq.*), as well as any applicable titles of the "Americans with Disabilities Act" (42 U.S.C. §12101, *et seq.*). In addition, if the City is providing services or operating programs on behalf of the Department or the Commission, it shall comply with all applicable provisions of Title II of the "Americans with Disabilities Act".

(B) Administrative Rules: The City shall comply with the administrative rules of the United States Department of Transportation relative to nondiscrimination in federally-assisted programs of the United States Department of Transportation (49 C.F.R. Part 21) which are herein incorporated by reference and made part of this Agreement.

(C) Nondiscrimination: The City shall not discriminate on grounds of the race, color, religion, creed, sex, disability, national origin, age or ancestry of any individual in the selection and retention of subcontractors, including procurement of materials and leases of equipment. The City shall not participate either directly or indirectly in the discrimination prohibited by 49 C.F.R. §21.5, including employment practices.

(D) Solicitations for Subcontracts, Including Procurements of Material and Equipment: These assurances concerning nondiscrimination also apply to subcontractors and suppliers of the City. These apply to all solicitations either by competitive bidding or negotiation made by the City for work to be performed under a subcontract including procurement of materials or equipment. Each potential subcontractor or supplier shall be notified by the City of the requirements of this Agreement relative to nondiscrimination on grounds of the race, color, religion, creed, sex, disability or national origin, age or ancestry of any individual.

(E) Information and Reports: The City shall provide all information and reports required by this Agreement, or orders and instructions issued pursuant thereto, and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Commission or the United States Department of Transportation to be necessary to ascertain compliance with other contracts, orders and instructions. Where any information required of the City is in the exclusive possession of another who fails or refuses to furnish this information, the City shall so certify to the Commission or the United States Department of Transportation as appropriate and shall set forth what efforts it has made to obtain the information.

(F) Sanctions for Noncompliance: In the event the City fails to comply with the nondiscrimination provisions of this Agreement, the Commission shall impose such contract sanctions as it or the United States Department of Transportation may

determine to be appropriate, including but not limited to:

1. Withholding of payments under this Agreement until the City complies; and/or
2. Cancellation, termination or suspension of this Agreement, in whole or in part, or both.

(G) Incorporation of Provisions: The City shall include the provisions of paragraph (7) of this Agreement in every subcontract, including procurements of materials and leases of equipment, unless exempted by the statutes, executive order, administrative rules or instructions issued by the Commission or the United States Department of Transportation. The City will take such action with respect to any subcontract or procurement as the Commission or the United States Department of Transportation may direct as a means of enforcing such provisions, including sanctions for noncompliance; provided that in the event the City becomes involved or is threatened with litigation with a subcontractor or supplier as a result of such direction, the City may request the United States to enter into such litigation to protect the interests of the United States.

(8) ASSIGNMENT: The City shall not assign, transfer or delegate any interest in this Agreement without the prior written consent of the Commission.

(9) LAW OF MISSOURI TO GOVERN: This Agreement shall be construed according to the laws of the State of Missouri. The City shall comply with all local, state and federal laws and regulations relating to the performance of this Agreement.

(10) CANCELLATION: The Commission may cancel this Agreement at any time for a material breach of contractual obligations by providing the City with written notice of cancellation. Should the Commission exercise its right to cancel this Agreement for such reasons, cancellation will become effective upon the date specified in the notice of cancellation sent to the City.

(11) ACCESS TO RECORDS: The City and its contractors must maintain all records relating to this Agreement, including but not limited to invoices, payrolls, etc. These records must be available at no charge to the Federal Highway Administration (FHWA) and the Commission and/or their designees or representatives during the period of this Agreement and any extension, and for a period of three (3) years after the date on which the City receives reimbursement of their final invoice from the Commission.

(12) FEDERAL-AID PROVISIONS: Because responsibility for the performance of all functions or work contemplated as part of this project is assumed by the City, and the City may elect to construct part of the improvement contemplated by this Agreement with its own forces, a copy of Section II and Section III, as contained in the United States Department of Transportation Form Federal Highway Administration (FHWA) 1273 "Required Contract Provisions, Federal-Aid Construction Contracts," is attached and

made a part of this Agreement as Exhibit C. Wherever the term "the contractor" or words of similar import appear in these sections, the term "the City" is to be substituted. The City agrees to abide by and carry out the condition and obligations of "the contractor" as stated in Section II, Equal Opportunity, and Section III, Nonsegregated Facilities, as set out in Form FHWA 1273.

(13) ACQUISITION OF RIGHT OF WAY: With respect to the acquisition of right of way necessary for the completion of the project, City shall acquire any additional necessary right of way required for this project and in doing so agrees that it will comply with all applicable federal laws, rules and regulations, including 42 U.S.C. 4601-4655, the Uniform Relocation Assistance and Real Property Acquisition Act, as amended and any regulations promulgated in connection with the Act.

