

Please Note: The Council Meeting will be conducted at Rolla City Hall. Citizens are encouraged to watch the proceedings live on the City of Rolla, Missouri YouTube page at https://www.youtube.com/@City_of_Rolla/streams

COUNCIL PRAYER

Ministerial Alliance

AGENDA OF THE ROLLA CITY COUNCIL

Monday, March 3rd, 2025; 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, KEVIN GREVEN, VICTORIA STEEN, AND TINA BALCH

PLEDGE OF ALLEGIANCE

Councilman Chirban

I. CONSENT AGENDA –

- A. Consider Approval of the City Council Minutes of:
 - 1. City Council Minutes – February 3rd, 2025

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

- a) Building Codes monthly report – January 2025
- b) Environmental Services Department Monthly Report January 2025
- c) Police Department Monthly Report – January 2025
- d) Animal Control Division Report – January 2025
- e) Rolla Municipal Court summary – January 2025
- f) The Centre Income Statement ending January 2025
- g) Rolla Board of Public Works Minutes for January 7, 2025
- h) P&Z Commission Minutes for February 11th, 2025
- i) Fire Incident Report for January 2025
- j) Board of Adjustment Minutes for January 23, 2025

III. PUBLIC HEARINGS –

- A. **Public Hearing and Ordinance** reasoning 602 N Olive Street from the C-1, Neighborhood Commercial district to the R-4, Urban Multi-family district. (City Planner Tom Coots) **Public Hearing and First Reading**
- B. **Public Hearing and Ordinance** vacating the remainder of an alley north of 11th Street between Bishop Avenue and State Street. (City Planner Tom Coots) **Public Hearing and First Reading**
- C. **Public Hearing and Ordinance** to approve Enhanced Enterprise Zone (EEZ) Tax Abatement – Home 2 Suites by Hilton. (City Administrator John Butz) **Public Hearing and First Reading**

March 3rd, 2025

IV. **ACKNOWLEDGMENTS and SPECIAL PRESENTATIONS** –

- A. Civilian Award Presentation: Police Chief Sean Fagan
- B. RMU 1st Qtr. Financial Report: RMU GM Rodney Bourne
- C. Rolla Animal Shelter Update: City Administrator John Butz

V. **OLD BUSINESS** – None

VI. **NEW BUSINESS** –

- A. **Ordinance** to approve the vacation of an easement at 1527 Saint Maria’s Street. (City Planner Tom Coots) **First Reading**

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

- A. **Motion to award** signal design services for 10th/Holloway Intersection to Olsson Engineering. (Public Works Director Darin Pryor) **Motion**
- B. **Motion to award** bid for Project 595, FY2025 Asphalt Phase I to NB West Contracting Company and **Ordinance** to enter into agreement with same. (PW Director Darin Pryor) **Motion and First Reading**
- C. **Motion to award** design services to Cochran Engineering for Welcome and Wayfinding Signage Design. (PW Director Darin Pryor). **Motion**
- D. **Motion** to award engineering services to HDR Engineering for an updated Integrated Management Plan (PW Director Darin Pryor) **Motion**
- E. **Motion to award** bid for Fire Station Bay Doors to G&W Overhead Door and **Ordinance** to enter into agreement with same. (Fire Chief Breen) **Motion to award and First Reading.**
- F. **Motion to award** Prevention Consultants of Missouri as the sub-recipient of Opioid settlement funds. (City Administrator John Butz) **Motion**

VIII. **CITIZEN COMMUNICATION**

IX. **MAYOR/CITY COUNCIL COMMENTS**

- A. Consideration of Draft Resolution – Councilman Vroman
- B. Consideration of Ordinance regarding local bid awards. – Councilman Vroman
- C. Discussion regarding Ordinance 3939. – Councilman Vroman

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

- A. Next Meeting Date, Monday, March 17th, 2025
- B. St. Patrick’s Day Festivities (PW Director Darin Pryor)

XI. **CLOSED SESSION** –

- A. Closed Session per RSMo 610.021, (12) Sealed Bids and Contracts

XII. **ADJOURNMENT** -

**ROLLA CITY COUNCIL MEETING MINUTES
MONDAY, FEBRUARY 3RD, 2025; 6:30 P.M.
ROLLA CITY HALL COUNCIL CHAMBERS
901 NORTH ELM STREET**

Presiding: Mayor Pro-Tempore Kevin Greven

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

Council Members Absent: Stanley Mayberry (resigned 09/03/24), Mayor Louis J. Magdits, Matt Fridley, and Steve Jackson.

Department Directors and Other City Officials in Physical Attendance: Public Works Director Darin Pryor, Fire Chief Jeff Breen, Police Chief Sean Fagan, Parks Director Floyd Jernigan, Comm. Dev. Director Dawn Bell, City Planner Tom Coots and City Counselor Nathan Nickolaus.

Mayor Pro-Tempore Greven called the meeting to order at approximately 5:30 p.m. and asked Councilwoman Johnson to lead in the Pledge of Allegiance.

I. CONSENT AGENDA –

A. Consider Approval of the City Council Minutes of:

1. City Council Minutes – January 6th, 2025
2. Closed Session Minutes – January 6th, 2025
3. City Council Minutes – January 21st, 2025

A motion was made by Johnson and seconded by Chirban to approve the minutes. A voice vote showed 9 Ayes, zero Nays, 2 Absent (Fridley and Jackson).

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

- a) Building Codes monthly report – December 2024
- b) Environmental Services Department Monthly Report December 2024
- c) Police Department Monthly Report – December and YTD 2024
- d) Animal Control Division Report – December and EOY 2024
- e) Rolla Municipal Court summary – December 2024
- f) The Centre Income Statement ending December 2024
- g) Rolla Board of Public Works Minutes for November 26, 2024
- h) P&Z Commission Minutes for January 14, 2025
- i) City of Rolla Financials for December 31st, 2024
- j) Fire Incident Report for December 2024

III. PUBLIC HEARINGS – None

IV. ACKNOWLEDGMENTS and SPECIAL PRESENTATIONS – None

V. OLD BUSINESS –

- A. **Ordinance** authorizing an agreement with Corrective Asphalt Materials, LLC. (Public Works Director Darin Pryor) City Counselor Nathan Nickolaus read the ordinance for a final reading, by title: ORDINANCE 4841: AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE A CERTAIN AGREEMENT BETWEEN THE CITY OF ROLLA, MISSOURI AND CORRECTIVE ASPHALT MATERIALS, LLC. A motion was made by Kessinger, seconded by Balch, to approve the ordinance. A roll call vote showed: Ayes: Greven, Penner, Steen, Chirban, Balch, Johnson, Kessinger, Hahn, and Vroman. Nays: none. Absent: Jackson and Fridley.
- B. **Ordinance** authorizing an agreement with Visu-Sewer of Missouri, LLC. (Public Works Director Darin Pryor) City Counselor Nathan Nickolaus read the ordinance for a final reading, by title: ORDINANCE 4842: AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE A CERTAIN AGREEMENT BETWEEN THE CITY OF ROLLA, MISSOURI, AND VISU-SEWER OF MISSOURI, LLC. A motion was made by Hahn, seconded by Chirban, to approve the ordinance. A roll call vote showed: Ayes: Balch, Chirban, Greven, Vroman, Kessinger, Penner, Hahn, Johnson, and Steen. Nays: none. Absent: Jackson and Fridley.
- C. **Ordinance** to rezone 21 Stephendale Ct. from the R-1 Suburban residential district, to the C-1 Neighborhood Commercial district. City Planner Tom Coots reviewed for Council the request to rezone the subject property to C-1 Neighborhood Commercial District. A petition was submitted in opposition of the zoning but with responses just short of the 30% legal petition to require a 2/3 Council vote.. The procedures for contacting surrounding property owners was questioned. Mr. Coots replied that notices were sent to all property owners within 300 feet of subject property and a sign was posted in the yard of the subject property. City Counselor Nathan Nickolaus read the ordinance for a final reading, by title: AN ORDINANCE TO APPROVE THE RE-ZONING OF PROPERTY LOCATED AT 21 STEPHENDALE COURT FROM THE R-1, SUBURBAN RESIDENTIAL DISTRICT TO THE C-1, NEIGHBORHOOD COMMERCIAL DISTRICT. A motion was made by Hahn and seconded by Steen to approve the ordinance. A roll call vote showed: Ayes: Steen, Balch, Hahn, and Greven. Nays: Kessinger, Vroman, Chirban, Johnson, and Penner. Absent: Jackson and Fridley. MOTION FAILED

VI. NEW BUSINESS –

- A. **Resolution** to approve the application for Community Infrastructure Funding through the Delta Regional Authority to be utilized to construct storm sewer improvements.
- Public Works Director Darin Pryor explained that this application would be for \$1,250,000 of which the City would have to match \$1,250,000, for a total project cost of \$2,500,000 to replace the storm sewer off Rolla Street. Originally from the 1800's, it is now unable to handle the current run-off load. City Counselor Nathan Nickolaus read the resolution for one reading, by title: RESOLUTION 2057: A RESOLUTION AUTHORIZING THE SUBMITTAL OF AN APPLICATION TO THE DELTA REGIONAL AUTHORITY FOR THE 2025 COMMUNITY INFRASTRUCTURE FUND PROGRAM. A motion was made by Johnson and seconded by Balch to approve the resolution. A voice vote showed 9 Ayes, zero Nays, and 2 Absent.

VII. CLAIMS and/or FISCAL TRANSACTIONS –

- A. **Resolution** to revise the (year-end) FY 2024 Budget. Finance Director Steffanie Rogers explained that RSMO Chapter 67 states that actual expenditures may not exceed budgeted expenditures for any fund maintained by the City. The revised budget reflects total revenues of \$38,954,785 and total expenditures of \$40,729,629 (including depreciation) for a net change of \$238,017. These adjustments will modify the budget to reflect the actual year-end projections subject to audit. City Counselor Nathan Nickolaus read the resolution for one reading, by title: RESOLUTION 2058: A RESOLUTION AUTHORIZING BUDGET ADJUSTMENTS FOR THE FISCAL YEAR BEGINNING ON OCTOBER 1, 2023, AND APPROPRIATING FUNDS PURSUANT THERETO. A motion was made by Balch, seconded by Greven, to approve the resolution. A voice vote showed 9 Ayes, zero Nays, 2 Absent.

VIII. CITIZEN COMMUNICATION

- A. Debbie Dalton – Bus Driver for RPS: Expressed safety concerns regarding a specific narrow stretch of sidewalk off Soest near Mark Twain Elementary that remains hazardous for the children for long periods of time during inclement weather. She also stated the flashing radar speed sign states that the speed limit is 30 which conflicts with school zone speed limit of 20. Legal Counsel confirmed that it was the adjacent property owner’s responsibility to clear the sidewalks in front of their property. Councilman Penner shared concerns from the Director of the Bus Barn regarding snow pile hazards at the intersection of Soest and Forum. Staff will contact RPS for further consideration.
- B. David Dukes: Shared frustration over his daughter’s vehicle being stolen and complimented local law enforcement on their actions to help recover the vehicle. He shared further frustration regarding his trailer being ticketed for being parked on the street for too long.

IX. MAYOR/CITY COUNCIL COMMENTS

- A. Councilman Penner: Discussion on Robert’s Rules of Order and Council Meeting Procedures. Councilman Penner stated that based on feedback from his fellow councilmembers, he was withdrawing his proposal for further consideration.
- B. Councilman Hahn asked Chief Fagan if having Flock Cameras would have assisted in a quicker recovery of the vehicle mentioned by David Dukes. Chief Fagan responded that he felt it would have made a difference and further explained how the Flock Camera network worked. Council asked City Administrator John Butz to send the information regarding the system to them for review and possible consideration.
- C. Councilwoman Balch shared events hosted locally celebrating Black History Month (February)
- D. Chief Fagan shared that the Narcan machine in the lobby of the Police Department was being utilized and as a result have seen a decrease in overdose cases.

X. COMMENTS FOR THE GOOD OF THE ORDER

- A. Next Meeting Date, **TUESDAY**, February 18th, 2025

XI. CLOSED SESSION –

- A. Closed Session per RSMo 610.021, NONE

XII. ADJOURNMENT -

With nothing further to discuss, the meeting was adjourned at 7:46 p.m.

CITY CLERK

MAYOR

I.A.3

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***JANUARY MATERIALS COLLECTED & SHIPPED
FROM RECYCLING CENTER***

(Based on Calendar Year)

Material	Jan 2025	Dec 2024	Jan 2024	Year-to-Date 2025	Year-to-Date 2024	Yearly Total 2024
Cardboard	124.3 ton	129.0 ton	129.8 ton	124.3 ton	129.8 ton	1,434.5 ton
Newspaper	34.8 ton	36.0 ton	17.6 ton	34.8 ton	17.6 ton	297.8 ton
High Grade Paper	0.0 ton	0.0 ton	0.0 ton	0.0 ton	0.0 ton	17.3 ton
Aluminum	0.0 ton	2.3 ton	0.0 ton	0.0 ton	0.0 ton	16.5 ton
Steel Cans/Scrap Metal	3.2 ton	5.9 ton	3.3 ton	3.2 ton	3.3 ton	45.4 ton
Plastic	10.3 ton	8.5 ton	0.0 ton	10.3 ton	0.0 ton	87.1 ton
Glass	41.9 ton	0.0 ton	23.0 ton	41.9 ton	23.0 ton	190.1 ton
Batteries	0.0 ton	0.0 ton	1.2 lbs ton	0.0 ton	0.0 ton	0.9 ton
Electronic Waste	0.0 ton	2.4 ton	7.1 ton	0.0 ton	7.1 ton	39.1 ton
Household HW	0.0 ton	0.0 ton	0.0 ton	0.0 ton	0.0 ton	0.0 ton
TOTAL	214.4 ton	184.1 ton	180.8 ton	214.4 ton	180.8 ton	2,128.6 ton

SERVICES PROVIDED

Type of Service	Jan 2025	Dec 2024	Jan 2024	Year-to-Date 2025	Year-to-Date 2024	Yearly Total 2024
Special Pick-ups	27	28	24	27	24	414
Paper Shredding	2.8 hours	3.0 hours	5.0 hours	2.8 hours	5.0 hours	60.5 hours
Reported Trash Nuisances	0	0	0	0	0	0
Households Dropping Off Hazardous Waste	74	76	77	74	77	1132

DISPOSAL TONNAGE

(Sanitation Division)

Material	Jan 2025	Dec 2024	Jan 2024	Year-to-Date 2025	Year-to-Date 2024	Yearly Total 2024
Refuse	1,235.3 ton	1,451.0 ton	1,513.1 ton	1,235.3 ton	1,513.1 ton	19,044.5 ton

Management Report
FISCAL YEAR 2025

January 2025

BUILDING PERMITS ISSUED	JANUARY FY 2025		JANUARY FY 2024		YTD FY 2025		YTD FY 2024		Δ CHANGE FY 24 - FY 25	
	#	Value	#	Value	#	Value	#	Value	# ISSUED	\$ VALUE
PERMITS ISSUED	21	\$ 2,984,600	30	\$ 5,182,356	104	\$ -	136	\$ -	-23.5%	
Electric, Plumbing, etc. Only	10	\$ -	13	\$ -	57	\$ -	74	\$ -	-23.0%	
Single Famil Detached	1	\$ 280,000	2	\$ 390,000	4	\$ 1,175,000	8	\$ 1,486,890	-50.0%	-21.0%
Single Family Attached	-	\$ -	-	\$ -	-	\$ -	4	\$ 488,000	-100.0%	-100.0%
Duplexes	-	\$ -	-	\$ -	1	\$ 130,000	1	\$ 300,000	0.0%	-56.7%
3-or-4 family	-	\$ -	-	\$ -	2	\$ 1,000,000	-	\$ -		
5-or-more family	-	\$ -	1	\$ 3,000,000	-	\$ -	1	\$ 3,000,000	-100.0%	-100.0%
Hotels, Motels	-	\$ -	-	\$ -	-	\$ -	-	\$ -		
Other nonhousekeeping shelter	-	\$ -	-	\$ -	-	\$ -	-	\$ -		
Amusement, social, recreational	-	\$ -	-	\$ -	-	\$ -	-	\$ -		
Churches, other religious	-	\$ -	-	\$ -	-	\$ -	-	\$ -		
Industrial	-	\$ -	-	\$ -	-	\$ -	2	\$ 2,900,000	-100.0%	-100.0%
Parking garages	1	\$ 40,000	-	\$ -	1	\$ 40,000	2	\$ 170,000	-50.0%	-76.5%
Service stations, repair garages	-	\$ -	-	\$ -	-	\$ -	-	\$ -		
Hospitals, institutional	-	\$ -	-	\$ -	-	\$ -	-	\$ -		
Offices, banks, professional	-	\$ -	-	\$ -	-	\$ -	-	\$ -		
Public Works, utilities	-	\$ -	-	\$ -	-	\$ -	-	\$ -		
Schools, other educational	-	\$ -	-	\$ -	-	\$ -	-	\$ -		
Stores, customer	-	\$ -	-	\$ -	1	\$ 800,000	-	\$ -		
Towers, antennas	-	\$ -	1	\$ 250,000	-	\$ -	1	\$ 250,000	-100.0%	-100.0%
Signs, attached and detached	2	\$ 5,100	8	\$ 661,900	8	\$ 35,210	20	\$ 715,300	-60.0%	-95.1%
Residential addition, remodel	3	\$ 71,500	3	\$ 80,456	17	\$ 303,066	13	\$ 254,056	30.8%	19.3%
Commercial addition, remodel	3	\$ 2,588,000	2	\$ 800,000	9	\$ 2,834,000	13	\$ 6,115,383	-30.8%	-53.7%
Residential garage, carport	-	\$ -	-	\$ -	1	\$ 35,000	-	\$ -		
Demolition, single family	1	\$ -	-	\$ -	1	\$ -	-	\$ -	#DIV/0!	#DIV/0!
Demolition, 2-family	-	\$ -	-	\$ -	-	\$ -	-	\$ -		
Demolition, 3-or-4 family	-	\$ -	-	\$ -	-	\$ -	-	\$ -		
Demolition, 5-or-more family	-	\$ -	-	\$ -	-	\$ -	-	\$ -		
Demolition, all other	-	\$ -	-	\$ -	2	\$ -	-	\$ -		
Total Residential Units	1	\$ 280,000.00	65	\$ 3,390,000	14	\$ 2,305,000	77	\$ 5,698,466	-81.8%	-59.6%
EST. CONSTRUCTION COSTS		\$ 2,984,600	-	\$ 5,182,356	-	\$ 6,352,276	-	\$ 16,103,205	#DIV/0!	-60.6%
Building Permit Fees		\$ 3,649.40	-	\$ 13,971	-	\$ 18,609	-	\$ 38,781	#DIV/0!	-52.0%
FEES		\$ 10,099.40	-	\$ 28,420	-	\$ 48,559	-	\$ 91,980	#DIV/0!	-47.2%

INSPECTIONS PERFORMED	JANUARY FY 2025	JANUARY FY 2024	YTD FY 2025	YTD FY 2024	FY FY 24 - FY 25
Building Inspections	105	108	434	626	-31%
Electrical Inspections	66	65	269	346	-22%
Excavation Inspections	0	0	0	0	#DIV/0!
Plumbing Inspections	36	48	170	228	-25%
Mechanical Inspections	44	25	128	97	32%
Code Inspections	117	156	560	900	-38%
Nuisance Inspections	100	91	347	295	18%
Business License Inspections	7	8	28	37	-24%
TOTAL INSPECTIONS	475	501	1936	2,529	-23%

