

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, July 1st, 2024; 6:30 P.M.
City Hall Council Chambers
901 North Elm Street

PRESIDING: Mayor Louis J. Magdits IV

COUNCIL ROLL: JOSHUA VROMAN, MATTIAS PENNER, MEGAN JOHNSON, NATHAN CHIRBAN, STEVE JACKSON, MATTHEW FRIDLEY, WILLIAM HAHN, ROBERT KESSINGER, STANLEY MAYBERRY, KEVIN GREVEN, VICTORIA STEEN, AND TINA BALCH

PLEDGE OF ALLEGIANCE
Councilwoman Balch

I. CONSENT AGENDA

- A. Consider Approval of the City Council Minutes of:
 - 1. City Council Minutes – June 3rd, 2024
 - 2. City Council Minutes – June 17th, 2024
 - 3. City Council Closed Session Minutes – June 17th, 2024

II. PUBLIC HEARINGS – None

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

- a. Environmental Services Department Monthly Report May 2024
- b. Building Codes monthly report – May 2024
- c. Police Department Monthly Report – May 2024
- d. Animal Control Division Report – May 2024
- e. Rolla Municipal Court Summary – May 2024
- f. The Centre Income Statement ending May 2024
- g. Rolla Board of Public Works minutes for April 23, 2024
- h. P&Z Meeting Minutes for Tuesday, June 11, 2024
- i. Bicycle Pedestrian Advisory Minutes from April 18, 2024

IV. ACKNOWLEDGMENTS and SPECIAL PRESENTATIONS – None

V. OLD BUSINESS –

- A. **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) **Final Reading**
- B. **Ordinance** to rezone 1320 Independence Rd. from C-2, General commercial district to the R-1, Suburban Residential district. (City Planner Tom Coots) **Final Reading**

VI. **NEW BUSINESS** –

- A. **Ordinance** to approve the proposed text amendment for Chapter 42 and revision to Chapter 20. (City Planner Tom Coots) **First Reading**

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

VIII. **CITIZEN COMMUNICATION**

IX. **MAYOR/CITY COUNCIL COMMENTS**

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

- A. Next Meeting Date, Monday, July 15th, 2024
- B. Discussion to consider whether to keep or reschedule the September 16th City Council meeting.
- C. Council Workshop Scheduled for July 29th, 2024 at The Centre.
- D. Changes made to residential collection routes effective 08/16/2024 (Environmental Services Director Roger Pankey)

XI. **CLOSED SESSION** –

- A. Closed Session per RSMo 610.021- None

XII. **ADJOURNMENT** -

**ROLLA CITY COUNCIL MEETING MINUTES
MONDAY, JUNE 3RD, 2024; 6:30 P.M.
ROLLA CITY HALL COUNCIL CHAMBERS
901 NORTH ELM STREET**

Presiding: Mayor Pro-Tempore Kevin Greven

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

Council Members Absent: None

Department Directors and Other City Officials in Physical Attendance: Fire Chief Jeff Breen, Police Chief Sean Fagan, Public Works Director Darin Pryor, Finance Director Steffanie Rogers, Environmental Services Director Roger Pankey, Community Development Director Dawn Bell, City Planner Tom Coots, Centre Recreation Director Marci Fairbanks and City Counselor Nathan Nickolaus.

Mayor Pro-Tempore Kevin Greven called the meeting to order at approximately 6:30 p.m. and proceeded to lead in the Pledge of Allegiance.

I. CONSENT AGENDA

A. Consider Approval of the City Council Minutes of:

1. City Council Minutes – May 6, 2024
2. City Council Minutes – May 20th, 2024

A motion was made by Jackson and seconded by Fridley to approve the minutes. A voice vote showed 12 Ayes, zero Nays, and none Absent.

II. PUBLIC HEARINGS – None

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

- a. Environmental Services Department Monthly Report April 2024
- b. Building Codes monthly report – April 2024
- c. Police Department Monthly Report – April 2024
- d. Animal Control Division Report – April 2024
- e. Rolla Municipal Court Summary – April 2024
- f. The Centre Income Statement ending April 2024
- g. City of Rolla Financials ending April 2024

Several questions were asked regarding the clarification of information provided on several reports which were answered by the Directors. City Administrator John Butz reminded Council that a Workshop would be planned in July to specifically discuss the Centre.

IV. PUBLIC HEARINGS – None

V. ACKNOWLEDGMENTS and SPECIAL PRESENTATIONS – None

VI. **OLD BUSINESS** –

- A. **Ordinance** to remove parking on selected sections of Pine Street between 12th and Bishop. (PW Director Darin Pryor) City Counselor Nathan Nickolaus read the ordinance for its final reading, by title: ORDINANCE 4806: AN ORDINANCE AMENDING SECTION 27-92 OF THE GENERAL ORDINANCES OF THE CITY OF ROLLA, MISSOURI KNOWN AS THE CODE OF THE CITY OF ROLLA, MISSOURI, RELATING TO PARKING. A motion was made by Jackson and seconded by Kessinger to approve the ordinance. A roll call vote showed the following: Ayes: Hahn, Mayberry, Chirban, Greven, Vroman, Steen, Kessinger, Penner, Balch, Johnson, Fridley, and Jackson. Nays: none. Absent: none.

VII. **NEW BUSINESS** –

- A. **Resolution** to extend lease with Downtown Barber Shop. City Administrator John Butz shared that the Downtown Barber Shop has leased this property from the City of Rolla since 1995. The current lease has now expired and the parties desire a 5 year term with a 13% increase to \$845/month until December 2026 which will then be increased to \$895/month. The 13% increase covers the last three years in which the lease rate did not increase. Counselor Nathan Nickolaus read the resolution for one reading, by title: RESOLUTION 2035: A RESOLUTION AUTHORIZING THE MAYOR OF THE CITY OF ROLLA, MISSOURI TO EXECUTE ON BEHALF OF THE CITY OF ROLLA, MISSOURI AN AMENDMENT TO COMMERCIAL LEASE BETWEEN THE CITY OF ROLLA, MISSOURI, AND THE DOWNTOWN BARBER SHOP. A motion was made by Jackson and seconded by Kessinger to approve the resolution. A voice vote showed: 12 Ayes, zero Nays, and none Absent. Council requested a clean version of the entire lease and not just the amendment.
- B. **Ordinance** authorizing the execution of a block grant agreement with the Missouri Department of Transportation for the design of Taxiway A Pavement Rehabilitation. PW Director Darin Pryor shared with Council that this grant would reimburse the City 100% for the eligible design fees for Taxiway A Pavement Rehabilitation. City Counselor Nathan Nickolaus read the ordinance for its first reading, by title: AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF ROLLA, MISSOURI TO EXECUTE ON BEHALF OF THE CITY OF ROLLA, MISSOURI A CERTAIN STATE BLOCK GRANT BETWEEN THE CITY OF ROLLA, MISSOURI AND MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION.
- C. **Ordinance** authorizing the Consultant Agreement with Woolpert, Inc for design services on the airport taxiway. PW Director Darin Pryor shared that this ordinance would authorize the Mayor to enter into a consultant agreement for \$239,692 with Woolpert, Inc to design improvements for the Taxiway A Pavement Rehabilitation project discussed in the previous item VII.B.1. City Counselor Nathan Nickolaus read the ordinance for its first reading, by title: AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF ROLLA, MISSOURI TO EXECUTE ON BEHALF OF THE CITY OF ROLLA, MISSOURI AN AVIATION CONSULTANT SUPPLEMENTAL AGREEMENT BETWEEN THE CITY OF ROLLA, MISSOURI AND WOOLPERT, INC.

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

IX. **CITIZEN COMMUNICATION:** None

X. MAYOR/CITY COUNCIL COMMENTS

- A. Councilwoman Johnson questioned the process for Special Use Permits, reading a procedure in place by the Park’s Department. City Counselor Nathan Nickolas stated that the profit/not for profit issue has not been reconciled. The form in question conflicts with City Code and both the form and City Code conflict with the Constitution. The ordinance and regulations on this topic needs a complete review. City Administrator indicated a legal opinion has been requested of legal counsel and once that is received and reviewed, a new policy can then be drafted for Council consideration.

XI. COMMENTS FOR THE GOOD OF THE ORDER

- A. Next Meeting, Monday, June 17th, 2024
- B. Councilman Hahn reminded citizens of the Brewer Science Electronics, Appliances, Tires and Media Storage Recycling Collection on Saturday, June 8th, 2024 from 8:00 a.m. to Noon on the Brewer Science Parking Lot.
- C. Councilman Hahn reminded citizens of the LGBTQ+ Rolla Pride event this coming weekend downtown. There will be entertainers and educators on site; parental discretion is suggested.
- D. Councilman Kessinger shared how impressed he was with the speed in which RMU replaced a broken pole by his office recently.
- E. Councilman Kessinger shared that last week’s Summerfest event appeared to have been a success.
- F. Councilman Kessinger shared his enjoyment of the Memorial Day event at the Veteran’s Memorial Park and asked for an update on the parking lot that is to be built. Mr. Butz stated that work would be completed by the Public Works Department after this construction season. The Pickleball Court parking lot will act as an overflow lot for Veteran’s Memorial Park. Several Councilmembers commented on the Memorial Day service as well and that there was an estimated 300 individuals in attendance.
- G. Park’s Director Floyd Jernigan gave an update on the near completion of the new Pickleball Courts and predicts the courts to be available for limited use in July.
- H. Park’s Director Floyd Jernigan shared the role that the Park’s Department has historically taken regarding Special Use Permits for events in parks and festival lots owned by the City.

XII. CLOSED SESSION –

- A. Closed Session per RSMo 610.021- None

XIII. ADJOURNMENT –

With nothing further to discuss, the meeting was adjourned at 7:32 pm.

Minutes respectfully submitted by City Clerk Lorri Powell.

CITY CLERK

MAYOR

**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

MAY MATERIALS COLLECTED & SHIPPED FROM RECYCLING CENTER

(Based on Calendar Year)

Material	May 2024	Apr 2024	May 2023	Year-to-Date 2024	Year-to-Date 2023	Yearly Total 2023
Cardboard	112.0 ton	143.0 ton	150.0 ton	623.1 ton	614.2 ton	1,417.2 ton
Newspaper	36.6 ton	17.5 ton	34.0 ton	123.3 ton	164.2 ton	369.3 ton
High Grade Paper	0.0 ton	0.0 ton	0.0 ton	17.3 ton	20.0 ton	20.0 ton
Aluminum	0.0 ton	2.3 ton	0.0 ton	4.7 ton	5.0 ton	13.6 ton
Steel Cans/Scrap Metal	4.2 ton	2.6 ton	5.7 ton	20.4 ton	26.4 ton	53.7 ton
Plastic	9.8 ton	10.1 ton	0.0 ton	39.3 ton	38.2 ton	96.2 ton
Glass	24.1 ton	0.0 ton	18.0 ton	93.3 ton	104.1 ton	230.5 ton
Batteries	0.0 ton	.34 LBS ton	0.0 ton	0.0 ton	0.8 ton	5.2 ton
Electronic Waste	3.7 ton	3.6 ton	0.0 ton	17.7 ton	11.1 ton	32.5 ton
Household HW	0.0 ton	0.0 ton	2.5 ton	0.0 ton	2.5 ton	4.8 ton
TOTAL	190.4 ton	179.2 ton	210.2 ton	939.1 ton	986.6 ton	2,243.1 ton

SERVICES PROVIDED

Type of Service	May 2024	Apr 2024	May 2023	Year-to-Date 2024	Year-to-Date 2023	Yearly Total 2023
Special Pick-ups	45	34	43	171	191	503
Paper Shredding	4.0 hours	11.5 hours	4.5 hours	33.0 hours	25.0 hours	53.3 hours
Reported Trash Nuisances	0	0	0	0	0	0
Households Dropping Off Hazardous Waste	116	108	96	460	358	936

DISPOSAL TONNAGE

(Sanitation Division)

Material	May 2024	Apr 2024	May 2023	Year-to-Date 2024	Year-to-Date 2023	Yearly Total 2023
Refuse	1,718.9 ton	1,821.2 ton	1,566.8 ton	8,320.9 ton	6,763.4 ton	17,755.4 ton

III.a.1

**Management Report
FISCAL YEAR 2024**

May 2024

BUILDING PERMITS ISSUED	MAY FY 2024		MAY FY 2023		YTD FY 2024		YTD FY 2023		Δ CHANGE FY 23 - FY 24	
	#	Value	#	Value	#	Value	#	Value	# ISSUED	\$ VALUE
PERMITS ISSUED	24	\$ 904,000	104	\$ -	259	\$ -	338	\$ -	-23.4%	
Electric, Plumbing, etc. Only	10	\$ -	73	\$ -	125	\$ -	169	\$ -	-26.0%	
Single Famil Detached	2	\$ 689,000	5	\$ 996,476	18	\$ 4,674,466	8	\$ 1,527,476	125.0%	206.0%
Single Family Attached	-	\$ -	-	\$ -	11	\$ 1,738,000	30	\$ 3,332,000	-63.3%	-47.8%
Duplexes	-	\$ -	-	\$ -	1	\$ 300,000	-	\$ -		
3-or-4 family	-	\$ -	-	\$ -	4	\$ 2,140,000	6	\$ 3,241,000	-33.3%	-34.0%
5-or-more family	-	\$ -	-	\$ -	1	\$ 3,000,000	2	\$ 4,300,000	-50.0%	-30.2%
Hotels, Motels	-	\$ -	-	\$ -	-	\$ -	-	\$ -		
Other nonhousekeeping shelter	1	\$ 22,000	-	\$ -	1	\$ 22,000	-	\$ -		
Amusement, social, recreational	-	\$ -	-	\$ -	-	\$ -	-	\$ -		
Churches, other religious	-	\$ -	-	\$ -	-	\$ -	-	\$ -		
Industrial	-	\$ -	-	\$ -	2	\$ 2,900,000	-	\$ -		
Parking garages	-	\$ -	-	\$ -	2	\$ 170,000	5	\$ 67,883	-60.0%	150.4%
Service stations, repair garages	-	\$ -	-	\$ -	-	\$ -	2	\$ 1,795,125	-100.0%	-100.0%
Hospitals, institutional	-	\$ -	-	\$ -	-	\$ -	-	\$ -		
Offices, banks, professional	-	\$ -	-	\$ -	-	\$ -	1	\$ 1,100,000	-100.0%	-100.0%
Public Works, utilities	-	\$ -	-	\$ -	-	\$ -	-	\$ -		
Schools, other educational	-	\$ -	-	\$ -	-	\$ -	-	\$ -		
Stores, customer	-	\$ -	-	\$ -	1	\$ 1,500,000	1	\$ 814,650	0.0%	84.1%
Towers, antennas	-	\$ -	-	\$ -	1	\$ 250,000	1	\$ 170,000	0.0%	47.1%
Signs, attached and detached	5	\$ 6,500	11	\$ 43,600	32	\$ 759,165	37	\$ 137,464	-13.5%	452.3%
Residential addition, remodel	3	\$ 51,500	9	\$ 51,100	32	\$ 745,956	47	\$ 1,087,628	-31.9%	-31.4%
Commercial addition, remodel	5	\$ 135,000	2	\$ 601,300	30	\$ 7,673,774	20	\$ 1,899,100	50.0%	304.1%
Residential garage, carport	-	\$ -	1	\$ 10,000	-	\$ -	1	\$ 10,000	-100.0%	-100.0%
Demolition, single family	-	\$ -	1	\$ -	1	\$ -	5	\$ -	-80.0%	#DIV/0!
Demolition, 2-family	-	\$ -	-	\$ -	-	\$ -	-	\$ -		
Demolition, 3-or-4 family	-	\$ -	-	\$ -	-	\$ -	-	\$ -		
Demolition, 5-or-more family	-	\$ -	-	\$ -	-	\$ -	-	\$ -		
Demolition, all other	-	\$ -	2	\$ -	1	\$ -	3	\$ -	-66.7%	
Total Residential Units	2	\$ 689,000.00	5	\$ 996,476	109	\$ 11,852,466	110	\$ 12,400,476	-0.9%	-4.4%
EST. CONSTRUCTION COSTS		\$ 904,000		\$ 1,702,476		\$ 25,873,361		\$ 19,482,326	#DIV/0!	32.8%
Building Permit Fees		\$ 4,847.35		\$ 15,113		\$ 71,074		\$ 83,223	#DIV/0!	-14.6%
FEES		\$ 12,647.35		\$ 26,413		\$ 169,948		\$ 161,848	#DIV/0!	5.0%

INSPECTIONS PERFORMED	MAY FY 2024		MAY FY 2023		YTD FY 2024		YTD FY 2023		FY FY 23 - FY 24	
	#	Value	#	Value	#	Value	#	Value	# ISSUED	\$ VALUE
Building Inspections	93		157		1073		895		20%	
Electrical Inspections	55		70		609		474		28%	
Excavation Inspections	0		0		0		0		#DIV/0!	
Plumbing Inspections	59		67		452		353		28%	
Mechanical Inspections	26		24		215		143		50%	
Code Inspections	144		245		1572		1,372		15%	
Nuisance Inspections	181		308		806		1,009		-20%	
Business License Inspections	19		9		98		61		61%	
TOTAL INSPECTIONS	577		880		4825		4,307		12%	

III.b.1

Rolla Police Department Monthly Report
YTD 2024

Part I Crimes

Calls that result in written reports are processed through the department's Records Management System (RMS) and ultimately reported to the MSHP and FBI. Beginning in 2020, we transitioned from the FBI's Uniform Crime Report (UCR) method, which counted only the most serious crime from each incident, to the National Incident-Based Reporting System (NIBRS), which counts each of the offenses per incident separately. NIBRS is now considered the FBI's standard method of reporting. The FBI has historically classified eight of the most serious offenses as "Part I Crimes" (these totals are somewhat fluid as investigations and report processing are not limited to monthly time frames):

	<u>Criminal</u> <u>Homicide</u>	<u>Rape</u>	<u>Robbery</u>	<u>Felony</u> <u>Assault</u>	<u>Burglary</u>	<u>Larceny</u>	<u>Auto Theft</u>	<u>Arson</u>	<u>Total</u>	<u>Change from</u> <u>Previous Yr</u>
May	0	1	0	2	1	34	3	0	41	
YTD 2024	0	2	0	18	25	184	19	1	249	
2023	0	8	6	55	82	513	56	5	725	-9.60%
2022	0	7	6	94	119	528	44	4	802	-1.11%
2021	0	15	9	68	119	564	35	1	811	-23.20%
2020	1	12	1	99	172	711	59	1	1056	13.92%
2019	0	16	6	87	164	604	46	4	927	#REF!

Overdoses

The following data pertain to calls for service responded to by the Rolla Police Department in which an overdose was known or suspected. It is not an accurate representation of all overdoses occurring in Rolla, as these incidents aren't always reported since Narcan is available over-the-counter. Also, in many circumstances, law enforcement may not be called on to respond, as an overdose could be reported as a medical call, or the patient could be transported to the hospital by family/friends. Note the "Narcan Administered" column is ONLY for Narcan administered by RPD. Therefore, it cannot be used as a representation of the # of Narcan uses per overdose incident, as many times another responding agency (Fire, EMS, other LE) administers the Narcan. We do not have statistics for those agencies. Overdose Deaths are those deaths in which it is immediately known an overdose was involved. There is potential for this total to change as death investigations and/or lab results are finalized.

	<u>Overdose Calls for Service</u>	<u>Narcan Administered by RPD</u>	<u>Overdose Deaths</u>
May	8	2	1
YTD 2024	35	8	2
2023	111	38	8

III.c.1

Rolla Police Department Monthly Report

YTD 2024

Calls for Service

"Calls for Service" refers to the general daily activity of the officers - and dispatchers, in some situations - of the Rolla Police Department, as recorded in the Computer Aided Dispatch (CAD) system. Each incident handled by one or more of those individuals, whether in response to a citizen's request for assistance, self-initiated by an officer, or scheduled, is recorded as a single "Call for Service". Call types are assigned based on the initial circumstances presented to the dispatcher and, therefore, should not be considered a reflection of the full nature of the call. "Calls for Service" should also not be mistaken for "Reports Taken".

Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	2023 YTD	% Increase
Abandoned/Recovered Property	10	17	19	19	21								86	81	6.17%
Abandoned Vehicle	15	17	14	20	25								91	93	-2.15%
Accident - Fatality	0	0	0	0	0								0	0	#DIV/0!
Accident - Injury	17	16	27	20	21								101	80	26.25%
Accident - Leave The Scene	13	11	18	11	8								61	64	-4.69%
Accident - No Injury	54	46	36	41	47								224	180	24.44%
Accident - Private Property	23	17	19	29	27								115	97	18.56%
Accident - Road Blocked	4	8	5	3	7								27	31	-12.90%
Adult Abuse	0	0	0	0	0								0	1	-100.00%
Alarm LE	98	58	56	75	30								317	343	-7.58%
Animal Bite/Attack	1	1	1	2	0								5	10	-50.00%
Animal Control	94	83	92	111	133								513	509	0.79%
Arson	0	0	0	0	0								0	0	#DIV/0!
Assault	6	16	14	17	14								67	51	31.37%
Assist Agency Non-LEA	85	71	62	85	61								364	340	7.06%
Assist Citizen	13	8	14	11	8								54	26	107.69%
Assist LEA	4	13	14	9	11								51	56	-8.93%
Assist Motorist	35	16	23	25	22								121	110	10.00%
Bomb Threat	0	0	1	0	0								1	0	#DIV/0!
Building Lockout	1	0	1	1	0								3	4	-25.00%
Burglary	2	10	15	9	7								43	56	-23.21%
Business/Building Check	251	176	208	432	202								1,269	975	30.15%
Call for Police	35	40	59	77	50								261	279	-6.45%
Check Well Being	96	93	94	87	110								480	562	-14.59%
Child Abuse	2	3	2	6	2								15	12	25.00%
Child Exploitation/Pornography	0	1	1	0	0								2	2	0.00%
Confidential Investigation	0	0	0	0	2								2	0	#DIV/0!
Conservation Violation	0	0	0	0	0								0	1	-100.00%
Court	12	9	9	8	4								42	48	-12.50%
Crossing Guard (Officer coverage)	4	7	1	4	3								19	18	5.56%
CWB 911 Hangup	169	148	123	129	132								701	1,423	-50.74%
Death	2	1	1	1	1								6	2	200.00%
Destruction of Property	11	13	22	18	14								78	81	-3.70%
Disturbance-Fireworks	0	1	1	0	0								2	1	100.00%
Disturbance-Liquor	1	0	0	0	2								3	3	0.00%
Disturbance-Other	44	74	55	50	72								295	337	-12.46%
Domestic Violence	37	34	27	50	44								192	173	10.98%
Driving While Intoxicated	6	9	15	10	15								55	43	27.91%
Drown/Water Rescue	0	0	0	0	0								0	0	#DIV/0!
Drug Paraphernalia	5	5	5	7	6								28	41	-31.71%
Escape	0	0	0	0	0								0	0	#DIV/0!
Escort - Bank	0	0	0	0	0								0	1	-100.00%
Escort - Courtesy	8	9	4	6	2								29	40	-27.50%
Escort - Funeral	16	9	9	10	6								50	37	35.14%
Exparte Violation	4	2	6	6	7								25	44	-43.18%
Field Interview	37	35	29	45	40								186	205	-9.27%
Fight	0	3	4	0	0								7	16	-56.25%
Fingerprints	7	5	4	2	1								19	22	-13.64%
Follow-up	87	79	102	105	118								491	678	-27.58%
Foot Patrol	0	0	0	0	1								1	3	-66.67%
Forgery-Counterfeiting	1	3	3	1	0								8	10	-20.00%
Found Body	0	0	0	0	0								0	3	-100.00%
Fraud - Checks/Credit Card	13	19	28	23	29								112	102	9.80%
Harassment	18	23	22	24	30								117	114	2.63%
Identity Theft	1	3	4	2	0								10	17	-41.18%
Information Request	258	263	293	268	326								1,408	1,601	-12.05%
Intoxicated Person	4	6	8	1	7								26	33	-21.21%
Jail Incident	0	0	0	0	0								0	0	#DIV/0!
Juvenile Complaint	8	6	12	9	10								45	78	-42.31%
Keep the Peace/Standby	15	11	10	12	18								66	55	20.00%

III.C.3

Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	2023 YTD	% Increase
Kidnapping	0	0	1	0	0								1	2	-50.00%
Leave without Pay	0	3	0	0	2								5	2	150.00%
Liquor Violation	0	0	1	0	0								1	1	0.00%
Littering/Dumping	1	2	3	4	5								15	7	114.29%
Loitering	7	5	0	6	4								22	15	46.67%
Lost or Stolen Property	9	11	12	5	7								44	40	10.00%
Loud Noise Complaint	20	21	38	41	20								140	135	3.70%
Malicious Mischief	0	1	4	1	2								8	14	-42.86%
Mental Health	22	42	33	31	35								163	109	49.54%
Missing Person	10	4	6	7	4								31	31	0.00%
Murder	0	0	0	0	0								0	1	-100.00%
Narcotics Violation	14	17	15	12	19								77	78	-1.28%
Negotiation Callout	0	0	0	0	0								0	0	#DIV/0!
No Business License	0	0	0	0	0								0	1	-100.00%
Open Door	6	5	7	8	0								26	27	-3.70%
Other	0	0	0	0	0								0	0	#DIV/0!
Overdose	10	6	5	4	7								32	30	6.67%
Paper Service	27	22	28	15	20								112	111	0.90%
Prisoner Transport	1	4	2	2	1								10	13	-23.08%
Property Damage-Non Criminal	0	0	1	6	4								11	8	37.50%
Prostitution	0	1	0	0	0								1	1	0.00%
Prowler	4	4	4	1	4								17	10	70.00%
Public Indecency	1	4	5	2	1								13	11	18.18%
Public Relations	5	8	9	3	6								31	34	-8.82%
Pursuit	0	1	0	0	0								1	2	-50.00%
Rape/Sexual Assault	3	1	2	1	0								7	5	40.00%
Robbery	0	0	0	0	0								0	2	-100.00%
Runaway	5	13	4	12	3								37	34	8.82%
Search Warrant	1	2	1	0	0								4	6	-33.33%
Vacation/Security Check	20	19	21	20	16								96	64	50.00%
Selective Enforcement	0	0	0	0	0								0	0	#DIV/0!
Sewer Alarm	0	0	0	0	0								0	2	-100.00%
Sex Offenses	0	3	7	7	5								22	17	29.41%
Shots Fired	2	2	3	5	4								16	15	6.67%
Soliciting	1	1	5	7	1								15	10	50.00%
Stabbing	0	0	0	0	0								0	0	#DIV/0!
Stabbing or Shooting with Injury	0	0	1	0	1								2	2	0.00%
Stalking	1	1	1	1	0								4	6	-33.33%
Stealing	47	57	72	60	62								298	394	-24.37%
Stolen Vehicle	9	8	11	9	11								48	49	-2.04%
Suicide	0	0	0	0	0								0	1	-100.00%
Suspicious Activity	60	69	70	85	89								373	408	-8.58%
Suspicious Package/Item	0	1	0	1	1								3	4	-25.00%
SWAT Callout	0	0	0	0	0								0	1	-100.00%
Tampering	5	4	9	7	5								30	20	50.00%
Telephone Harassment	15	15	22	13	22								87	68	27.94%
Tow Sticker Expired	11	18	7	9	4								49	60	-18.33%
Traffic Complaint	113	123	116	139	152								643	623	3.21%
Traffic Stop	199	220	332	199	279								1,229	1,601	-23.24%
Trespassing	22	34	39	51	38								184	244	-24.59%
Try to Contact	23	8	17	17	18								83	67	23.88%
Vehicle Identification	34	23	28	36	24								145	186	-22.04%
Vehicle Lockout	0	1	2	1	2								6	7	-14.29%
Vehicle Repossession	6	6	3	4	6								25	27	-7.41%
Veterinary Call	1	2	4	1	1								9	18	-50.00%
Weapons Violation	1	4	3	3	8								19	22	-13.64%
Totals	2,343	2,294	2,546	2,717	2,589	0	0	0	0	0	0	0	12,489	13,838	-9.75%

III.C.4

ANIMAL CONTROL MONTHLY TOTALS

May 2024

ANIMALS IMPOUNDED

	Canine	Feline	Other	Wildlife	Monthly	2024	2023
	Domestic				Total	YTD Total	YTD Total
City of Rolla	18	2	1	7	28	150	154
Rolla Area	0	0	0	0	0	4	10
City of Newburg	0	0	0	0	0	0	0
Newburg Area	0	0	0	0	0	0	0
Edgar Springs Area	0	0	0	0	0	0	0
Other Agencies	0	0	0	0	0	0	0
St. James Area	0	0	0	0	0	0	0
Ft. Leonard Wood	0	0	0	0	0	0	0
Monthly Total	18	2	1	7	28		
2024 YTD Total	102	13	2	37		154	
2023 YTD Total	79	31	0	54			164
Total Phelps County	0	0	0	0	0	4	10

ANIMAL DISPOSITION

	Canine	Feline	Other	Wildlife	Monthly	2024	2023
	Domestic				Total	YTD Total	YTD Total
Animals Adopted ①	5	1	0	0	6	43	30
Animals Claimed	12	0	0	0	12	62	45
Euthanized(III/Injured)	0	1	0	0	1	5	7
Euthanized(Dangerous)	1	0	0	0	1	5	16
Euthanized(Un-Placed)②	0	0	0	0	0	0	0
Deceased on Arrival	0	0	1	6	7	39	46
Transferred to Rescue ③	0	0	0	0	0	0	0
Wildlife Relocated	0	0	0	0	0	4	13
Other Died under care)	0	0	0	0	0	0	1
Monthly Total	18	2	1	6	27		
2024 YTD Total	107	13	2	36		158	
2023 YTD Total	79	19	0	60			158

ADDITIONAL STATISTICS

	Monthly	2024	2023
	Total	YTD Total	YTD Total
Adoption Rate (① + ③) ÷ (① + ② + ③)	100.00%	100.00%	100.00%
PR Programs	0	1	4
Calls for Service	123	569	594
Written Warnings	0	0	0
Citations	1	3	3
Total Incinerator Hours	0	0	0

III.d.1

MUNICIPAL DIVISION SUMMARY REPORTING FORM

Refer to instructions for directions and term definitions. Complete a report each month even if there has not been any court activity.

<u>I. COURT INFORMATION</u>		Municipality: Rolla Municipal	Reporting Period: May 1, 2024 - May 31, 2024	
Mailing Address: 901 NORTH ELM, ROLLA, MO 65401				
Physical Address: 901 NORTH ELM, ROLLA, MO 65401			County: Phelps County	Circuit: 25
Telephone Number: (573)3648590		Fax Number:		
Prepared by: Relauun Smith		E-mail Address:		
Municipal Judge: Brad Neckermann				
<u>II. MONTHLY CASELOAD INFORMATION</u>				
		Alcohol & Drug Related Traffic	Other Traffic	Non-Traffic Ordinance
A. Cases (citations/informations) pending at start of month		8	855	153
B. Cases (citations/informations) filed		2	331	6
C. Cases (citations/informations) disposed				
1. jury trial (Springfield, Jefferson County, and St. Louis County only)		0	0	0
2. court/bench trial - GUILTY		0	0	0
3. court/bench trial - NOT GUILTY		0	0	0
4. plea of GUILTY in court		0	13	3
5. Violations Bureau Citations (i.e. written plea of guilty) and bond forfeiture by court order (as payment of fines/costs)		0	225	0
6. dismissed by court		0	0	0
7. <i>nolle prosequi</i>		0	13	0
8. certified for jury trial (not heard in Municipal Division)		0	0	0
9. TOTAL CASE DISPOSITIONS		0	251	3
D. Cases (citations/informations) pending at end of month [pending caseload = (A+B)-C9]		10	935	156
E. Trial de Novo and/or appeal applications filed		0	0	0
<u>III. WARRANT INFORMATION (pre- & post-disposition)</u>		<u>IV. PARKING TICKETS</u>		
1. # Issued during reporting period	2	1. # Issued during period	319	
2. # Served/withdrawn during reporting period	9	<input type="checkbox"/> Court staff does not process parking tickets		
3. # Outstanding at end of reporting period	668			

III.e.1

MUNICIPAL DIVISION SUMMARY REPORTING FORM

<u>COURT INFORMATION</u>	Municipality: Rolla Municipal	Reporting Period: May 1, 2024 - May 31, 2024
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<u>V. DISBURSEMENTS</u>			
Excess Revenue (minor traffic and municipal ordinance violations, subject to the excess revenue percentage limitation)		Other Disbursements: Enter below additional surcharges and/or fees not listed above. Designate if subject to the excess revenue percentage limitation. Examples include, but are not limited to, arrest costs and witness fees.	
Fines - Excess Revenue	\$1,006.50	Court Automation	\$224.13
Clerk Fee - Excess Revenue	\$108.23	Overpayment-E/R	\$18.00
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Excess Revenue	\$3.35	Overpayments Detail Code	\$100.00
Bond forfeitures (paid to city) - Excess Revenue	\$0.00	Total Other Disbursements	\$342.13
Total Excess Revenue	\$1,118.08	Total Disbursements of Costs, Fees, Surcharges and Bonds Forfeited	\$6,879.79
Other Revenue (non-minor traffic and ordinance violations, not subject to the excess revenue percentage limitation)		Bond Refunds	\$936.00
Fines - Other		Total Disbursements	\$7,815.79
Clerk Fee - Other			
Judicial Education Fund (JEF) <input type="checkbox"/> Court does not retain funds for JEF			
Peace Officer Standards and Training (POST) Commission surcharge			
Crime Victims Compensation (CVC) Fund surcharge - Paid to State			
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Other			
Law Enforcement Training (LET) Fund surcharge			
Domestic Violence Shelter surcharge			
Inmate Prisoner Detainee Security Fund surcharge			
Restitution			
Parking ticket revenue (including penalties)			
Bond forfeitures (paid to city) - Other			
Total Other Revenue			

III.e.3

The Centre Rolla's Health & Recreation Complex
Income Statement
For the 8 Months Ending
May 31, 2024

	<u>Period To Date</u>	<u>PTD Budget</u>	<u>Variance</u>	<u>Last Year</u>	<u>Year To Date</u>	<u>YTD Budget</u>	<u>Variance</u>	<u>Last Year</u>
Members:								
New	134	157	-15%	136	863	1,163	-26%	979
Net New & Reactivated Bridge/Freezes	(13)	(41)	-68%	(41)	(15)	(97)	-85%	(97)
Cancelled	54	91	41%	111	640	703	9%	939
Net	67	25	168%	(16)	208	363	-43%	(57)
Total Members	2,110	2,288	-8%	2,001	2,110	2,288	-8%	2,001
Revenues								
Rental & Other								
Conference Room & Other Rental	\$160	\$500	(\$340)	\$380	\$3,730	\$4,000	(\$270)	\$6,713
	160	500	(340)	380	3,730	4,000	(270)	6,713
Member Services								
Membership Dues	62,565	73,400	(10,835)	57,251	477,671	543,727	(66,056)	458,407
Guest Fees	12,280	8,000	4,280	9,707	61,401	64,000	(2,599)	62,254
Locker Rent	130	75	55	60	1,207	600	607	770
	74,975	81,475	(6,500)	67,018	540,279	608,327	(68,048)	521,431
Fitness								
Enrollment Fees/Health Assessments	668	3,922	(3,254)	573	10,392	29,079	(18,687)	7,509
Special Programs	45	100	(55)	533	839	800	39	3,658
	713	4,022	(3,309)	1,106	11,231	29,879	(18,648)	11,167
Ancillary								
Swim Programs	8,826	11,000	(2,174)	12,063	61,747	88,000	(26,253)	76,675
General Medical Integration	399	2,475	(2,076)	744	4,814	12,375	(7,561)	4,166
Recreation	7,576	10,500	(2,924)	10,226	44,591	71,500	(26,910)	61,435
Café	1,320	1,250	70	1,408	8,922	10,000	(1,078)	8,977
Pro Shop	218	400	(182)	296	1,206	3,200	(1,994)	900
Personal Training	8,225	8,239	(14)	6,098	52,090	62,221	(10,131)	61,608
Children's Area	1,987	3,000	(1,013)	2,930	17,420	24,000	(6,580)	23,580
	28,551	36,864	(8,313)	33,765	190,790	271,296	(80,506)	237,339
Total Revenue	104,399	122,861	(18,462)	102,269	746,029	913,502	(167,473)	776,650
Expenses								
Salaries & Burden	105,367	98,477	(6,890)	96,992	722,496	779,365	56,869	769,749
Other Employee Expenses	2,302	2,000	(302)	1,984	24,750	16,000	(8,750)	16,500
General Supplies & Services	344	642	298	850	4,179	5,136	957	7,285
Environmental Supplies	0	1,500	1,500	1,921	11,789	12,000	211	19,685
Cost of Goods Sold	50	905	855	978	5,961	7,240	1,279	5,401
Minor Equipment	790	817	27	507	6,783	6,536	(247)	17,460
Repairs & Maintenance	6,139	3,100	(3,039)	8,843	50,958	24,800	(26,158)	41,596
Service Contracts & Licenses	9,222	9,162	(60)	6,465	71,463	73,296	1,833	56,798
Marketing & Collateral	5,756	5,600	(156)	3,795	57,232	44,800	(12,432)	41,304
Utilities	17,726	15,625	(2,101)	15,531	129,731	125,000	(4,731)	120,110
Bank Fees & Miscellaneous	4,155	3,579	(576)	2,471	27,046	28,632	1,586	24,965
Other Taxes & Fees	2,250	71	(2,179)	277	4,674	568	(4,106)	2,807
Total Expenses	154,101	141,478	(12,623)	140,613	1,117,062	1,123,373	6,311	1,123,660
Net Operating Income	(49,701)	(18,617)	(31,084)	(38,344)	(371,033)	(209,871)	(161,162)	(347,011)
Management Fees	9,000	10,000	1,000	8,000	70,000	80,000	10,000	64,000
Capital	0	0	0	0	33,190	0	(33,190)	0
Net Income (Loss)	(\$58,701)	(\$28,617)	(\$30,084)	(\$46,344)	(\$474,223)	(\$289,871)	(\$184,352)	(\$411,011)
Ancillary Services Net Income (Loss)								
Swim Programs (Net)	\$3,696	\$5,170	(\$1,474)	\$5,931	\$34,435	\$41,360	(\$6,925)	\$38,112
Recreation (Net)	\$5,896	\$7,675	(\$1,779)	\$8,747	\$26,618	\$52,025	(\$25,407)	\$45,219
Café (Net)	\$892	\$625	\$267	\$569	\$3,856	\$5,000	(\$1,144)	\$4,222
Pro Shop (Net)	\$596	\$120	\$476	\$157	\$311	\$960	(\$649)	\$253
Personal Training (Net)	\$1,423	\$3,296	(\$1,873)	\$1,529	\$8,625	\$24,889	(\$16,264)	\$21,909
Children's Area (Net)	(\$785)	\$844	(\$1,629)	\$418	\$2,758	\$6,752	(\$3,994)	\$3,731
Total Ancillary Services Net Income (Loss)	\$11,718	\$17,730	(\$6,012)	\$17,350	\$76,604	\$130,986	(\$54,382)	\$113,447

III. f. 1

The Centre Rolla's Health & Recreation Complex
Balance Sheet
May 31, 2024

Assets

Current Assets

Cash	\$25,780
Accounts Receivable - Members	2,591
Inventory	2,638
Other Current Assets	107,260
Total Current Assets	<u>138,269</u>

Total Assets	<u><u>\$138,269</u></u>
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Liabilities & Equity

Current Liabilities

Accounts Payable	\$44,480
Deferred Income	56,399
Accrued Liabilities	26,936
Total Current Liabilities	<u>127,814</u>

Long Term Liabilities

Intercompany Due To (From)	2,522,108
Total Long Term Liabilities	<u>2,522,108</u>

Total Liabilities	<u><u>2,649,923</u></u>
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Equity