(14) MAINTENANCE OF DEVELOPMENT: The City shall maintain the herein contemplated improvements without any cost or expense to the Commission. All maintenance by the City shall be done for the safety of the general public and the esthetics of the area. In addition, if any sidewalk or bike trails are constructed on the Commission's right-of-way pursuant to this Agreement, the City shall inspect and maintain the sidewalk or bike trails constructed by this project in a condition reasonably safe to the public and, to the extent allowed by law, shall indemnify and hold the Commission harmless from any claims arising from the construction and maintenance of said sidewalk or bike trails. If the City fails to maintain the herein contemplated improvements, the Commission or its representatives, at the Commission's sole discretion shall notify the City in writing of the City's failure to maintain the improvement. If the City continues to fail in maintaining the improvement, the Commission may remove the herein contemplated improvement whether or not the improvement is located on the Commission's right of way. Any removal by the Commission shall be at the sole cost and expense of the City. Maintenance includes but is not limited to mowing and trimming between shrubs and other plantings that are part of the improvement.

(15) PLANS: The City shall prepare preliminary and final plans and specifications for the herein improvements. The plans and specifications shall be submitted to the Commission for the Commission's review and approval. The Commission has the discretion to require changes to any plans and specification prior to any approval by the Commission.

(16) REIMBURSEMENT: The cost of the contemplated improvements will be borne by the United States Government and by the City as follows:

(A) Any federal funds for project activities shall only be available for reimbursement of eligible costs which have been incurred by City. Any costs incurred by City prior to authorization from FHWA and notification to proceed from the Commission are **not** reimbursable costs. The federal share for this project will be **78.6 percent not to exceed \$235,860**. The calculated federal share for seeking federal reimbursement of participating costs for the herein improvements will be determined by dividing the total federal funds applied to the project by the total participating costs. Any

costs for the herein improvements which exceed any federal reimbursement or are not eligible for federal reimbursement shall be the sole responsibility of City. The Commission shall not be responsible for any costs associated with the herein improvement unless specifically identified in this Agreement or subsequent written amendments.

(17) PROGRESS PAYMENTS: The City may request progress payments be made for the herein improvements as work progresses but not more than once every two weeks. Progress payments must be submitted monthly. The City shall repay any progress payments which involve ineligible costs.

(18) PROMPT PAYMENTS: Progress invoices submitted to MoDOT for reimbursement more than thirty (30) calendar days after the date of the vendor invoice shall also include documentation that the vendor was paid in full for the work identified in the progress invoice. Examples of proof of payment may include a letter or e-mail from the vendor, lien waiver or copies of cancelled checks. Reimbursement will not be made on these submittals until proof of payment is provided. Progress invoices submitted to MoDOT for reimbursement within thirty (30) calendar days of the date on the vendor invoice will be processed for reimbursement without proof of payment to the vendor. If the City has not paid the vendor prior to receiving reimbursement, the City must pay the vendor within two (2) business days of receipt of funds from MoDOT.

(19) PERMITS: The City shall secure any necessary approvals or permits from any federal or state agency as required for the completion of the herein improvements. If this improvement is on the right of way of the Commission, the City must secure a permit from the Commission prior to the start of any work on the right of way. The permits which may be required include, but are not limited to, environmental, architectural, historical or cultural requirements of federal or state law or regulation.

(20) INSPECTION OF IMPROVEMENTS AND RECORDS: The City shall assure that representatives of the Commission and FHWA shall have the privilege of inspecting and reviewing the work being done by the City's contractor and subcontractor on the herein project. The City shall also assure that its contractor, and all subcontractors, if any, maintain all books, documents, papers and other evidence pertaining to costs incurred in connection with the Transportation Enhancement Program Agreement, and make such materials available at such contractor's office at all reasonable times at no charge during this Agreement period, and for three (3) years from the date of final payment under this Agreement, for inspection by the Commission, FHWA or any authorized representatives of the Federal Government and the State of Missouri, and copies shall be furnished, upon request, to authorized representatives of the Commission, State, FHWA, or other Federal agencies.

(21) CREDIT FOR DONATIONS OF FUNDS, MATERIALS, OR SERVICES: A person may offer to donate funds, materials or services in connection with this project. Any donated funds, or the fair market value of any donated materials or services that are accepted and incorporated into this project shall be credited according to 23 U.S.C. §323.

(22) DISADVANTAGED BUSINESS ENTERPRISES (DBE): The Commission will advise the City of any required goals for participation by disadvantaged business enterprises (DBEs) to be included in the City's proposal for the work to be performed. The City shall submit for Commission approval a DBE goal or plan. The City shall comply with the plan or goal that is approved by the Commission and all requirements of 49 C.F.R. Part 26, as amended.

(23) VENUE: It is agreed by the parties that any action at law, suit in equity, or other judicial proceeding to enforce or construe this Agreement, or regarding its alleged breach, shall be instituted only in the Circuit Court of Cole County, Missouri.