Rolla Police Department Monthly Report

YTD 2025

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>
January	0	0	0	3	5	20	7	0	35	
YTD 2025	0	0	0	3	5	20	7	0	35	
2024	0	13	4	60	59	427	42	4	609	-16.69%
2023	0	8	6	55	85	514	58	5	731	-8.85%
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%

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 readily available to citizens. 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>
January	4	1	0
YTD 2025	4	1	0
2024	73	13	2
2023	111	38	9
2022	132	42	10
2021	138	58	15

ANIMAL CONTROL MONTHLY TOTALS

January 2025

ANIMALS IMPOUNDED

	Canine	Feline	Other Domestic	Wildlife	Monthly Total	2025 YTD Total	2024 YTD Total
City of Rolla	15	4	0	5	24	24	30
Rolla Area (Rural Areas)	0	0	0	0	0	0	1
Newburg Area	0	0	0	0	0	0	0
Doolittle Area	0	0	0	0	0	0	0
Edgar Springs Area	0	0	0	0	0	0	0
St. James Area	0	0	0	0	0	0	0
Ft. Leonard Wood (Mil)	0	0	0	0	0	0	0
Other & LE Agencies	1	0	0	0	1	1	0
Monthly Total	16	4	0	5	25		
2025 YTD Total	16	4	0	5		25	
2024 YTD Total	19	4	0	8			31
Total Phelps County	0	0	0	0	0	0	1

ANIMAL DISPOSITION

	Canine	Feline	Other Domestic	Wildlife	Monthly Total	2025 YTD Total	2024 YTD Total
Animals Adopted ①	3	1	0	0	4	4	13
Animals Claimed	12	0	0	0	12	12	7
Euthanized(III/Injured)	0	0	0	0	0	0	3
Euthanized(Dangerous)	0	0	0	0	0	0	1
Euthanized(Un-Placed)②	0	0	0	0	0	0	0
Deceased on Arrival	0	2	0	5	7	7	10
Transferred to Rescue ③	13	0	0	0	13	13	0
Wildlife Relocated	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Monthly Total	28	3	0	5	36		
2025 YTD Total	28	3	0	5		36	
2024 YTD Total	22	4	0	8			34

ADDITIONAL STATISTICS

	Monthly Total	2025 YTD Total	2024 YTD Total	
Adoption Rate (① +③)÷(①+②+③)	100.00%	100.00%	100.00%	
PR Programs	0	0	1	
Calls for Service	69	69	75	
Written Warnings	0	0	0	
Citations	0	0	0	
Total Incinerator Hours	0	0	0	

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: Jan 1, 2025 - Jan 31, 2025	
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		15	982	179	
B. Cases (citations/informations) filed		14	180	26	
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	1	0	
3. court/bench trial - NOT GUILTY		0	0	0	
4. plea of GUILTY in court		1	40	14	
5. Violations Bureau Citations (i.e. written plea of guilty) and bond forfeiture by court order (as payment of fines/costs)		0	129	0	
6. dismissed by court		0	0	0	
7. <i>nolle prosequi</i>		0	37	1	
8. certified for jury trial (not heard in Municipal Division)		0	2	0	
9. TOTAL CASE DISPOSITIONS		1	209	15	
D. Cases (citations/informations) pending at end of month [pending caseload = (A+B)-C9]		28	953	190	
E. Trial de Novo and/or appeal applications filed		0	2	0	
<u>III. WARRANT INFORMATION (pre- & post-disposition)</u>		<u>IV. PARKING TICKETS</u>			
1. # Issued during reporting period	54	1. # Issued during period		77	
2. # Served/withdrawn during reporting period	30	<input checked="" type="checkbox"/> Court staff does not process parking tickets			
3. # Outstanding at end of reporting period	771				

MUNICIPAL DIVISION SUMMARY REPORTING FORM

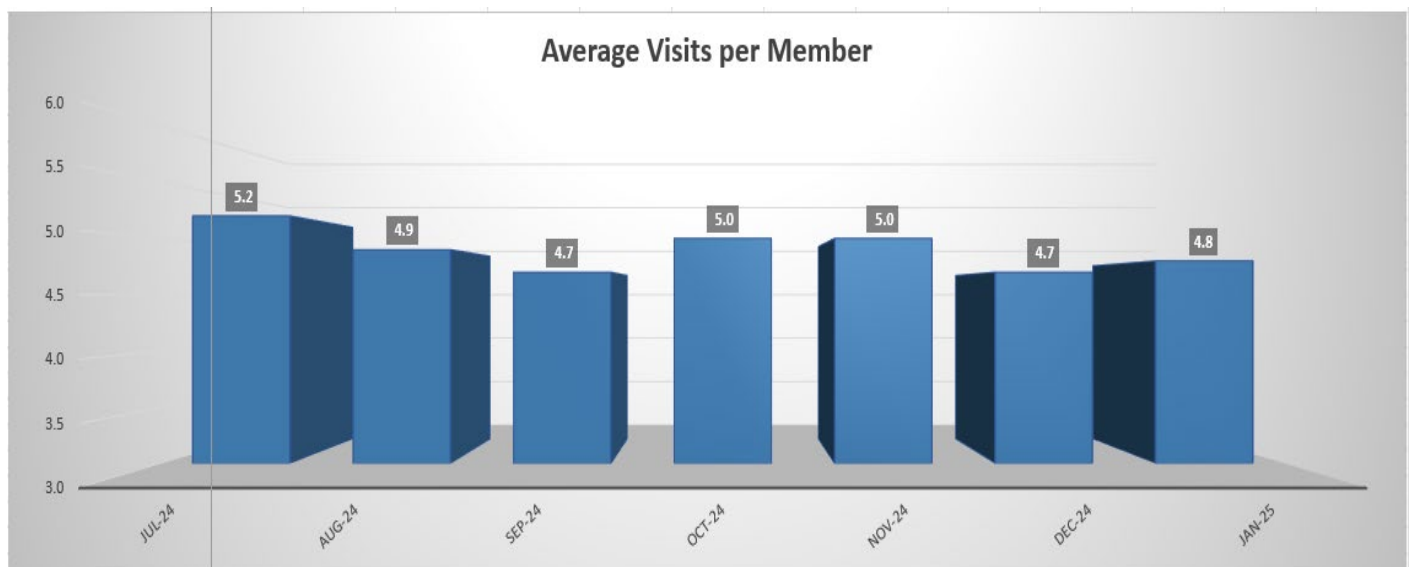
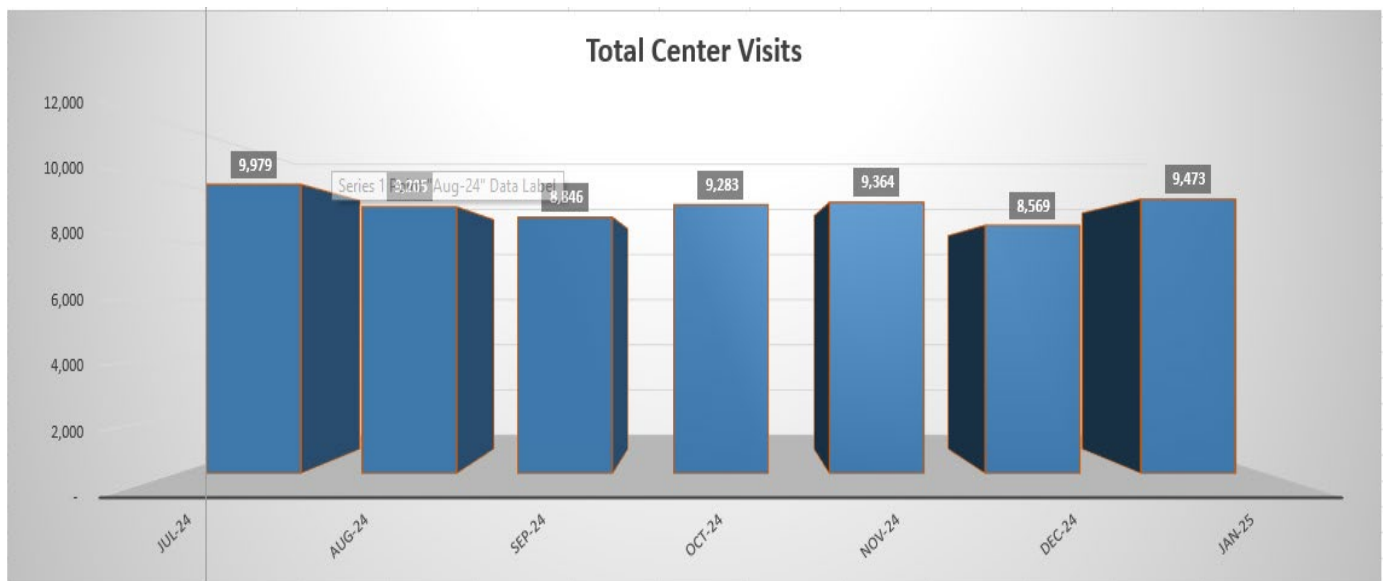
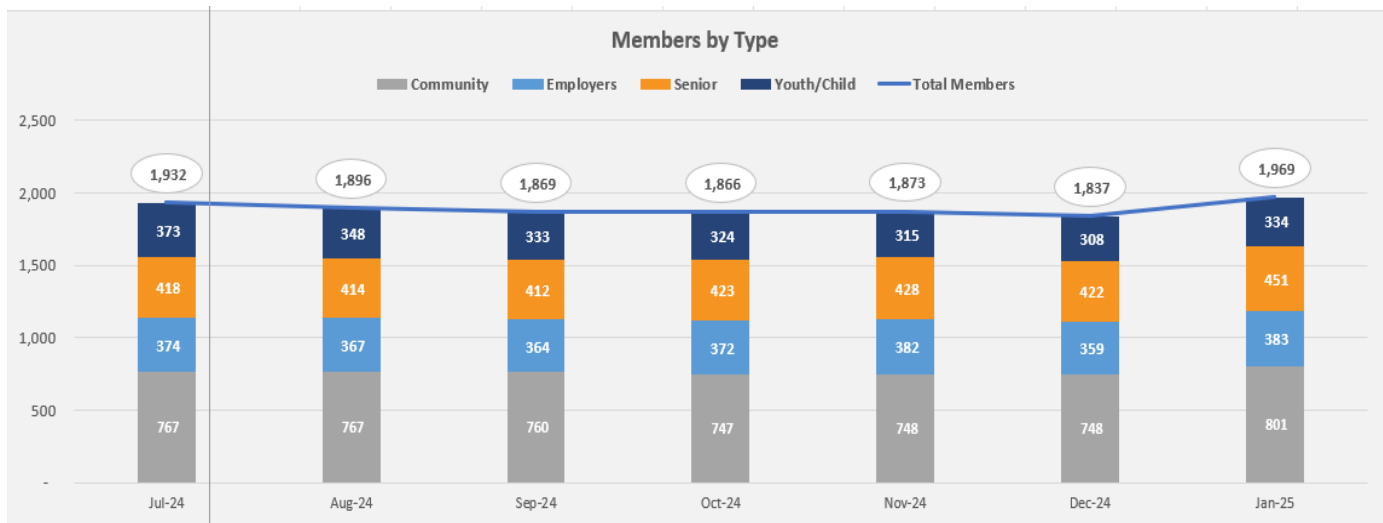
COURT INFORMATION	Municipality: Rolla Municipal	Reporting Period: Jan 1, 2025 - Jan 31, 2025
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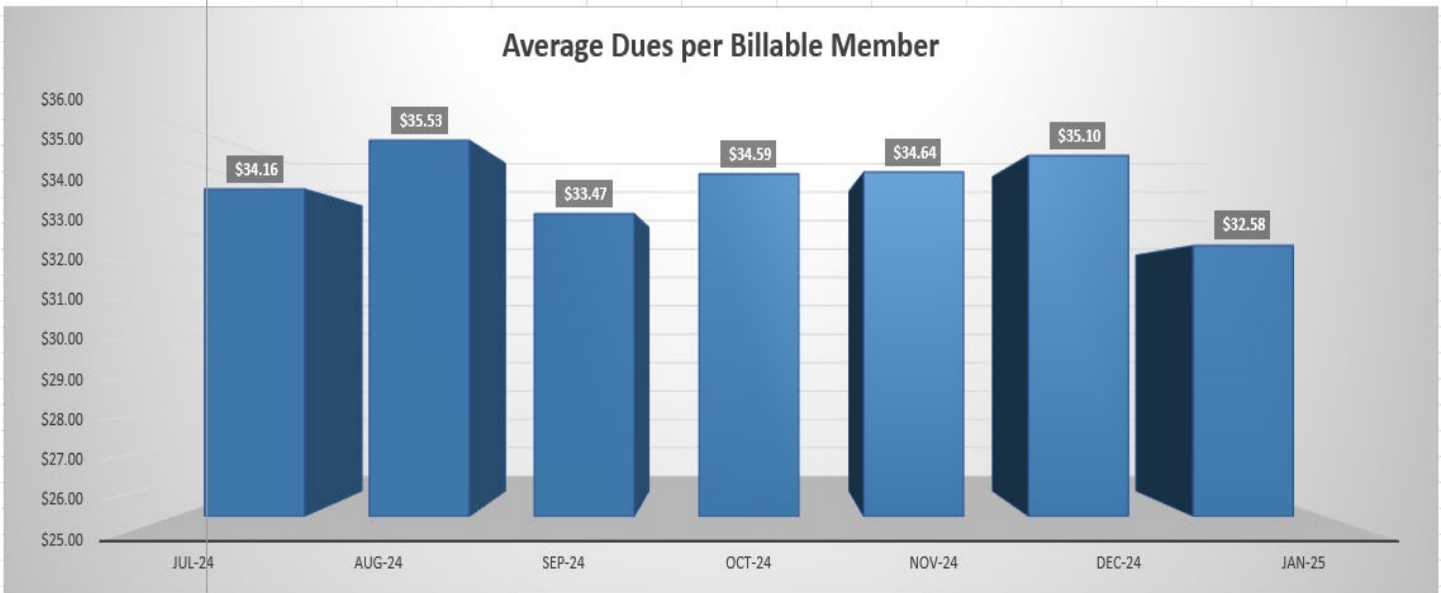
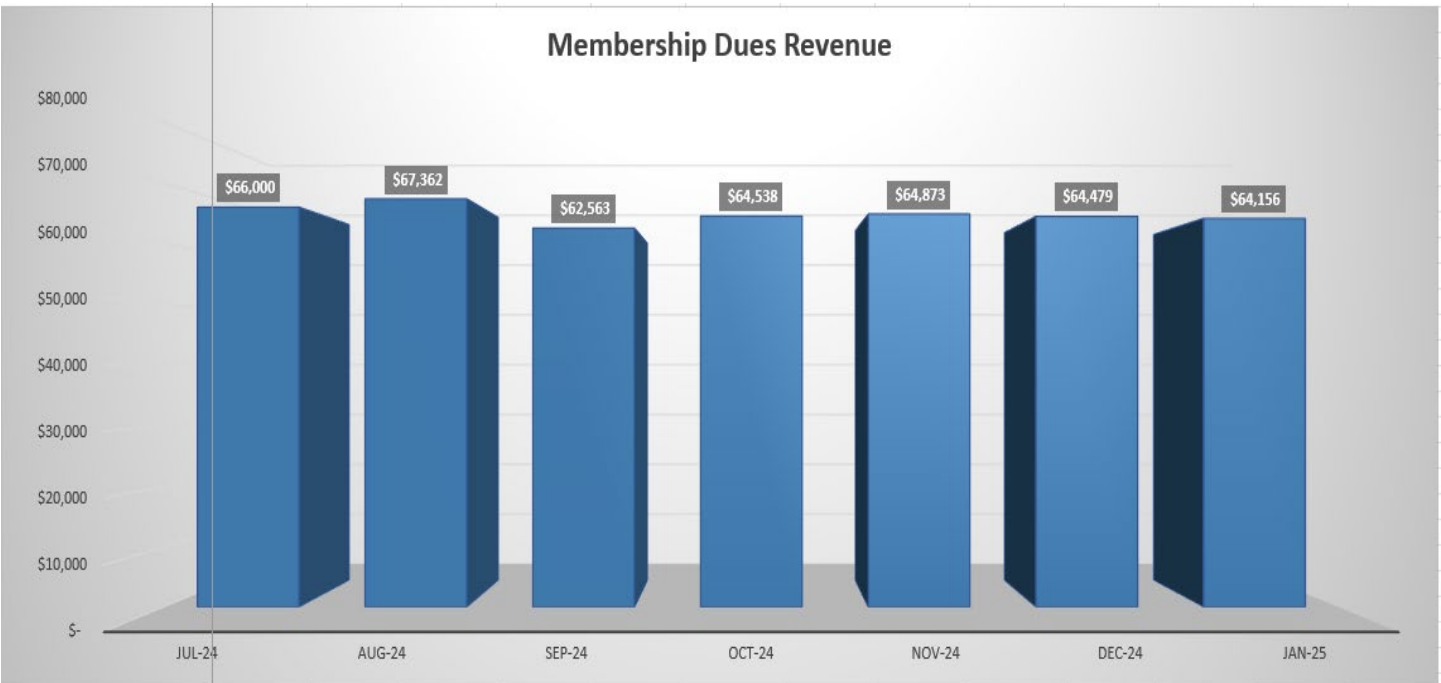
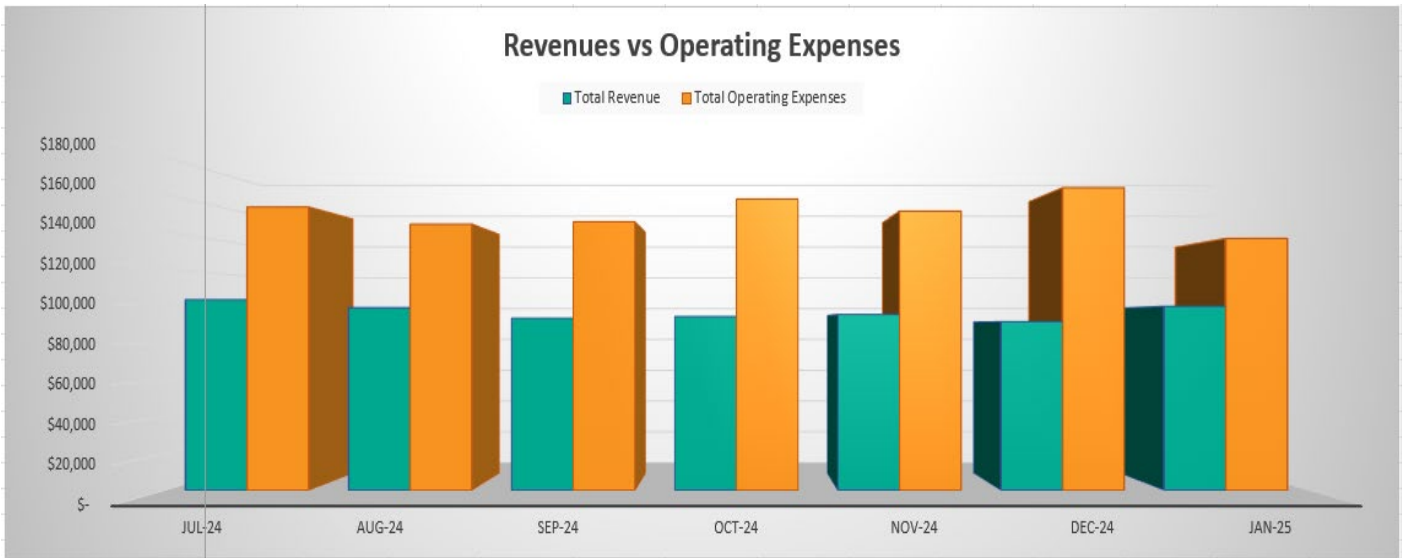
V. DISBURSEMENTS

