

**ROLLA CITY COUNCIL MEETING MINUTES
MONDAY, JUNE 17TH, 2024; 6:30 P.M.
ROLLA CITY HALL COUNCIL CHAMBERS
901 NORTH ELM STREET**

Presiding: Mayor Louis J. Magdits IV

Council Members in Physical Attendance: Joshua Vroman, Mattias Penner, Megan Johnson, Nathan Chirban, Matt Fridley, Steve Jackson, William Hahn, Rob Kessinger, Kevin Greven, Victoria Steen, and Tina Balch,

Council Members Absent: Stanley Mayberry

Department Directors and Other City Officials in Physical Attendance: Fire Chief Jeff Breen, Police Chief Sean Fagan, Finance Director Steffanie Rogers, Community Development Director Dawn Bell, City Planner Tom Coots and City Counselor Nathan Nickolaus.

Mayor Louis J. Magdits IV called the meeting to order at approximately 6:30 p.m. and asked Victoria Steen to lead in the Pledge of Allegiance.

I. PUBLIC HEARINGS –

- A. **Public Hearing and Ordinance** to approve the proposed text amendment for Chapter 42 and revision to Chapter 20. Comm. Dev. Director Dawn Bell provided a history of the code amendments pertaining to overnight shelters beginning in 2022 and listed the Chapter 42 (zoning code) proposed updates, including changes to Chapter 20 (housing code) to increase enforceability of the new ordinance. Mayor Magdits offered a short statement to explain the history and original intent of the new ordinance and why this ordinance was being revisited.

Mayor Magdits opened the public hearing at 6:47 for citizen comment.

Dale Wands shared that while he understands the concept of better regulating in Chapter 20, he doesn't understand the benefit of changing zones.

Zack Woolsey shared his appreciation for City Administration as well as support for the section in the proposed code regarding a conditional use option in Center City.

City Administrator John Butz clarified that approximately 98% of the area contained in Center City zoning will not allow for a new overnight shelter due to the 750 foot buffer and requested the overnight shelter map showing the impact of a 750 foot buffer to be posted to the city website.

The public hearing was closed at 6:59.

Councilman Hahn suggested a clerical change, but no motion was made (Section 20.22 F. remove the word "families"). Councilman Jackson suggested the word "film" in 20.22 H be replaced with something to better describe more current technologies; official motion was not made.

Further conversation was had regarding reasonable and effective prevention of sex offenders in overnight shelters; background checks; separating men from women and children; and the importance of good safety plans created by the shelter and not local government.

Councilman Chirban asked if in 20.025 A) if there was any recourse for transitional housing. City Counselor Nathan Nickolaus explained how transitional housing was different.

Councilman Fridley commented on the importance of listening to citizen responses regarding overnight shelters in Center City zoning. Councilwoman Johnson asked Comm. Dev Director Dawn Bell to better clarify changes proposed in Chapter 20 compared to the ordinance enacted in Nov 2022. Dawn Bell replied that the section requiring shelters to screen for sex offenders was removed. Councilman Vroman asked City Counselor Nathan Nickolaus if there was a way to limit the number of shelters to so many licenses per capita. Nathan Nickolaus suggested that in some situations that was possible.

Mayor Magdits informed Council of their options regarding the first reading of the proposed ordinance. A motion was made by Greven and seconded by Vroman to postpone the first reading until the next City Council meeting on July 1st. A voice vote showed 11 Ayes, zero Nays, and 1 absent.

- B. **Public Hearing and Ordinance** to change the name of a portion of Old Saint James Road/County Road 3060 between 18th Street and the City Limits/Quarry Rd/County Road 3030. City Planner Tom Coots explained this ordinance would allow for new construction on Old Saint James Road to have Rolla addressing. At 7:38, Mayor Magdits opened the public hearing. The public hearing was closed at 7:39 with no citizen comments. A motion was made by Johnson and seconded by Vroman to change the text of the ordinance to read “to Old Saint James to City Limits.” A voice vote showed 11 Ayes, zero Nays, 1 Absent. City Counselor Nathan Nickolaus read the ordinance as amended for its first reading, by title: AN ORDINANCE TO CHANGE THE NAME OF A PORTION OF OLD SAINT JAMES ROAD/COUNTY ROAD 3060 BETWEEN 18TH STREET AND THE CITY LIMITS/QUARRY RD/COUNTY ROAD 3030 AS AMENDED.
- C. **Public Hearing and Ordinance** to rezone 1320 Independence Rd. from C-2, General commercial district to the R-1, Suburban Residential district. (City Planner Tom Coots) At 7:49, Mayor Magdits opened the public hearing. The public hearing was closed at 7:50 with no citizen comments. City Counselor Nathan Nickolaus read the ordinance for its first reading, by title: AN ORDINANCE TO APPROVE THE RE-ZONING OF A PORTION OF PROPERTY ADDRESSED AS 1320 INDEPENDENCE RD FROM THE C-2, GENERAL COMMERCIAL DISTRICT TO THE R-1, SUBURBAN RESIDENCE DISTRICT.