(24) NOTICE TO BIDDERS: The City shall notify the prospective bidders that disadvantaged business enterprises shall be afforded full and affirmative opportunity to submit bids in response to the invitation and will not be discriminated against on grounds of race, color, sex, or national origin in consideration for an award.

(25) FINAL AUDIT: The Commission may, in its sole discretion, perform a final audit of project costs. The United States Government shall reimburse the City, through the Commission, any monies due. The City shall refund any overpayments as determined by the final audit.

(26) AUDIT REQUIREMENTS: If the City expend(s) seven hundred fifty thousand dollars (\$750,000) or more in a year in federal financial assistance it is required to have an independent annual audit conducted in accordance with 2 CFR Part 200. A copy of the audit report shall be submitted to MoDOT within the earlier of thirty (30) days after receipt of the auditor's report(s), or nine (9) months after the end of the audit period. Subject to the requirements of 2 CFR Part 200, if the City expend(s) less than seven hundred fifty thousand dollars (\$750,000) a year, the City may be exempt from auditing requirements for that year but records must be available for review or audit by applicable state and federal authorities.

(27) FEDERAL FUNDING ACCOUNTABILITY AND TRANSPARENCY ACT OF 2006: The City shall comply with all reporting requirements of the Federal Funding Accountability and Transparency Act (FFATA) of 2006, as amended. This Agreement is subject to the award terms within 2 C.F.R. Part 170.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the parties have entered into this Agreement on the date last written below.

Executed by the City this ____ day of _____, 20__.

Executed by the Commission this ____ day of _____, 20__.

MISSOURI HIGHWAYS AND
TRANSPORTATION COMMISSION

CITY OF ROLLA

Title _____

By _____
Title _____

ATTEST:

ATTEST:

Secretary to the Commission

By _____
Title _____

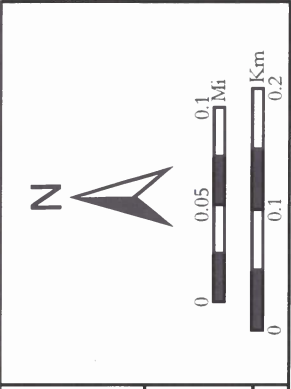
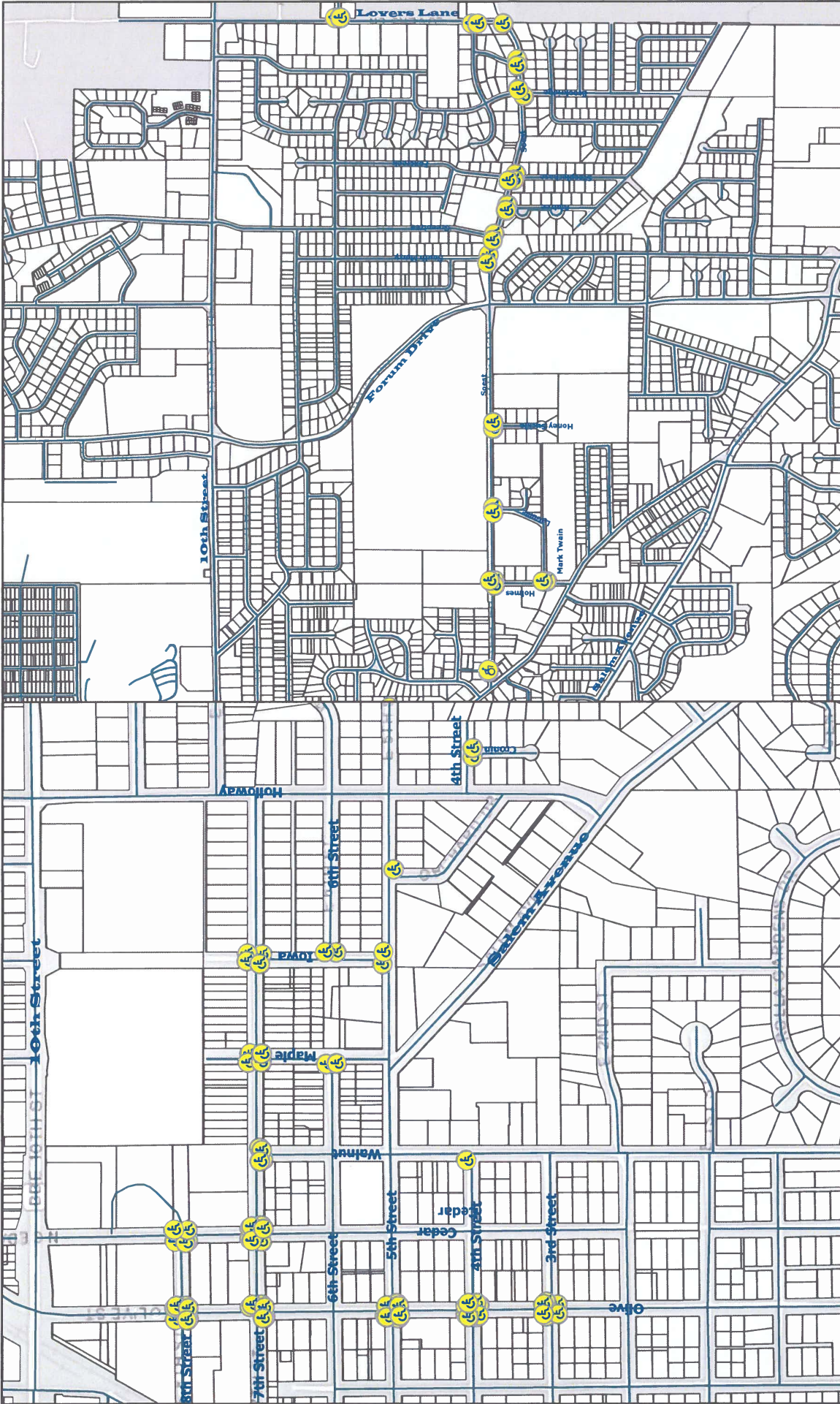
Approved as to Form:

Approved as to Form:

Commission Counsel

Title _____

Ordinance No _____



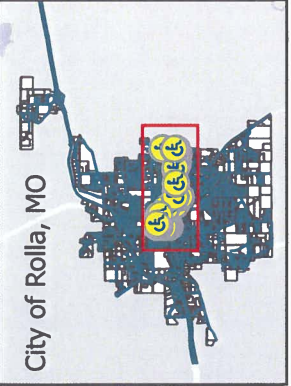
Legend
 Handicap Selection


2022

Project Area

P Phelps County, Missouri Dept. of Conservation, Esti, HERE, Garmin, USGS, EPA, NPS, Phelps County, Missouri Dept. of Conservation, Esti, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA
 Created By: S. VanBibber

Coordinate System: NAD 1983 StatePlane Missouri Central FIPS 2402 Feet



11.8.11



**CITY OF ROLLA
CITY COUNCIL AGENDA**

DEPARTMENT: Community Development

ACTION REQUESTED: First Reading

SUBJECT: RCP Plat No. 2: A Minor Subdivision to reorganize 3 commercial lots and create 1 additional commercial lot at 2339, 3409, and 3419 N Bishop

(SUB23-01)

MEETING DATE: March 20, 2023

Application and Notice:

Applicant/Owner - Randy Clayton Properties, LLC; DW & MM Properties, LLC
Public Notice - <https://www.rollacity.org/agenda.shtml>

Background: The applicant owns a few commercial lots. One of the lots is very large (about 12 acres). The applicant seeks to increase the size of some adjacent properties and sell the remainder.

The remainder, Lot 1, is 7.68 acres and is not proposed to have any road frontage. Commercial lots may be provided access via an access easement. Lot 1 is likely not a developable property due to the slopes. The adjacent property owner who wishes to buy the lot does not intend to develop the property.

Property Details:

Current zoning - C-3, Highway Commercial
Current use - Commercial and vacant
Land area - Lot 1: 7.68 acres; Lot 2: 1.20 acres; Lot 3: 1.59 acres; Lot 4: 0.89 acres

Public Facilities/Improvements:

Streets - The subject property has frontage on Bishop Ave, a major arterial road; and Lot 1 is proposed to be accessed via an access easement to Bishop Ave.
Sidewalks - Sidewalks are not located adjacent to the property. Sidewalks may be required at the time of redevelopment.
Utilities - The subject property should have access to all needed utilities, although utilities for Lot 1 are proposed to be provided by a utility easement.

Comprehensive Plan: The Comprehensive Plan designates the subject property as being appropriate for Community Commercial uses.

Discussion: The proposed plat appears to meet all zoning and subdivision requirements.

Planning and Zoning Commission Recommendation:

The Rolla Planning and Zoning Commission conducted a meeting on March 14, 2023 and voted 7-0 to recommend approval of the request.

Prepared by: Tom Coots, City Planner
Attachments: Area Map, Plat, Ordinance

IV.C.1

ORDINANCE NO. _____

AN ORDINANCE TO APPROVE THE MINOR SUBDIVISION FINAL PLAT OF RCP PLAT NO. 2.

(SUB 23-01)

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROLLA, MISSOURI AS FOLLOWS:

SECTION 1: An ordinance approving the Minor Subdivision Final Plat of RCP Plat No. 2, a subdivision in City of Rolla, Phelps County, Missouri through the subdivision process.

SECTION 2: That this ordinance shall be in full force and effect from and after the date of its passage and approval. Building permits may not be issued by the Community Development Department until the plat has been filed with the Phelps County Recorder of Deeds.

PASSED BY THE CITY COUNCIL OF THE CITY OF ROLLA, MISSOURI, AND APPROVED BY THE MAYOR THIS 3rd DAY OF APRIL, 2023.