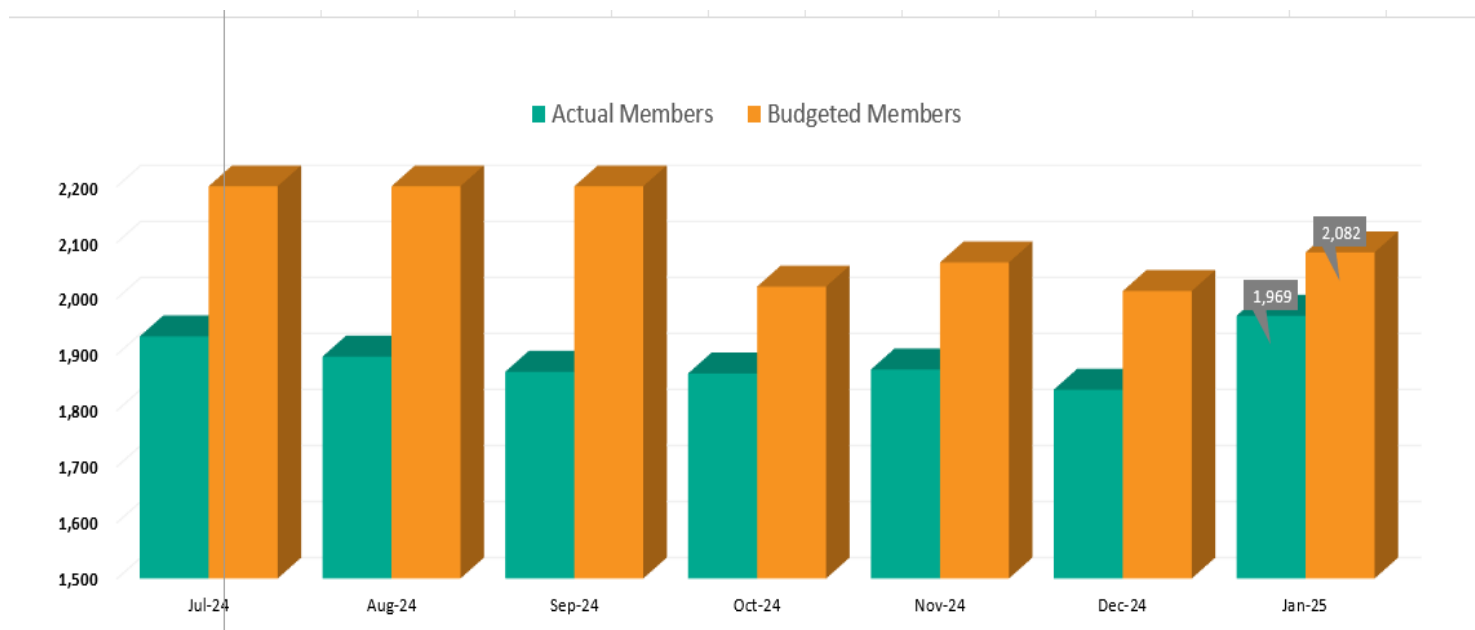
Excess Revenue (minor traffic and municipal ordinance violations, subject to the excess revenue percentage limitation)		Other Disbursements: Enter below additional surcharges and/or fees not listed above. Designate if subject to the excess revenue percentage limitation. Examples include, but are not limited to, arrest costs and witness fees.	
Fines - Excess Revenue	\$4,062.00	Court Automation	\$722.79
Clerk Fee - Excess Revenue	\$592.36	Overpayment	\$45.50
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Excess Revenue	\$18.27	Overpayments Detail Code	\$59.50
Bond forfeitures (paid to city) - Excess Revenue	\$0.00	Total Other Disbursements	\$827.79
Total Excess Revenue	\$4,672.63	Total Disbursements of Costs, Fees, Surcharges and Bonds Forfeited	\$15,726.50
Other Revenue (non-minor traffic and ordinance violations, not subject to the excess revenue percentage limitation)		Bond Refunds	\$410.00
		Total Disbursements	\$16,136.50
Fines - Other	\$8,309.50		
Clerk Fee - Other	\$646.69		
Judicial Education Fund (JEF) <input checked="" type="checkbox"/> Court does not retain funds for JEF	\$0.00		
Peace Officer Standards and Training (POST) Commission surcharge	\$103.25		
Crime Victims Compensation (CVC) Fund surcharge - Paid to State	\$736.20		
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Other	\$19.94		
Law Enforcement Training (LET) Fund surcharge	\$206.00		
Domestic Violence Shelter surcharge	\$204.50		
Inmate Prisoner Detainee Security Fund surcharge	\$0.00		
Restitution	\$0.00		
Parking ticket revenue (including penalties)	\$0.00		
Bond forfeitures (paid to city) - Other	\$0.00		
Total Other Revenue	\$10,226.08		

The Centre Rolla's Health & Recreation Complex
Income Statement
For the 4 Months Ending
January 31, 2025

	<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	187	169	11%	148	443	450	-2%	394
Net New & Reactivated Bridge/Freezes	6	(18)	-133%	(18)	(6)	(26)	-77%	(26)
Cancelled	61	82	26%	95	352	344	-2%	367
Net	132	69	91%	35	85	80	6%	1
Total Members	1,969	2,082	-5%	1,903	1,969	2,082	-5%	1,903
Revenues								
Rental & Other:								
Conference Room & Other Rental	\$810	\$500	\$310	\$410	\$1,670	\$2,000	(\$330)	\$1,570
	810	500	310	410	1,670	2,000	(330)	1,570
Member Services:								
Membership Dues	64,156	71,833	(7,677)	58,339	258,047	282,194	(24,147)	230,277
Guest Fees	9,091	8,000	1,091	9,293	24,673	32,000	(7,327)	23,953
Locker Rent	240	75	165	150	460	300	160	553
	73,487	79,908	(6,421)	67,782	283,179	314,494	(31,315)	254,783
Fitness:								
Enrollment Fees/Health Assessments	655	4,219	(3,564)	2,104	5,062	11,230	(6,168)	5,813
Special Programs	90	100	(10)	60	360	400	(40)	450
	745	4,319	(3,574)	2,164	5,422	11,630	(6,208)	6,263
Ancillary:								
Swim Programs	6,143	11,000	(4,857)	8,086	16,902	44,000	(27,098)	22,901
General Medical Integration	496	1,485	(990)	892	2,367	4,455	(2,088)	2,032
Recreation	7,043	6,000	1,043	6,495	26,443	24,000	2,443	20,633
Café	1,322	1,250	72	983	4,426	5,000	(574)	3,640
Pro Shop	361	400	(39)	73	1,444	1,600	(156)	345
Personal Training	7,482	7,831	(349)	5,768	30,769	29,684	1,085	23,497
Children's Area	1,711	3,000	(1,289)	2,471	7,435	12,000	(4,565)	9,448
Sports Performance	0	0	0	0	0	0	0	0
	24,557	30,966	(6,409)	24,768	89,786	120,739	(30,953)	82,496
Total Revenue	99,599	115,693	(16,094)	95,123	380,058	448,863	(68,805)	345,112
Expenses								
Salaries & Burden	85,549	89,284	3,735	82,847	371,152	355,526	(15,626)	345,011
Other Employee Expenses	556	700	144	1,691	4,117	2,800	(1,317)	12,971
General Supplies & Services	723	642	(81)	189	1,568	2,568	1,000	1,774
Environmental Supplies	1,113	1,500	387	400	9,398	6,000	(3,398)	2,424
Cost of Goods Sold	1,443	905	(538)	942	3,933	3,620	(313)	2,395
Minor Equipment	212	317	105	1,377	1,023	1,268	245	3,546
Repairs & Maintenance	8,781	3,100	(5,681)	5,631	62,399	12,400	(49,999)	28,741
Service Contracts & Licenses	10,401	10,759	358	8,072	39,838	43,036	3,198	33,550
Marketing & Collateral	5,695	7,100	1,405	3,963	25,904	28,400	2,496	20,603
Utilities	16,220	16,076	(144)	15,808	70,035	64,304	(5,731)	58,922
Bank Fees & Miscellaneous	4,368	4,810	442	3,293	16,576	19,240	2,664	13,258
Other Taxes & Fees	1,215	450	(765)	1,256	1,965	1,800	(165)	1,256
Total Expenses	136,278	135,643	(635)	125,469	607,910	540,962	(66,948)	524,450
Net Operating Income	(36,680)	(19,950)	(16,730)	(30,346)	(227,852)	(92,099)	(135,753)	(179,338)
Management Fees	8,000	10,000	2,000	8,000	34,000	40,000	6,000	35,000
Net Income (Loss)	(\$44,680)	(\$29,950)	(\$14,730)	(\$38,346)	(\$261,852)	(\$132,099)	(\$129,753)	(\$214,338)
Ancillary Services Net Income (Loss)								
Swim Programs (Net)	\$3,195	\$5,170	(\$1,975)	\$6,016	\$3,182	\$20,680	(\$17,498)	\$11,502
Recreation (Net)	\$4,664	\$3,400	\$1,264	\$3,793	\$17,854	\$13,600	\$4,254	\$11,370
Café (Net)	\$518	\$625	(\$107)	\$534	\$1,729	\$2,500	(\$771)	\$1,882
Pro Shop (Net)	(\$279)	\$120	(\$399)	(\$420)	\$208	\$480	(\$272)	(\$292)
Personal Training (Net)	\$4,607	\$3,132	\$1,475	\$1,429	\$11,718	\$11,874	(\$156)	\$5,489
Children's Area (Net)	(\$1,094)	\$844	(\$1,938)	\$898	(\$7,269)	\$3,376	(\$10,645)	\$2,856
Total Ancillary Services Net Income (Loss)	\$11,611	\$13,291	(\$1,680)	\$12,249	\$27,423	\$52,510	(\$25,087)	\$32,807







REGULAR SESSION – January 7, 2025

~ 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, Joe Polizzi Vice Secretary, Fred L. Stone
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
Guest:	William R. Johanning, P.E. - Cochran Andrew Burke, Project Manager – Kelpo Contracting, Inc. Tom Kelpo, President – Kelpo Contracting, Inc.

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

* * * * *

I. APPROVAL OF MINUTES

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

II. CITIZEN COMMUNICATION (none)**III. SPECIAL PRESENTATION (none)****IV. STAFF REPORTS****A. FINANCE MANAGER'S REPORT (presented by Cresswell)**

1. The Board received the Statement of Income & Expenses reports for October and November 2024 (FY25). Cresswell reviewed the reports stating:
 - The statement of income and expense shows operating income of \$2,700,000 for both October and November and year-to-date of \$5,491,000. This is an increase of over \$630,000 compared to this time last year.
 - Purchased power expenses were just over \$1,700,000 for October and \$2,000,000 for November. The total purchased power expense for the year is \$3,741,000. This is an increase of over \$175,000 from this time last year.
 - Total operating expenses were \$2,734,000 for October and \$2,921,000 for November. The year-to-date operating expenses total \$5,655,000 which is about \$433,000 over this time last year. The figure includes the increase in purchased power.
 - RMU's total operating loss is \$164,000 at the end of November. The Electric Department shows an operating loss of \$228,000 for the year and the Water Department has an operating gain of \$68,849.
 - Other income and expenses brought in \$36,000 for October and \$136,000 for November, giving RMU a net gain of \$47,124 for October and a net loss of \$38,694 for November. RMU has a net gain of \$8,431 year-to-date compared to a net loss of \$105,646 this time last year.
2. Cresswell presented RMU's Financial Statement, Statistics Report and the Disbursement Summary (October & November 2024) for Board approval.

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

3. Purchasing Report for Water Main Break

Cresswell reported on December 16th, RMU experienced a water main break near Mule Trading Post, which Rodney communicated via email to the Board. The water main ties the main water system in Rolla to the Industrial Park area which required emergency repair. RMU hired Maggi construction to bring in large equipment to assist in fixing the break. Most of the invoices have been received, and the cost is approximately \$56,000 in total. The expense of hiring Maggi Construction and purchasing the specialized locking pipe was \$46,500 of the total cost.

Bourne expressed his thanks to Maggi Construction for helping to fix the water main issue. They had the large equipment necessary to expedite the repair, cutting down the time it would have taken otherwise. Bourne reiterated the importance of partnerships and working closely with local businesses who help expeditiously when situations arise.

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

1. Peak Alerts

Grunloh reported that the winter Peak Alert season has officially commenced. While RMU is not implementing a Compensated Peak Reduction Program this winter, we are actively collaborating with MPUA to strategically select days for issuing Peak Alerts. RMU anticipates experiencing Peak Alerts Wednesday and Thursday, January 8th & 9th due to the forecasted cold temperatures.

2. RMU Anniversary

Grunloh announced that in 2025, RMU celebrates the 80th Anniversary of the formation of the Rolla Board of Public Works and Rolla Municipal Utilities. Throughout the year, we will commemorate this significant milestone by highlighting the utility's rich history through the newsletter and social media. Using the hashtag #80for80, the goal is to make 80 Facebook posts correlating with the 80th Anniversary.

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

1. Updates on:

a. Development Review Committee Meetings (DRC):

Davis reported that the DRC met December 17, 2024. Davis summarized the items on the DRC agenda:

- ZON24-06: Map Amendment to rezone 21 Stephendale Ct. from the R-1 Suburban Residential district to the C-1 Neighborhood Commercial district. While RMU is neutral to this agenda item, we would encourage the property Owner/Customer to inform us as soon as possible of anticipated changes to electrical load and/or water usage needs of the property.
- SUB24-15: The Highlands Plat A, a Minor Subdivision to create 2 lots at Country Ridge Drive and Osage Drive. RMU is neutral to this agenda item.
- ZV24-02: Variance/Special Exception to allow additional signage to area R-1, Suburban Residential district with a PUD, Planned Unit Development zoning overlay. RMU is neutral.

b. Current RMU projects

Davis highlighted current and future work projects listed in the Operation Manager's Report. A complete list with details of all electric and water projects was included in the Board packet.

- A monthly update from Cochran concerning the Nagogami Pressure Zone project was included in the Board packets.
- McCutchen Drive from 10th Street to Truman Avenue – Completed the conversion of overhead electric to underground & conversion from 4 kV to 12 kV distribution system
- Davis highlighted water projects from the Operation Manager's Report. The water crew began working in the 2000 block of North Bishop Avenue for water distribution improvements and replacement of cast iron water mains. Completion will be after the Sinclair station has installed new fuel tanks.

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

1. MPUA/MoPEP Update

- CEO Retirement - John Twitty is retiring late February as MPUA's President and CEO. He has served MPUA in that role since July 2020. John also served as RMU General Manager (1988-91). A CEO search committee comprised of 7 MPUA board members, with assistance of Mycoff & Fry Partners, is well underway in the search process. Finalist interviews are being held mid-January with an expected start date of early March.
- Winter 2024/2025 Outlook - Like the past few years, NERC issued a 2024-2025 Winter Reliability Assessment report "providing an evaluation of the generation resource and transmission system adequacy necessary to meet projected winter peak demands and operation reserves." Key Findings from the report were in Board packets. The report is similar to past years where in general there are

adequate resources for normal winter peak-loads, but we could experience shortfalls for more extreme winter conditions over a wide area coupled with loss of generation. Wholesale pricing is looking steady for now.

- Missouri Electric Commission (MEC) Integrated Resource Plan (IRP) - MEC started a 20-year IRP for the three all-requirements pools last year where we should expect results this summer. The base model is almost complete, whereupon MEC will begin testing various scenarios to assist in determining future resource (generation) decisions. Different scenarios could include: High Natural Gas Pricing, High Customer Demand, Higher Distributed Generation Adoption, Behind the Meter Generation Replacement/Value (local generation).

Of particular interest for Rolla is the future of our local generation (diesels). RMU's current units, which are similar to units in other MoPEP cities, are approaching 25 years old. With age, these units will require some very extensive upkeep in the next few years so the pool is very mindful about the possibility of replacing the local generation with larger centralized units that are more suited to long-term power supply requirements. The local units were a good solution in the early days of the MoPEP power supply resource planning. However, they may not be the best solution going forward for our pool. Bourne will report findings from the MEC formal IRP process as they become available.

2. Ted Read Recognition

Bourne announced that Ted Read resigned from the Board effective December 31, 2024. Ted provided 5 years of service to the Rolla community on the Rolla Board of Public Works. His Certificate of Appreciation should be signed by the Board following today's meeting. On behalf of the Management, Staff and Board, Bourne publicly thanked for his commitment to RMU's utility operations and wish him the best.

V. UNFINISHED BUSINESS (none)

VI. NEW BUSINESS

A. Rolla Board of Public Works Officer Election

With a new member, Fred Stone, serving on the board, an election was held to appoint and change title positions. Dr. Wm. Eric Showalter will continue to serve as Vice President, Joe Polizzi was appointed to serve as Secretary, and Fred Stone as Vice Secretary. **Polizzi made a motion, seconded by Showalter, that the slate of officers be elected by acclamation and to execute the title changes as approved. Motion passed unanimously.**

B. RFB #25-104 – Truck 7 (presented by Cresswell)

Cresswell presented the bids received for a new 2025 ¾ ton truck with service body that will be used by the Water Department. Requests were sent to three local dealerships with two returning bids. The cost was included in the FY2025 budget for \$80,000. After tabulating the bids received, staff recommends purchasing the 2025 Ford F250 from Hutcheson Ford, who was the lowest bidder after factoring in the trade-in amount of the current work truck. **Polizzi made a motion, seconded by Stone, to approve the trade-in and bid from Hutcheson Ford for the purchase of a new work truck for a total of \$52,045. Motion passed unanimously.**

C. RFB #25-107 – Nagogami Water Main Construction (presented by Davis)

Davis outlined the Nagogami Pressure Zone project which includes construction of new water mains. The majority of the new water mains will replace existing mains but there will also be some mains added in locations where a main is not currently present. Most of the new mains are larger than the existing mains as part of the solution to support increased fire flow and pressure in this area, in addition to replacing old cast or ductile iron mains with PVC. RMU's consultant (Cochran) developed specifications for construction of the water mains. Bids were due December 17th and a summary of the bids received was included in Board packets. After review and consultation, staff recommends the Board approve the construction of the new water mains in the Nagogami Pressure Zone to be completed by Kelpa Contracting, who submitted a base bid of \$1,656,157.00 which was the lowest received. **Showalter made a motion, seconded by Polizzi, to award the contract to Kelpa Contracting for the construction of new water mains for the Nagogami Pressure Zone in the amount of \$1,654,126.00. Motion passed unanimously. Stone abstained from the vote due to a conflict of interest.**

D. Personnel Policy 6.01 – Jury Duty (presented by Cresswell)

Cresswell explained the change to the Jury Duty policy 6.01 which is due to the county paying those who serve on jury duty with debit cards. The funds on the cards are not large sums significant enough to justify the hassle. The policy change states that any regular full-time employee required to serve on jury duty may retain all compensation or fees received for serving as a juror or witness. The policy does not apply if the employee is working as a "compensated expert witness." **Polizzi made a motion, seconded by Stone, to accept the**

change to the Personnel Policy 6.01 allowing employees to retain compensation earned from Jury Duty. Motion passed unanimously.

VII. CLOSED SESSION (none)

VIII. ADJOURNMENT

With no further business to discuss, Stone made a motion, seconded by Showalter, to adjourn the meeting. Motion passed unanimously. The meeting adjourned at 5:05 p.m.