Retained Earnings	(2,511,654)
Total Equity	<u><u>(2,511,654)</u></u>

Total Liabilities & Equity	<u><u>\$138,269</u></u>
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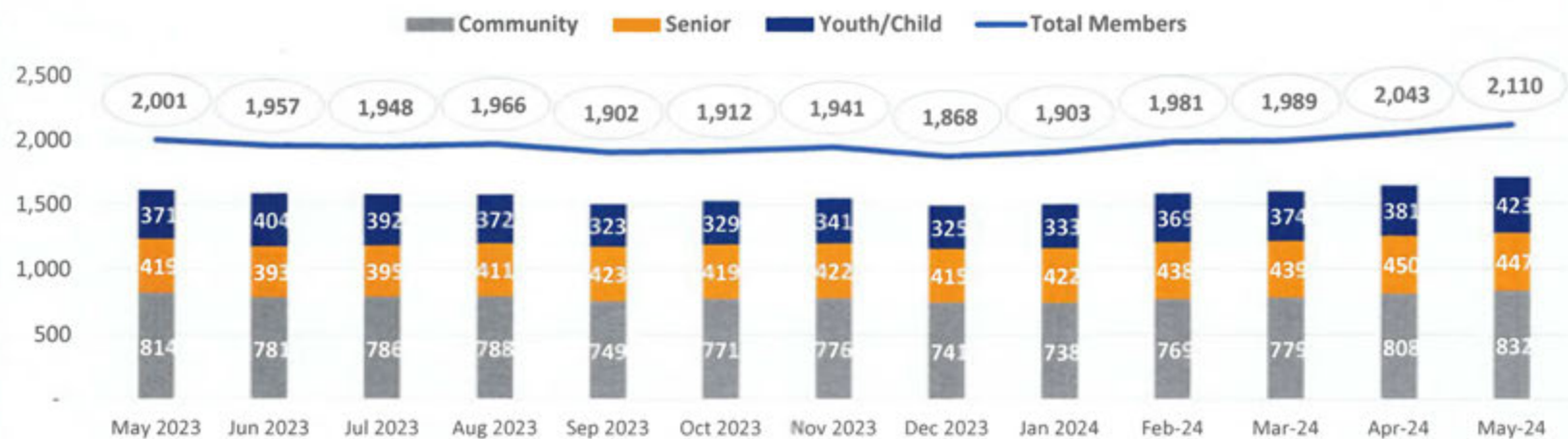
III. f. 2

The Centre Rolla's Health & Recreation Complex
 Statement of Cash Flows
 For the 8 Months Ending
 May 31, 2024

	Period 1	Period 2	Period 3	Period 4	Period 5	Period 6	Period 7	Period 8	Period 9	Period 10	Period 11	Period 12	Year To Date
Cash Flows From Operating Activities													
Net Income (Loss)	(\$59,111)	(\$63,627)	(\$53,254)	(\$38,346)	(\$64,216)	(\$80,596)	(\$56,372)	(\$58,701)	\$0	\$0	\$0	\$0	(\$474,223)
Decrease/(Increase) in Current Assets:													
Accounts Receivable	(681)	(1,275)	2,386	(737)	3	1,311	(874)	(1,172)	0	0	0	0	(1,039)
Inventory	38	57	(35)	(673)	(8)	82	(645)	229	0	0	0	0	(954)
Other Current Assets	1,015	(40,474)	39,006	(8,446)	6,146	(4,849)	(45,449)	41,095	0	0	0	0	(11,957)
Increase/(Decrease) in Current Liabilities													
Accounts Payable	(888)	1,507	(9,714)	25,765	(9,916)	22,298	(32,405)	18,506	0	0	0	0	15,154
Deferred Income	4,705	270	(2,566)	1,912	(79)	(2,562)	(2,742)	1,018	0	0	0	0	(45)
Accrued Liabilities	25,415	1,779	(29,777)	(1,808)	3,767	18,577	14,385	(31,111)	0	0	0	0	1,226
Cash Flows from Operating Activities	(29,506)	(101,762)	(53,954)	(22,334)	(64,304)	(45,739)	(124,103)	(30,137)	0	0	0	0	(471,839)
Cash Flows from Financing Activities													
Due To/(From) Client or Related Party	0	32,129	145,996	44,365	0	98,330	101,223	63,688	0	0	0	0	485,732
Cash Flows from Financing Activities	0	32,129	145,996	44,365	0	98,330	101,223	63,688	0	0	0	0	485,732
Change in Cash	(29,506)	(69,633)	92,041	22,032	(64,304)	52,591	(22,879)	33,551	0	0	0	0	13,893
Beginning Cash	11,887	(17,619)	(87,252)	4,790	26,821	(37,483)	15,108	(7,771)	11,887	11,887	11,887	11,887	11,887
Ending Cash	(\$17,619)	(\$87,252)	\$4,790	\$26,821	(\$37,483)	\$15,108	(\$7,771)	\$25,780	\$11,887	\$11,887	\$11,887	\$11,887	\$25,780

III.4.3

Members by Type

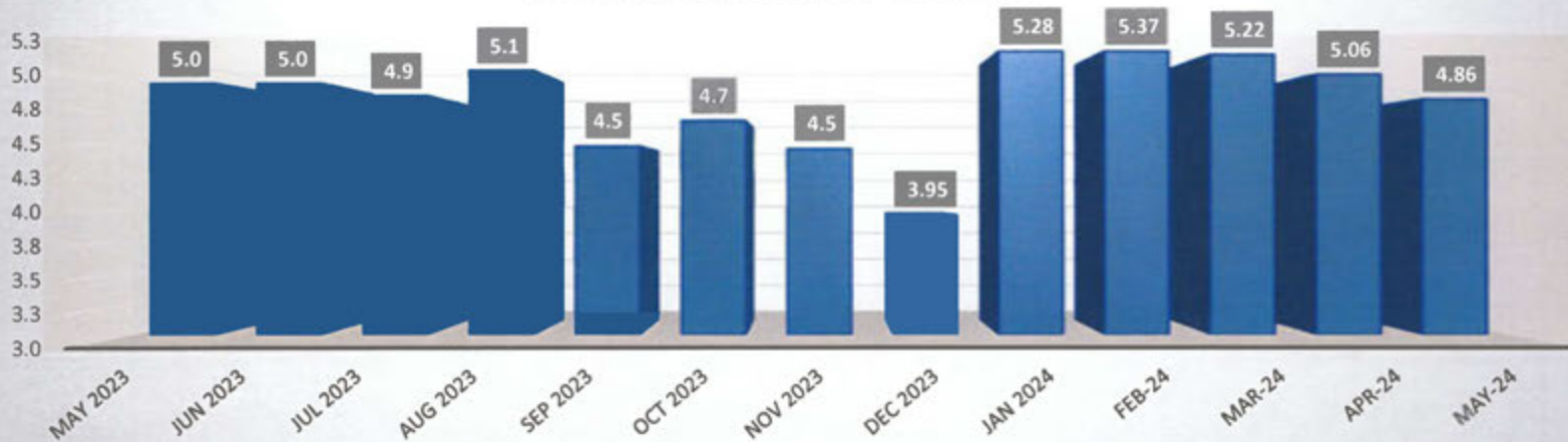


Total Center Visits



h's III

Average Visits per Member

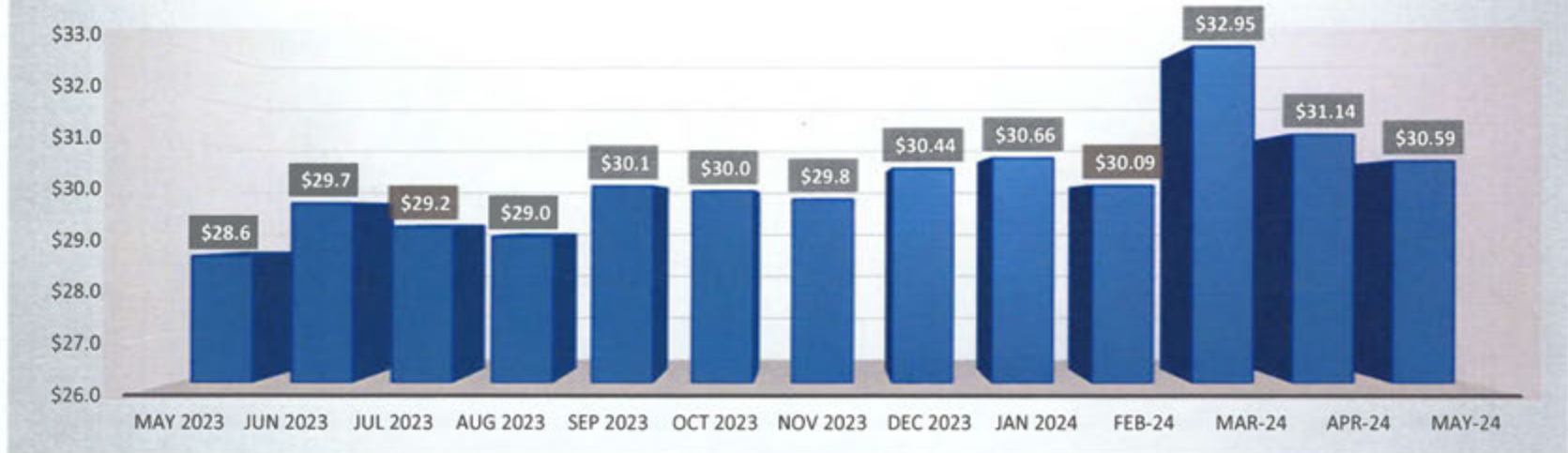


Revenues vs Operating Expenses



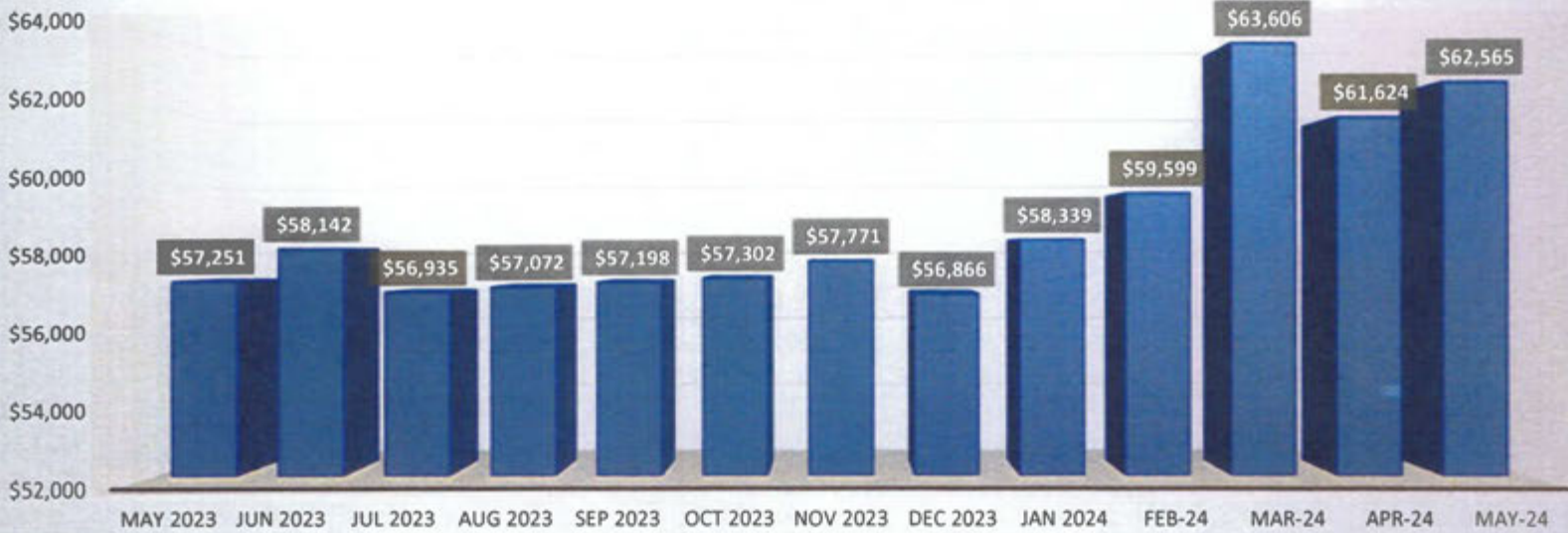
III. 5.5

Average Dues per Billable Member



9.5.11

Membership Dues Revenue



L.S. III

REGULAR SESSION – April 23, 2024

~ Meeting was held in the Board Room at RMU's Tucker Professional Center at 4:30 p.m. ~

The meeting was called to order at 4:30. p.m. by Rolla Board of Public Works ("RBPW" or "Board") President, Nick Barrack presiding. The following were present:

- Board members: President, Nick Barrack
Vice President, Dr. Wm. E. Showalter
Secretary, Ted Read
Vice Secretary, Joe Polizzi
- RMU Staff: General Manager, Rodney P. Bourne, P.E.
Engineering Manager, Chad Davis, P.E.
Finance Manager, Gwen Cresswell
Business Manager, Jason Grunloh
Electric Superintendent, Eric Lonning
Water Superintendent, Jason Bell
- Guests: Ramona Cook, Senior Accountant
Michael Keenan, by teleconference

Minutes submitted, according to Agenda, by RMU's Administrative Assistant, Megan Saylor.

* * * * *

I. APPROVAL OF MINUTES

Polizzi made a motion, seconded by Showalter, that the minutes of the March 26, 2024 Board meeting Regular Session and Closed Session be approved as presented. Motion passed unanimously.

II. CITIZEN COMMUNICATION (None)

III. SPECIAL PRESENTATION

A. PRESENTATION OF FY2023 AUDIT

Cresswell introduced Michael Keenan with Hood and Associates, CPA's who was in attendance by teleconference. Keenan presented the Annual Audit Report for the fiscal year ending on September 30, 2023 noting that they encountered no difficulties or disagreements in dealing with management in performing and completing the audit and no illegal acts were found. Keenan reported that recommendations from the previous audit had been implemented and there were no issues with inventory. Keenan reviewed key pages in the Auditor's Report highlighting the addition of the Lease Agreements page with receivables for facility space and pole attachments. The auditors recommend that management develop a succession plan to mitigate the risk in the event of losing key employees through retirement or unforeseen circumstances. Keenan thanked Bourne, Cresswell and RMU staff who assisted during the FY2023 audit. There were no concerns from Board members and no need to have a Closed Board session. Showalter made a motion, seconded by Read, to accept the FY2023 Audit as presented. Motion passed unanimously.

IV. STAFF REPORTS

A. FINANCE MANAGER'S REPORT (presented by Cresswell)

1. Statement of Income & Expenses

Cresswell reviewed the *Statement of Income & Expenses* reports for March 2024 (FY24) that were included in Board packets.

- Cresswell noted that two columns were added to the Statement of Income & Expense to show the budget for FY2024 as well as the percentage of budget for the year. The addition will help evaluate the financial reports.
- The statement of Income & Expenses shows operating income of \$2,708,000 for March and year-to-date income of \$16,442,000. This is an increase of over \$791,000 compared to last year at this time. With 50% of the fiscal year complete, this figure puts us on track with the budget.
- Purchased power expenses were \$1,829,000 for March. Year-to-date purchased power is \$11,716,000 which is an increase of \$200,000 from this time last year; however, this is on target with the fiscal year budget.
- Total operating expenses were \$2,788,000 for March and \$16,792,000 year-to-date. This puts our operating expenses up \$288,000 over last year, with a large portion of the increase being purchased power. Total operating expenses are slightly below our target for the year. We show an operating loss of \$80,912 for March and a year-to-date operating loss of \$350,000. The Electric department is showing an operating loss

III. 9.1

of \$516,000 and the Water department is showing an operating gain of \$138,000.

- Other income and expenses brought in \$91,000 for March for a total net gain of \$10,000 for the month. The year-to-date net income is \$378,000 compared to a net loss of \$251,000 at this time last year.
2. Cresswell presented RMU's Financial Statement, Statistics report, and the Disbursement Summary for March 2024, which was included in Board packets.

Read made a motion, seconded by Polizzi, that the financial reports be approved as presented and forwarded to the City. Motion passed unanimously.

3. Purchasing Policy Disclosure
Cresswell reported that RMU's purchasing currently states that three bids are required for any expenses over \$5,000. Three doors were purchased from Meeks for a total amount of \$6,600 without getting competitive bids. This purchase was an oversight, and corrective action has been taken. Cresswell wanted to make the Board aware of the purchase.

B. BUSINESS MANAGER'S REPORT (presented by Grunloh)

1. Operations Software Update
Grunloh reported work progresses on the new software implementation. The old system had been customized to meet our needs, which is causing some delays in the go-live date. Following a call with Edmunds earlier today, there are a few issues remaining to fix. Demand meters weren't reading correctly, and that issue was resolved earlier today. Dual clock meters are not reading correctly, and the other issue is dealing with partial tax exemption for a few of the manufacturing businesses in town. Edmunds is working quickly to fix these issues and a follow-up meeting is scheduled for tomorrow (April 24). The hope is still to go-live May 1st, but Edmunds has also been dealing with temporary staffing issues. We have continued to communicate with customers who have been understanding of the delay. All late fees and disconnects have been suspended temporarily. Additionally, a letter has been mailed out to customers to further explain the problem and the support received from RMU customers has been positive and very understanding. Customers are encouraged to call our office if they have any questions or concerns. Bourne reiterated that while we want the software to go-live as quickly as possible, we also want all the data being transferred from one database to another to be correct from the beginning.
2. Drinking Water Week
Grunloh announced the Missouri Department of Natural Resources has declared May 5-11 as Drinking Water Week. RMU will take the opportunity to recognize the hard work the water crew does to make sure that the City of Rolla has safe clean water to drink. To celebrate, RMU will have social media posts throughout the week. A cookout will be scheduled as well, but Drinking Water Week coincides with the launch of the new software, so the day is yet to be determined. Calendar notifications will be sent out once the day for the cookout is set. Board members are invited to attend.

C. ENGINEERING MANAGER'S REPORT (presented by Davis)

1. Updates on:
- a. Development Review Committee Meetings (DRC).
Davis noted the DRC met on April 16th. RMU is neutral concerning most of the topics. RMU commented on the plans for Dollar General on Highway V.
 - b. Current RMU projects
Davis highlighted work projects listed on the Operation Manager's Report. A complete list with details of all electric and water projects was included in the Board packet.
 - RMU has been working with a contractor doing directional bore work on Pine Street from 16th Street to Bishop Ave to install fiber and electrical conduit in conjunction with the city's street project. RMU will be removing our overhead facilities in that area and installing new street lighting.
 - Main Street from 10th to 11th Street – installed new underground distribution system to eliminate overhead lines in the alley east of Rolla Street and provide service for the four story multi-housing unit currently under construction.
 - US Department of Energy – Submitted information to MPPA for inclusion in the MPPA application for Grid Resilience and Innovation Partnerships (GRIP) funding to enhance grid flexibility and improve the resilience of the power system against increasing threats of extreme weather and climate change.
 - Davis highlighted water projects from the Operation Manager's Report. The water crew is finalizing work in the Sycamore area from Cypress Drive to Cedar Hills Court. Crews are replacing service lines on 7th Street from Cedar to Holloway Streets. At Well 15, completed replacement motor starter, installation of new disconnect switch, and upgrades to pump control system.
 - Davis reported the expense from a recent invoice for horizontal directional drilling work on 10th and Main Street to 11th and Rolla Street in the amount of \$38,760.

D. GENERAL MANAGER'S REPORT (presented by Boume)

1. Rolla Youth Baseball/Softball Sponsorship

III. 9. 3

Bourne reported that RYBS is sponsoring a T-ball team on RMU's behalf as a thank you for setting poles for field lighting at Lion's Club baseball fields. Bourne noted we will get pictures of the team sporting yellow t-shirts with the RMU logo.

V. UNFINISHED BUSINESS (None)

VI. NEW BUSINESS

A. RFB 24-113 – 10th Street Water Main Replacement Project – McCutchen to Condo Dr

Davis reported that RMU solicited bids from eight different companies to install new water main along 10th Street from McCutchen Drive to Condo Drive and additionally Condo Drive. The contractor will provide the installation, and RMU will be supplying the majority of the materials and connecting the service lines. Of the responses received back, only two submitted bids with the quote from Donald Maggi for \$107,750 being the lowest. The bid tabulations were included in the Board packet for reference. Staff recommend awarding the work to the company with the lowest bid. Polizzi made a motion, seconded by Showalter, to award the water main replacement contract to Donald Maggi, Inc. for a total of \$107,750. Motion passed unanimously.

B. RFB 24-114 – Three Phase, Pad Mounted Transformers

Davis presented the bid tabulations for the purchase of three-phase pad mounted transformers stating that the bids received from the nine companies include a mix of new and remanufactured or similar used units with lead times anywhere from 52 weeks to 92 weeks or more. After review, staff recommend purchasing five remanufactured units from Jerry's Electric for \$104,310 and the other remaining units from Harry Cooper in the amount of \$455,564. In addition, the proposals RMU received included a vendor that would source transformers from a foreign approved partner with lead times of around six months, and the cost is less than similar new units. Staff recommends the purchase of four additional units from UTB Transformers in the amount of \$66,828 to determine if the transformers meet RMU's expectations regarding quality and availability. Read made a motion, seconded by Showalter, to purchase transformers from three separate vendors as recommended for a final total of \$626,702. Motion passed unanimously.