APPROVED:

Mayor

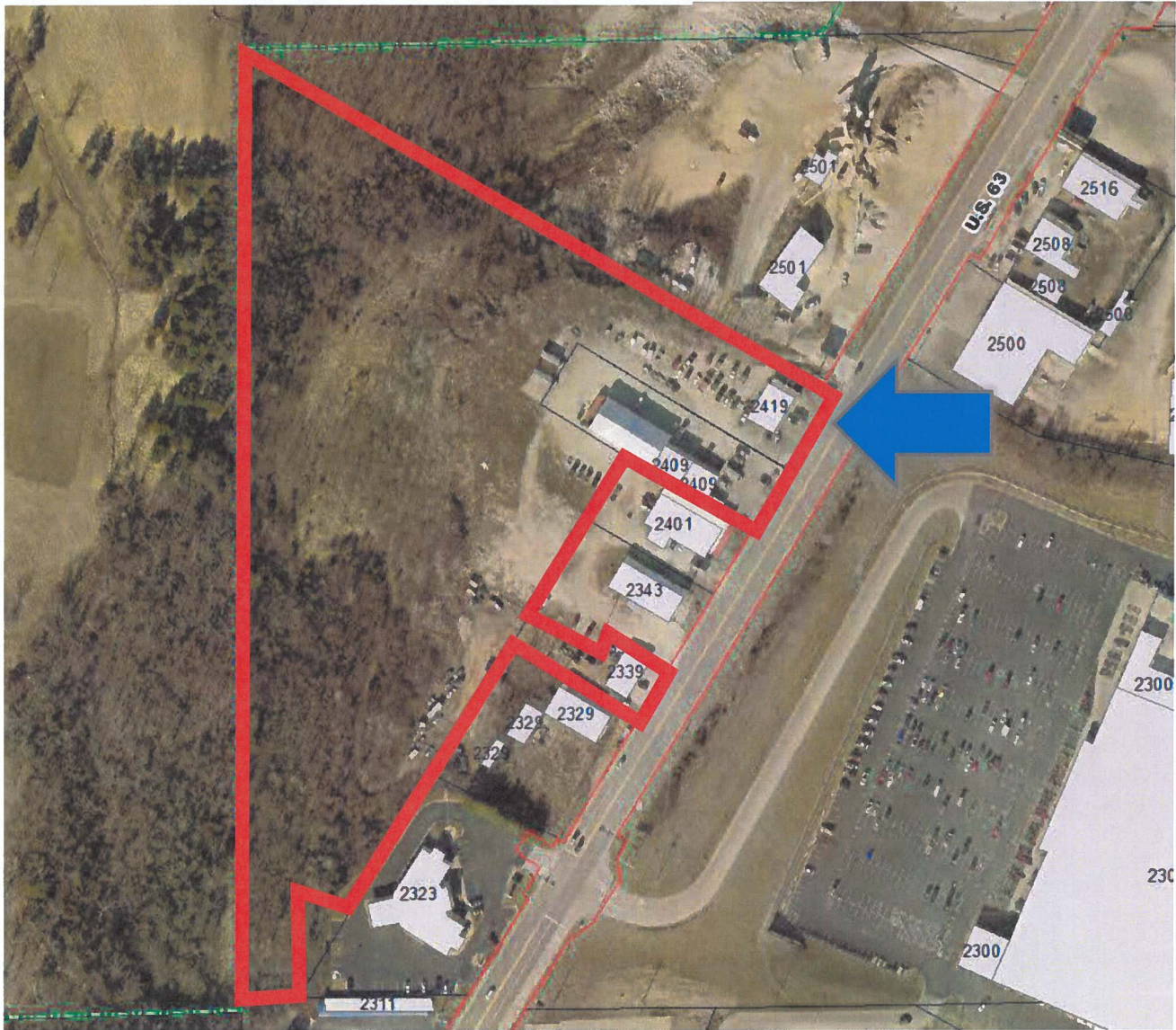
ATTEST:

City Clerk

APPROVED AS TO FORM:

City Counselor

IV.C.2



Project Information:

Case No: SUB23-01
 Location: 2339, 2409, 2419 N Bishop
 Applicant: Randy Clayton Properties, LLC
 Request:
 Minor Subdivision to reorganize 3 commercial
 lots and create 1 additional commercial lot



For More Information Contact:

Tom Coots, City Planner
 tcoots@rollacity.org

(573) 426-6974
 901 North Elm Street
 City Hall: 2nd Floor
 8:00 – 5:00 P.M.
 Monday - Friday

IV.C.3

**CITY OF ROLLA
CITY COUNCIL AGENDA**

DEPARTMENT HEAD: Darin Pryor

ACTION REQUESTED: Bid Award / Ordinance

Motion / 1st Reading

ITEM/SUBJECT: Project #561 – Ransdall Building Demolition

BUDGET APPROPRIATION: \$80,000

DATE: 03/16/20

COMMENTARY:

City staff received bids for the demolition of the Ransdall Building (505 E 18th Street) at the corner of 18th Street and Sharp Road. We received 7 bids. The 3 lowest bids were as follows:

Skyscraper Marine, LLC dba Tubbs & Son Const. Lonedell, MO	\$35,500.00
Bales Construction Company Waynesville, MO	\$50,500.00
Courtney Construction, LLC Mountain Grove, MO	\$75,000.00

A copy of the summary is attached.