Nicholas Barrack, President

Joseph Polizzi, Secretary

The Board's next meeting is scheduled for Tuesday, January 28, 2025 at 4:30 p.m.



STATISTICS

DECEMBER 2024

PRODUCTION

Date of Demand	12/06/2024
Time of Demand	8:00 AM
Billing Demand	59.1 MW
kWh Purchased	29,606,700
Total Cost	\$2,397,912.98
Cost per kWh	\$0.080992
Load Factor	52.80%

Pumped #2 Well	0
Pumped #3 Well	1,716,000
Pumped #4 Well	2,320,000
Pumped #5 Well	2,403,000
Pumped #6 Well	3,546,000
Pumped #7 Well	1,577,000
Pumped #8 Well	818,000
Pumped #9 Well	2,638,000
Pumped #10 Well	0
Pumped #11 Well	4,682,000
Pumped #12 Well	3,326,000
Pumped #13 Well	6,680,000
Pumped #14 Well	6,937,000
Pumped #15 Well	3,575,000
Pumped #16 Well	4,172,000
Pumped #17 Well	3,816,000
Pumped # 1 Ind Park Well	1,804,000
Pumped # 2 Ind Park Well	2,225,000
Pumped # 3 Ind Park Well	4,041,000
Total Gallons	56,276,000

METERS IN SERVICE

	Electric	Water
Residential - Single Phase	0	0
Residential - Three Phase	0	0
Commercial - Single Phase	0	0
Commercial - Three Phase	0	0
Power Service	0	0
Industrial	0	0
Area Lighting	0	0
Street Lighting	0	0
Missouri S&T	0	0
PWSD #2	0	0
Total	0	0

ELECTRIC SALES

Residential - Single Phase kWh	8,444,973
Residential - Three Phase kWh	119,663
Commercial - Single Phase kWh	1,189,495
Commercial - Three Phase kWh	2,745,412
Power Service kWh	5,503,030
Industrial kWh	5,338,540
Area Lighting kWh	7,192
Street Lighting kWh	31,097
Rental Lights kWh	0
Total kWh Sold	23,379,402
Demand kW	27,665
Revenue	\$2,266,082.64
Monthly Loss	21.03%
Fiscal Year to Date Loss	7.60%

WATER SALES

Residential - Single Phase Gallons	24,324,000
Residential - Three Phase Gallons	473,000
Commercial - Single Phase Gallons	6,343,000
Commercial - Three Phase Gallons	4,670,000
Power Service Gallons	10,245,000
Industrial Gallons	3,723,000
Missouri S&T Gallons	2,465,000
PWSD #2 Gallons	51,000
Total Gallons Sold	52,294,000
Revenue	\$326,218.42
Pumping Cost, Electric	\$32,181.72
Monthly Unidentified Loss	1.66%
Fiscal Year to Date Unidentified Loss	9.60%

PILOT

Sewer Service Charge	\$132,712.40
Refuse Service Charge	\$421,287.06
	\$248,595.72

Gross Payroll	\$335,049.58
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** Loss includes 3,048,000 gallons per water main flushing records.

*** FY loss includes 8,570,000 gallons per water main flushing records.



**FINANCIAL STATEMENT
DECEMBER 2024**

RECEIPTS:

Electric, Water, Tax, Sewer and Refuse Charge	
Accounts Receivable - Miscellaneous	
Customer's Deposits - Refundable	
Misc Non-Operating Revenue	
Total Receipts	\$3,910,436.62
FSCB ICS Sweep Account Interest (November 30, 2024)	\$2,369.39
FSCB General Fund Account Interest (November 30, 2024)	\$1,555.13
FSCB Electronic Payment Account Interest (November 30, 2024)	\$255.32
PCB General Fund Account Interest (November 30, 2024)	\$6,788.69
PCB Electronic Payment Account Interest (November 30, 2024)	\$1,185.43
PCB ICS Sweep Account Interest (November 30, 2024)	\$28,832.03
CEDARS - CD's Interest (November 30, 2024)	\$292.17
Public Utility Cash In Bank (November 30, 2024)	<u>\$30,707,823.58</u>
Total Receipts and Cash In Bank	<u>\$34,659,518.36</u>

DISBURSEMENTS:

Power Purchased	\$1,990,562.00
Operating Expenses	\$246,149.22
Administrative and General Expenses	\$119,421.85
Payroll	\$234,202.39
Capital Expenditures	\$12,306.28
Construction in Progress	\$94,275.20
Stock Purchases (Inventory)	\$134,711.28
Balance of Customer's Deposits after Finals	\$20,501.08
Medical, Dental, Vision and Life Insurance Paid by Employees	\$1,337.63
Support Payments	\$1,205.80
457 Plan RMU/Employee Contributions	\$20,510.31
Flexible Spending Account Contributions	\$1,467.08
U.S. Withholding Tax	\$31,086.48
Missouri Dept. of Revenue (Sales Tax)	\$44,835.36
Missouri Dept. of Revenue (Income Tax)	\$11,256.00
First State Community Bank (Social Security)	\$46,193.55
Sewer Service Charge	\$545,927.27
Refuse Service Charge	\$247,937.46
PILOT to City of Rolla	\$139,393.38
City Right-of-Way Manager	\$18,093.21
Utility Incentives	\$0.00
Unclaimed Deposits to State	\$0.00
Primacy Fees	\$0.00
Working Fund Voids	-\$617.16
	<u>\$3,960,755.67</u>
Cash in Bank (November 30, 2024)	<u>\$30,698,762.69</u>
Total Disbursements and Cash In Bank	<u>\$34,659,518.36</u>

BALANCE OF OTHER FUNDS:

PUBLIC UTILITY ACCOUNTS:

Citizens Bank of Newburg	\$2,064.94
First State Comm Bk-Electronic Payment Account, Ck#1099 for \$420,735.31	\$9,981.94
First State Comm Bk-General Fund, \$0	\$7,630.46
First State Comm Bk-ICS Sweep Account and Certificates of Deposit less Reserves	-\$10,583,257.22
PCB-General Fund, Cks #50234-50382 for \$3,960,755.67	\$2,682,267.71
PCB-Electronic Payment Account, Transfer for \$1,975,000.00	\$223,751.36
PCB-ICS Sweep Account	\$9,538,760.50
Town & Country Bank, Ck #1293 for \$1,891.37	<u>\$2,000.00</u>
Total Public Utility Accounts	\$1,903,179.69

ELECTRIC RESERVES:

Money Market Account	\$10,195,583.00 Partially Funded
Rate Stabilization Fund	<u>\$900,000.00 Partially Funded</u>
Total Electric Reserves	\$11,095,583.00

RESTRICTED ELECTRIC RESERVES:

Money Market Account	<u>\$14,151,791.00 FY21 Funded</u>
Total Electric Reserves	\$14,151,791.00

WATER RESERVES:

Money Market Account	\$2,866,910.00 Fully Funded
Rate Stabilization Fund	<u>\$881,299.00 Partially Funded</u>
Total Water Reserves	\$3,548,209.00

TOTAL RESERVES: **\$28,795,583.00**

TOTAL PUBLIC UTILITY ACCOUNTS AND RESERVES: **\$30,698,762.69**

*** Benchmark:**

Electric Reserves:	\$12,083,662.00
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

**MINUTES
ROLLA PLANNING AND ZONING COMMISSION MEETING
ROLLA CITY HALL COUNCIL CHAMBERS
TUESDAY, FEBRUARY 11, 2025**

Presiding: Russell Schmidt, Chairperson

Commission Members Present: Nathan Chirban, Kevin Crider, Steve Davis, Monte Shields

Commission Members Absent: Monty Jordan, Janece Martin, Don Morris & One Vacancy

I. APPROVE MINUTES: Review of the Minutes from the Planning and Zoning Commission meeting held on Tuesday, January 14, 2025. Chairperson Russell Schmidt approved the minutes as printed and distributed.

II. ELECTIONS: Annual elections for Chairman and Secretary/Vice-Chairman.

1. Election of Secretary/Vice Chairman.

A motion was made by Shields to nominate Monty Jordan. Motion passed unanimously.

2. Election of Chairman.

A motion was made by Shields to nominate Russell Schmidt. Motion passed unanimously.

III. REPORT ON RECENT CITY COUNCIL ACTIONS:

1. ZON24-06: Map Amendment to rezone 21 Stephendale Ct from the R-1, Suburban Residential district to the C-1, Neighborhood Commercial district.

City Planner Tom Coots presents the report.

IV. PUBLIC HEARING:

1. ZON25-01: Map Amendment to rezone 602 N Olive Street from the C-1, Neighborhood Commercial district to the R-4, Urban Multi-family district.

Chairperson Schmidt opens the public hearing at 5:34.

City Planner Tom Coots presents the staff report.

Chairperson Schmidt asks for citizen comments.

Will Benhardt representing Blarney Stone Investments located at 1420 East Highway 72 shared that rezoning to R-4 would allow enough room to place an apartment building on this property as well as having parking in the rear of the building so street parking would not be needed.

Jeff Davis owns the property located at 601 North Olive shared that he is concerned with parking on the street. He is happy to know that parking is already being addressed.

Crider commented that he has spoken to the property owner south of this location and he is fine with the zoning changing.

The public hearing was closed at 5:46.

A motion was made by Shields and seconded by Davis to recommend approval to City Council to make a Map Amendment to rezone 602 N. Olive Street from C-1, Neighborhood Commercial district to the R-4, Urban Multi-family district. A roll call vote on the motion showed the following: Ayes: Chirban, Crider, Davis and Shields. Nays: None. Absent: Jordan, Martin and Morris. The motion passes.

2. VAC25-01: Vacation of the remainder of an alley north of 11th Street between Bishop Avenue and State Street.

Chairperson Schmidt opens the public hearing at 5:48.

City Planner Tom Coots presents the staff report.

A discussion was had regarding the sewer line.

Chairperson Schmidt asks for citizens comments.

The public hearing was closed at 5:54 with no citizen comments.

A motion was made by Crider and seconded by Shields to recommend approval to City Council for the vacation of the remainder of an alley north of 11th Street between Bishop Avenue and State Street. A roll call vote on the motion showed the following: Ayes: Chirban, Crider, Davis and Shields. Nays: None. Absent: Jordan, Martin and Morris. The motion passes.

IV. NEW BUSINESS:	NONE
V. OLD BUSINESS:	NONE
VIII. OTHER BUSINESS/REPORTS FROM THE CHAIRPERSON, COMMITTEE OR STAFF:	NONE
IX. CITIZEN COMMENTS:	NONE

Meeting adjourned: 5:55 p.m.

Minutes prepared by: Cindy Brown

NEXT MEETING:

Tuesday, March 11, 2025

**Fire Incident Report
Calendar Year 2025**

JANUARY 2025

MAJOR INCIDENT TYPE	JANUARY 2025 #	JANUARY 2024 #	YTD 2025 #	YTD 2024 #	CHANGE 2024 - 2025 # RESPONDED
False Alarm & False Call	27	40	27	40	-48.15%
Fire	10	3	10	3	233.33%
Good Intent Call	16	29	16	29	-44.83%
Hazardous Condition (No Fire)	13	15	13	15	-13.33%
Overpressure Rupture, Explosion, Overheat (No Fire)	-	-	-	-	#DIV/0!
Rescue & Emergency Medical Service	139	168	139	168	-17.26%
Service Call	4	6	4	6	-33.33%
Severe Weather & Natural Disaster	-	-	-	-	#DIV/0!
Special Incident Type	1	1	1	1	0.00%
TOTAL	210	262	210	262	-19.85%

BOARD OF ADJUSTMENT MINUTES

January 23, 2025

Rolla City Hall

Presiding:

Chairperson Matt Crowell (via zoom)

Members Present:

Matt Miller, John Meusch and Jacob Rohter

Alternates Present:

Jonathan Hines

Members Not Present:

None

City Officials in Attendance:

Tom Coots, City Planner, Dawn Bell, Community Development Director and Cindy Brown, Executive Assistant

Others in Attendance:

Doug Mugel and Aaron Windholz, McBride Homes (via zoom)

Chairperson **Matt Crowell** called the meeting to order at 5:32 P.M. He recognized the members who were present. **Crowell** swore in all present who intended to speak.

I. APPROVE MINUTES:

Review of the Minutes from the Board of Adjustment meeting held on November 2, 2023

A motion was made by Jonathan Hines, seconded by John Meusch to approve the minutes from the November 2, 2023 Board of Adjustment meeting as printed and distributed. Motion passed unanimously.

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

1. Election of Chairman.

A motion was made by Jonathan Hines to nominate Matt Crowell. Motion passed unanimously.

2. Election of Vice-Chairman.

A motion was made by Jonathan Hines to nominate Matt Miller. Motion passed unanimously.

III. OLD BUSINESS:

NONE

IV. PUBLIC HEARING:

1. **VZ24-02:** Special Exception to permit an alternative arrangement for signage and/or Variance to Section 42.344 to allow additional signage area for property in the R-1, Suburban Residence District with a Planned Unit Development zoning overlay.

Crowell opens the public hearing.

Tom Coots read an email from Rolla citizen Vicki Gibbons. The email stated that she is concerned the signage would block the view of vehicles trying to pull out onto Highway 72. She is requesting that Rolla keep their current standards for signage.

Tom Coots presents the staff report.

Aaron Windholz, 17415 North Outer 40 Road Chesterfield, MO 63005, representing McBride Homes. Shares a presentation of the size and locations that McBride plans to place the signage.

Crowell opens public hearing for citizen comments.

Doug Mugal residing at 1872 Longview Lane Rolla, MO shares that he is against the banners. States the banners are tacky and obnoxious and does not see a critical need for the banners on Osage Drive.

Tom Coots presents the criteria for a special exception.

A conversation was had regarding sign illumination, height of signs and time limit.

Crowell closes the public hearing and moves into Board deliberation.

1st Criterion: A conversation was had regarding the time limit of signage, need for signage and height of banners. All board members agreed the 1st criterion was met.

2nd Criterion: All board members agreed the 2nd criterion was met.

3rd Criterion: A conversation was had regarding general welfare, time limit of signage and height of banners. All Board members agreed the 3rd criterion was met.

A motion was made by Jonathan Hines, seconded by Matt Miller to approve the Special Exception application request with conditions.

1. Signage fronting on Osage Drive is limited to 10 feet in height; signage fronting on Hwy 72 is limited to 12 feet in height.
2. All signs, including sign faces and the structure, must be removed within 30 days of the closing of the last house lot in the development; or 8 years from the date of approval, whichever is sooner.
3. A sign permit must be submitted for review and be approved prior to erecting the signs.
4. Signs may not be located in the rights-of-way of Osage Drive and Hwy 72.
5. Signs must be located on areas of the property which are owned by the applicant or platted common lots.

A roll call vote on the motion showed the following: Ayes: Crowell, Miller, Meusch, Rohter and Hines. Nays: None. The motion passes unanimously.

Having no further business, the meeting was adjourned at 6:31 P.M.
Minutes prepared by **Cindy Brown**.

NEXT MEETING:

Thursday February 20, 2025



**CITY OF ROLLA
CITY COUNCIL AGENDA**

DEPARTMENT: Community Development

ACTION REQUESTED: Public Hearing/First Reading

SUBJECT: Map Amendment (rezoning): 602 N Olive Street from the C-1, Neighborhood Commercial district to the R-4, Urban Multi-family district
(ZON25-01)

MEETING DATE: March 3rd, 2025

Application and Notice:

Applicant/Owner - Will Benhardt of Blarney Stone, LLC
Public Notice - Letters mailed to property owners within 300 feet; Legal ad in the Phelps County Focus; signage posted on the property; <https://www.rollacity.org/agenda.shtml>

Background: The applicant seeks to rezone the subject property to allow the property to be redeveloped. An older duplex dwelling currently exists on the property. The applicant intends to demolish the duplex and build a small apartment building meeting the requirements and limitations of the R-4 district.

Property Details:

Current zoning - C-1, Neighborhood Commercial; to be rezoned to R-4, Urban Multi-family
Current use - Two-family residential
Proposed use - Multi-family
Land area - About 6,700 square feet

Public Facilities/Improvements:

Streets - The subject property has frontage on Olive Street, a Collector street.
Sidewalks - Sidewalks already exist along the frontage.
Utilities - The subject property should have access to all needed public utilities.

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

Discussion: The subject property is located near the downtown, in an area with a mixture of commercial and residential uses. The property is currently used for residential uses. The block on which the subject property is located contains three other properties which are used for residential uses – and another three that are commercial uses, despite being all commercial zoning. Many neighboring blocks are similarly composed.

The subject property was not quite included in the Old Town Neighborhood Plan area, the boundary of which is two blocks to the south. The subject property is in an area which would likely be included in a downtown neighborhood plan. The R-4 zoning has been applied to areas included in other neighborhood plans which called for higher density uses. The location, being on the edge of the downtown does seem to meet the stated purpose of the R-4 district – “A zone intended for high density residential, mixed-use, and limited commercial uses adjacent to the downtown and university campus areas.”

Planning and Zoning Commission Recommendation:

The Rolla Planning and Zoning Commission conducted a public hearing on February 11, 2025 and voted 4-0 to recommend the City Council approve the request.