II. ACKNOWLEDGMENTS and SPECIAL PRESENTATIONS – None

III. OLD BUSINESS –

- A. **Ordinance** authorizing the execution of a block grant agreement with the Missouri Department of Transportation for the design of Taxiway A Pavement Rehabilitation. (City Administrator John Buz) City Counselor Nathan Nickolaus read the ordinance for its final reading, by title: ORDINANCE 4807: AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF ROLLA, MISSOURI TO EXECUTE ON BEHALF OF THE CITY OF ROLLA, MISSOURI A CERTAIN STATE BLOCK GRANT BETWEEN THE CITY OF ROLLA, MISSOURI AND MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION. A motion was made by Johnson and seconded by Jackson to approve the ordinance. A roll call vote showed: Ayes: Johnson, Fridley, Steen, Vroman, Penner, Chirban, Balch, Greven, Kessinger, Jackson, and Hahn. Nays: none. Absent: Mayberry.

- B. **Ordinance** authorizing the Consultant Agreement with Woolpert, Inc for design services on the airport taxiway. (City Administrator John Butz) City Counselor Nathan Nickolaus read the ordinance for its final reading, by title: ORDINANCE 4808: AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF ROLLA, MISSOURI TO EXECUTE ON BEHALF OF THE CITY OF ROLLA, MISSOURI AN AVIATION CONSULTANT SUPPLEMENTAL AGREEMENT BETWEEN THE CITY OF ROLLA, MISSOURI AND WOOLPERT, INC. A motion was made by Jackson and seconded by Vroman to approve the ordinance. A roll call vote showed: Ayes: Hahn, Chirban, Greven, Vroman, Steen, Kessinger, Penner, Balch, Johnson, Fridley, and Jackson. Nays: none. Absent: Mayberry.

IV. **NEW BUSINESS** – None

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

- A. **Review** of the Proposed Budget for the Forum Plaza Community Improvement District (CID). City Administrator John Butz presented the budget for the Forum Plaza CID. CID statutes require submittal and review by the City Council prior to the CID Board action (no formal action needed by Council). Mayor Magdits and City Administrator John Butz are 2 of the 5 representatives on the board.

VI. **CITIZEN COMMUNICATION**

- A. Wayne Langston – Business owner in Rolla: Expressed that citizens had stated multiple times since 2022 that they do not want overnight shelters in Center City zoning and urged Council to honor that request.

VII. **MAYOR/CITY COUNCIL COMMENTS**

- A. **Motion** to Appoint Patti Fleck to the Library Board for 1st -3 year term. (exp June 2027) A motion was made by Hahn to approve the appointment. Motion failed for lack of second.
- B. **Motion** to Appoint Helen Johnstone to the Library Board for 1st – 3 year term. (exp June 2027) A motion was made by Kessinger and seconded by Chirban to approve the appointment. A voice vote showed 11 Ayes, zero Nays, 1 Absent.
- C. **Discussion** on the City’s guidelines regarding the parks and festival lots and closing City streets. Mayor Magdits said that a policy is needed regarding the use of City property and festival lots but that due to inconsistent procedures in place, specific issues needed to be clarified. After discussing past practices and city requirements staff is to present an updated policy/procedure for us of various public facilities.
- D. Councilman Vroman relayed a word of thanks and appreciation to Chief Fagan on behalf of Taylor Milbradt who stated there was an issue at the Pride event and Chief Fagan and his staff handled it quickly and professionally.

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

- A. Next Meeting Date, Monday, July 1st, 2024

IX. CLOSED SESSION –

A. Closed Session per RSMo 610.021- (2) Real Estate (1) Legal

At 8:35 a motion was made by Penner and seconded by Johnson to go into closed session. A roll call vote showed the following: Ayes: Steen, Chirban, Penner, Vroman, Greven, Balch, Johnson, Kessinger, Jackson, Fridley, and Hahn. Nays: none. Absent: Mayberry

At 9:25 Council returned from closed session where an item of real estate and legal were discussed. No reportable action was taken.

X. ADJOURNMENT –

With nothing further to discuss, the meeting was adjourned 9:25 pm.

Minutes respectfully submitted by City Clerk Lorri Powell.

CITY CLERK

MAYOR