Staff is requesting a motion to award the bid to the low bidder, Skyscraper Marine, LLC dba Tubbs & Son Construction and the first reading of the ordinance authorizing the Mayor to enter into the contract with Skyscraper Marine, LLC dba Tubbs & Son Construction for \$35,500.

V.A.1

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 SYSCRAPER MARINE, LLC dba TUBBS & SON CONSTRUCTION LLC.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROLLA, MISSOURI, AS FOLLOWS:

Section 1: That the Mayor of the City of Rolla, Missouri be and is hereby authorized and directed to execute on behalf of the City of Rolla, Missouri an agreement between the City of Rolla and Skyscraper Marine, LLC dba Tubbs & Son Construction., a copy of said agreement being attached hereto and marked Exhibit "A".

Section 2: This ordinance will be full force and effect from and after the date of its passage and approval.

PASSED BY THE CITY COUNCIL OF THE CITY OF ROLLA, MISSOURI AND APPROVED BY THE MAYOR THIS 4th DAY OF APRIL 2023.

APPROVED:

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY COUNSELOR

V.A.2



DEPARTMENT OF PUBLIC WORKS
 901 North Elm
 P.O. Box 979
 Rolla, MO 65402

Phone: (573) 364-8659

FAX: (573) 364-8602

e-mail: dpryor@rollacity.org

www.rollacity.org

Ransdall Building Demo
 PROJECT 561
 March 9th, 2023

Skyscraper Marine LLC, dba- Tubbs & Son Construction Nichole Harvath PO Box 107 Lonedell, MO 63060 Ph: 314-574-5403 tubbs_son_const@yahoo.com	Bales Construction Company Brandon Bales 1901 Historic Rt 66 Waynesville, MO 65583 Ph: 573-774-2003 brandon_bales@earthlink.com	Courtney Construction, LLC Carter Courtney PO Box 590 Mountain Grove, MO 65711 Ph: 417-926-1479 tony@courtneyconstructionllc.net	Donald Maggi Inc. Dennis Spurgeon PO Box 66 Rolla, MO 65402 Ph: 573-364-7733 maggiconst@gmail.com
Total	Total	Total	Total
\$35,000.00	\$50,500.00	\$75,000.00	\$101,086.00
Cahills Construction Tonnie Cahill 1420B East State Hwy 72 Rolla, MO 65401 Ph: 573-426-5305 bids@cahillsconstruction.com	Cody Martin Excavating LLC Cody Martin Excavating LLC 510 Ryan St Boonville, MO 65233 Ph: 573-489-9547 cmexcavating@gmail.com	S. Shafer Excavating Inc. Sammy J. Shafer Jr 4212 Sam's Road Pontoon Beach, IL 62040 Ph: 618-931-6237 shaferexcinc@att.net	
Total	Total	Total	
\$101,400.00	\$119,375.00	\$184,200.00	

V.A.3

EXHIBIT A

CONTRACT AGREEMENT

THIS AGREEMENT, made and entered into this _____ Day of _____ by and between the City of Rolla, Missouri, Party of the First Part and hereinafter called Owner, and Skyscraper Marine, LLC dba Tubbs and Son Construction Party of the second Part and hereinafter called the Contractor.

WITNESSETH:

THAT WHEREAS, the Owner has caused to be prepared, in accordance with law, specifications, plans, and other Contract Documents for the work herein described, and has approved and adopted said documents, and has caused to be published and advertised for and in connection with the construction of: **Ransdall Building Demolition, PROJECT 561**, in complete accord with the Contract Documents and the said plans and specifications; and

WHEREAS, the said Contractor, in response to such advertisement, has submitted to the Owner, in the manner and at the time specified, a sealed proposal in accordance with the terms of said advertisement; and

WHEREAS, the Owner, in the manner prescribed by law, has publicly opened, examined and canvassed the proposals submitted in response to the published invitation therefore, and as a result of such canvass has determined and declared the aforesaid Contractor to be lowest and best bidder for the said work and has duly awarded to the said Contractor a contract therefore, for the sum or sums named in the Contractor's proposal, a copy thereof being attached to and made a part of this contract.