Prepared by: Tom Coots, City Planner

Attachments: Public Notice Letter; Application; Letter of Request; Ordinance

ORDINANCE NO. _____

AN ORDINANCE TO APPROVE THE RE-ZONING OF PROPERTY LOCATED AT 602 N OLIVE STREET FROM THE C-1, NEIGHBORHOOD COMMERCIAL DISTRICT TO THE R-4, URBAN MULTI-FAMILY DISTRICT

(ZON25-01)

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 February 11, 2025 and recommended the City Council approve the rezoning of the subject property; and

WHEREAS, the Rolla City Council, during its March 3rd, 2025 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-1 (Neighborhood Commercial) to R-4 (Urban Multi-family) Zoning described as follows:

Lot 6, Block 64, County Addition to 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 17th DAY OF MARCH, 2025.**

APPROVED:

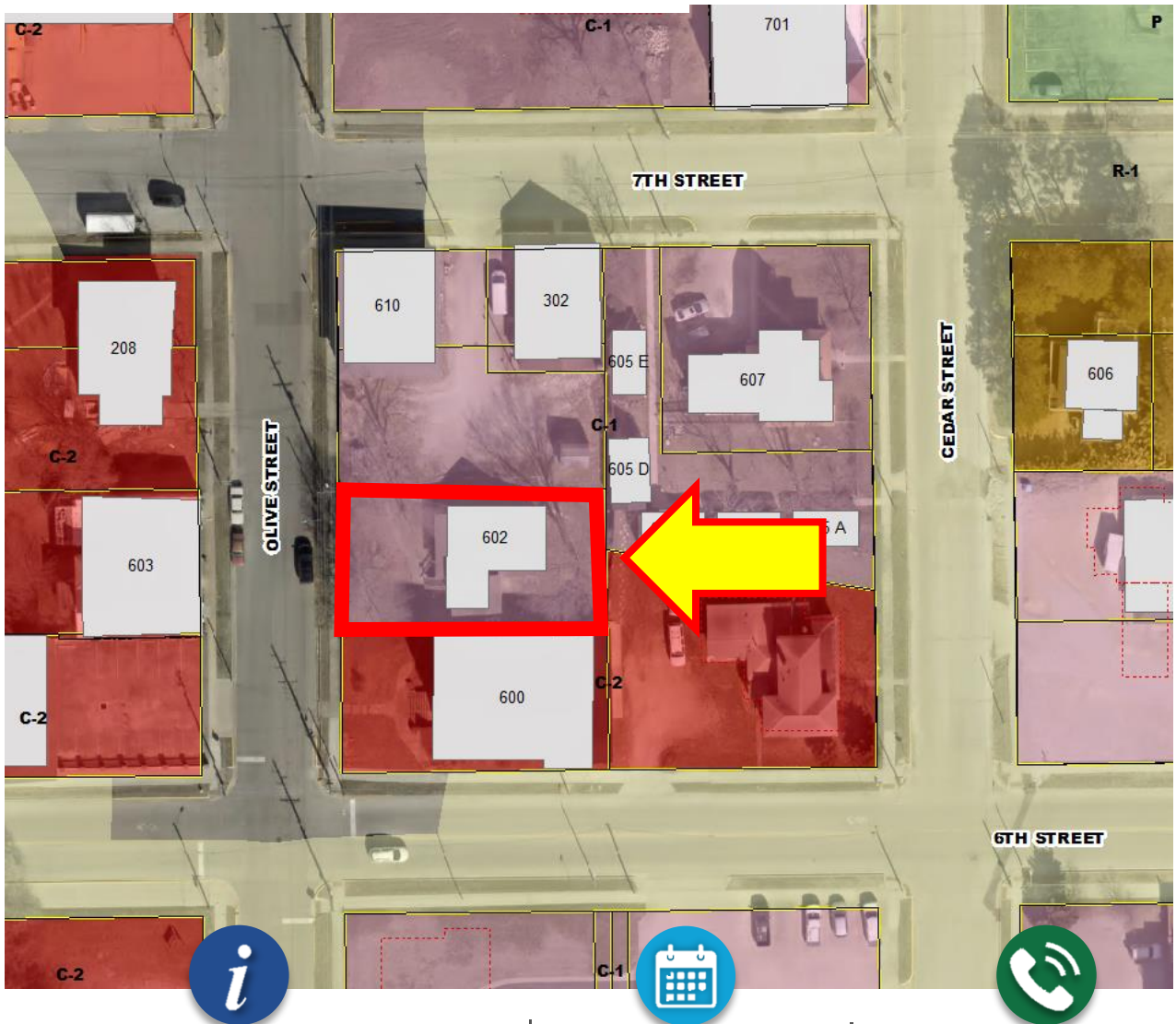
ATTEST:

Mayor

City Clerk

APPROVED AS TO FORM:

City Counselor



Project Information:

Case No: ZON25-01
Location: 602 N Olive Street
Applicant: Blarney Stone Investments, LLC
Request:

Rezoning from C-1, Neighborhood
Commercial to R-4, Urban Multi-family

Public Hearings:

Planning and Zoning
Commission

February 11, 2025
5:30 PM

City Hall: 1st Floor

City Council
February 18, 2025
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

III.A.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.

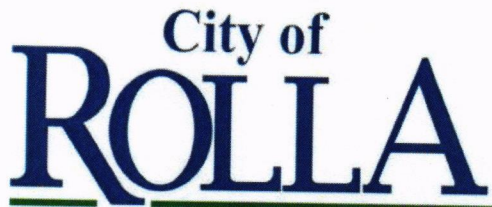
What If I Have More Questions?

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

LEGAL DESCRIPTION

Lot 6, Block 64, County Addition to Rolla, Phelps County, Missouri





573-364-5333

www.rollacity.org/comdev

R: 240902

COMMUNITY DEVELOPMENT

901 North Elm St
P.O. Box 979
Rolla, MO 65402
Fax: 573-426-6978

LAND USE APPLICATION

Contact Information:

Property Owner:

Blarney Stone Investments, LLC

Name(s)

1420 E. State Hwy 72

Mailing Address

Rolla, MO 65401

City, State, Zip

573-426-5333

Phone

will@blarneystoneinv.com

Email

Agent/Applicant (If Different Than Property Owner):

Name

Mailing Address

City, State, Zip

Phone

Email

Property/Request Information:

Request: ☒ Rezoning
☐ Planned Unit Development
☐ Conditional Use Permit
☐ Voluntary Annexation

602 N. Olive Street

Property Address/Location

Current: C-1 Proposed: R-4

Property Zoning (Current and Proposed)

Multifamily housing

Proposed Development/Project/Amendment

APPLICATION CHECKLIST:

City Staff Verifies



Completed Application Form



Agent Letter (If Applicable)



Filing Fee \$375 (Rezoning); \$600 (PUD); \$450 (Conditional Use Permit); \$600 (Annexation)



Legal Description (Unplatted and Irregular Lots Only)



Site Plan (If Applicable)



Letter of Request/Project Report/Notarized Petition (Annexation) (If Applicable)

OFFICE USE ONLY:

Case No: 20N25-01

DRC Meeting Date: 1.21.25

PZ Hearing Date: 2.11.25

Submission Date: 1.14.25

Advertise By: 1.23.25

CC Hearing Dates: 2.18.25/3.3.25

INFORMATION:

Rezoning (Map Amendments) are *reviewed* to meet the following criteria:

1. Consistency with the intent of the Rolla Comprehensive Plan;
2. Changed or changing conditions that make the proposed rezoning necessary or desirable;
3. Compatibility of allowed uses with the uses permitted on other property in the immediate vicinity;
4. Reasonably viable economic use of the subject property; and
5. Relevant information submitted at the public hearing.

PUD's (Planned Unit Developments) are *reviewed* to meet the following criteria:

1. Criteria for rezoning (above);
2. Adequacy of existing utility services and facilities or ability to provide utilities and facilities;
3. Impact upon vehicular and pedestrian traffic safety;
4. Whether the intent and goals of the Planned Unit Development requirements are met (See 42.260); and
5. Relevant information submitted at the public hearing.

CUP's (Conditional Use Permits) are *reviewed* to meet the following standards:

1. Consistency with the intent of the Rolla Comprehensive Plan;
2. Compatibility of the proposed use, scale, and location with uses in the immediate vicinity;
3. Adequacy of existing utility services and facilities or ability to provide utilities and facilities;
4. Whether reasonable conditions may be imposed to mitigate any impacts to the immediate vicinity;
5. Impact upon vehicular and pedestrian traffic safety; and
6. Relevant information submitted at the public hearing.

Annexation are *reviewed* to meet the following criteria:

1. Conformity with the minimum statutory requirements;
2. Consistency with the Rolla Comprehensive Plan;
3. Adequacy of existing utility, city services, and facilities or ability to provide utilities, services, and facilities; and
4. Relevant information submitted at the public hearing.

Acknowledgement and Authorization:

The owner(s) understand and agree that the application will be placed on hold until a complete application and all required items on the checklist are received. The owner(s) understand and agree to permitting employees of the City of Rolla to enter the subject property for purposes of posting a yard sign(s), retrieving the yard sign(s), taking photographs of the property/building(s), and investigating the property for pertinent information related to the request. Should ownership of the property change after the application is submitted, authorization is required from the new owner to continue with the review of the request, or the request will be withdrawn from consideration. The undersigned understands that a full refund may be issued if the request is withdrawn within three (3) business days after the application; a partial refund may be considered if the request is withdrawn prior to the hearing.

Property Owner(s):

Applicant/Agent (If Different From Owner)



Will Benhardt, Blarney
Stone Investments

Sign

Print

Sign

Print

Sign

Print

Sign

Print

Will Benhardt

Blarney Stone Investments, LLC.

1420 E. State Hwy 72

Rolla, MO 65401

City of Rolla Planning and Zoning Department

901 North Elm St.

Rolla, MO 65401

Subject: Application for Rezoning 602 N. Olive Street - Blarney Stone Investments

Dear City of Rolla Planning and Zoning,

On behalf of Blarney Stone Investments, I would like to formally request the rezoning of 602 N. Olive Street. Our intent is to revitalize this property as multi-family housing.

We believe that this development will serve the community well, by replacing a duplex that has been in neglect and disrepair for several years, and in its place, providing much-needed housing in a growing and developing area near Rolla's Downtown.

As it stands, this property is zoned commercially. Due to the small lot size and frontage, however, this property is not well-suited for a commercial endeavor. Currently, street parking is the only parking option, with a maximum of 2-3 cars in front of the property. By rezoning to R-4, we would be able to make better use of the smaller lot and install a parking lot at the rear of the property.

This development is consistent with the intent of the Rolla Comprehensive Plan. As stated in the latest Comprehensive Plan update, one of the strategies with which to revitalize Downtown involves promoting such higher-density residential developments in neighborhoods within walking distance of

Downtown. As this property is located within easy walking distance of Downtown, Rolla High School, and Benton Square, this site is a prime candidate for such a development.

Additionally, this development would be consistent with nearby properties. Recently, another property, also near Benton Square, received rezoning to R-4 for a similar development.

Ultimately, rezoning this property from C-1 to R-4 will allow us to make better use of this property, to make a greater investment in this community, and to better serve the needs of Rolla and its citizens. We are excited to see growth and development in this community, and we look forward to playing a part in it.

Thank you for your consideration of this request.

Sincerely,



Will Benhardt

Blarney Stone Investments, LLC



**CITY OF ROLLA
CITY COUNCIL AGENDA**

DEPARTMENT: Community Development

ACTION REQUESTED: First Reading/Public Hearing

SUBJECT: Vacation of the remainder of an alley north of 11th Street between Bishop Avenue and State Street

(VAC25-01)

MEETING DATE: March 3rd, 2025

Application and Notice:

Applicant - Fred Stone of the Missouri University of Science and Technology
Public Notice - Letters mailed to nearby property owners; Legal ad in the Phelps County Focus; signage posted on the property; <https://www.rollacity.org/agenda.shtml>

Background: A portion of the subject alley has been previously vacated. The university has purchased additional property and seeks to redevelop the area. The alley area is already being used by the university for parking and access. The alley previously provided rear access to an apartment building, which the university has since purchased and demolished.

Property Details:

Land area - Approximately 3,480 sq. ft. of right-of-way to be vacated

Public Facilities/Improvements:

Utilities - The alley does contain a public sewer line. Easements will be retained over the portions of the sewer which will remain as public sewer lines.

Comprehensive Plan: The Comprehensive Plan does not provide guidance on street/alley/easement vacations.

Discussion: The vacations have been reviewed by city staff and have been found to not be needed for public access at this time. The south alley is somewhat dangerous to exit to Hwy 72 due to the curve and grades. Vacating the right-of-way would transfer ownership back to the adjacent property owner. Utility easements are to be retained for the north alley for any future utility needs.

Planning and Zoning Commission Recommendation:

The Rolla Planning and Zoning Commission conducted a public hearing on February 11, 2025 and voted 4-0 to recommend the City Council approve the request.

Prepared by: Tom Coots, City Planner

Attachments: Application; Public Notice; Vacation Exhibit; Ordinance

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE VACATION OF THE REMAINDER OF AN ALLEY IN TOWNSEND ADDITION TO THE CITY OF ROLLA, GENERALLY LOCATED NORTH OF 11TH STREET BETWEEN BISHOP AVENUE AND THE FORMER RIGHTS-OF-WAY OF STATE STREET.

(VAC25-01)

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

SECTION 1: The general location of the rights-of-way to be vacated is shown on the attached exhibit.

SECTION 2: The said right-of-way in Townsend Addition to the City of Rolla to be vacated is more particularly described as follows:

An alley adjacent to Lots 10-13 in Block 1 of Townsend Addition to the City of Rolla, beginning at the southwest corner of Lot 13 in said Townsend Addition, thence north along the platted lots to a point being the northwest corner of Lot 10 in said Townsend Addition, thence east a distance of 12 feet, thence south to the right-of-way of 11th Street, thence west to the point of beginning. The intent of the vacation is to vacate all of the remaining alley in Block 1 of said Townsend Addition.

SECTION 3: The area to be vacated as described in this ordinance shall be retained as a utility easement.

SECTION 4: Pursuant to State Statutes, the ownership of the property to be vacated is to revert to the property owners on each side of the alley.

SECTION 5: That this Ordinance shall be in full force and effect after the its passage and approval.

**PASSED BY THE CITY COUNCIL OF THE CITY OF ROLLA, MISSOURI,
AND APPROVED BY THE MAYOR THIS 17th DAY OF MARCH, 2025.**

APPROVED:

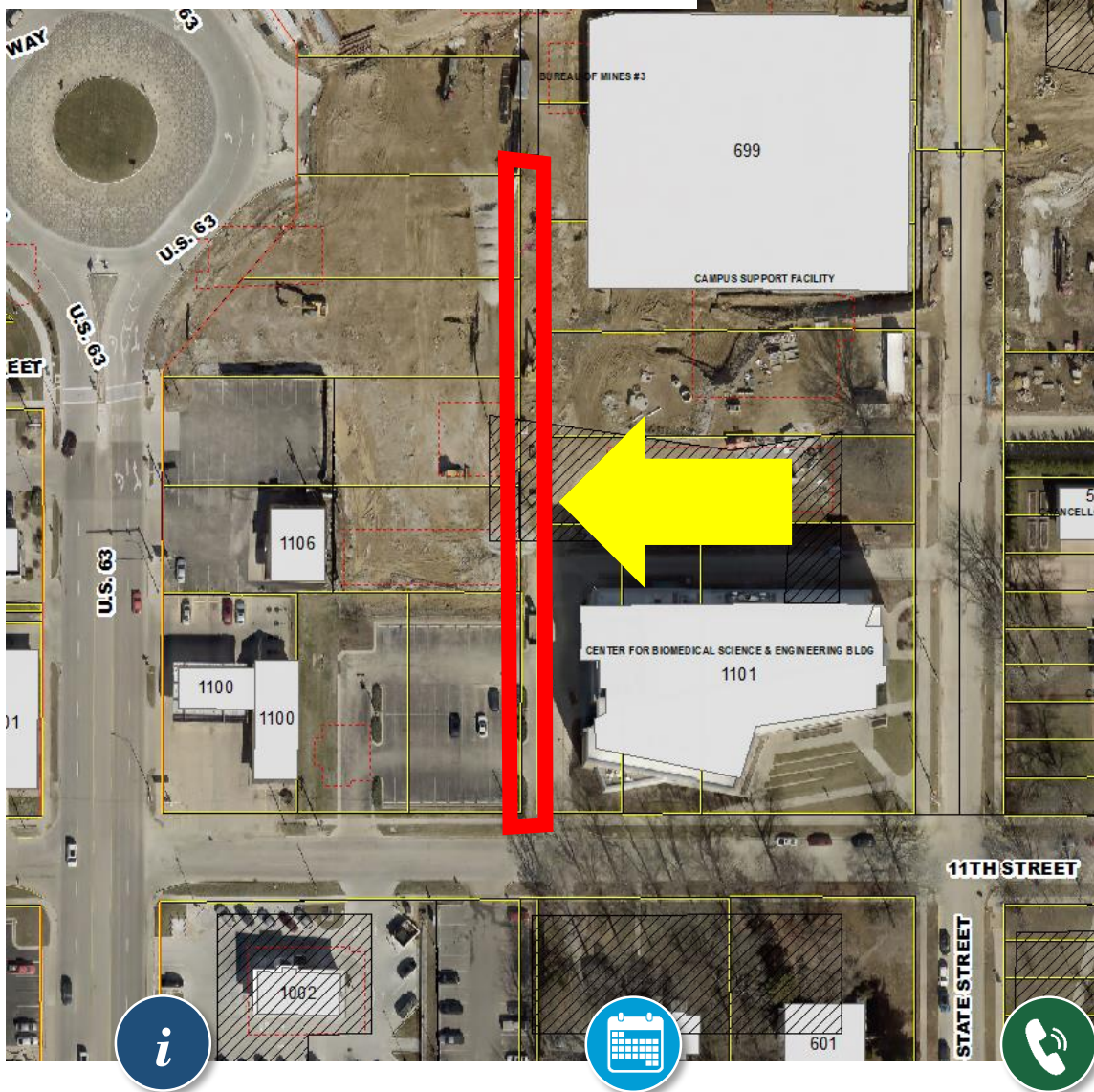
ATTEST:

Mayor

City Clerk

APPROVED AS TO FORM:

City Counselor



Project Information:

Case No: VAC25-01
Location: Alley north of 11th Street
between Bishop Ave and
State Street

Applicant: Missouri University of
Science and Technology

Request:
Vacation of the remaining alley

Public Hearings:

Planning Commission
February 11, 2025
5:30 PM
City Hall: 1st Floor

City Council
February 18, 2025
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

III.B.3



What is a Vacation?

A vacation is an application to vacate (or remove) all or a portion of a right-of-way adjacent to a property or an easement on a property. The right-of-way or easement must be found to no longer serve any current or future purpose.

What is a Right-of-Way?

In the context of a vacation application, a right-of-way refers to the area which has been dedicated to the City – usually for a public street. In this case, unused alleys are proposed to be vacated.

How will this impact my property?

Since the alleys are not used, the vacation should not impact your property. As an adjacent owner, generally half of the former alley would revert to become your property. A Utility Easement will likely be retained for any existing or potential future utilities.

Please contact the Community Development Office at (573) 426-6974 if you have any questions.

Do I need to do anything?

Please contact our office or attend the meetings if you have any questions or concerns. If the vacation is approved you may need to file for a Lot Consolidation to combine the vacated ROW with your lot for building permitting.

Why is this proposed?

The vacation is proposed to remove an alley that is not used and not maintained. The alleys were platted years ago, but are not being used as public alleys. The vacation would revert the property to the adjacent owners – saving each individual owner from needing to apply separately.

What if I have concerns about the proposal?

If you have any concerns or comments, please try to attend the meeting to learn details about the project. You will be given an opportunity to ask questions or make comments regarding the case. If you are unable to attend the meeting, you may provide written comments by letter or email.

What if I have more questions?

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

LEGAL DESCRIPTION

The remaining alleys in Block 1 in Townsend Addition to the City of Rolla

III.B.4



SUBDIVISION APPLICATION

Contact Information:

Property Owner:

Missouri University of Science and Technology

Name(s)

1701 Spruce Drive

Mailing Address

Rolla, MO, 65409

City, State, Zip

573-341-4888

Phone

bradleyclay@mst.edu

Email

Agent/Applicant (If Different Than Property Owner):

Name

Mailing Address

City, State, Zip

Phone

Email

Property/Request Information:

Request: _____ Sketch Plat
 _____ Preliminary Plat
 _____ Final Plat
 _____ Minor Subdivision (Admin.)
 _____ Lot Consol./Lot Line Adjust.
☒ _____ Vacation of ROW/easement

Alley west of 1101 N State St.
 Property Address/Location

U

Property Zoning

N/A N/A
 Number of existing and new lots proposed

Missouri S&T Campus
 Name of Subdivision

APPLICATION CHECKLIST:

City Staff Verifies

☒

Completed Application Form

☒

Agent Letter (If Applicable)

☒

Filing Fee - \$500 (Preliminary/Final Plat); \$250 (Administrative Minor Subdivision);
 \$50 (Lot Consolidation/Lot Line Adjustment)

Improvement Plans (Final Plats only; 1 paper copy and pdf version)

Plat (3 paper copies and pdf version), **Survey**, or **Vacation Exhibit** (as applicable)

Other Documents (as applicable)

OFFICE USE ONLY:

Case No: VAC 25-01

DRC Meeting Date: 1.21.25

PZ Hearing Date: 2.11.25

Submission Date: 1.15.25

Advertise By: 1.23.25

CC Hearing Dates: 2.18.25/3.3.25

INFORMATION:

A Major Subdivision includes the following steps:

1. A **Sketch Plat** and property owners meeting is be required for any subdivision with more than 30 lots. A Sketch Plat is encouraged for all Major Subdivisions.
2. A **Preliminary Plat** includes the entire area to be platted, with phases and preliminary or conceptual information about layout, utilities, and grading.
3. A **Final Plat** is the final design of a subdivision or a phase of a development. Final grading plans and utility plans are included in the review.
4. More information about the process and requirements may be found in Section 42.500

Minor Subdivisions include the following requirements:

1. A minor subdivision is an administrative process for subdivisions which create no more than five (5) additional lots; and all street, waterline, sewer line, or storm sewer infrastructure and easements needed for the proposed subdivision is found to be existing.
2. If any streets, utilities, or easements are found to be needed, the applicant may pursue a Final Plat application or may elect to construct needed infrastructure or dedicate easements prior to approval of the Minor Subdivision.