C. Rolla Public Works Memo of Understanding

Davis requested approval of the Memo of Understanding from the Rolla Public Works Department for renewing the asphalt patching contract. Pierce Asphalt was the lowest bidder at \$3.65/SF + \$1,000 mobilization fee. Read made a motion, seconded by Polizzi, to approve the MOU for asphalt patching for water line replacement. Motion passed unanimously.

D. Nagogami Pressure Zone Agreement

Bourne requested approval of the Nagogami Pressure Zone Agreement between RMU and MS&T for cost-sharing the expense of improvements in the northwest area of Rolla (White Columns Drive, Collegiate Drive, Fraternity Drive, and Spruce Drive) to increase static pressure and fire flows. The agreement anticipates RMU covering the upfront cost of the project with MS&T reimbursing RMU through utility fees and surcharges over a ten-year time frame. The draft agreement has been reviewed by both MS&T and RMU legal. Polizzi made a motion, seconded by Showalter, to approve the Nagogami Pressure Zone Agreement as presented. Motion passed unanimously.

VII. CLOSED SESSION (None)

VIII. ADJOURNMENT

With no further business to discuss, Read made a motion, seconded by Showalter, to adjourn the meeting. Motion passed unanimously. Meeting adjourned at 5:23 p.m.

Nicholas Barrack, President

Ted Read, Secretary

The Board's next meeting is scheduled for Thursday, May 30, 2024 at 4:30 p.m.

III. 9.5



**FINANCIAL STATEMENT
APRIL 2024**

RECEIPTS:		
Electric, Water, Tax, Sewer and Refuse Charge	\$2,849,823.65	
Accounts Receivable - Miscellaneous	\$72,574.62	
Customer's Deposits - Refundable	\$26,038.22	
Misc Non-Operating Revenue	<u>\$10,302.87</u>	
Total Receipts	\$2,958,739.36	
FSCB ICS Sweep Account Interest (March 31, 2024)	\$75,892.32	
FSCB General Fund Account Interest (March 31, 2024)	\$6,985.35	
FSCB Electronic Payment Account Interest (March 31, 2024)	\$2,769.35	
PCB Super-Now Account Interest (March 31, 2024)	\$0.24	
CEDARS - CD's Interest (March 31, 2024)	\$48,109.38	
Public Utility Cash In Bank (March 31, 2024)	<u>\$32,598,761.71</u>	
Total Receipts and Cash In Bank		<u><u>\$36,691,277.71</u></u>
DISBURSEMENTS:		
Power Purchased	\$1,800,425.73	
Operating Expenses	\$144,578.61	
Administrative and General Expenses	\$118,671.42	
Payroll	\$235,475.44	
Capital Expenditures	\$5,909.54	
Construction in Progress	\$148,437.52	
Stock Purchases (Inventory)	\$56,179.84	
Balance of Customer's Deposits after Finals	\$14,678.83	
Medical, Dental, Vision and Life Insurance Paid by Employees	\$16,615.06	
Support Payments	\$1,259.40	
457 Plan RMU/Employee Contributions	\$19,257.80	
Flexible Spending Account Contributions	\$1,307.08	
U.S. Withholding Tax	\$31,495.83	
Missouri Dept. of Revenue (Sales Tax)	\$40,991.43	
Missouri Dept. of Revenue (Income Tax)	\$11,195.00	
First State Community Bank (Social Security)	\$47,401.04	
Sewer Service Charge	\$422,097.64	
Refuse Service Charge	\$233,878.40	
PILOT to City of Rolla	\$169,173.89	
City Right-of-Way Manager	\$0.00	
Utility Incentives	\$0.00	
Unclaimed Deposits to State	\$0.00	
Primacy Fees	\$0.00	
WF Reimbursement	-\$2,009.90	
Void General Fund Check: #37082	<u>-\$30.53</u>	
	\$3,517,076.87	
Cash in Bank (April 30, 2024)	<u>\$32,174,200.84</u>	
Total Disbursements and Cash in Bank		<u><u>\$36,691,277.71</u></u>
BALANCE OF OTHER FUNDS:		
PUBLIC UTILITY ACCOUNTS:		
Citizens Bank of Newburg, Ck#1295 for \$408.08		\$2,000.00
First State Comm Bk-Electronic Payment Account, Ck#1091 for \$1,006,466.18		\$275,608.37
First State Comm Bk-General Fund, Cks #38233-38390 for \$3,517,107.40		\$3,327,236.31
First State Comm Bk-ICS Sweep Account and Certificates of Deposit		\$249,772.92
PCB-Super Now, Ck #26380 for \$13,698.54		\$2,000.24
Town & Country Bank, Ck #1285 for \$2,073.98		<u>\$2,000.00</u>
Total Public Utility Accounts		\$3,858,617.84
ELECTRIC RESERVES:		
Money Market Account	\$10,195,583.00	Partially Funded
Rate Stabilization Fund	<u>\$420,000.00</u>	Partially Funded
Total Electric Reserves	\$10,615,583.00	
RESTRICTED ELECTRIC RESERVES:		
Money Market Account	<u>\$14,151,791.00</u>	FY21 Funded
Total Electric Reserves	\$14,151,791.00	
WATER RESERVES:		
Money Market Account	\$2,866,910.00	Fully Funded
Rate Stabilization Fund	<u>\$681,299.00</u>	Partially Funded
Total Water Reserves	\$3,548,209.00	
TOTAL RESERVES:		<u><u>\$28,315,583.00</u></u>
TOTAL PUBLIC UTILITY ACCOUNTS AND RESERVES:		<u><u>\$32,174,200.84</u></u>
* Benchmark:		
Electric Reserves:	\$12,083,862.00	
Electric Rate Stabilization:	\$3,020,966.00	
Water Reserves:	\$2,866,910.00	
Water Rate Stabilization:	<u>\$716,727.00</u>	
	\$18,688,465.00	

III.9.7



STATISTICS

APRIL 2024

PRODUCTION

Date of Demand	04/15/2024
Time of Demand	04:00 PM
Billing Demand	44.7 MWH
kWh Purchased	22,749,500
Total Cost	\$1,684,844.25
Cost per kWh	\$0.074061
Load Factor	70.68%

Pumped #2 Well	0
Pumped #3 Well	2,946,000
Pumped #4 Well	3,825,000
Pumped #5 Well	3,073,000
Pumped #6 Well	2,434,000
Pumped #7 Well	1,687,000
Pumped #8 Well	1,053,000
Pumped #9 Well	2,777,000
Pumped #10 Well	1,418,000
Pumped #11 Well	4,885,000
Pumped #12 Well	2,967,000
Pumped #13 Well	5,056,000
Pumped #14 Well	6,241,000
Pumped #15 Well	1,929,000
Pumped #16 Well	3,221,000
Pumped #17 Well	4,389,000
Pumped # 1 Ind Park Well	3,919,000
Pumped # 2 Ind Park Well	1,623,000
Pumped # 3 Ind Park Well	2,380,000
Total Gallons	55,823,000

METERS IN SERVICE

	Electric	Water
Residential - Single Phase	8,093	6,429
Residential - Three Phase	22	20
Commercial - Single Phase	972	518
Commercial - Three Phase	498	319
Power Service	104	89
Industrial	7	2
Area Lighting	16	7
Street Lighting	26	1
Missouri S&T	0	5
PWSD #2	1	613
Total	9,739	8,003

ELECTRIC SALES

Residential - Single Phase kWh	6,768,315
Residential - Three Phase kWh	105,611
Commercial - Single Phase kWh	1,048,550
Commercial - Three Phase kWh	2,501,528
Power Service kWh	5,057,990
Industrial kWh	4,090,080
Area Lighting kWh	12,104
Street Lighting kWh	27,577
Rental Lights kWh	78,141
Total kWh Sold	19,689,896
Demand kW	27,489
Revenue	\$1,912,899.29
Fiscal Year to Date Loss	6.14%

WATER SALES

Residential - Single Phase Gallons	22,461,000
Residential - Three Phase Gallons	312,000
Commercial - Single Phase Gallons	5,053,000
Commercial - Three Phase Gallons	4,232,000
Power Service Gallons	8,966,000
Industrial Gallons	3,226,000
Missouri S&T Gallons	1,917,000
PWSD #2 Gallons	1,497,000
Total Gallons Sold	47,664,000
Revenue	\$285,123.22
Pumping Cost, Electric	\$34,040.78
Monthly Unidentified Loss	8.70%
Fiscal Year to Date Unidentified Loss	7.48%

PILOT

Sewer Service Charge	\$112,634.50
Refuse Service Charge	\$384,296.53
	\$248,340.48

Gross Payroll \$335,284.22

** Loss includes 3,301,000 gallons per water main flushing records.

*** FY loss includes 24,870,300 gallons per water main flushing records.

III-9.9

MINUTES
ROLLA PLANNING AND ZONING COMMISSION MEETING
ROLLA CITY HALL COUNCIL CHAMBERS
TUESDAY, JUNE 11, 2024

- Presiding:** Russell Schmidt, Chairperson
- Commission Members Present:** Nathan Chirban, Kevin Crider, Steve Davis, Monty Jordan, Janece Martin, Don Morris
- Commission Members Absent:** Robert Anderson, Monte Shields

I. APPROVE MINUTES: Review of the Minutes from the Planning and Zoning Commission meeting held on Tuesday, May 14, 2024. **Chairperson Russell Schmidt approved the minutes as printed and distributed.**

II. REPORT ON RECENT CITY COUNCIL ACTIONS: NONE

III. NEW BUSINESS: NONE

IV. PUBLIC HEARING:

1. **ZON24-01:** Rezoning 1320 Independence Drive from the C-2, General Commercial district to the R-3, Multi-family district.

Coots presents the staff report.

Schmidt asks if they initially asked for R-1. **Coots** responds, yes.

Morris asks if there is a problem with us zoning it as R-1. **Coots** responds that it would be close to spot zoning.

Morris asks how zoning the property as R-3 would eliminate spot zoning? **Coots** replies that there is R-3 zoning already in this area.

Schmidt asks if in the future there would be any negative issues to making this property R-1 other than spot zoning? **Coots** responds since the applicant is voluntarily building a single family home I don't see any issues. Some people don't like to live next to commercial property due to noise, pollution and traffic. **Schmidt** states the only negative thing he can see is the resale value of the home would be lower being next to commercial property.

Davis asks if there is a difference in the property tax for R-3 or R-1? **Coots** responds, no. Property taxes are based on how the property is used, so a single family home will have the same taxes no matter how the property is zoned.

Crider asks if it would likely be beneficial for the future use of the property to go to an R-3 verses an R-1. **Coots** states he thinks the property would be worth more if zoned R-3 rather than if zoned R-1.

III. h. 1

Schmidt opens the public hearing. Seeing no questions from the audience, he closes the public hearing.

Schmidt entertains a motion for a roll call vote.

A motion was made by Don Morris, seconded by Nathan Chirban to recommend approval of R-1, Suburban Residential District. A roll call vote on the motion showed the following: Ayes: Chirban, Crider, Davis, Jordan, Martin, and Morris. Nays: None. Absent Anderson and Shields. The motion passes.

V. OLD BUSINESS:

1. TXT24-02: Text Amendment to Sections 42.203 Zoning Use Definitions; 42.209 to establish Shelters, Soup Kitchens, and Transitional Housing; 42.211 – 42.215 Residential Districts; 42.221 – 42.224 Commercial Districts; removing 42.457 Overnight Shelter, Soup Kitchen, and Transitional Uses; and 42.710 amending Zoning Use Table as needed.

Coots presents the staff report.

Schmidt states that this is not going according to Hoyle. Under discussion it shows that the proposed amendments to the city codes are recommended by the City Attorney. Staff has worked with the attorney to prepare the necessary revisions. Last month before the meeting I met with you and Dawn in Dawn's office and I asked how much have you and Dawn worked on this. My understanding is you heard about this at the same time as we heard about it and got the revisions, is that correct? And you were not involved in writing this? **Coots** responds that the City Attorney prepared the first draft and then we took that and refined it. We found out about it approximately two weeks before you found out about it.

Schmidt states that when I was talking to you and Dawn you were having problems understanding what the text was about and you were not the staff people that helped write it, someone else did. In the last month have you and Dawn been brought up to speed on what this is about? **Coots** responds, I can't answer all of your questions, some of them are legal questions that should be answered by an attorney.

Schmidt states you're the people that are going to be managing this right? **Coots** responds, yes.

Schmidt states you should be totally brought up to speed on this, right? **Coots** states he does not have an answer for that.

Dawn Bell states that we will be managing this once it gets through City Council. At that point we will figure out how it's going to be manage as far as permitting, licensing and how that enforcement piece of it goes. Whatever is found to be in the zoning code is what we are obligated to enforce. So, whatever the City Council finds and rules on is what we will be enforcing.

Schmidt states so there are no rules yet? **Bell** responds no because they haven't been adopted.

III . h . 2

Schmidt states we don't know how this is going to be managed, we don't know what rules will be put on. **Bell** you can see what's proposed because we have given you the Chapter 20 proposed rules but we can't talk about that until the City Council actually approves it. Once they approve it then we would manage it as approved.

Louis Magdits explains that the involvement of the Planning & Zoning Commission has to do with the land use which is Chapter 42, not what's in Chapter 20. So rules as they pertain to licensing is not in your scope of decision. We asked the lawyers to evaluate what our previous lawyer said, our new lawyer chose to go down a different format and split this up into 2 separate areas, licensing and land use. We have asked the lawyer to write this based upon what was done in different cities.

Schmidt states that in the lawyers email it says he is attaching an article on the impact of homeless shelters on the surrounding community that he would like to add to the record. Can you point out that article in my packet? **Coots** states that we can get that article to you if you would like it and explains what the article was about. Also, states they did not feel the article was appropriate as it is over 10 years old and from New York City which is much larger than Rolla.

Schmidt asks why does the lawyer want to add this to the record? **Coots** states you are asking me what the lawyer is thinking and I can't tell you that.

Schmidt states this is not according to Hoyle and expresses his concern over this article and the reasoning behind why the lawyer would want this added to the record. It is concerning to me if this is the kind of model the lawyer is basing this on.

Schmidt states that the phrase "by-right" is in here quite a bit, can you give us the definition? **Coots** responds that by-righted and permitted use don't require a special review. Unlike conditional use which requires review by the planning and zoning commission and then the city council can approve or not approve the use.

Martin asks if we change the zoning would the Mission which is already established need to apply for a conditional use permit? **Coots** responds that the Mission is already there, this would be for any shelters coming into Rolla in the future.

Crider asks is this moving in it's entirety to 20 or are parts of it staying in 42? **Magdits** responds the land use is staying in 42 and the operations/regulation/rules are moving to 20.

After a lengthy discussion **Schmidt** opens the public hearing.

Joann Stirtz, PO Box 242, Rolla Missouri. States that having a Homeless Shelter or Soup Kitchen housed in a Commercial or Retail district in Rolla is a terrible idea and does not create a welcoming or safe environment for visitors. She does not understand why the current administration is trying to change this and why they will not consider the Industrial or Manufacturing Location for these types of facilities. Please carefully consider your recommendation.

Dale Wands, residing in Rolla, Missouri. States he doesn't understand why it's in CC. We should do what's right for the City and let the lawyer do his job and defend us. He asks if all the rules and regulations are already in Chapter 20 governing Transitional Housing and Homeless Shelters? **Martin** explains that everything that's in Chapter 42 has been struck and is being proposed to move into Chapter 20. **Wands** asks if everything they are striking

III. h. 3

in Chapter 42 will be replaced in 20? **Chirban** states that there is a better ability to enforce in Chapter 20 rather than leave in Chapter 42. **Davis** states that this commission does not enforce the ordinances. **Wands** would like to know who will enforce these changes?

Wayne Langston, residing at 32964 Maries Rd 411, Belle, Missouri. He and his family own the businesses at 700 & 713 Pine St, Rolla, Missouri. He is concerned that we are once again going to change the zoning for Overnight Shelters. He would like to see the zoning stay so that the shelters are not allowed in the CC District. His vision for downtown Rolla is not a place where multiple counties would send their homeless to live.

Judy Jepson, residing in Rolla, Missouri. She was a volunteer police for a number of years and states that law enforcement are not allowed to ask the homeless for finger prints, nor can they do a background check on them. They are protected by the shelter so we have no idea if they are felons, murderers or rapists. **Magdits** explains that they are not protected by the shelter and the police can only do background checks or fingerprints if there is probable cause, the same as any other citizen.

Schmidt closes the public hearing.

A motion was made by Janece Martin, seconded by Don Morris, to recommend to approve that the administrative components of Section 42 be moved to Section 20 and recommend denial of the changes presented in the chart (or text regarding uses) that was provided. A roll call vote on the motion showed the following: Ayes: Chirban, Crider, Davis, Jordan, Martin and Morris. Nays: None. Absent: Anderson and Shields. The motion passes.

VIII. OTHER BUSINESS/REPORTS FROM THE CHAIRPERSON, COMMITTEE OR STAFF:

NONE

IX. CITIZEN COMMENTS:

NONE

Meeting adjourned: 7:43 p.m.
Minutes prepared by: Cindy Brown

NEXT MEETING:

Tuesday, July 9, 2024

III. h. 4



Phone: (573) 364-8659



FAX: (573) 364-8602

DEPARTMENT OF PUBLIC WORKS

901 North Elm

P.O. Box 979

Rolla, MO 65402

email pubworks@rollacity.org

**City of Rolla – Bicycle Pedestrian Advisory Committee
Meeting Minutes –April 18, 2024**

In Attendance: Ken Kwantes, Darin Pryor, Jacob Rohter, Jeremy Jamison, Aimee Campbell, Tom Coots, Tina Balch, and Jonathan Garrett (MST)

- 1) **Meeting called to order at 5:00 p.m.** by Ken Kwantes, Chairman
- 2) Minutes of the March 14, 2024 meeting were distributed. Motion was made by Rohter, seconded by Jamison to approve the minutes of the March 14, 2024 meeting. Voice vote showed all ayes, 0 nays. Motion passed.
- 3) Discussion followed regarding May 2024 National Bike Month.

Jeremy Jamison will attend the Morning Mayor program on KTTR in order to give a public service announcement regarding the upcoming activities of the 2024 National Bike Month.

Ken Kwantes, Darin Pryor, and Aimee Campbell will attend the May 6, 2024 City Council Meeting to present the Proclamation for May 2024 Bike Month.

- 4) Discussion followed regarding Bike Across Missouri (BAM) Rolla Ramble that will be held on August 25 – August 28, 2024. Awareness will be made to the public.
- 5) Next meeting scheduled for May 30, 2024 at 4:00 p.m. Motion was made by Campbell, seconded by Rohter to adjourn the meeting. Voice vote showed all ayes, 0 nays. Motion passed.

III . i . 1



**CITY OF ROLLA
CITY COUNCIL AGENDA**

DEPARTMENT: Community Development

ACTION REQUESTED: Final Reading

SUBJECT: Street Name Change: Renaming a portion of Old Saint James Rd from 18th Street to the city limits/Quarry Rd/County Rd 3030

(STR24-01)

MEETING DATE: July 1, 2024

Application and Notice:

Applicant - City of Rolla
Public Notice - <https://www.rollacity.org/agenda.shtml>

Background:

The subject road has been known as Old Saint James Rd for many years. Official E-911 addressing refers to the road as Old Saint James Rd. Inside the city limits addressing is controlled by the Public Works Department. However, a portion of the road is adjacent to properties which are not within the city limits. Phelps County addresses properties that are not within a city. The county relies on road names that have been officially adopted by ordinance, or the adopted county road names.

An adjacent property owner who is not within the city limits has sought to address the property from Old Saint James Rd, rather than County Rd 3060, to be more consistent with the addressing in the area. The county discovered that there was never any ordinance to officially rename Old Saint James Rd from County Rd 3060, and so has refused to issue the address until such ordinance has been approved.

Discussion:

The subject roadway includes properties that are both inside the city limits and properties that are outside the city limits. The result is addressing that changes depending on which side of the street a property is located and where it is located.

The ordinance would allow for the possibility that new construction would be addressed with Rolla addresses and could allow for the county to re-address existing properties for consistency.

Prepared by: Tom Coots, City Planner

Attachments: Area Map, Ordinance

ORDINANCE NO. _____

**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 TO OLD SAINT JAMES ROAD
(STR24-01)**

WHEREAS, the street name change is needed due to modification which have been made to the street network in the vicinity; and

WHEREAS, the City of Rolla City Council met on May 6, 2024 and through the passage of Resolution 2033, found it necessary to change the name of said section of Old Saint James Rd and directed that, in accordance with Missouri Revised Statutes, the notice be advertised in a local newspaper; 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, a period of four weeks from the date of publication of the notice was provided to allow for any affected property owners to file a written petition to protest the street name change; and

WHEREAS, no written petition to protest the street name change has been received, and;

WHEREAS, after such notice has been provided and no written petition has been received after four weeks from the date of publication of said notice, the City Council of Rolla shall have the power by ordinance to change said street name and that, once approved, the City Clerk shall file said ordinance with the Phelps County Recorder of Deeds.