NOW THEREFORE, in consideration of the compensation to be paid to the Contractor and of the mutual agreement herein contained, the parties to these presents have agreed and hereby agree, the Owner for itself and its successors, and the Contractor for itself, himself, or themselves, or its, his or their successors and assigns, or its, his, or their executors and administrators, as follows:

ARTICLE I. That the Contractor shall (a) furnish all tools, equipment, supplies, superintendent, transportation, and other construction accessories, services and facilities; (b) furnish all materials, supplies, and equipment specified and required to be incorporated in, and form a permanent part of the completed work except the items specified to be furnished by the Owner; (c) provide and perform all necessary labor, and (d) in a good, substantial, and workmanlike manner, and in accordance with the provisions of the General Conditions and the Special Conditions of the Contract, which are attached hereto and made a part hereof, and in conformity with the Contract Plans and Specifications designated and identified therein, execute, construct, and complete all work included in, and covered by the Owner's official award of this Contract to the said Contractor, such award being based on the acceptance by the Owner of the Contractor's proposal, for the construction of **Ransdall Building Demolition, PROJECT 561**.

V. A. Y

It is further stipulated that not less than the prevailing hourly rate of wages as found by the Department of Labor and Industrial Relations of the State of Missouri, or determined by the Court of Appeal shall be paid to all workers performing work under this Contract.

ARTICLE II. Contractor acknowledges that Section 285.530, R.S.Mo, prohibits any business entity or employer from knowingly employing, hiring for employment, or continuing to employ an unauthorized alien to perform work within the State of Missouri. Contractor therefore covenants that it is not knowingly in violation of Subsection 1 of Section 285.530, R.S.Mo, and that it will not knowingly employ, hire for employment, or continue to employ any unauthorized aliens to perform work on the Project, and that its employees are lawfully eligible to work in the United States.

ARTICLE III. Occupational Safety and Health Administration (OSHA)

Safety Training:

- a. Contractor shall provide a ten (10) hour Occupational Safety and Health Administration (OSHA) construction safety program for all employees who will be on-site at the project. The construction safety program shall include a course in construction safety and health that is approved by OSHA or a similar program approved by the Missouri Department of Labor and Industrial Relations which is at least as stringent as an approved OSHA program as required by Section 292.675, R.S.Mo.
- b. Contractor shall require its on-site employees to complete a construction safety program within sixty (60) days after the date work on the project commences.
- c. Contractor acknowledges and agrees that any of Contractor's employees found on the project site without the documentation of the successful completion of a construction safety program shall be required to produce such documentation within twenty (20) days, or will be subject to removal from the project.
- d. Contractor shall require all of its subcontractors to comply with the requirements of this Section and Section 292.675, R.S.Mo.

Notice of Penalties for Failure to Provide Safety Training

- a. Pursuant to Section 292.675, R.S.Mo, Contractor shall forfeit to City as a penalty two thousand five hundred dollars (\$2,500.00), plus one hundred dollars (\$100.00) for each on-site employee employed by Contractor or its Subcontractor, for each calendar day, or portion thereof, such on-site employee is employed without the construction safety training required in Safety Training section of Article III above.
- b. The penalty described in above subsection A of this section shall not begin to accrue until the time periods described in Sections B and C Safety Training of Article III above have elapsed.
- c. Violations of Article III – Safety Training above and imposition of the penalty described in this Section shall be investigated and determined by the Missouri Department of Labor and Industrial Relations.

ARTICLE IV. That the Contractor shall construct and complete the work designated and described in the foregoing proposal and attached specifications in accordance with the Notice to Bidders, Instruction to Bidders, Proposal, Bond, General Conditions, Special Conditions, Technical Specifications, Drawings, Addenda, and other component parts of the Contract

V.A.5

Documents hereto attached, all of which documents from the Contract and are as fully a part hereto as if repeated verbatim herein.

ARTICLE V. That the Owner shall pay to the Contractor for the performance of the work described as follows: Complete construction of the improvements in accordance with plans and specifications; and the Contractor will accept as full compensation therefore, the sum (subject to adjustment as provided by the Contract) of \$35,500.00 for All work covered by and included in the contract award and designated in the foregoing Article I. Payment therefore shall be made in the manner provided in the General Conditions attached hereto.

ARTICLE VI. That the Contractor shall begin assembly of materials and equipment within ten (10) days after receipt from the Owner of executed copies of the Contract.

Liquidated Damages - Should the contractor fail to complete the work on or before the completion date specified the contractor will be charged liquidated damages in the amount of \$500.00 per calendar day for each full calendar day that the work is not fully completed. Liquidated damages will not be charged for weekends and holidays.

ARTICLE VII. Before the final payment can be made to the Contractor on the project, the Contractor must complete and return the Affidavit Compliance with the Prevailing Wage Law form furnished at the end of the Special Conditions section.

ARTICLE VIII. Before the final payment can be made on the project to the Contractor, the Contractor must complete and return the Contractor's Affidavit Regarding Settlement of Claims form furnished at the end of the Special Conditions section.

ARTICLE IX. This Contract will not be binding and effective until confirmed by the Owner.