Lot Consolidations and Lot Line Adjustments include the following requirements:

1. A Lot Consolidation is an administrative process to combine two or more adjoining lots under common ownership into one lot to enable the interior lot lines to be disregarded for setbacks, bulk standards, etc. for the purposes of building permitting.
2. A Lot-Line Adjustment is an administrative process to move a lot line which does not result in any additional lots.
3. No street or utility extensions or dedications must be necessary for the lot combination or lot line adjustment.
4. For a lot consolidation, the prepared deeds must include the following language:

The intent of this instrument is to permanently combine the lots included in the legal description to allow them to be treated as one lot for the purposes of building permits and zoning. The lot(s) may not be separated unless approved by the City of Rolla.


Vacation of rights-of-way or easements requests are considered by city staff. Vacations may be included with a subdivision application or considered separately. A decision by staff to not pursue vacation may be appealed to the Planning and Zoning Commission.

Acknowledgement and Authorization:

The owner(s) understand and agree that the application will be placed on hold until a complete application and all required items on the checklist are received. The owner(s) understand and agree to permitting employees of the City of Rolla to enter the subject property for purposes of posting a yard sign(s), retrieving the yard sign(s), taking photographs of the property/building(s), and investigating the property for pertinent information related to the request. Should ownership of the property change after the application is submitted, authorization is required from the new owner to continue with the review of the request, or the request will be withdrawn from consideration. The undersigned understands that a full refund may be issued if the request is withdrawn within three (3) business days after the application; a partial refund may be considered if the request is withdrawn prior to the hearing.

Property Owner(s):

Applicant/Agent (If Different From Owner)

 FRED L STONE
Sign Print

Sign

Print

Sign

Print

Sign

Print



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**CITY OF ROLLA
CITY COUNCIL AGENDA**

DEPARTMENT HEAD: John Butz, City Administrator

ACTION REQUESTED: Public Hearing/ 1st Reading

ITEM/SUBJECT: EEZ Property Tax Abatement – Home 2 Suites by Hilton

BUDGET APPROPRIATION: NA **DATE:** March 3, 2025

COMMENTARY:

In 2009 the City of Rolla became the 79th out of now 135 cities and counties to adopt an Enhanced Enterprise Zone (EEZ) through the MO Dept. of Economic Development. The EEZ program provides real property tax abatement to selected industry (business clusters by NAICS code). The minimum tax abatement is 50% for 10 years with enhanced benefits based on employment, wages and investment.

[Note: any projects considered after 3/24/25 will be capped at the remaining years until expiration of the Rolla EEZ on 3/24/35]

Resolution NO. 1705 was adopted in December 2009 and lays out the conditions of EEZ benefits. EEZ, once adopted, is not discretionary meaning a qualifying industry should get the abatement as long as the program is active. The Home 2 Suites by Hilton will be the second applicant under NAICS Code 72 (“Accommodation except food and drinking places”). EEZ is primarily used in manufacturing, wholesale, warehousing and professional services (i.e. Hartmann).

While there is no clear regulation by MO DED that a public hearing and formal action is required for each participating project they do encourage the same as well as adoption of an Agreement that lays out the benefits and conditions of same including the “jobs requirement” (15 FTE).

Notices of the public hearing have been posted and mailed to the affected taxing jurisdictions.

Recommendation: First Reading

ORDINANCE NO. _____

AN ORDINANCE APPROVING AN ENHANCED ENTERPRISE ZONE PROJECT AND AUTHORIZING THE CITY OF ROLLA, MISSOURI TO ENTER INTO AN ENHANCED ENTERPRISE ZONE AGREEMENT WITH PRISA HOTEL LLC

WHEREAS, Prisa Hotel LLC (the “Property Owner”) has submitted plans to construct a new hotel (the “Project”) at 1630 Old Wire Outer Road in the City (the “Project Site”); and

WHEREAS, the Project Site is located in the Rolla Enhanced Enterprise Zone and, in accordance with Sections 135.950 et seq. of the Revised Statutes of Missouri (the “EEZ Law”) and Resolution No. 1705 of the City (the “Rolla Enhanced Enterprise Zone Abatement Policy”), the Project is eligible for partial real property tax abatement; and

WHEREAS, on March 3, 2025, the City Council held a duly-noticed public hearing to confirm the qualification of the Project under the Rolla Enhanced Enterprise Zone Abatement Policy and to garner public input regarding the proposed partial real property tax abatement, as required by the EEZ Law; and

WHEREAS, the City desires enter into an Enhanced Enterprise Zone Agreement with the Property Owner, in substantially the form of **Exhibit A** attached hereto (the “EEZ Agreement”), setting forth the terms upon which partial real property tax abatement will be provided;

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

Section 1. Approval of the Project. The City hereby approves the Project and hereby finds that, subject to the terms of this Agreement, it is eligible for partial real property tax abatement in accordance with the EEZ Law and the Rolla Enhanced Enterprise Zone Abatement Policy.

Section 2. Approval and Execution of EEZ Agreement. The City is hereby authorized to enter into the EEZ Agreement in substantially the form presented to and approved by the City Council and attached to this Ordinance, with such changes therein as shall be approved by the officials of the City executing the same, such officials’ signatures thereon being conclusive evidence of their approval thereof. The Mayor is hereby authorized to execute the EEZ Agreement and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance, for and on behalf of and as the act and deed of the City. The City Clerk is hereby authorized to attest to and affix the seal of the City to the EEZ Agreement and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

Section 3. Further Authority. The City shall, and the officials, agents and employees of the City are hereby authorized to, take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance and to carry out, comply with and perform the duties of the City with respect to the EEZ Agreement.

Section 4. Effective Date. 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 17th DAY OF March, 2025.

APPROVED:

[SEAL]

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Counselor

ENHANCED ENTERPRISE ZONE AGREEMENT

THIS ENHANCED ENTERPRISE ZONE AGREEMENT (this “*Agreement*”) is entered into this 17th day of March, 2025, by and between the **CITY OF ROLLA, MISSOURI**, an incorporated city and political subdivision of the State of Missouri (the “*City*”) and **PRISA HOTEL LLC**, a Missouri limited liability company (the “*Property Owner*”).

RECITALS:

A. The Property Owner owns and seeks to improve the real property located at 1630 Old Wire Outer Road in the City (the “*Project Site*” and including the improvements existing and to be made thereon, the “*Project*”).

B. The Project will be used by the Property Owner for hotel use (NAICS Code 721110).

C. The Project Site is located in the Rolla Enhanced Enterprise Zone and, in accordance with Sections 135.950 *et seq.* of the Revised Statutes of Missouri (the “*EEZ Law*”) and Resolution No. 1705 of the City (the “*Rolla Enhanced Enterprise Zone Abatement Policy*”), the Project is eligible for partial real property tax abatement.

D. On March 17, 2025, the City Council adopted Ordinance No. _____, authorizing the execution of this Agreement, which sets forth the terms upon which partial real property tax abatement will be available for the Project.

NOW, THEREFORE, in consideration of the premises and the mutual obligations of the parties hereto, each of them does hereby covenant and agree with the other as follows:

Section 1. Incorporation of the Abatement Policy. The terms of the Rolla Enhanced Enterprise Zone Abatement Policy are hereby incorporated into this Agreement.

Section 2. Approval of Project. The City hereby approves the Project and agrees that, subject to the terms of this Agreement, it is eligible for partial real property tax abatement in accordance with the EEZ Law and the Rolla Enhanced Enterprise Zone Abatement Policy. The Property Owner acknowledges that any change in use of the Project from the uses described in the recitals to this Agreement may result in termination of the partial real property tax abatement provided by this Agreement if such uses are not eligible for tax abatement under the EEZ Law or the Rolla Enhanced Enterprise Zone Abatement Policy. The Property Owner will promptly provide the City with written notice of any change in use of the Project.

Section 3. Construction of Project. The Property Owner will construct or cause the construction of the Project by July 31, 2026 in accordance with all zoning and building permits issued by the City. The City and the Property Owner also acknowledge that more than \$5 million is expected to be invested in the Project. For purposes of this Agreement, the incremental assessed value of the Project Site and the Project over the calendar year 2024 assessed value of the Project Site (\$88,650) shall be deemed attributable to the “*Abated Improvements*.”

Section 4. Real Property Abatement.

(a) The Project shall receive partial abatement from ad valorem real property taxation beginning with calendar year 2027 and, unless terminated on an earlier date as provided herein, ending with calendar year 2036 (the “*Abatement Term*”). During the Abatement Term, tax abatement shall apply to the the following abatement terms, subject to qualification under the Rolla Enhanced Enterprise Zone Abatement Policy and certification under **Section 5**, will apply:

Qualification Requirements	Available Abatement
2 new full-time jobs and \$100,000+ investment	50% abatement for 10 years
15+ new full-time jobs	10% additional abatement
\$4.8 million capital investment	0% additional abatement
TOTAL	60% abatement for 10 years

During the Abatement Term, the applicable percentage of the ad valorem real property taxes that would otherwise be due on the Abated Improvements made to the Project Site will be abated. The Property Owner shall be responsible for providing the Assessor with any information requested by the Assessor to determine which improvements on the Project Site are Abated Improvements.

(b) The tax abatement described in this Section shall not apply to special assessments and shall not serve to reduce or eliminate any other licenses or fees owing to the City or any other taxing jurisdiction with respect to the Project.

Section 5. Jobs Requirement.

(a) The Property Owner hereby represents that it will employ, throughout the Abatement Term, to employ at least 15 persons on a full-time basis. Each year, no later than July 31 of each year, beginning July 31, 2026 and ending July 31, 2035, the Property Owner shall submit an annual certification in substantially the form of **Exhibit B** to the City of its average number of full-time employees. The City shall immediately notify the Assessor if the certified number of full-time employees is less than 15 and what the applicable abatement percentage under **Section 4** should be for such year. If the Assessor receives no notice from the City by October 1, the Assessor may assume that the Property Owner has qualified for the maximum abatement under **Section 4**.

(b) If the Property Owner fails to provide the aforementioned annual certification, the City Manager may direct the Assessor to suspend the tax abatement until such time as the City receives the required written certification.

Section 6. Compliance with Laws. The Property Owner agrees to obtain (or cause its tenants to obtain) any and all permits, licenses and other governmental approvals required by the applicable rules, regulations, codes and ordinances of the City and to otherwise comply with such rules, regulations, codes and ordinances in connection with the construction and maintenance of the Project. None of the provisions of this Agreement shall be construed as relieving the Property Owner or its tenants of any obligations to comply with any applicable ordinances of the City or laws and regulations of the State of Missouri and the United States of America.

Section 7. Defaults and Remedies. If the Property Owner breaches any covenant or fails to perform any obligation hereunder for a period of 30 days following written notice to the Property Owner of such failure, the City may, in its sole discretion, terminate this Agreement. Upon termination of this Agreement, the Project shall be subject to full taxes as provided by Missouri law.

Section 8. Indemnification. The Property Owner agrees to indemnify and defend the City and its respective governing body members, officials, agents and employees (the "*Indemnified Parties*") and to insure that the Indemnified Parties are held harmless from and against all claims, demands, costs, liabilities, damages or expenses, including reasonable attorneys' fees, by or on behalf of any person, firm or corporation arising from the conduct or management of, or from any work or thing done in, on or about, the Project during the term of this Agreement; provided, however, that these indemnification obligations shall not apply to any claims, demands, costs, liabilities, damages or expenses caused by or resulting from the gross negligence or willful misconduct of any of the Indemnified Parties. This obligation to indemnify the Indemnified Parties shall survive the termination of this Agreement for any reason.

Section 9. Limitations on Liability. No member, official, employee or agent of the City shall be personally liable to the Property Owner. Neither the City nor any other person shall have pecuniary liability to the Property Owner for failure of the Property Owner to receive the abatement contemplated by this Agreement.

Section 10. Federal Work Authorization. Simultaneously with the execution of this Agreement and annually on or before December 31 of each year of the Abatement Term, the Property Owner shall, pursuant to the provisions of Sections 285.525 through 285.555 of the Revised Statutes of Missouri, by sworn affidavit in substantially the form attached hereto as **Exhibit C** and provision of documentation, affirm its or one of its subsidiaries enrollment and participation in a federal work authorization program with respect to its employees and state that it does not knowingly employ any person who is an unauthorized alien.

Section 11. Payment to City Costs. The Property Owner also agrees to pay all costs of the City in connection with the City's enforcement of this Agreement, including reasonable attorneys' fees.

Section 12. Notices. A notice, demand or other communication under this Agreement by either party to the other shall be sufficiently given or delivered if it is dispatched by facsimile transmission, or by registered or certified mail, postage prepaid, return receipt requested, or delivered personally,

(a) If to the City:

City of Rolla
901 North Elm Street
Rolla, Missouri 65401
Attn: City Manager

(b) If to the Property Owner:

Prisa Hotel LLC
1507 Martin Springs Drive
Rolla, Missouri 65401
Attention: Mehul Patel

or at such other address with respect to either such party as that party may, from time to time, designate in writing and forward to the other as provided in this Section.

Section 13. Assignment. The Property Owner may not assign this Agreement or any portion thereof, either voluntarily or by operation of law, without the City Manager's prior written consent, unless such assignment is to an entity controlled by or under common control with the Property Owner or as part of a collateral assignment in connection with the financing or refinancing of the Project.

Section 14. Anti-Discrimination Against Israel Act. Pursuant to Section 34.600 of the Revised Statutes of Missouri, the Property Owner certifies it is not currently engaged in and shall not, for the duration of this Agreement, engage in a boycott of goods or services from (a) the State of Israel, (b) companies doing business in or with the State of Israel or authorized by, licensed by, or organized under the laws of the State of Israel, or (c) persons or entities doing business in the State of Israel.

Section 15. Governing Law. This Agreement shall be construed in accordance with and governed by the laws of the State of Missouri. Any action arising out of, or concerning, this Agreement shall be brought only in the Circuit Court of Phelps County, Missouri. All parties to this Agreement consent to the jurisdiction and venue of that court.

Section 16. Execution in Counterparts. This Agreement may be executed simultaneously in several counterparts, each of which shall be deemed to be an original and all of which shall constitute but one and the same instrument.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the City and the Property Owner have caused this Agreement to be executed in their respective hands and upon their behalf.

CITY OF ROLLA, MISSOURI

By: _____
Mayor

[SEAL]

ATTEST:

By: _____
City Clerk

PRISA HOTEL LLC

By: _____
Name: _____
Title: _____

EXHIBIT A
LEGAL DESCRIPTION OF PROJECT SITE

EXHIBIT B

FORM OF ANNUAL JOBS CERTIFICATION

[Date]

City of Rolla
901 North Elm Street
Rolla, Missouri 65401
Attn: City Manager

Re: 1630 Old Wire Outer Road EEZ Annual Report

Dear City Manager:

Pursuant to Section 5 of the Enhanced Enterprise Zone Agreement, Prisa Hotel LLC hereby certifies that it employed an average of ____ full-time employees from July 1, 20__ to June 30, 20__. Documentation of employment will be provided upon request.

Sincerely,

EXHIBIT C

AFFIDAVIT OF COMPLIANCE WITH SECTION 285.525 R.S.MO., ET SEQ.

STATE OF MISSOURI)
) SS
COUNTY OF PHELPS)

I, the undersigned, am over the age of 18 years and have personal knowledge of the matters stated herein.

I am a duly authorized officer of Prisa Hotel LLC (the “Property Owner”), which is an affiliate of Prisa Hotel LLC (the “Property Owner”). I am authorized by the Property Owner to attest to the matters set forth herein.

I hereby affirm the Property Owner’s enrollment and participation in a “federal work authorization program” as defined in Section 285.525 of the Revised Statutes of Missouri, as amended.

The Property Owner does not knowingly employ any person who is an “unauthorized alien” as defined in Section 285.525 of the Revised Statutes of Missouri, as amended.

Further Affiant Sayeth Not.

PRISA HOTEL LLC

By: _____
Name: _____
Title: _____

Subscribed and sworn to before me this _____ day of _____, 2025.

Notary Public

My commission expires on: _____



CITY OF ROLLA ENHANCED ENTERPRISE ZONE

WWW.rollacity.org

Pre-Qualification Application for Local Tax Abatements

Please Type or Print Form:

FEIN: 92-1284851

MO Tax ID # 29599881

Name of Business/Company: PRISA HOTEL LLC

Address of Proposed Development/Improvements: 1630 OLD WIRE OUTER RD, ROLLA MO 65401

Email & Phone Number: (Mike Patel) chako07@hotmail.com 573-201-3905

County Parcel Number: 71-09-2.0-10-003-001-.022.000 Facility NAICS Code: 721110

Tax Abatement Applying for:
XX Enhanced Enterprise Zone
 Chapter 100 – Industrial Development

Effective Date:
Tax Year Beginning: 2026
Ending: 2036

Description of project/development:

Home 2 Suites by Hilton Rolla 89 Guest Room Hotel

Estimated Completion Date of
construction/expansion:
January 2026

Total Project Cost:
Real Property: Construction \$4,000,000.00
Personal Property: Personal Property \$ 800,000.00

Benefits to the City and/or County: (number of jobs created, salaries, benefits, etc.)

An extended stay motel for the Community is a needed asset of the community. Marriott is a trusted brand name and will provide Another alternative in the lodging market for extended stay travelers. Additional sales tax revenue will be generated as result of the Visitors to the motel. Will provide sales taxes for the City of Rolla and the Tourism Taxes on Rooms.

Corporate Contact (Please Print) Title: Address:
Mehul Patel Manager (573) 201-3905 1670 Old Wire Outer Road Rolla Mo 65401

Signature: [Signature] Date: 12/11/24 City, State, Zip Code

Under penalty of perjury, I declare that I have examined this application and to the best of my knowledge and belief, the information contained herein is true, correct, and complete.

Mail or email all applications & related inquiries to:
Enhanced Enterprise Zone Board
ATTN: City Administrator John Butz
901 North Elm Street
Rolla, MO 65401
jbutz@rollacity.org

For Staff Use Only
Approved by: _____
Title: _____
Date: _____
Abatement at ____ % for ____ years

Distributed to: _____ County Assessor, _____ County Clerk, List any tax districts that request a copy, etc. _____

January 3, 2018

RESOLUTION NO. 1705

A RESOLUTION ESTABLISHING THE ELIGIBLE ENHANCED ENTERPRISE BUSINESSES FOR THE ROLLA ENHANCED ENTERPRISE ZONE AND REDUCING THE AD VALOREM TAX ON ELIGIBLE PROJECTS WITHIN THE DESIGNATED ENHANCED ENTERPRISE ZONE, IN ACCORDANCE WITH CHAPTER 135, RSMo. AND SUBSEQUENT AMENDMENTS.