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

SECTION 1: That after consideration, the City Council approved the request to officially name/change that section of Old Saint James Rd/County Road 3060 between 18th Street and approximately Quarry Rd/County Road 3030/city limits to Old Saint James Road.

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 1ST DAY OF JULY, 2024.

APPROVED:

ATTEST:

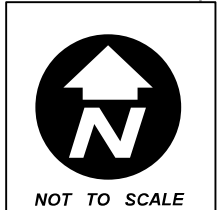
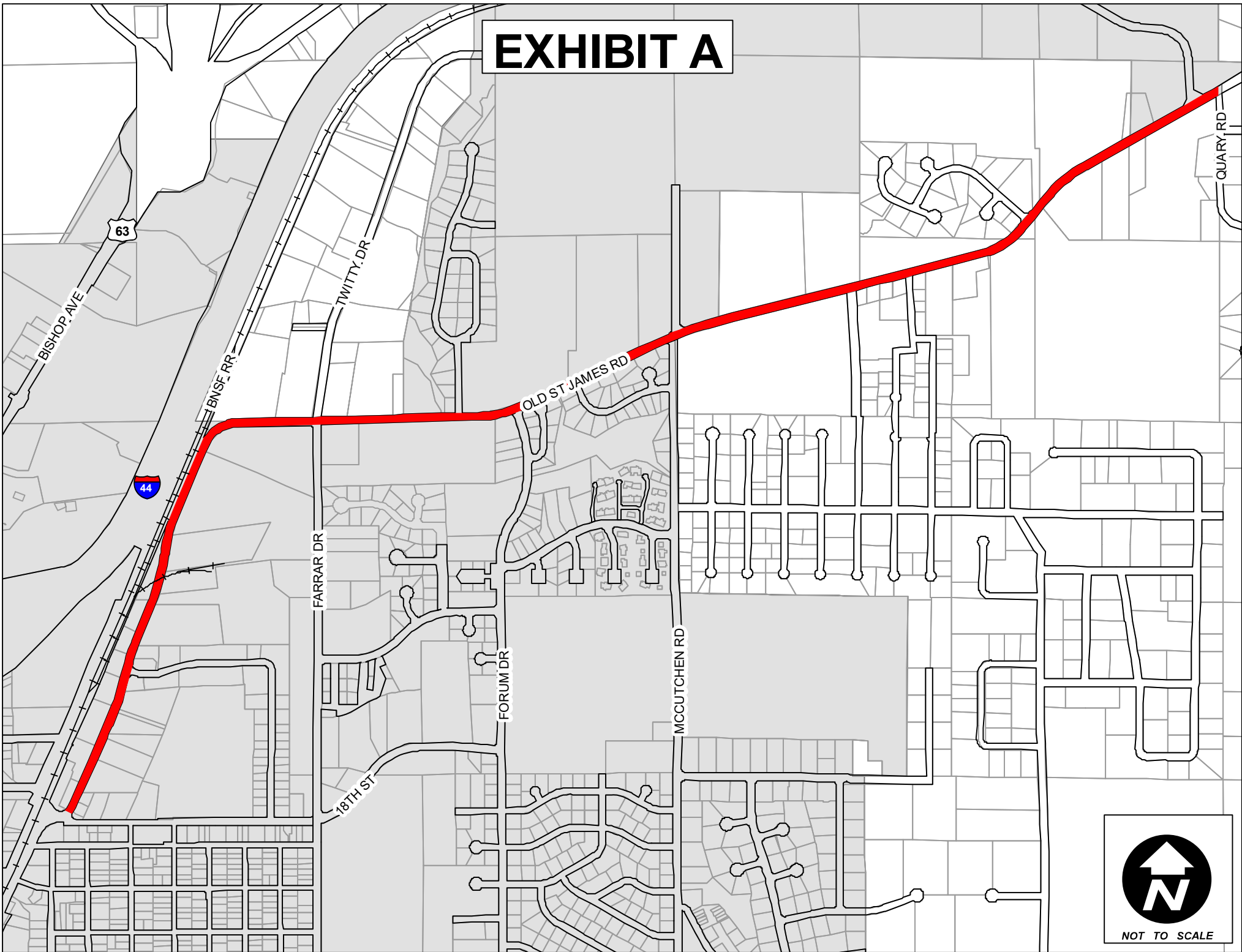
Mayor

City Clerk

APPROVED AS TO FORM:

City Counselor

EXHIBIT A



NOT TO SCALE



**CITY OF ROLLA
CITY COUNCIL AGENDA**

DEPARTMENT: Community Development

ACTION REQUESTED: Public Hearing/First Reading

SUBJECT: Map Amendment (rezoning): 1320 Independence Rd from the C-2, General Commercial district to the R-1, Suburban Residential district

(ZON24-01)

MEETING DATE: July 1, 2024

Application and Notice:

Applicant/Owner - Ronald and Ainagul Durbin

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 has purchased the subject with the intent of building a single-family dwelling on the property. Although the applicant only seeks to build a single-family dwelling, the request was advertised, with the applicants' permission, to allow for the R-3, Multi-family district to be considered. R-1, Suburban Residential zoning would be adequate for their plans, however, the location may not be appropriate for R-1 zoning.

The subject property is located between commercial properties, in an area of commercial zoning. However, there are large areas of multi-family developments and zoning in the vicinity. Although a single-family house may not be the most ideal use for the property, single-family uses are allowed in R-3 zoning.

Property Details:

Current zoning - C-2, General Commercial; advertised to be rezoned to R-3, Multi-family (R-1 recommended by the Planning and Zoning Commission)

Current use - Undeveloped

Proposed use - Residential

Land area - 0.73 acres (~31,800 SF)

Public Facilities/Improvements:

Streets - The subject property has frontage on Independence Rd, a local street.

Sidewalks - There are no sidewalks located adjacent to the property or in the vicinity. A sidewalk would likely not be required to be constructed at this time.

Utilities - The subject property should have access to all needed public utilities.

Comprehensive Plan:

The Comprehensive Plan designates the property as being appropriate for Neighborhood Commercial uses. The plan indicates that some housing can be appropriate for neighborhood commercial areas.

Discussion:

The subject property is located in a commercial area, however, with multi-family uses nearby. Multi-family uses can be appropriate within and adjacent to commercial areas. Although the applicant only plans to build a single-family dwelling that would generally require R-1 zoning, R-3 zoning may be more appropriate in this location.

R-1 zoning could be viewed as “spot zoning” in this case, being applied only to a single, smaller property in an area with very different zoning and being over 600 feet from the nearest R-1 lot (with a single-family use). However, R-3 zoning can be appropriate in this location, being near other R-3 areas, almost diagonally across the street.

The City Council has the option of approving either R-3 zoning, or can recommend any lower residential zoning. R-1 would permit the applicant to build planned house.

Planning and Zoning Commission Recommendation:

The Rolla Planning and Zoning Commission conducted a public hearing on June 11, 2024 and voted 6-0 to recommend the City Council rezone the property to the R-1, Suburban Residential district.

Prepared by:

Tom Coots, City Planner

Attachments:

Public Notice Letter; Ordinance

ORDINANCE NO. _____

**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**

(ZON24-01)

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 June 11, 2024 and recommended the City Council approve the rezoning of the subject property; and

WHEREAS, the Rolla City Council, during its June 17, 2024 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 Zoning and Subdivision Regulations Ordinance No. 4762, 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 Commercial) to R-1 (Suburban Residential) Zoning described as follows:

Lot 1, Heritage Village, Rolla, Phelps County, Missouri

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 1ST DAY OF JULY, 2024.

APPROVED:

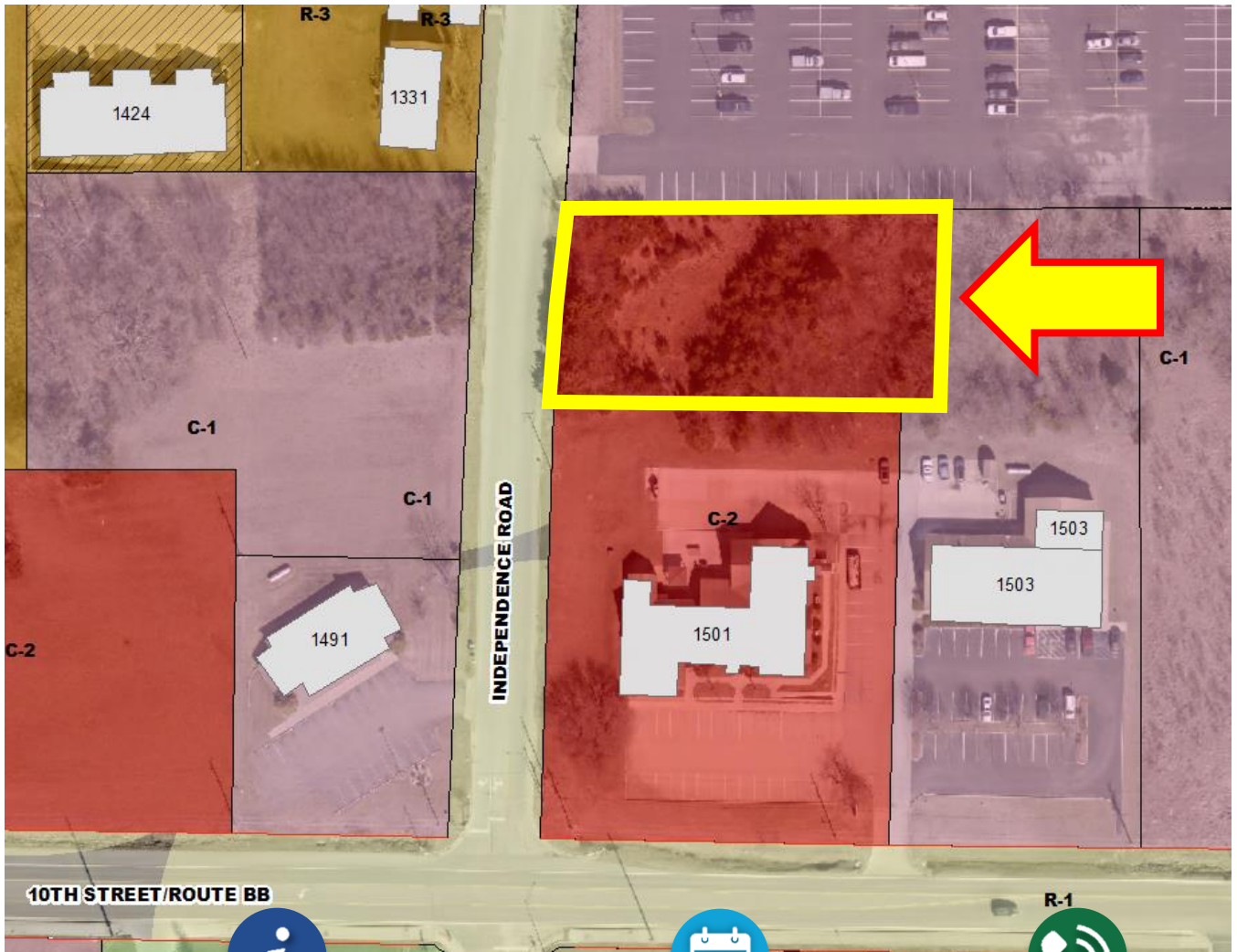
ATTEST:

Mayor

City Clerk

APPROVED AS TO FORM:

City Counselor



Project Information:

Case No: ZON24-01
 Location: 1320 Independence Rd
 Applicant: Ronald and Ainagul Durbin
 Request:
 Rezoning from C-2, General Commercial to
 the R-3, Multi-family district



Public Hearings:

Planning and Zoning
 Commission
June 11, 2024
5:30 PM
 City Hall: 1st Floor

 City Council
June 17, 2024
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

V.B.5



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 1, Heritage Village,
Rolla, Phelps County,
Missouri





**CITY OF ROLLA
CITY COUNCIL AGENDA**

DEPARTMENT: Community Development

ACTION REQUESTED: First Reading

SUBJECT: Amendments to Chapter 20, "Housing", to establish Article III, Shelters; and amending Sections 42.203 Zoning Use Definitions; 42.209 to establish Shelters, Soup Kitchens, and Transitional Housing; 42.211 – 42.215 Residential Districts; 42.221 – 42.224 Commercial Districts; removing 42.457 Overnight Shelter, Soup Kitchen, and Transitional Uses; and 42.710 amending Zoning Use Table as needed

(TXT24-02)

MEETING DATE: July 1, 2024

Application and Notice:

Applicant - City of Rolla
Public Notice - Legal ad in the Phelps County Focus; <https://www.rollacity.org/agenda.shtml>

Background:

The City Council adopted revisions to the zoning code for Overnight Shelters and related uses in 2022. Although no applications have been received for new overnight shelters in that time, discussions regarding the uses have continued since the city hired a new City Attorney. The City Council has directed staff to work with the attorney to draft certain revisions to the zoning codes.

Revisions are proposed to Chapter 42, Planning and Zoning to make changes to the districts in which the uses are allowed, and to relocate the provisions for how they operate to Chapter 20, Housing.

The City Council conducted a public hearing on June 17, 2024 and voted to continue the discussions to the July 1, 2024 meeting date.

Discussion:

Changes to the city ordinances regarding the zoning districts in which Overnight Shelters and related uses are allowed, and how such uses are operated are proposed. The revisions are summarized:

1. The overnight shelters and related uses are to be removed from the definitions section in Chapter 42 and referred to Chapter 20.
2. Severe Weather Shelters are created as a land use and proposed to be allowed in all zoning districts.
3. Transitional Housing is proposed to be allowed in all residential districts. The codes previously allowed Transitional Housing only in the multi-family districts and the C-C, Center City District.
4. Soup Kitchens are proposed changed from a Conditional Use in the C-2, General Commercial district to be a permitted use. Soup Kitchens remain a Conditional Use

in the C-C, Center City District; and are proposed as a Conditional Use in the M, Manufacturing District.

5. Overnight Shelters are proposed to be changed from a Conditional Use to a permitted use in the R-3, Multi-family and R-4, Urban Multi-family Districts.
6. Overnight Shelters are proposed to be permitted as a Conditional Use in the C-C, Center City District. Overnight Shelters would remain a Conditional Use in the M, Manufacturing District.
7. The section in Chapter 42 that contained the details about how the uses are allowed to operate are to be removed from Chapter 42 and revised language would be added to Chapter 20, Housing.

The revisions are recommended to improve the ability to enforce restrictions and requirements on Overnight Shelters and related uses.

Planning and Zoning Commission Recommendation:

The Rolla Planning and Zoning Commission conducted a public hearing on May 14, 2024 and June 11, 2024. The Commission voted 6-0 to recommend that the City Council remove Section 42.457 from the zoning code to allow for the changes to Chapter 20; with no changes to the remainder of Chapter 42 recommended.

Prepared by:

Tom Coots, City Planner

Attachments:

Proposed Text Amendment for Chapter 42; Proposed Text Amendment to Chapter 20; Memo from City Attorney; Buffer Map; Ordinance

AN ORDINANCE AMENDING CHAPTER 20, "HOUSING" OF THE ORDINANCES OF THE CITY OF ROLLA, MISSOURI TO ESTABLISH ARTICLE III, SHELTERS; AND AMENDING CHAPTER 42, "PLANNING AND ZONING", ARTICLE II, ZONING DISTRICTS; ARTICLE IV, SPECIAL REGULATIONS; AND ARTICLE VII, APPENDIX REGARDING OVERNIGHT SHELTER, SOUP KITCHENS, AND TRANSITIONAL HOUSING USES.

WHEREAS, the Rolla Planning and Zoning Commission did hold a public hearing following the provision of public notice pursuant to Section 42-142 and applicable state statutes; and

WHEREAS, the Rolla City Council did hold a public hearing(s); and

WHEREAS, based on the information received, including comments from the public, reports from city staff, the Rolla City Council did find that the requested action is in the best interest of the city:

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

SECTION 1: Chapter 20, Housing, is hereby amended by adding Article III Shelters, to read as follows:

ARTICLE III SHELTERS

Sec. 20.020 Overnight Shelter, Soup Kitchens, and Transitional Housing Uses

- A. Purpose. The following requirements for overnight shelters, soup kitchens, and transitional housing uses are intended to help mitigate the impacts of such uses.
- B. Definitions.
 1. "*Adequate Safety Plan*" means a written operations plan that has been submitted to and approved by the Chief of Police, Fire Chief, and Community Development Director. The plan must include the following information: contact information for key staff, floorplan, security and exterior lighting plan, health and safety protocols, occupancy policies, intake procedures, and tracking outcomes, and an outreach plan for surrounding property owners and residents.
 2. "*Basic Building Safety Standards*" means the below-listed conditions are met:
 - a. The property or building is of sufficient size to accommodate the proposed number of residents and the on-site facilities required by this section.
 - b. Adequate provision shall be made for the provision of drinking water, disposal of human waste, disposal of garbage and other solid waste, and the provision of other services. Adequate access to fire and emergency medical apparatus shall be provided.
 - c. Adequate means of exiting the facility shall be provided including safe and unobstructed travel distances from portions of the shelter's sleeping area to egress doors.
 - d. The facility meets all current fire code provisions.
 - e. The portions of the building used for the shelter's purposes, including employee and staff areas and kitchens, are in compliance with the building code.
 - f. Adequate heating system in compliance with current building, mechanical, and fire codes.
 3. "*Domestic Violence Shelter*": Temporary residential facility with the primary purpose of housing survivors of domestic violence and/or sexual violence and their families or household members at no cost or at a charge that is less than the full cost of providing services; and/or as defined by the Missouri Coalition Against Domestic and Sexual Violence.

Domestic Violence Shelters are not subject to the rules of this Section due to the special nature of their use.

4. “*Overnight Shelter*” means a Shelter operated to provide overnight lodging, primarily to persons experiencing homelessness, which operates year-round, and is not a Domestic Violence Shelter.
5. “*Shelter*” means a facility, building, or property where overnight housing services are provided temporarily to persons impacted by temporary or chronic homelessness, at no cost or at a charge that is less than the full cost of providing the services, whether or not other related services are provided at the location. The definition of the word ‘shelter’ includes Severe Weather Shelters, and Overnight Shelters, but does not include any of the following:
 - a. Residential group homes;
 - b. Temporary lodging for families of patients, or patients themselves, of state-licensed health facilities within Phelps County;
 - c. University or educational institution residence halls;
 - d. Fraternity or sorority houses;
 - e. State and city licensed nursing homes and day care centers;
 - f. Foster homes licensed under Chapter 210, RSMo;
 - g. Hospitals, mental institutions, residential care facility or institution that is licensed by the State of Missouri under Chapters 197, 198, and 630, RSMo;
 - h. Emergency shelters related to relocation and are available during or after a fire or natural disaster for a limited duration;
 - i. Food pantries and distribution
 - j. Hotels, motels, boarding houses, and other similar forms of lodging.
 - k. Domestic violence shelters.
6. “*Severe Weather Event*” means one or more of the following:
 - a. A period of two or more days where temperatures are forecasted by the National Weather Service (National Oceanic and Atmospheric Administration) or actually reach 10 degrees Fahrenheit or below. This also includes wind chill temperatures when the National Weather Service forecasts wind chill temperatures below 10 degrees Fahrenheit; and/or
 - b. Snow accumulation exceeding or expected to exceed three inches in depth; and/or
 - c. Other conditions deemed severe enough to present a substantial threat to life or health. This includes but is not limited to, excessive heat, tornado, lightning, heavy rain.
 - d. Severe weather alerts/ warnings by reputable weather services or emergency providers;
or
 - e. Flooding or flood alerts or warnings by the National Weather Service involving waters located in the City; or
 - f. Any other event when designated by the Mayor.
7. “*Severe Weather Shelter*” means a Shelter owned and/or operated by a not-for-profit organization, public agency or other charitable entity that is only open during Severe Weather Events.
8. “*Transitional housing*” means non-emergency temporary housing with supportive services for a length of stay of typically more than six months to individuals and families experiencing homelessness or transitioning into permanent housing from an overnight shelter, domestic violence shelter, drug/alcohol rehabilitation, or from incarceration with the goal of interim stability and support to successfully move to and maintain permanent housing. Transitional

housing includes multi-family or dormitory-style housing arrangements and does not include housing that meets the definition of a single-family dwelling or group home.