V. A. 6

IN WITNESS-WHEREOF: The parties have executed this Contract as of the day and year first above written.

CITY OF ROLLA, MISSOURI

CONTRACTOR

BY _____
Mayor, Owner, Party of the First Part

BY _____

Printed Name

Printed Name/Title

STATE OF MISSOURI)
SS)
County of Phelps)

On this _____ day of _____ before me appeared _____ ,
to me personally known, who, being by me duly sworn, did say that he is the Mayor of the City
of Rolla, Missouri, a municipal corporation, and the seal affixed to said instrument is the
corporate seal of said municipal corporation and that said instrument is the corporate seal of said
municipal corporation and that said instrument was signed under authority of the City Council of
of the City of Rolla, Missouri; and the said _____ Acknowledged
said instrument to be the free act and deed of said municipal corporation.

My commission expires: _____

Notary Public

STATE OF MISSOURI)
SS)
County of Phelps)

On this _____ day of _____ before me appeared _____ ,
to me personally known, who, being by me duly sworn, did say that (s)he is the _____
of _____
and that the seal affixed to said instrument is the corporate seal of said corporation by authority
of its board of directors; and the said _____ acknowledged said
instrument to be the free act and deed of said corporation.

My commission expires: _____

Notary Public

V.A.7

Matthew R. Miller

I live in Rolla with my wife Nicole and my three children Byron, Benjamin and Reuben. We moved to Rolla in 2012 in part because we found it to be an ideal community to raise our children in. I was elected to the City Council in 2014 and I served two terms representing Ward 2. During my time on the City Council, I was elected to serve as the City Council Representative on the Planning and Zoning Board. I'm currently a partner in the law firm Lowe Dreesen Miller and we have offices in Waynesville and St. James. I am active in the Pulaski County Rotary Club and the Rolla Lions Club. I look forward to the opportunity to serve on the Board of Adjustment and I would be happy to answer any questions the members of the City Council may have for me.

VII.A.1

Matthew R. Miller

603 Wakefield Dr.
Rolla, MO 65401
mmiller@ldmlawyers.com

EXPERIENCE

Lowe Dreesen Miller LLC, December 1, 2020 - Present
Partner/Trial Attorney **Waynesville & St. James, MO**

Missouri State Public Defender, October 1, 2018 – November 30, 2020 **Rolla, MO**
Senior Public Defender
Responsible for Representation of Clients Charged with Criminal Offenses

Pulaski County Prosecutor's Office July 2016 – September 2018 **Waynesville, MO**
Assistant Prosecuting Attorney – VAWA Grant Prosecutor
Specialized in Domestic Assault, Sexual Assault & Stalking Cases
Tried Multiple Cases to both Bench and Jury

Missouri State Public Defender, April 2012 – June 2016 **Rolla, MO**
Assistant Public Defender (APD III)
Tried Multiple Cases to both Bench and Jury
Successfully Argued before The Missouri Supreme Court
State of Missouri Ex. Rel. Ryan Amorine v. The Honorable Kelly Parker SC95301

Hudson Legal, July 2011 – April 2012 **St. Louis, MO**
Contract Attorney / Team Lead
Managed Team of 10 Attorneys on a Project Regarding a DOJ Investigation

The Gray Law Firm, January 2010 – February 2012 **St. Charles, MO**
Associate Attorney, Responsibilities Included:
Court Appearances for Criminal, Civil and Domestic Cases
Prepared documents for Contested and Uncontested Dissolutions
Prepared cases for Bench Trial, Trial by Jury, and Appeal

EDUCATION

Liberty University School of Law, **Lynchburg, VA**
Juris Doctor, May 2009
Dean's Scholarship Recipient

University of Missouri, St. Louis (UMSL) **St. Louis, MO**
Bachelor of Science in Public Policy/Administration, May 2005

LEADERSHIP EXPERIENCE

Rolla City Council
Elected Councilman, Rolla Ward 2, 2014 – 2018
Rolla Planning and Zoning Board, 2015 – 2018

COMMUNITY SERVICE

Rolla Lions Club - Member
Pulaski County Rotary Club - Member

VII.A.2

City of Rolla

Citywide Spring Cleanup

Saturday April 1st, 2023

✓ Boxes of trash

✓ Bags of trash

✓ Mattresses

✓ Furniture

✓ Yard toys

✓ Small appliances

✓ TV's

✗ Yard Waste

✗ Large Appliances

✗ Tires

✗ Hazardous Waste

✗ Construction Debris

✗ Large pieces of concrete

...and more!

- If you have items such as a lawnmower or trimmer, please drain the gas and oil first!
- Please bag or box as much as you can.
- Do not place items at the curb before Wednesday of that week.
- Items need to be to the curb no later than 6:00am on Saturday April 1st!
- Trash containers will not be emptied.
- Limited to residential properties only. **Commercial businesses and apartment complexes will not be included.**

VII. B. 1