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

WHEREAS the City Council of the City of Rolla wishes to reduce the ad valorem tax for qualified projects within the Enhanced Enterprise Zone of the City of Rolla; and

WHEREAS the City of Rolla duly held a public hearing to consider the formation of the Enhanced Enterprise Zone, zone boundary, and the ad valorem tax abatement rate for certain projects on October 13, 2009, in Rolla, Missouri;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Rolla, Missouri as follows:

That the following industries, when locating or expanding within the Enhanced Enterprise Zone, to be known as the Rolla Enhanced Enterprise Zone, so designated by the State of Missouri, will be considered eligible for a reduction in ad valorem taxes, per criteria stated below and pursuant to Chapter 135, RSMo and subsequent amendments:

Qualifying Industries by NAICS Code:

22—Utilities

23—Construction

31-33—Manufacturing

42—Wholesale

48-49—Transportation and Warehousing

51—Information

54—Professional, Scientific and Technical Services

55—Management of Companies and Enterprises

56—Administrative and Support and Waste Management and Remediation Services

71—Arts, Entertainment and Recreation, excluding gaming operations

72—Accommodation except Food and Drinking places

81—Other services except Religious organizations

1705

1905

By Section 348.015(14) of the RSMo:

Value-added agricultural products

By Section 135.950 (9)(b) of the RSMO: (9)

"Enhanced business enterprise", an industry or one of a cluster of industries that is either:

(a) Identified by the department as critical to the state's economic security and growth; or

(b) Will have an impact on industry cluster development, as identified by the governing authority in its application for designation of an enhanced enterprise zone and approved by the department; but excluding gambling establishments (NAICS industry group 7132), retail trade (NAICS sectors 44 and 45), educational services (NAICS sector 61), religious organizations (NAICS industry group 8131), public administration (NAICS sector 92), and food and drinking places (NAICS subsector 722), however, notwithstanding provisions of this section to the contrary, headquarters or administrative offices of an otherwise excluded business may qualify for benefits if the offices serve a multistate territory. In the event a national, state, or regional headquarters operation is not the predominant activity of a project facility, the new jobs and investment of such headquarters operation is considered eligible for benefits under this section if the other requirements are satisfied. Service industries may be eligible only if a majority of its annual revenues will be derived from out of the state;

BE IT FURTHER RESOLVED, that any business enterprise within the above itemized NAICS codes, located within the proposed zone and meeting requirements of Chapter 135 RSMo. as amended, will receive a minimum of 50 percent reduction of real ad valorem tax abatement on new improvements, or more based on private investment, job creation and paid wages as attached in Exhibit A for a minimum of 10 years, or longer based on private investment, job creation and paid wages as attached in Exhibit A.

BE IT FURTHER RESOLVED that this reduction applies to all ad valorem taxes by all political subdivisions within the City of Rolla, Missouri.

PASSED BY THE CITY COUNCIL OF THE CITY OF ROLLA, MISSOURI AND
APPROVED BY THE MAYOR THIS 21ST DAY OF DECEMBER 2009.

APPROVED:


William S. Jenks III, Mayor

ATTEST:


Carol L. Daniels, City Clerk

APPROVED AS TO FORM:


John D. Beger, City Counselor

1905

19705

EXHIBIT A: ROLLA ENHANCED ENTERPRISE ZONE BENEFIT LEVEL OPTIONS

QUALIFICATION REQUIREMENTS	ABATEMENT LEVEL/TERM
Minimum Requirements – As determined by DED 2 new FT employees and \$100K minimum investment	50% abatement for 10 years
ADDITIONAL ABATEMENT INCREMENTAL BENEFITS	
New Jobs	
5 + New FT employees	5 % additional abatement
15 + New FT employees	10 % additional abatement
25 + New FT employees	15 % additional abatement
50 + New FT employees	25% additional abatement
100+ New FT employees	25% additional abatement + 5 years
250+ New FT employees	25% additional abatement + 10 years
Average Payroll	
Average new payroll at 100% of County Average	0% additional abatement
Average new payroll at 110% of County Average	5% additional abatement
Average new payroll at 120% of County Average	10% additional abatement
Average new payroll at 130% of County Average	10% additional abatement + 5 years
Investment	
Capital Investment exceeding \$5 million	5 % additional abatement
Capital Investment exceeding \$10 million	10 % additional abatement
Capital Investment exceeding \$25 million	15 % additional abatement
Capital Investment exceeding \$50 million	15% additional abatement + 5 years
Capital Investment exceeding \$75 million	15% additional abatement + 10 years

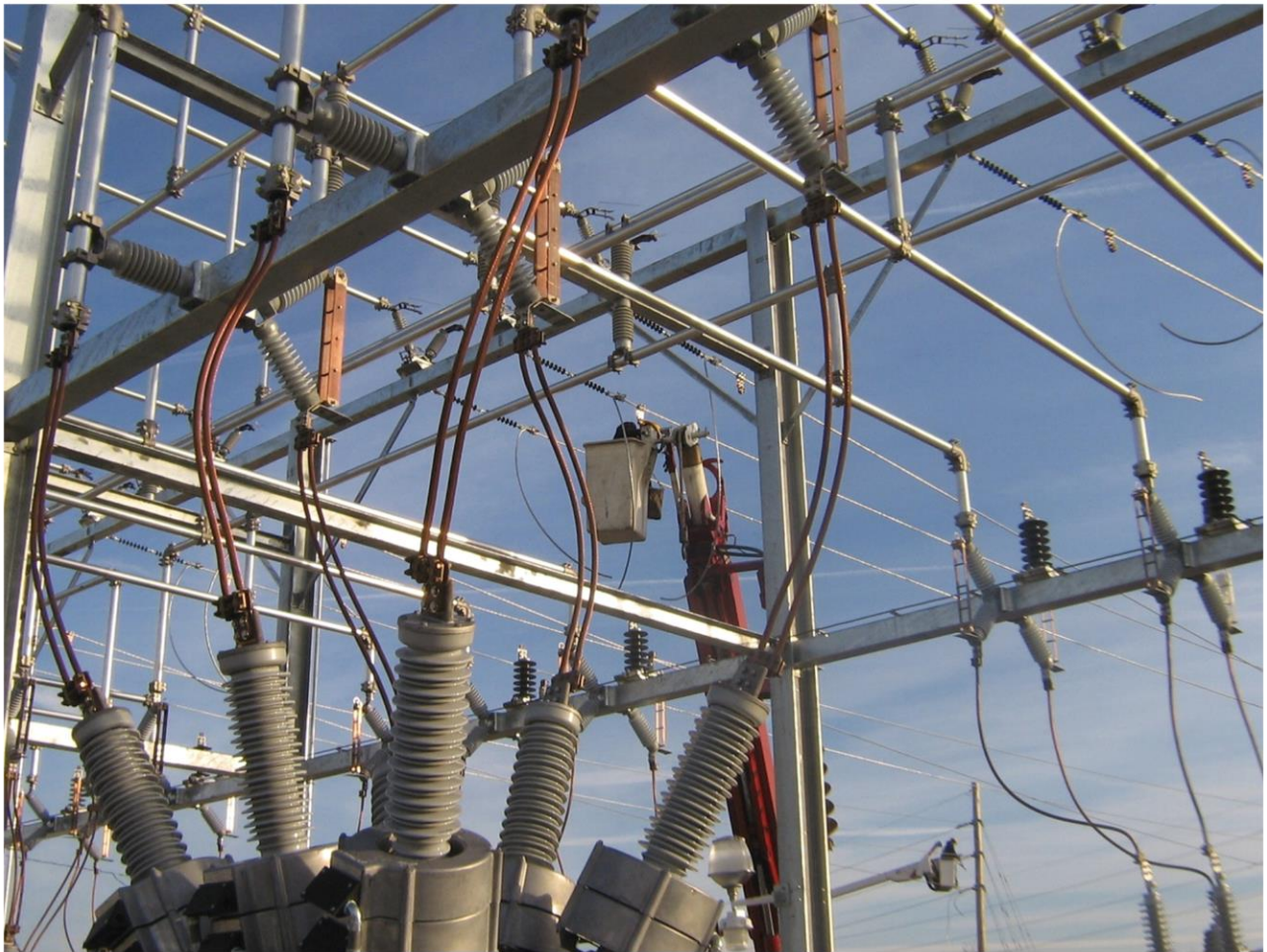
NOTE: A project can combine any of the additional abatement benefits not to exceed 80% for 20 years.

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2025

Fiscal Year 1st Quarter Report



Rolla Municipal Utilities

Provided to Rolla City Council

February 18, 2025

TABLE OF CONTENTS

<i>Board of Public Works Statement</i>	3
<i>First Quarter Financial Recap</i>	4
<i>Status of Pending Projects</i>	5-6
<i>MPUA Updates / Miscellaneous</i>	7



A STATEMENT BY THE BOARD OF PUBLIC WORKS

The Electric Power and Water System of the City of Rolla will be known as the **ROLLA MUNICIPAL UTILITIES**. Mr. J. B. Bronson will continue as general manager.

It will be the policy of the Board to operate the Rolla Municipal Utilities strictly on a business basis. There will be no change in the general policies of the management. All rates will be the same for the present.

The Board has three primary obligations:

1. To give the best possible service to the Citizens of Rolla.
2. To accumulate funds for the payment of the indebtedness. (Bond Issue and Revenue Certificates).
3. To build up reserve funds for any emergency and for replacement of machinery and equipment.

Regarding Service Interruptions:

This trouble is not in the local system, but in the source of supply. We hope eventually to have other sources of supply available and improve the electric service in Rolla.

Beginning immediately, \$1000.00 per month from the profits will be paid to the General Fund of the City of Rolla, which is to replace the Franchise Tax formerly paid by the Missouri General Utilities.

No merchandise will be sold in competition with local merchants.

No repair service will be maintained in competition with local Electric Service men.

Next Monday, November 12th, our offices will open in our new building, formerly the Negro U. S. O. Building, 102 W. 9th Street. All business will be transacted from this location after that date. The Rolla Free Public Library will occupy the second floor, and the State Board of Health and the County Agent the basement of this building. These quarters are furnished to the above organizations without cost as a public service of the Rolla Municipal Utilities.

Rolla Board of Public Works

H. E. CASTLEMAN, President
F. H. FRAME, Vice-President
R. E. SCHUMAN, Secretary
F. A. CAMERON, Member

FIRST QUARTER FINANCIAL RECAP (Unaudited)

OPERATING INCOME and EXPENSES

	<i>1st Quarter FYTD 2024</i>	<i>1st Quarter FYTD 2025</i>	<i>CHANGE</i>
OPERATING REVENUES	\$7,689,070	\$8,148,485	\$459,415
OPERATING EXPENSES	(\$7,760,519)	(\$8,886,786)	\$1,126,267
OPERATING INCOME	(\$71,449)	(\$738,301)	(\$666,852)
OTHER INCOME & EXP.	\$562,274	\$401,126	(\$161,148)
NET INCOME / LOSS	\$490,825	(\$337,175)	(\$828,000)

Upon completion of the first quarter of Fiscal Year 2025, we are showing operating loss of \$738,301. This is a decrease of \$666,852 from the 1st quarter of 2024.

Total operating expenses for the 1st quarter of 2025 were \$8,886,786. This is up \$1,126,267 from the 1st quarter of 2024.

Total Net Loss for the 1st quarter of 2025 was \$337,175 which is a loss of over \$800,000 from 2024. This is largely attributed to increased purchased power.



STATUS OF RMU PROJECTS

ELECTRIC DEPARTMENT

➤ Projects

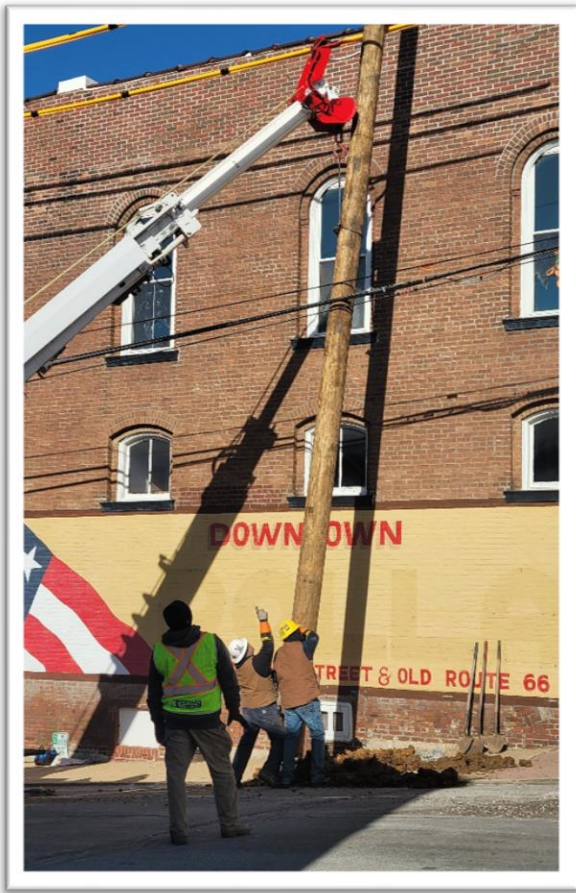
- Aintree Road (East & West sides) – Replacement of underground primary
- Scottsdale Drive to Curtis Drive – Conversion of overhead to underground
- McCutchen Drive from 10th Steet to Truman Ave – Conversion of overhead to underground and conversion from 4 kV to 12 kV
- Downtown Area – Removal of three delta services

➤ Aesthetic Work

- Pershing Lane: Removal of four poles & overhead lines & reconfigured area.
- Woodcrest: Removal of 12 spans of overhead electric and 12 poles no longer in use
- Removal of conductor and/or poles no longer needed as a result of Cellnet removal of equipment: 8th & Main – One pole and 8 spans of overhead conductor

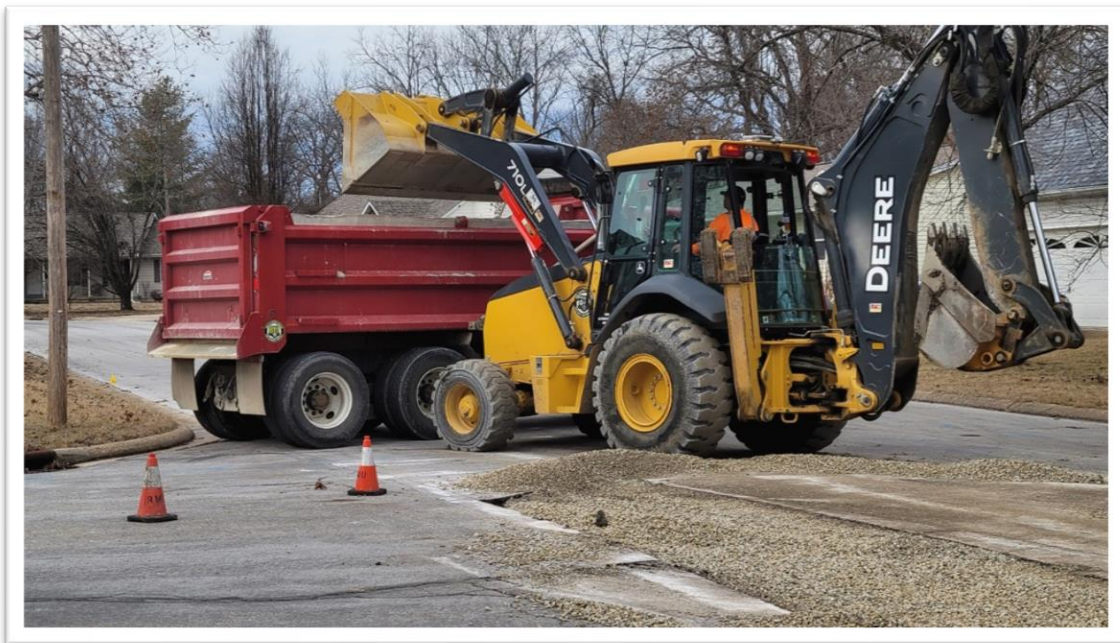
➤ Upcoming Projects

- Phelps Health: New Emergency Department
- Old Wire Outer Road: US Department of Veterans Affairs facility
- The Highlands Subdivision



WATER DEPARTMENT

- Lead Service Line Inventory – Initial report filed with MO DNR in October. Inspections ongoing.
- Nagogami Pressure Zone: Construction permit for pump station has been received from MO DNR. Bids for generator, pump skid and construction have been Board approved.
- Completed Projects
 - 2000 block of North Bishop Ave: Sinclair station water distribution improvements
 - Well #2: New pump & motor installed
 - SW of I-44 Exit 189 to HyPoint Industrial Park: Replacement of Water Main
 - Ashley Drive: Replacement of copper service lines
- Upcoming Projects – Replacement of old water main
 - Truman Avenue east of Forum: Upgrade water distribution system
 - Highway O from Winchester Drive to Commercial Dr: Water main replacement



FIBER

- SCADA System upgrade for improved remote access
- Additional fiber circuits installed for customers
- Wells #2 and #10 – converted to fiber optic communications
- Heritage Substation – Spring 2025

MPUA/MoPEP UPDATES

➤ CEO Retirement

John Twitty is retiring late February as MPUA's President and CEO. He has served MPUA in that role since July 2020. John also served as RMU General Manager (1988-91). A CEO search committee comprised of 7 MPUA board members, with assistance of Mycoff & Fry Partners, completed search process for new CEO. Finalist interviews were held mid-January. Steve Stodden hired, effective mid-February.

➤ Missouri Electric Commission (MEC) Integrated Resource Plan (IRP)

- MEC started a 20-year IRP for the three all-requirements pools last year where we should expect results this summer. The base model is almost complete, whereupon MEC will begin testing various scenarios to assist in determining future resource (generation) decisions. Different scenarios could include:
 - High Natural Gas Pricing
 - High Customer Demand
 - Higher Distributed Generation Adoption
 - Behind the Meter Generation Replacement/Value (local generation)
- Of particular interest for Rolla is the future of our local generation (diesels). Our current units, which are similar to units in other MoPEP cities, are approaching 25 years old. With age, these units will require some very extensive upkeep in the next few years. So we are very mindful in our pool discussions about the possibility of replacing the local generation with larger centralized units that are more suited to long-term power supply requirements. To be sure, the local units were a good solution in the early days of the MoPEP power supply resource planning. However, they may not be the best solution going forward for our pool. I will report findings from the MEC formal IRP process as they become available.

MISCELLANEOUS

- Leak Detection Survey Results
- Winter Storm Blair – Ice Event
- Hometown Grid – Outage Tracking Software
 - Report power outages, call or text 1-866-733-1701
 - Tracks RMU outages
 - Ability to text updates to customers
- RMU 80th Anniversary
 - Highlight RMU's history through social media & monthly newsletter #80for80
- Customer Account Update Incentive
 - Ensure email is on file for chance to win \$50 utility credit
 - Monthly drawing through 2025

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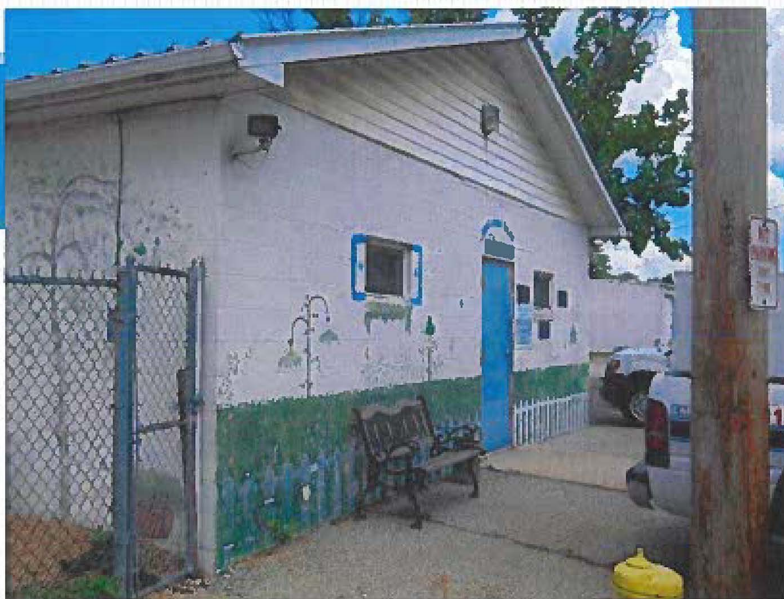
DRAFT

Rolla Animal Shelter

S.A.V.E.**February 18, 2025**

1

Old Rolla Animal Shelter



2

**Needs Assessment Study for
New Animal Control Facility**

1915 Sharp Road
Rolla, MO 65401

September 19, 2014



"Shelter Planners of America"

ESTIMATED CONSTRUCTION COST

The following construction estimates for a new shelter - 2014.