9. “*Soup kitchen*” means an establishment where meals are provided to a person or persons at no cost or at a charge that is less than the full cost of providing same and that the provision of such meals and related services is the principal service of the establishment, whether or not additional services are provided. A soup kitchen is differentiated from a restaurant or food service establishment by providing services for no cost or for less than the cost of providing the services and provision of related social services. A soup kitchen does not include the provision of an overnight shelter, temporarily or otherwise, however, a Soup Kitchen and a Shelter may share common facilities.

Sec 20.021 Rules for Severe Weather Shelters.

- A. No person shall operate a Severe Weather Shelter without first obtaining a permit issued by the City.
 1. Such permit shall be issued at no cost to the applicant.
 2. The permit will be valid for one year.
- B. Prior to receiving a permit, the applicant shall:
 1. Pass an inspection showing that the facility meets Basic Building Standards as defined here.
 2. Demonstrate that the facility has an adequate safety plan.
- C. Each Severe Weather Shelter shall record the name of each guest each day.
- D. A Severe Weather Shelter shall only be open 24 hours prior to the forecasted beginning of a Severe Weather Event until 24 hours after the end of the Severe Weather Event. A Severe Weather Shelter may not be used as a Shelter at any other time without special written permission from the City Administrator based upon an urgent temporary need.
- E. Each Severe Weather Shelter shall have and enforce a policy prohibiting the use of alcohol or illegal drugs on the premises.

Sec. 20.022 Rules for Overnight Shelters

- A. No person shall operate an Overnight Shelter without first obtaining a permit issued by the City.
 - a. Such permit shall be issued at no cost to the applicant.
 - b. The permit will be valid for one year.
- B. Prior to receiving a permit, the applicant shall:
 - a. Pass an inspection showing that the facility meets Basic Building Standards as defined herein.
 - b. Demonstrate that the facility has an Adequate Safety Plan.
- C. Duration of Stays in Overnight Shelters.
 - a. An Overnight Shelter shall not allow clients to remain in the Overnight Shelter for more than 14 hours at a time, not including time spent in job training classes or other counseling or instruction designed to enable the client to move into transitional or permanent housing. This rule shall not apply during Severe Weather Events.
 - b. No individual or family shall reside in an Overnight Shelter for more than thirty (30) days in any 12-month period without entering into case management to obtain housing. Clients shall not reside on the premises for more than six (6) months in any 12-month period unless extenuating circumstances are present and documented by the facility.

- D. A log of each person receiving temporary housing must be kept, including the person's name, last place of residence, and a photo of the person and/or their government-issued identification. Such logs are to be submitted to the Rolla Police Department upon request.
- E. Any facility providing overnight shelter services must be located a minimum of one thousand (1,000) feet from any other property operating an overnight shelter facility.
- F. Overnight shelters must be located a minimum of seven hundred-fifty (750) feet from any school, playground, or daycare, as measured from the closest point of the shelter facility to the closest point of such school, playground, or daycare. This rule shall not apply to Shelters providing facilities solely for women, children, and families.
- G. The operator must enforce a policy of prohibiting alcohol or illegal drug use on the property.
- H. Security cameras are required at a minimum to film any persons using the building entrances, exits and outdoor assembly areas. Such recordings shall be maintained for at least 72 hours and made available for law enforcement.
- I. Each operator of an overnight shelter shall be required to keep the outside property of the shelter free of trash, bottles, cigarette butts, and other litter by cleaning the outside areas at least once each day that the shelter is open. In addition, the operator shall pick up any trash, bottles, cigarette butts, or other litter found within one block of the Shelter which may reasonably be assumed to have been dropped by customers of the Shelter.
- J. Adequate off-street parking for employees, volunteers, and any residents with vehicles must be provided or made available through written agreements.
- K. The operator of an Overnight Shelter must allow the City Administrator, or designee, access to monitor the operation for compliance with the city codes, any conditions of approval, and any other directives to mitigate impact to surrounding properties. If the director finds any deficiencies, the director must notify the operator and provide thirty (30) days to bring the operation into compliance (unless a life-safety condition exists in which immediate action is required). If the operator fails to correct the deficiencies, the City Administrator is authorized to terminate the Permit. The operator may appeal the termination to the Board of Adjustment.

Sec. 20.023 Rules for Soup Kitchen Uses

- A. No person shall operate a soup kitchen without first obtaining a permit from the City.
 - 1. Such permit shall be issued at no cost to the applicant.
 - 2. The permit will be valid for one year.
- B. Prior to receiving a permit, the applicant shall:
 - 1. Pass a health inspection from the local health department.
 - 2. Have an Adequate Safety Plan.
- C. The operator must enforce a policy of prohibiting alcohol or illegal drug use on the property.
- D. Security cameras are required at a minimum to film any persons using the building entrances.
- E. The operator must provide adequate off-street parking for employees and volunteers.
- F. The operator of such a facility must allow the City Administrator, or designee, access to monitor the operation for compliance with the city codes, any conditions of approval, and any other directives to mitigate impact to surrounding properties. If the director finds any deficiencies, the director must notify the operator and allow 30 days to bring the operation into compliance. If the operator fails to correct the deficiencies, the director is authorized to terminate the conditional use permit or occupancy permit. The operator may appeal the termination to the City Council.

Sec. 20.024 Rules for Transitional Housing Uses

1. Such facilities must be located a minimum of five hundred (500) feet from another transitional housing facility located on a separate property.

Sec. 20.025 Penalties

- A. The City Administrator may revoke the operating permit of any Severe Weather Shelter, Overnight Shelter, or Soup Kitchen for violation of any of the requirements of this Article. Any aggrieved operator may appeal this decision to the Board of Adjustment by filing a written request for a hearing within 10 business days following notice of the revocation.
- B. Any operator who has had a permit revoked under this Article may not reapply for a new permit within 6 months of the date of revocation.
- C. Any person operating a Severe Weather Shelter, Overnight Shelter, or Soup Kitchen, without a permit shall be guilty of an ordinance violation.
- D. The City Counselor is authorized to seek an injunction or other civil remedy to enforce the provisions of this Article.

SECTION 2: Chapter 42, Article II, Zoning Districts, Section 42-203, Zoning Use Definitions is hereby amended to remove the following definitions from the section:

Domestic Violence Shelter, Overnight Shelter, Soup Kitchen, Transitional Housing

SECTION 3: Chapter 42, Article II, Zoning Districts is hereby amended to add Section 42-209, Shelters, Soup Kitchens, and Transitional Housing and read as follows:

42.209 Shelters, Soup Kitchens, and Transitional Housing.

- A. Definitions. The words in this Article shall have the same definitions as provided in Section 20.020 of this Code.
- B. Severe Weather Shelters. Severe Weather Shelters shall be permitted in all districts when properly permitted and operating within the rules of such a permit.
- C. Overnight Shelters.
 1. Overnight Shelters shall be permitted in the following districts when properly permitted and operating within the rules of such a permit:
 - a. R-3, Multi-Family Residential District
 - b. R-4, Urban Multi-Family District
 2. Overnight Shelters shall be allowed as a conditional use in the following districts:
 - a. C-C, Center-City Commercial District
 - b. M, Manufacturing District
- D. Soup Kitchens
 1. Soup Kitchens shall be a permitted use in the C-2, General Commercial District.
 2. Soup Kitchens shall be allowed as a conditional use in the following districts:
 - a. C-C, Center-City Commercial District
 - b. M, Manufacturing District
- E. Transitional Housing. Transitional Housing shall be allowed in any residential district provided that the housing otherwise conforms with the requirements of permitted uses in that district. To assure the aims of transitional housing are met, no transitional housing facility may be located within 500 feet of another transitional housing facility not located on the same lot.

SECTION 4: Chapter 42, Article II, Zoning Districts, Section 42-211, R-1, Suburban Residential District; and Section 42-212, R-2, One and Two-family Residential District; and Section 42-213, U-R, Urban-Residential District are hereby amended to add Transitional Housing and Severe Weather Shelter as permitted “by right” uses.

SECTION 5: Chapter 42, Article II, Zoning Districts, Section 42-214, R-3, Multi-family Residential District; and Section 42-215, R-4, Urban Multi-family Residential District are hereby amended to add Overnight Shelters, Transitional Housing, and Severe Weather Shelter as permitted “by right” uses; and remove Transitional Housing and Overnight Shelters as uses permitted by Conditional Use Permit.

SECTION 6: Chapter 42, Article II, Zoning Districts, Section 42-221, C-1, Neighborhood Commercial District; and Section 42-224, Manufacturing District are hereby amended to add Severe Weather Shelter as a permitted “by right” use.

SECTION 7: Chapter 42, Article II, Zoning Districts, Section 42-222, C-2, General Commercial District is hereby amended to add Soup Kitchens and Severe Weather Shelter as permitted “by right” uses; and remove Soup Kitchens as a use permitted by Conditional Use Permit.

SECTION 8: Chapter 42, Article II, Zoning Districts, Section 42-223, C-C, Center-City Commercial District is hereby amended to add Severe Weather Shelter as permitted “by right” uses; and add Overnight Shelters as a use permitted by Conditional Use Permit; and remove Transitional Housing as a use permitted by Conditional Use Permit.

SECTION 9: Chapter 42, Article II, Zoning Districts, Section 42-224, M, Manufacturing District is hereby amended to add Severe Weather Shelter as permitted “by right” uses; and add Soup Kitchens as a use permitted by Conditional Use Permit.

SECTION 10: Chapter 42, Article IV, Special Regulations, Section 42-457 Overnight Shelter, Soup Kitchens, and Transitional Housing Uses and related sub-sections are hereby repealed.

SECTION 11: Chapter 42, Article VII, Appendix, Section 42-710 Zoning Use Table is hereby amended as necessary to reflect the amendments to the uses in zoning districts.

SECTION 12: The provisions of this ordinance are severable and if any provision hereof is declared invalid, unconstitutional, or unenforceable, such determination shall not affect the validity of the remainder of this ordinance.

SECTION 13: 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 15TH DAY OF JULY 2024.

APPROVED:

ATTEST:

Mayor

City Clerk

APPROVED AS TO FORM:

City Counselor

ARTICLE III SHELTERS

Sec. 20.020 Overnight Shelter, Soup Kitchens, and Transitional Housing Uses

- A. Purpose. The following requirements for overnight shelters, soup kitchens, and transitional housing uses are intended to help mitigate the impacts of such uses.
- B. Definitions.
1. "Adequate Safety Plan" means a written operations plan that has been submitted to and approved by the Chief of Police, Fire Chief, and Community Development Director. The plan must include the following information: contact information for key staff, floorplan, security and exterior lighting plan, health and safety protocols, occupancy policies, intake procedures, and tracking outcomes, and an outreach plan for surrounding property owners and residents.
 2. "Basic Building Safety Standards" means the below-listed conditions are met:
 - a. The property or building is of sufficient size to accommodate the proposed number of residents and the on-site facilities required by this section.
 - b. Adequate provision shall be made for the provision of drinking water, disposal of human waste, disposal of garbage and other solid waste, and the provision of other services. Adequate access to fire and emergency medical apparatus shall be provided.
 - c. Adequate means of exiting the facility shall be provided including safe and unobstructed travel distances from portions of the shelter's sleeping area to egress doors.
 - d. The facility meets all current fire code provisions.
 - e. The portions of the building used for the shelter's purposes, including employee and staff areas and kitchens, are in compliance with the building code.
 - f. Adequate heating system in compliance with current building, mechanical, and fire codes.
 3. "Domestic Violence Shelter": Temporary residential facility with the primary purpose of housing survivors of domestic violence and/or sexual violence and their families or household members at no cost or at a charge that is less than the full cost of providing services; and/or as defined by the Missouri Coalition Against Domestic and Sexual Violence. Domestic Violence Shelters are not subject to the rules of this Section due to the special nature of their use. A domestic violence shelter is a form of an overnight shelter which is subject to different operational requirements due to the special nature of the use.
 4. "Overnight Shelter" means a Shelter operated to provide overnight lodging, primarily to persons experiencing homelessness, which operates year-round, and is not a Domestic Violence Shelter.

5. ~~Overnight~~ "Shelter" means a facility, building, or property where overnight housing services are provided temporarily to persons impacted by temporary or chronic homelessness, at no cost or at a charge that is less than the full cost of providing the services, whether or not other related services are provided at the location. The definition of the word 'shelter' includes Severe Weather Shelters, and Overnight Shelters, but does not include any of the following: Such use shall not include any of the following:
- a. Residential group homes;
 - b. Temporary lodging for families of patients, or patients themselves, of state-licensed health facilities within Phelps County;
 - c. University or educational institution residence halls;
 - d. Fraternity or sorority houses;
 - e. State and city licensed nursing homes and day care centers;
 - f. Foster homes licensed under Chapter 210, RSMo;
 - g. Hospitals, mental institutions, residential care facility or institution that is licensed by the State of Missouri under Chapters 197, 198, and 630, RSMo;
 - h. Emergency shelters related to relocation and are available during or after a fire or natural disaster for a limited duration;
 - i. Food pantries and distribution
 - j. Hotels, motels, boarding houses, and other similar forms of lodging.
 - k. Domestic violence shelters.
6. "Severe Weather Event" means one or more of the following:
- a. A period of two or more days where temperatures are forecasted by the National Weather Service (National Oceanic and Atmospheric Administration) or actually reach 10 degrees Fahrenheit or below. This also includes wind chill temperatures when the National Weather Service forecasts wind chill temperatures below 10 degrees Fahrenheit; and/or
 - b. Snow accumulation exceeding or expected to exceed three inches in depth; and/or
 - c. Other conditions deemed severe enough to present a substantial threat to life or health. This includes but is not limited to, excessive heat, tornado, lightning, heavy rain.
 - d. Severe weather alerts/ warnings by reputable weather services or emergency providers; or
 - e. Flooding or flood alerts or warnings by the National Weather Service involving waters located in the City; or
 - f. Any other event when designated by the Mayor.
7. "Severe Weather Shelter" means a Shelter owned and/or operated by a not-for-profit organization, public agency or other charitable entity that is only open during Severe Weather Events.
8. "Transitional housing" means non-emergency temporary housing with supportive services for a length of stay of typically more than six months to individuals and families experiencing homelessness or transitioning into permanent housing from an overnight

shelter, domestic violence shelter, drug/alcohol rehabilitation, or from incarceration with the goal of interim stability and support to successfully move to and maintain permanent housing. Transitional housing includes multi-family or dormitory-style housing arrangements and does not include housing that meets the definition of a single-family dwelling or group home.

9. *“Soup kitchen”* means an establishment where meals are provided to a person or persons at no cost or at a charge that is less than the full cost of providing same and that the provision of such meals and related services is the principal service of the establishment, whether or not additional services are provided. A soup kitchen is differentiated from a restaurant or food service establishment by providing services for no cost or for less than the cost of providing the services and provision of related social services. A soup kitchen does not include the provision of an overnight shelter, temporarily or otherwise, however, a Soup Kitchen and a Shelter may share common facilities.

Sec 20.021 Rules for Severe Weather Shelters.

- A. No person shall operate a Severe Weather Shelter without first obtaining a permit issued by the City.
 1. Such permit shall be issued at no cost to the applicant.
 2. The permit will be valid for one year.
- B. Prior to receiving a permit, the applicant shall:
 1. Pass an inspection showing that the facility meets Basic Building Standards as defined here.
 2. Demonstrate that the facility has an adequate safety plan.
- C. Each Severe Weather Shelter shall record the name of each guest each day.
- D. A Severe Weather Shelter shall only be open 24 hours prior to the forecasted beginning of a Severe Weather Event until 24 hours after the end of the Severe Weather Event. A Severe Weather Shelter may not be used as a Shelter at any other time without special written permission from the City Administrator based upon an urgent temporary need.
- E. Each Severe Weather Shelter shall have and enforce a policy prohibiting the use of alcohol or illegal drugs on the premises.

Sec. 20.022 Rules for Overnight Shelters

~~These Overnight Shelter requirements are intended to help mitigate the impacts of an overnight shelter use on public safety services and surrounding properties. Such facilities should generally be located such that clients will have access to jobs, counseling, and other resources for assistance. Any Overnight Shelter use, except shelters which meet the definition of a domestic violence shelter, must adhere to the following requirements:~~

- A. No person shall operate an Overnight Shelter without first obtaining a permit issued by the City.
 - a. Such permit shall be issued at no cost to the applicant.
 - b. The permit will be valid for one year.
- B. Prior to receiving a permit, the applicant shall:
 - a. Pass an inspection showing that the facility meets Basic Building Standards as defined herein.
 - b. Demonstrate that the facility has an Adequate Safety Plan.

- C. Duration of Stays in Overnight Shelters.
- a. An Overnight Shelter shall not allow clients to remain in the Overnight Shelter for more than 14 hours at a time, not including time spent in job training classes or other counseling or instruction designed to enable the client to move into transitional or permanent housing. This rule shall not apply during Severe Weather Events.
 - b. No individual or family shall reside in an Overnight Shelter for more than thirty (30) days in any 12-month period without entering into case management to obtain housing. Clients shall not reside on the premises for more than six (6) months in any 12-month period unless extenuating circumstances are present and documented by the facility.
- D. A log of each person receiving temporary housing must be kept, including the person's name, last place of residence, and a photo of the person and/or their government-issued identification. Such logs are to be submitted to the Rolla Police Department upon request.
- E. Any facility providing overnight shelter services must be located a minimum of one thousand (1,000) feet from any other property operating an overnight shelter facility.
- F. Overnight shelters must be located a minimum of seven hundred-fifty (750) feet from any school, playground, or daycare, as measured from the closest point of the shelter facility to the closest point of such school, playground, or daycare. This rule shall not apply to Shelters providing facilities solely for women, children, and families.
- G. The operator must enforce a policy of prohibiting alcohol or illegal drug use on the property.
- H. Security cameras are required at a minimum to film any persons using the building entrances, exits and outdoor assembly areas. Such recordings shall be maintained for at least 72 hours and made available for law enforcement ~~if a crime is alleged or committed.~~
- I. Each operator of an overnight shelter shall be required to keep the outside property of the shelter free of trash, bottles, cigarette butts, and other litter by cleaning the outside areas at least once each day that the shelter is open. In addition, the operator shall pick up any trash, bottles, cigarette butts, or other litter found within one block of the Shelter which may reasonably be assumed to have been dropped by customers of the Shelter.
- J. Adequate off-street parking for employees, volunteers, and any residents with vehicles must be provided or made available through written agreements.
- K. The operator ~~of such facility~~ of an Overnight Shelter must allow the City Administrator, or designee, access to monitor the operation for compliance with the city codes, any conditions of approval, and any other directives to mitigate impact to surrounding properties. If the director finds any deficiencies, the director must notify the operator and provide thirty (30) days to bring the operation into compliance (unless a life-safety condition exists in which immediate action is required). If the operator fails to correct the deficiencies, ~~the Community Development Director~~ the City Administrator is authorized to terminate the Permit ~~the conditional use permit or occupancy permit~~. The operator may appeal the termination to the Board of Adjustment ~~the City Council~~.
- L. ~~A written operations plan must be submitted and approved by the Chief of Police and Community Development Director. The plan must include the following information: contact information for key staff, floorplan, security and exterior lighting plan, health and safety protocols, occupancy policies, intake procedures and tracking outcomes, and an outreach plan for surrounding property owners and residents.~~

- M. ~~The operator must conduct a background check on the MO Sex Offender Registry and MO Casenet before any person may reside at the property overnight.~~
- N. ~~An initial inspection fee of \$300 must be submitted prior to commencing operations and an annual inspection fee of \$100 must be submitted annually thereafter.~~

Sec. 20.023 Rules for Soup Kitchen Uses

~~These Soup Kitchen Use requirements are intended to help mitigate the impacts of a soup kitchen use. Such facilities should generally be located such that clients will have easy access by transit or walking. Any Soup Kitchen Use use must adhere to the following requirements:~~

- A. No person shall operate a soup kitchen without first obtaining a permit from the City.
 - 1. Such permit shall be issued at no cost to the applicant.
 - 2. The permit will be valid for one year.
- B. Prior to receiving a permit, the applicant shall:
 - 1. Pass a health inspection from the local health department.
 - 2. Have an Adequate Safety Plan.
- C. The operator must enforce a policy of prohibiting alcohol or illegal drug use on the property.
- D. Security cameras are required at a minimum to film any persons using the building entrances.
- E. The operator must provide adequate off-street parking for employees and volunteers.
- F. The operator of such a facility must allow the City Administrator, or designee, access to monitor the operation for compliance with the city codes, any conditions of approval, and any other directives to mitigate impact to surrounding properties. If the director finds any deficiencies, the director must notify the operator and allow 30 days to bring the operation into compliance. If the operator fails to correct the deficiencies, the director is authorized to terminate the conditional use permit or occupancy permit. The operator may appeal the termination to the City Council.
- G. ~~A written operations plan must be submitted and approved by the Chief of Police and Community Development Director. The plan must include the following information: contact information for key staff, floorplan, security and exterior lighting plan, health and safety protocols, occupancy policies, and outreach plan for surrounding property owners and residents.~~
- H. ~~Adequate off-street parking for employees, volunteers, and any residents with vehicles must be provided or made available through written agreements.~~

Sec. 20.024 Rules for Transitional Housing Uses

- 1. Such facilities must be located a minimum of five hundred (500) feet from another transitional housing facility located on a separate property.

~~These Domestic Violence Shelter requirements are intended to help mitigate the impacts of a domestic violence shelter use on public safety services and surrounding properties. Any overnight shelter which meets the definition of a domestic violence shelter use must adhere to the standards established by the Missouri Coalition Against Domestic and Sexual Violence and any other state or federal requirements, or must meet the following requirements:~~

- 1. ~~No individual or family shall reside in an overnight shelter for more than 30 days without entering into case management to obtain housing. Clients shall not reside on the premises for~~

~~more than six (6) months unless extenuating circumstances are present and documented by the facility.~~

- ~~2. Prior to commencing operation, the operator must submit the following to the Chief of Police and Fire Chief: contact information for key staff, floorplan, and occupancy policies.~~
- ~~3. The operator must conduct a background check on the MO Sex Offender Registry and MO Casenet before any person may reside at the property overnight.~~
- ~~4. The operator must enforce a policy of prohibiting alcohol or illegal drug use on the property.~~
- ~~5. Adequate off-street parking for employees, volunteers, and any residents with vehicles must be provided or made available through written agreements.~~
- ~~6. The operator of such facility must allow the City Administrator, or designee, access to monitor the operation for compliance with the city codes, any conditions of approval, and any other directives to mitigate impact to surrounding properties. If the director finds any deficiencies, the director must notify the operator and provide thirty (30) days to bring the operation into compliance (unless a life-safety condition exists in which immediate action is required). If the operator fails to correct the deficiencies, the Community Development Director is authorized to terminate the conditional use permit or occupancy permit. The operator may appeal the termination to the City Council.~~
- ~~7. Such shelters are required to maintain confidentiality for their residents.~~
- ~~8. An initial inspection fee of \$300 must be submitted prior to commencing operations and an annual inspection fee of \$100 must be submitted annually thereafter.~~

Sec. 20.025 Penalties

- A. The City Administrator may revoke the operating permit of any Severe Weather Shelter, Overnight Shelter, or Soup Kitchen for violation of any of the requirements of this Article. Any aggrieved operator may appeal this decision to the Board of Adjustment by filing a written request for a hearing within 10 business days following notice of the revocation.
- B. Any operator who has had a permit revoked under this Article may not reapply for a new permit within 6 months of the date of revocation.
- C. Any person operating a Severe Weather Shelter, Overnight Shelter, or Soup Kitchen, without a permit shall be guilty of an ordinance violation.
- D. The City Counselor is authorized to seek an injunction or other civil remedy to enforce the provisions of this Article.

Sec 42.203 Zoning Use Definitions

The following definitions apply for land uses in this section and chapter. The Community Development Director is empowered to determine how particular uses of land are classified. The Board of Adjustment may hear and decide Appeals to determine if a definition is intended to be applied to a particular use of property.

~~*Domestic Violence Shelter:* Temporary residential facility with the primary purpose of housing survivors of domestic violence and/or sexual violence and their families or household members at no cost or at a charge that is less than the full cost of providing services; and/or as defined by the Missouri Coalition Against Domestic and Sexual Violence. A domestic violence shelter is a form of an overnight shelter which is subject to different operational requirements due to the special nature of the use.~~

~~*Overnight Shelter:* A facility, building, or property where overnight housing services are provided temporarily to persons impacted by temporary or chronic homelessness, at no cost or at a charge that is less than the full cost of providing the services, whether or not other related services are provided at the location. Such use shall not include any of the following:~~

- ~~(a) Residential group homes;~~
- ~~(b) Temporary lodging for families of patients, or patients themselves, of state licensed health facilities within Phelps County;~~
- ~~(c) University or educational institution residence halls;~~
- ~~(d) Fraternity or sorority houses;~~
- ~~(e) State and city licensed nursing homes and day care centers;~~
- ~~(f) Foster homes licensed under Chapter 210, RSMo;~~
- ~~(g) Hospitals, mental institutions, residential care facility or institution that is licensed by the State of Missouri under Chapters 197, 198, and 630, RSMo.;~~
- ~~(h) Emergency shelters related to relocation and are available during or after a fire or natural disaster for a limited duration;~~
- ~~(i) Food pantries and distribution~~
- ~~(j) Hotels, motels, boarding houses, and other similar forms of lodging~~

~~*Soup kitchen:* An establishment where meals are provided to a person or persons at no cost or at a charge that is less than the full cost of providing same and that the provision of such meals and related services is the principal service of the establishment, whether or not additional services are provided. A soup kitchen is differentiated from a restaurant or food service establishment by providing services for no cost or for less than the cost of providing the services and provision of related social services. A soup kitchen does not include the provision of an overnight shelter, temporarily or otherwise.~~

~~*Transitional housing:* Non-emergency temporary housing with supportive services for a length of stay of typically more than six months to individuals and families experiencing homelessness or transitioning into permanent housing from an overnight shelter, domestic violence shelter, drug/alcohol rehabilitation, or from incarceration with the goal of interim stability and support to successfully move to and maintain permanent housing. Transitional housing includes multi-family or dormitory style housing arrangements and does not include housing which meets the definition of a single-family dwelling or group home.~~

Sec 42.204 – 42.208 ~~42.209~~ Reserved

42.209 Shelters, Soup Kitchens, and Transitional Housing.

- A. Definitions. The words in this Article shall have the same definitions as provided in Section 20.020 of this Code.
- B. Severe Weather Shelters. Severe Weather Shelters shall be permitted in all districts when properly permitted and operating within the rules of such a permit.
- C. Overnight Shelters.
 - 1. Overnight Shelters shall be permitted in the following districts when properly permitted and operating within the rules of such a permit:
 - a. R-3, Multi-Family Residential District
 - b. R-4, Urban Multi-Family District
 - 2. Overnight Shelters shall be allowed as a conditional use in the following districts:
 - a. C-C, Center-City Commercial District
 - b. M, Manufacturing District
- D. Soup Kitchens
 - 1. Soup Kitchens shall be a permitted use in the C-2, General Commercial District.
 - 2. Soup Kitchens shall be allowed as a conditional use in the following districts:
 - a. C-C, Center-City Commercial District
 - b. M, Manufacturing District
- E. Transitional Housing. Transitional Housing shall be allowed in any residential district provided that the housing otherwise conforms with the requirements of permitted uses in that district. To assure the aims of transitional housing are met, no transitional housing facility may be located within 450 feet of another transitional housing facility not located on the same lot.

Sec 42.211 R-1, Suburban Residential District

- 1. The following uses are permitted “by-right” in the R-1, Suburban Residential District:
 - a. Single-family detached dwellings
 - b. Churches and other places of worship on lots less than one acre in size
 - c. Residential group homes
 - d. Family child care homes
 - e. Adult day care home
 - f. Community Center
 - g. Transitional Housing
 - h. Severe Weather Shelter

Sec 42.212 R-2, One and Two-family Residential District

- 1. The following uses are permitted “by-right” in the R-2, One and Two-family Residential District:
 - a. Detached Single-family Dwellings
 - b. Two-family (Duplex) dwellings
 - c. Churches and other places of worship
 - d. Residential group homes
 - e. Family child care homes
 - f. Adult day care home
 - g. Community Center
 - h. Transitional Housing
 - i. Severe Weather Shelter

Sec 42.213 U-R, Urban-Residential District

1. The following uses are permitted “by-right” in the U-R, Urban-Residential District:
 - a. Detached Single-family Dwellings
 - b. Two-family (Duplex) dwellings
 - c. Townhouses
 - d. Multi-family dwelling, up to four (4) units per lot
 - e. Churches and other places of worship
 - f. Residential group homes
 - g. Family child care homes
 - h. Adult day care home
 - i. Community Center
 - j. Civic and Social Organizations (no on-site alcohol sales)
 - k. Transitional Housing
 - l. Severe Weather Shelter

Sec 42.214 R-3, Multi-family Residential District

1. The following uses are permitted “by-right” in the R-3, Multi-family Residential District:
 - a. Detached Single-family Dwellings
 - b. Two-family (Duplex) dwellings
 - c. Townhouses
 - d. Rooming/Boarding Houses
 - e. Multi-Family up to twenty-six (26) units per acre
 - f. Churches and other places of worship
 - g. Community Center
 - h. Residential group homes
 - i. Family child care homes
 - j. Adult day care home
 - k. Fraternity/sorority houses
 - l. Child care centers
 - m. Parking lots and Garages
 - n. Civic and Social Organizations (no on-site alcohol sales)
 - o. Nursing Homes
 - p. Overnight Shelters
 - q. Transitional Housing
 - r. Severe Weather Shelter

2. The following uses are permitted with approval of a Conditional Use Permit in the R-3, Multi-family Residential District:
 - a. Commercial Use if demonstrated to be compatible with the surrounding area
 - b. Mixed-residential Use
 - c. Civic and Social Organizations (with on-site alcohol sales)
 - d. Manufactured Home Park
 - e. ~~Transitional Housing~~
 - f. ~~Overnight Shelters~~

Sec 42.215 R-4, Urban Multi-family District

1. The following uses are permitted “by-right” in the R-4, Urban Multi-family District:
 - a. Detached Single-family Dwellings
 - b. Two-family (Duplex) dwellings
 - c. Townhouses
 - d. Rooming/Boarding Houses
 - e. Multi-Family (no maximum density)
 - f. Churches and other places of worship
 - g. Community Center
 - h. Residential group homes
 - i. Family child care homes
 - j. Adult day care home
 - k. Fraternity/sorority houses
 - l. Child care centers
 - m. Parking lots and Garages
 - n. Mixed-residential Use with up to 10,000 total square feet of Commercial Use
 - o. Civic and Social Organizations
 - p. Overnight Shelters
 - q. Transitional Housing
 - r. Severe Weather Shelter

2. The following uses are permitted with approval of a Conditional Use Permit in the R-4, Urban Multi-family District:
 - a. Commercial Use if demonstrated to be compatible with the surrounding area
 - b. Seasonal Sales
 - c. ~~Transitional Housing~~
 - d. ~~Overnight Shelters~~

Sec 42.221 C-1, Neighborhood Commercial District

1. The following uses are permitted “by-right” in the C-1, Neighborhood Commercial District:
 - a. Child care centers.
 - b. Churches and other places of worship.
 - c. Commercial Use up to 12,000 square feet
 - d. Mixed-residential Use up to two (2) units per lot
 - e. Severe Weather Shelter

2. The following uses are permitted with approval of a Conditional Use Permit in the C-1, Neighborhood Commercial District:
 - a. Commercial Uses over 12,000 square feet
 - b. Seasonal Sales
 - c. Temporary Use
 - d. Mixed-residential Use with more than two (2) units

Sec 42.222 C-2, General Commercial District

1. The following uses are permitted “by-right” in the C-2, General Commercial District:
 - a. Commercial Use
 - b. Industrial Use up to 15,000 square feet and conducted within a building
 - c. Churches and other places of worship
 - d. Seasonal Sales
 - e. Temporary Use
 - f. Mixed-residential Use up to two units per lot
 - g. Marijuana Dispensary Facility
 - h. Parking Lots and Garages
 - i. Sexually-oriented Business as permitted by Section 42.423
 - j. Severe Weather Shelter
 - k. Soup Kitchens

2. The following uses are permitted with approval of a Conditional Use Permit in the C-2, General Commercial District:
 - a. All other Industrial Uses, if the scale and intensity can be demonstrated to be compatible with surrounding uses
 - b. Marijuana Testing Facility
 - c. Marijuana-Infused Products Facility
 - d. Multi-family up to twenty-six (26) units per acre
 - e. Mixed-residential Use (more than two (2) units per lot)
 - f. ~~Soup Kitchens~~
 - g. Amusement and Recreation Use
 - h. Any other use not listed in any district

Sec 42.223 C-C, Center-City Commercial District

1. The following uses are permitted “by-right” in the C-C, Center-City Commercial District:
 - a. Commercial Use
 - b. Marijuana Dispensary Facility.
 - c. Churches and religious institutions
 - d. Townhouses
 - e. Detached Single-family Dwelling
 - f. Two-family (Duplex) Dwelling
 - g. Mixed-residential Use
 - h. Parking Lots and Garages
 - i. Severe Weather Shelter

2. The following uses are permitted with approval of a Conditional Use Permit in the C-C, Center-City Commercial District:
 - a. Industrial or Outdoor Use, if the scale and intensity can be demonstrated to be compatible with surrounding uses and conducted within a building
 - b. Multi-family
 - c. Fraternity/Sorority House
 - d. Temporary Use
 - e. Marijuana Testing Facility
 - f. Marijuana Infused Products Facility
 - g. ~~Transitional Housing~~
 - h. Overnight Shelters
 - i. Soup Kitchens

Sec 42.224 M, Manufacturing District

1. The following uses are permitted “by-right” in the M, Manufacturing District:
 - a. Industrial Uses
 - b. Commercial Uses
 - c. Marijuana Cultivation Facility.
 - d. Marijuana-Infused Products Facility.
 - e. Marijuana Testing Facility
 - f. Temporary Use
 - g. Parking Lots and Garages
 - h. Sexually-oriented Business as permitted by Section 42.423
 - i. Severe Weather Shelter

2. The following uses are permitted with approval of a Conditional Use Permit in the M, Manufacturing District:
 - a. Overnight Shelters
 - b. Soup Kitchens

~~Sec. 42.457 Overnight Shelter, Soup Kitchens, and Transitional Housing Uses~~

~~The following requirements for overnight shelters, soup kitchens, and transitional housing uses are intended to help mitigate the impacts of such uses.~~

~~Sec. 42.457.1 Overnight Shelter Uses~~

~~These Overnight Shelter requirements are intended to help mitigate the impacts of an overnight shelter use on public safety services and surrounding properties. Such facilities should generally be located such that clients will have access to jobs, counseling, and other resources for assistance. Any Overnight Shelter use, except shelters which meet the definition of a domestic violence shelter, must adhere to the following requirements:~~

- ~~1.—No individual or family shall reside in an overnight shelter for more than thirty (30) days without entering into case management to obtain housing. Clients shall not reside on the premises for more than six (6) months unless extenuating circumstances are present and documented by the facility.~~
- ~~2.—A written operations plan must be submitted and approved by the Chief of Police and Community Development Director. The plan must include the following information: contact information for key staff, floorplan, security and exterior lighting plan, health and safety protocols, occupancy policies, intake procedures and tracking outcomes, and an outreach plan for surrounding property owners and residents.~~
- ~~3.—A log of each person receiving temporary housing must be kept, including the person’s name, last place of residence, and a photo of the person and/or their government issued identification. Such logs are to be submitted to the Rolla Police Department upon request.~~
- ~~4.—The operator must conduct a background check on the MO Sex Offender Registry and MO Casenet before any person may reside at the property overnight.~~
- ~~5.—Any facility providing overnight shelter services must be located a minimum of one thousand (1,000) feet from any other property operating an overnight shelter facility.~~
- ~~6.—Overnight shelters must be located a minimum of seven hundred-fifty (750) feet from any school, playground, or daycare, as measured from the closest point of the shelter facility to the closest point of such school, playground, or daycare.~~
- ~~7.—The operator must enforce a policy of prohibiting alcohol or illegal drug use on the property.~~
- ~~8.—Security cameras are required at a minimum to film any persons using the building entrances, exits and outdoor assembly areas. Such recordings shall be maintained for at least 72 hours and made available for law enforcement if a crime is alleged or committed.~~

9. Adequate off-street parking for employees, volunteers, and any residents with vehicles must be provided or made available through written agreements.
10. The operator of such facility must allow the City Administrator, or designee, access to monitor the operation for compliance with the city codes, any conditions of approval, and any other directives to mitigate impact to surrounding properties. If the director finds any deficiencies, the director must notify the operator and provide thirty (30) days to bring the operation into compliance (unless a life-safety condition exists in which immediate action is required). If the operator fails to correct the deficiencies, the Community Development Director is authorized to terminate the conditional use permit or occupancy permit. The operator may appeal the termination to the City Council.
11. An initial inspection fee of \$300 must be submitted prior to commencing operations and an annual inspection fee of \$100 must be submitted annually thereafter.

Sec. 42.457.2 Domestic Violence Shelter Uses

These Domestic Violence Shelter requirements are intended to help mitigate the impacts of a domestic violence shelter use on public safety services and surrounding properties. Any overnight shelter which meets the definition of a domestic violence shelter use must adhere to the standards established by the Missouri Coalition Against Domestic and Sexual Violence and any other state or federal requirements, or must meet the following requirements:

1. No individual or family shall reside in an overnight shelter for more than 30 days without entering into case management to obtain housing. Clients shall not reside on the premises for more than six (6) months unless extenuating circumstances are present and documented by the facility.
2. Prior to commencing operation, the operator must submit the following to the Chief of Police and Fire Chief: contact information for key staff, floorplan, and occupancy policies.
3. The operator must conduct a background check on the MO Sex Offender Registry and MO Casenet before any person may reside at the property overnight.
4. The operator must enforce a policy of prohibiting alcohol or illegal drug use on the property.
5. Adequate off-street parking for employees, volunteers, and any residents with vehicles must be provided or made available through written agreements.
6. The operator of such facility must allow the City Administrator, or designee, access to monitor the operation for compliance with the city codes, any conditions of approval, and any other directives to mitigate impact to surrounding properties. If the director finds any deficiencies, the director must notify the operator and provide thirty (30) days to bring the operation into compliance (unless a life-safety condition exists in which immediate action is required). If the operator fails to correct the deficiencies, the Community Development Director is authorized to terminate the conditional use permit or occupancy permit. The operator may appeal the termination to the City Council.
7. Such shelters are required to maintain confidentiality for their residents.
8. An initial inspection fee of \$300 must be submitted prior to commencing operations and an annual inspection fee of \$100 must be submitted annually thereafter.

Sec. 42.457.3 Soup Kitchen Uses

These Soup Kitchen Use requirements are intended to help mitigate the impacts of a soup kitchen use. Such facilities should generally be located such that clients will have easy access by transit or walking. Any Soup Kitchen Use use must adhere to the following requirements:

1. A written operations plan must be submitted and approved by the Chief of Police and Community Development Director. The plan must include the following information: contact information for key staff, floorplan, security and exterior lighting plan, health and safety protocols, occupancy policies, and outreach plan for surrounding property owners and residents.
2. The operator must enforce a policy of prohibiting alcohol or illegal drug use on the property.
3. Security cameras are required at a minimum to film any persons using the building entrances.
4. Adequate off-street parking for employees, volunteers, and any residents with vehicles must be provided or made available through written agreements.
5. The operator of such facility must allow the City Administrator, or designee, access to monitor the operation for compliance with the city codes, any conditions of approval, and any other directives to mitigate impact to surrounding properties. If the director finds any deficiencies, the director must notify the operator and allow 30 days to bring the operation into compliance. If the operator fails to correct the deficiencies, the director is authorized to terminate the conditional use permit or occupancy permit. The operator may appeal the termination to the City Council.

Sec. 42.457.4 Transitional Housing Uses

Such facilities must be located a minimum of five hundred (500) feet from another transitional housing facility located on a separate property.

Sec 42.710 Zoning Use Table

The following table is for reference only. Any errors, omission, or conflicts will be interpreted by deferring to the text of the zoning code.

P – Permitted C – Conditional Use X – Not Permitted * - w/ restrictions
 - (Commercial Use)

	R-1	R-2	U-R	R-3	R-4	C-1	C-2	C-C	M
Residential Uses									
Detached Single-family Dwelling	P	P	P	P	P	X	X	P	X
Residential Group Home	P	P	P	P	P	X	X	X	X
Modular Home	P	P	P	P	P	X	X	X	X
Mobile Home	X	X	X	X	X	X	X	X	X
Manufactured Home	X	X	X	X*	X	X	X	X	X
Residential-design Manufactured Home	P	P	P	P	P	X	X	P	X
Manufactured Home Park	X	X	X	C	X	X	X	X	X
Two-family (Duplex) Dwelling	X	P	P	P	P	X	X	P	X
Townhouse	X	C	P	P	P	X	X	P	X
Multi-family	X	X	P*	P*	P	X	C*	C	X
Overnight Shelter	X	X	X	P	P	X	X	C	C
Transitional Housing	P	P	P	P	P	X	X	X	X
Severe Weather Shelters	P	P	P	P	P	P	P	P	P
Fraternity/Sorority House	X	C	X	P	P	X	X	C	X
Rooming and Boarding Houses	X	X	X	P	P	X	X	X	X
Family Child Care Home	P	P	P	P	P	X	X	X	X
Adult Day Care Home	P	P	P	P	P	X	X	X	X
Community Center	P	P	P	P	P	-	-	-	-
Nursing Home	C	C	X	P	X	-	-	-	-
Mixed-residential Use	X	X	C*	C	P*	P*	P*	P	X
	R-1	R-2	U-R	R-3	R-4	C-1	C-2	C-C	M
Commercial Uses									
Commercial Use	X	X	C*	C	C	P*	P	P	P
Industrial Use	X	X	X	X	X	X	P*	C	P
Agriculture Business Use	C	X	X	X	X	-	-	-	-
Amusement and Recreation Use	X	X	X	X	X	X	C	X	X
Civic and Social Organizations	X	X	P*	P*	P	-	-	-	-
Child Care Center	X	X	X	P	P	P	P	P	P
Churches and Places of Worship	P*	P	P	P	P	P	P	P	X
Marijuana Dispensary	X	X	X	X	X	X	P	P	X
Marijuana Testing Facility	X	X	X	X	X	X	C	C	P
Marijuana-infused Products Facility	X	X	X	X	X	X	X	C	P
Marijuana Cultivation Facility	X	X	X	X	X	X	X	X	P
Mixed-residential Use	X	X	C*	C	P*	P*	P*	P	X
Medical Use	C	C	C	C	C	-	-	-	-
Parking Lots and Garages	X	X	X	P	P	X	P	P	P
Seasonal Sales	X	X	X	X	C	C	P	P	P
Sexually-oriented Business	X	X	X	X	X	X	P*	P*	P*
Soup Kitchen	X	X	X	X	X	X	P	C	C
Temporary Use	C	X	X	X	X	C	P	C	P



LAUBER MUNICIPAL LAW

Serving those who serve the public

MEMO

To: Members of the Planning and Zoning Commission

From: Nathan Nickolaus, City Attorney

Re: Proposed Changes to Homeless Shelter Ordinance

Why the Change?

The original homeless shelter ordinance was written as part of the zoning code. The purpose of a zoning code is to regulate where certain activities can take place (*F.W. Disposal S., LLC v. St. Louis Cty.*, 168 S.W.3d 607, 613 (Mo. App. E.D. 2005) holding that the primary purpose of zoning is to regulate the development of real estate.). Zoning ordinances can, and often do regulate how a particular activity takes place, but it is generally an awkward way to do that. Zoning is generally a one-time thing. Once a property is zoned, the owner does not need to regularly check in to see if his use of the property is still okay. Nor do zoning codes generally, including Rolla's, have a mechanism to monitor how some activity is being carried out. Finally, if a property owner violates the zoning code, the only remedy is to revoke the zoning (conditional use permit) which is a lengthy and difficult process that requires public hearings and city council approval.

The alternative is to regulate activity through a licensing process. For example, Rolla currently regulates massage therapists. These licensees have to follow certain rules, and if they violate the rules, their license is simply revoked. The person is entitled to a hearing, but it is much simpler than revoking a conditional use permit.

How the Ordinance Works.

The ordinance creates four different kinds of homeless facilities, severe weather shelters, overnight shelters, soup kitchens, and transitional housing¹. Dividing the term "homeless shelter" into these different groupings allows the city to more effectively target the needs of each.

¹ A fifth class would be Domestic Violence Shelters, which are exempted from these rules because they have minimal impacts on the surrounding community.

Severe Weather Shelters.

These are not permanent facilities. Rather they are stood up when weather conditions or other emergencies require them. Since they are not permanent and of short duration, they have the fewest requirements. Prior to coming into use, they have to pass an inspection showing that they meet the basic requirements and an adequate safety plan (see below). It is assumed that clients will stay in the shelter for the duration of the event. Severe Weather Shelters simply maintain a list of who is being sheltered. There is no limit as to where Severe Weather Shelters may be located in relation to other facilities. Staff recommends that they be permitted use in all zones.

Overnight Shelters.

These are what are most commonly thought of as ‘homeless shelters.’ They are more or less permanent but require an annual license. Like Severe Weather Shelters, they must meet the basic requirements and have an adequate safety plan. Clients are not allowed to stay in the shelter for more than 14 hours at a time. This is to distinguish them from hotels or apartments and to give the staff a chance to clean and restock. In addition, if a person stays in the shelter for more than 30 days, the shelter must develop a plan for the person to transition from homelessness to some sort of permanent living arrangement. Overnight shelters must not only maintain a list of who is being sheltered but also additional specific information about the client. This information is available to the police.

Overnight Shelters cannot be located within 1000 feet of another overnight shelter. This is to spread them out and thereby minimize their impact at a particular location. Overnight shelters must be located a minimum of seven hundred-fifty (750) feet from any school, playground, or daycare, as measured from the closest point of the shelter facility to the closest point of such school, playground, or daycare. This rule doesn’t apply to Shelters providing facilities solely for women, children, and families.

Overnight Shelters must keep their property free of trash, litter, and cigarette butts. In addition, they must make efforts to clean up trash within one block of their facilities.

Overnight Shelters are required to have parking for their staff, but not their clients.

The City Staff is permitted to inspect Overnight Shelters at any reasonable time.

Soup Kitchens.

Soup Kitchens present issues very different from Shelters because they do not have residents. This means that fire and safety concerns are less. Nevertheless, Soup Kitchens must have an annual permit and a safety plan. They must pass a health inspection. The City Administrator is authorized to impose additional requirements to minimize any impacts on the surrounding community.

Transitional Housing

Clients in transitional housing are treated just like any other apartment dweller. Although they may have free or subsidized housing, there is no staff living with them.

What Are the Basic Requirements and Safety Plans?

Basic Requirements.

The Basic Requirements apply to Severe Weather and Overnight Shelters. These requirements pertain to having adequate size to accommodate clients, basic sanitation such as restrooms, fire safety, and building codes. These are intended to make sure that the residents are safe.

Safety Plans.

Safety Plans are required for Severe Weather and Overnight Shelters as well as Soup Kitchens. The safety plan is worked out by agreement between the operator and the city staff, particularly fire, code enforcement, and police. The police portion is intended to reduce crime both inside and outside of the facility. Fire and building code provisions are obviously focused on life safety issues.

Zoning.

A key component of this ordinance is that every type of shelter is allowed as a permitted use in at least one zone.

Severe Weather Shelters are permitted in all zones.

Overnight Shelters are permitted in the R-3, Multi-Family Residential District and the R-4, Urban Multi-Family District. They are also allowed as a conditional use in the C-C, Center-City Commercial District, and the M, Manufacturing District.

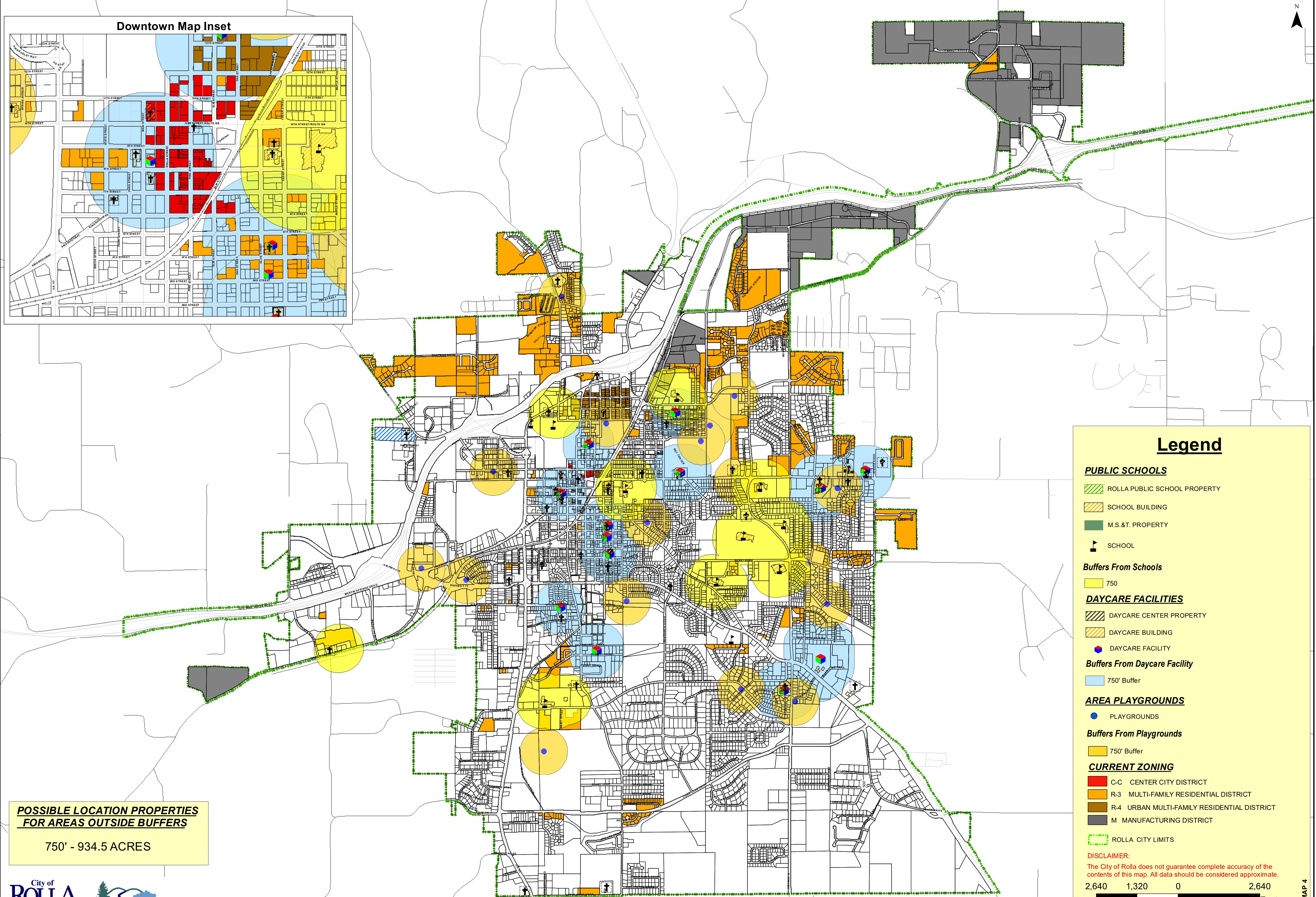
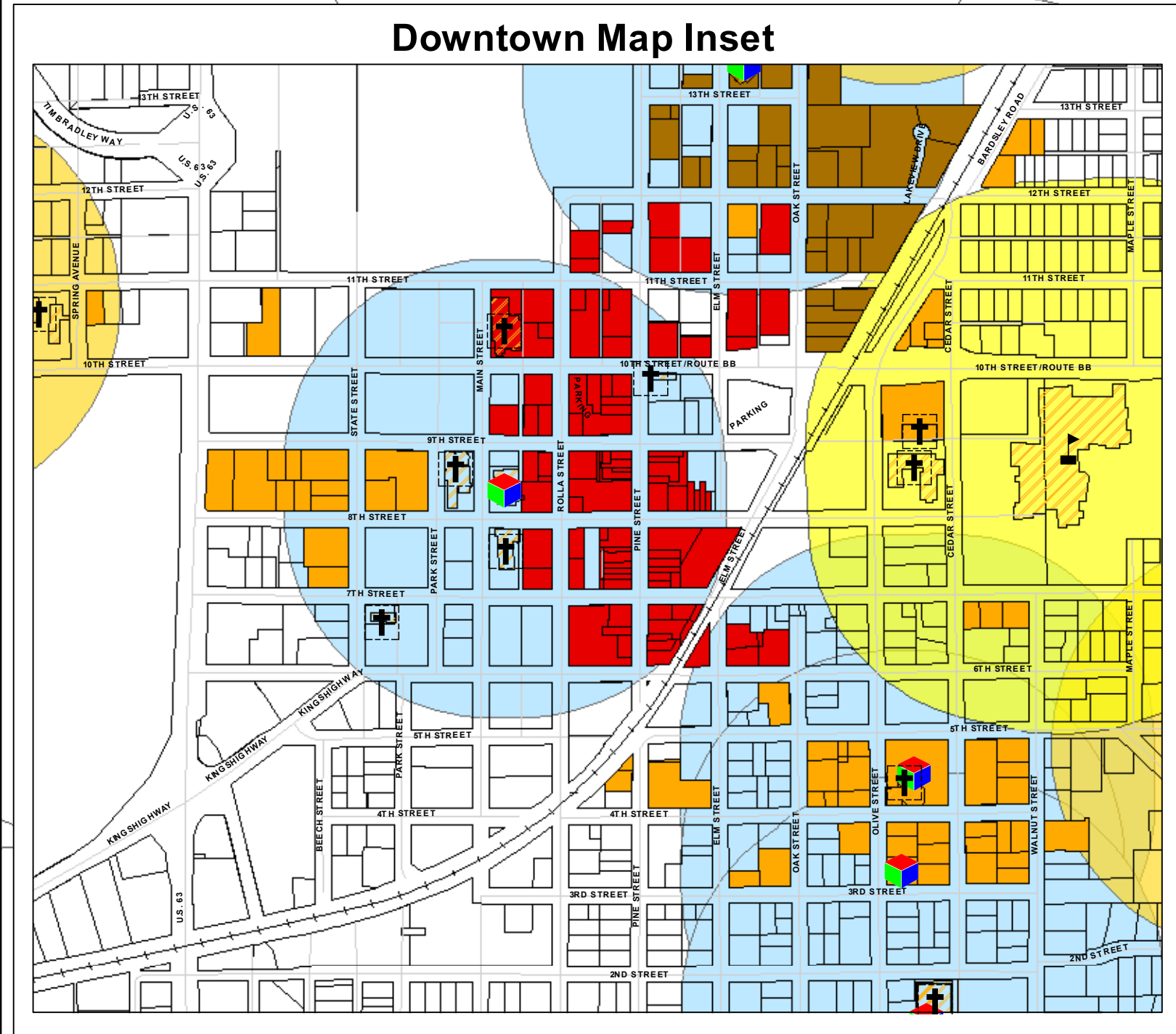
Soup Kitchens are a permitted use in the C-2 district and a conditional use in the C-C, Center-City Commercial District.

Transitional Housing is permitted wherever their particular type of housing is permitted. For example, if it is an apartment, then in multi-family zones.

Conclusion

I am attaching an article on the impact of homeless shelters on the surrounding community that I would like to add to the record. Please feel free to contact me if you have any additional questions.

Overnight Shelter Buffers w/Current Zoning



POSSIBLE LOCATION PROPERTIES FOR AREAS OUTSIDE BUFFERS
750' - 934.5 ACRES

Legend

PUBLIC SCHOOLS

- ROLLA PUBLIC SCHOOL PROPERTY
- SCHOOL BUILDING
- M.S.&T. PROPERTY
- SCHOOL

Buffers From Schools

- 750'

DAYCARE FACILITIES

- DAYCARE CENTER PROPERTY
- DAYCARE BUILDING
- DAYCARE FACILITY

Buffers From Daycare Facility

- 750' Buffer

AREA PLAYGROUNDS

- PLAYGROUNDS

Buffers From Playgrounds

- 750' Buffer

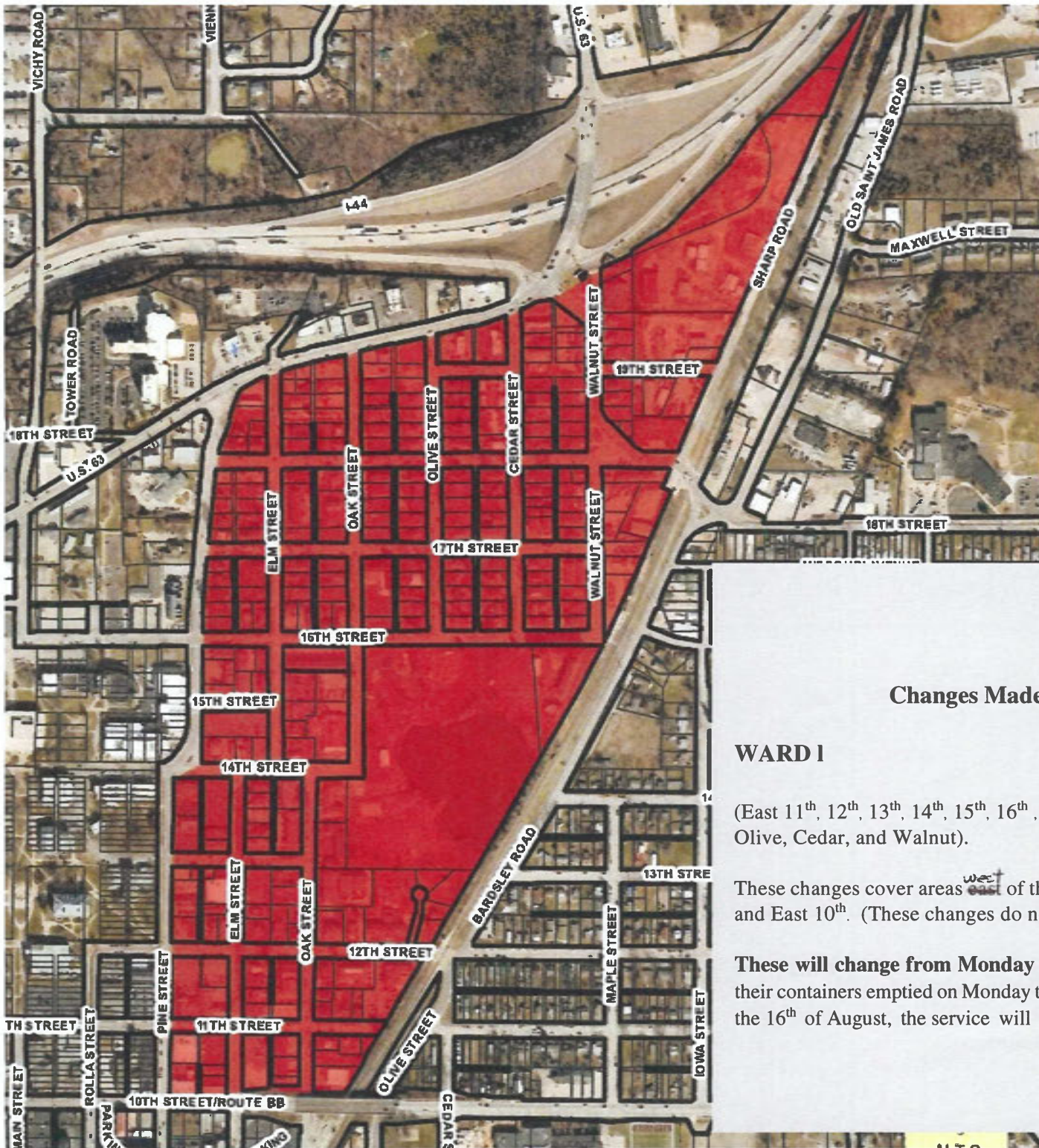
CURRENT ZONING

- C-C CENTER CITY DISTRICT
- R-3 MULTI-FAMILY RESIDENTIAL DISTRICT
- R-4 URBAN MULTI-FAMILY RESIDENTIAL DISTRICT
- M MANUFACTURING DISTRICT
- ROLLA CITY LIMITS

DISCLAIMER:
The City of Rolla does not guarantee complete accuracy of the contents of this map. All data should be considered approximate.

2,640 1,320 0 2,640 Feet

6/12/2024



MEMORANDUM

**Changes Made to Residential Collection Routes
Effective 08/16/24**

WARD 1

(East 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, and 19th Streets, along with North Elm, Oak, Olive, Cedar, and Walnut).

These changes cover areas ^{west} of the railroad tracks up to Pine Street and between North 6th and East 10th. (These changes do not include Pine Street, North 63 or East 10th Street).

These will change from Monday collection to Friday collection. The residents will have their containers emptied on Monday the 12th of August and again Friday the 16th of August. After the 16th of August, the service will be every Friday.