Administrative Areas 1,738 SF

Animal Housing - Interior 1,760 SF

Animal Support Areas - Interior 1,250 SF

4,748 \$270/SF \$1,281,960

Animal Housing - Exterior 704

Animal Support Areas - Exterior 620

1,324 \$120/SF \$158,880

Building Cost - Sub-Total \$1,440,840

Site Work & Parking 10% \$144,084

Total Construction Cost \$1,584,924

Soft Costs 20% \$316,985

[AE Fees, Civil Engineering, Surveying, Soil testing, Construction Materials Testing, Air Balancing, Furnishing, Computers & Phone System]

Contingency 5% \$95,095

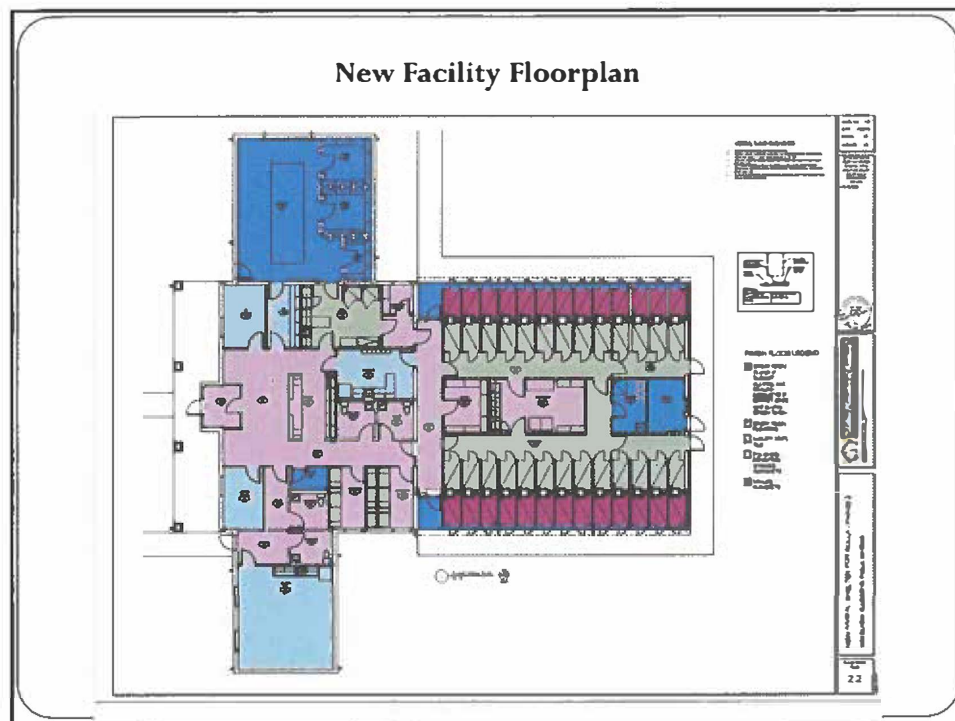
Estimated Total Project Cost \$1,997,004*

3

May 3, 2022 Ground-breaking



4



5



6

Interior Progress

Special thanks to City Public Works, RMU, Nick Barrack/CSE, Kent Bagnall & Others



7

Our furry friends need our help to finish! \$450,000+/-



8

Who is S.A.V.E?

- Save/Neuter, Adopt, Volunteer, Educate
- Fund-raising campaign
- Capital Campaign/Endowment thru CFO & MRCF
 - Initial Goal: \$1.5 million
- Past & Present Committee members:

• Wayne Parry	Shelby O'Keefe
• Judy Cavender	Sue Eudaly
• John Butz	Larry Stratman
• JoAnn Brand-Hoertel	Lee Buhr
• Dawn Smith	Maria Bancroft
• Marsha Wayman	John Redshaw
• Lauren Ranney	Jami Rigsby-Jenkins
• And lots of volunteers!	

9

Fund Raising Efforts

- Fund Raising Campaign strategy laid out 2016
- Advanced Giving/Lead Donor Effort 2016
- Dozens of one-on-one visits with prospective donors
- Lead donors: Mr. Bob Eck (\$441,000); Ranney Run (\$77,000); Day Family (\$45,000); Central Federal S&L (\$25,000); Phelps County Humane Society (\$34,000); Katherine Bacon Trust (\$16,800); Brewer Science; PCB; the Van Dorens, Drains Crowder & Cunningham families and many others
- **Donations received to-date: \$861,661!**

10

S.A.V.E. FINANCIAL STATEMENT AS OF JANUARY 31, 2025			
<u>Fiscal Yr</u>	<u>Cash Donations</u>		<u>Interests</u>
2012	\$ 441,502.10	\$	-
2013	\$ 2,576.54	\$	9,815.08
2014	\$ 1,479.00	\$	2,272.12
2015	\$ 5,285.00	\$	2,218.53
2016	\$ 8,502.70	\$	2,244.90
2017	\$ 96,524.36	\$	2,862.24
2018	\$ 46,293.74	\$	4,724.87
2019	\$ 57,152.81	\$	7,435.97
2020	\$ 45,192.46	\$	4,413.04
2021	\$ 45,361.61	\$	2,316.51
2022	\$ 31,683.42	\$	3,178.79
2023	\$ 53,665.64	\$	10,921.27
2024	\$ 26,441.31	\$	10,302.19
2025	\$ -	\$	2,530.01
Totals	\$ 861,660.69	\$	65,235.52
Total Donations and Interest To-Date		\$	926,896.21
Disbursements:			
Personnel (Intern)		\$	2,447.70
Copying/Production/Postage/Travel		\$	2,214.12
Engineering/Consultants/Construction		\$	701,659.51
Fund Raising/Special Events		\$	4,470.44
Returned donations		\$	550.00
Administration Fees - Other Expenses		\$	9,967.45
Total Disbursements		\$	721,309.22
Total Income To-Date		\$	926,896.21
Total Disbursements To-Date		\$	(721,309.22)
TOTAL FUNDS AVAILABLE		\$	205,586.99
NOTE: S.A.V.E. Campaign Goal - 1.5 million			

11

Major Expenses To-Date	
• Feasibility Study	\$23,000
• Fund-raising/Misc	\$15,000
• Architecture/Design (SPOA/Archer/SCI)	\$120,000
• Shell Building Construction (Cahill's)	\$465,000
• Site Prep/Utilities	\$12,000
• Interior (to-date)	\$86,000
• Kennel flooring & sub-plumbing	
• Lobby/Office flooring & sub-plumbing	
• Framing	
• Major Needs:	
• Kennels/Cages	
• Interior electric	
• Site work	
• HVAC	
• FF&E	

12

Past Activities & Events

- Capital Campaign Presentations
- Shelter Bricks
- Shelter Open Houses
- Professional Group Reception
- Ranney Run
- Pints for Pups
- Informational Displays at Community Events
- "Got Sneakers" program
- Sold Hoodies and T-shirts
- "Dog & Cat Days of Summer" – Fugitive Beach
- Methodist Church Camp fund-raiser
- Donation Boxes
- Trivia Night
- Safari – Cub Creek Camp
- Dinner Auction (coming on April 26, 2025 – Loving Paws Project)

For Shelter Donations: City of Rolla, Missouri

13

Special
Event!



Loving Paws Project

Spring Dinner

A FUNDRAISER BENEFITING THE
NEW ROLLA ANIMAL SHELTER

Dinner, Silent & Live Auction

April 26th, 2025

at Diamond Event Center
1325 S. Bishop Ave. Suite B

Doors open at 5 p.m. - Dinner at 6 p.m.
\$50 per person - Tables of 8

Sponsorship Opportunities Available!

Call (573) 368-1646 to make a reservation.

 @LovingPawsProject

14

Thank you for your support!



15



**CITY OF ROLLA
CITY COUNCIL AGENDA**

DEPARTMENT: Community Development

ACTION REQUESTED: First Reading

SUBJECT: Vacation of an easement at 1527 Saint Maria's Street

(VAC25-02)

MEETING DATE: March 3, 2025

Application and Notice:

Applicant/Owner - Mike Woessner of St. Maria's LLC
Public Notice - <https://www.rollacity.org/agenda.shtml>

Background: The subject property was platted in 2019. The plat included a 10 foot wide utility easement crossing the lot in anticipation of a stormwater drainage pipe. The stormwater system was changed when it was constructed such that it did not need to cross the subject property. No other utilities were built in the easement. The applicant seeks to vacate the easement to allow for a planned multi-family building.

Property Details:

Land area - Approximately 650 sq. ft. to be vacated.

Public Facilities/Improvements:

Utilities - No utilities are located in the easement to be vacated.

Discussion: No utilities were built in the easement. The easement is not needed for any existing or future utility needs. Staff recommends the easement be vacated. A small area is proposed to be retained as a utility easement by the ordinance to cover a portion of the property on which the stormsewer pipe was built.

Prepared by: Tom Coots, City Planner

Attachments: Area Map; Exhibit; Ordinance

ORDINANCE NO. _____

**AN ORDINANCE APPROVING THE VACATION OF AN EASEMENT LOCATED AT
1527 SAINT MARIA'S STREET**

(VAC25-02)

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

SECTION 1: The location of the easement to be vacated is shown on the attached exhibit.

SECTION 2: The said area to be vacated is more particularly described as follows:

A 10.0 foot wide utility easement in a fractional part of Lot 23 of ST. MARIA'S TATANDRA, Rolla, Missouri, lying 5.0 feet on each side of the following described line: Commencing at the Northwest Corner of Lot 23 of said ST. MARIA'S TATANDRA; thence South 1°57'50" East, 12.67 feet along the East right of way of Saint Maria's Street; thence North 88°02'10" East, 10.00 feet to the point of beginning of the hereinafter described centerline of easement: Thence continuing North 88°02'10" East, 65.00 feet to the ending point of said centerline of easement.

SECTION 3: A Utility Easement shall be retained on a portion of the subject property, more particularly described as follows:

A 10.0 foot wide utility easement in a fractional part of Lot 23 of ST. MARIA'S TATANDRA, Rolla, Missouri, lying 5.0 feet on each side of the following described line (side lines of the strip prolonged or shortened to terminate at the grantor's boundary line): Commencing at the Northeast Corner of Lot 23 of said ST. MARIA'S TATANDRA; thence North 89°37'10" West, 22.09 feet along the North line of said Lot 23 to the point of beginning of the hereinafter described centerline of easement: Thence South 13°07'30" East, 15.47 feet to the ending point of said centerline of easement.

SECTION 4: That this Ordinance shall be in full force and effect after the its passage and approval.

**PASSED BY THE CITY COUNCIL OF THE CITY OF ROLLA, MISSOURI, AND
APPROVED BY THE MAYOR THIS 17TH DAY OF MARCH, 2025.**

APPROVED:

ATTEST:

Mayor

City Clerk

APPROVED AS TO FORM:

City Counselor



Project Information:

Case No: VAC25-02
 Location: 1527 Saint Maria's Street
 Applicant: Mike Woessner of Saint Maria's LLC
 Request: Vacation of utility easement



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

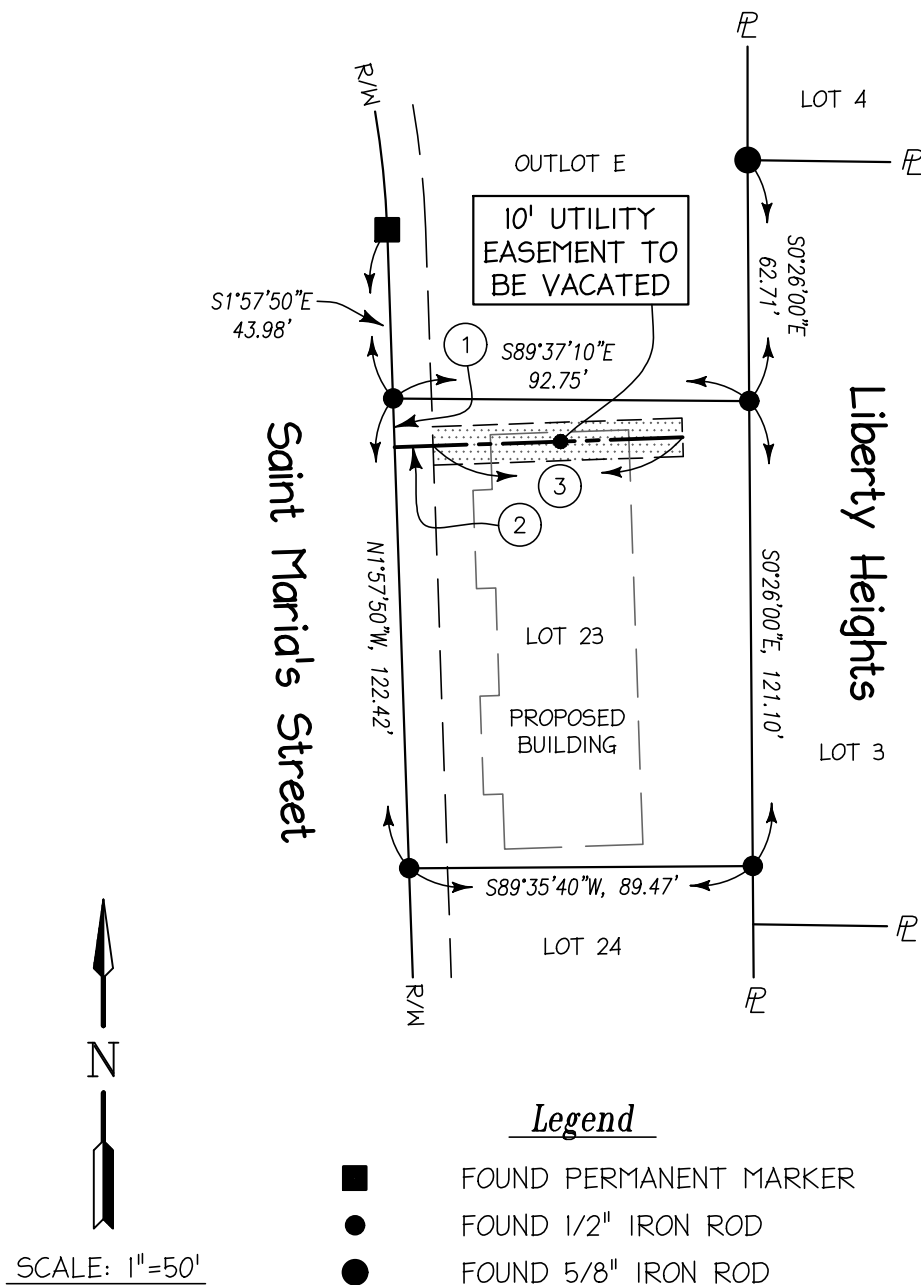


Exhibit "A"



CM Archer Group, P.C. dba:

ARCHER-ELGIN
ENGINEERING | SURVEYING | ARCHITECTURE

Corporate Authority:

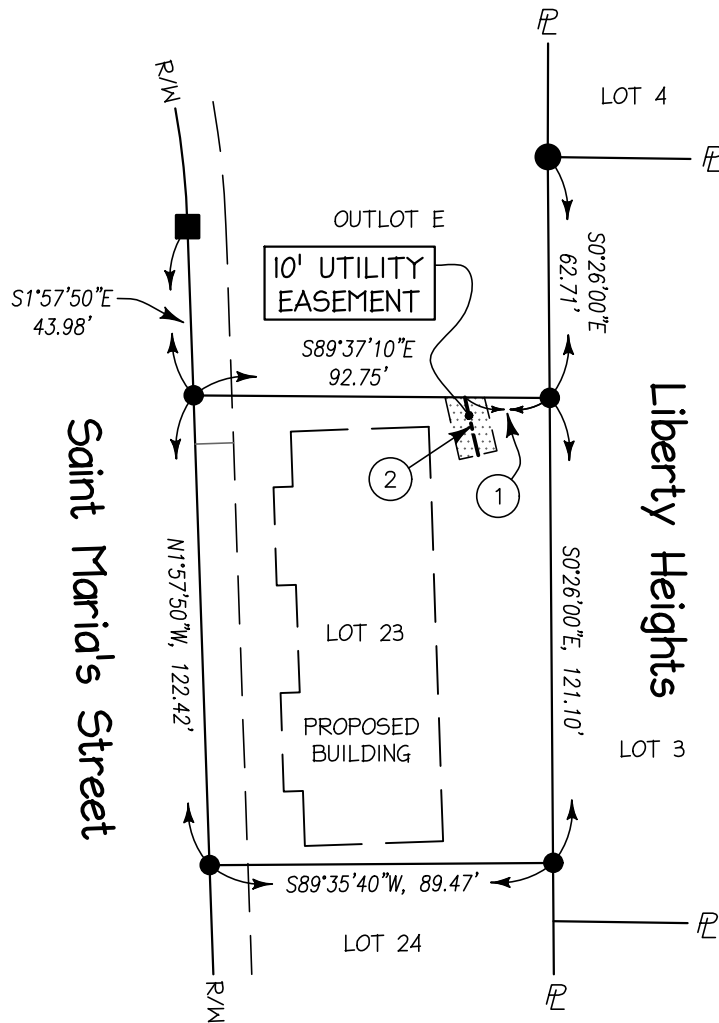
CM Archer Group, P.C.: E: 2003023612-D, LS: 2004017577-D, A-2016017179

310 East 6th Street
Rolla, Missouri 65401
Phone: 573-364-6362
Fax: 573-364-4782
www.archer-elgin.com

Easement Vacation Exhibit

Utility Easement Vacation in
Lot 23, St. Maria's Tatandra
Rolla, Phelps County, Missouri

DATE:
Feb. 6, 2025
DESIGNED BY:
SFF
DRAWN BY:
MEP
PROJECT NO.:
J6075



SCALE: 1"=50'

Legend

- FOUND PERMANENT MARKER
- FOUND 1/2" IRON ROD
- FOUND 5/8" IRON ROD

No.	Bearing	Distance
1	N89°37'10"W	22.09'
2	S13°07'30"E	15.47'

Exhibit "A"



CM Archer Group, P.C. dba:

ARCHER-ELGIN
ENGINEERING | SURVEYING | ARCHITECTURE

Corporate Authority:

CM Archer Group, P.C.: E: 2003023612-D, LS: 2004017577-D, A-2016017179

310 East 6th Street
Rolla, Missouri 65401
Phone: 573-364-6362
Fax: 573-364-4782
www.archer-elgin.com

Easement Exhibit

Utility Easement in
Lot 23, St. Maria's Tatandra
Rolla, Phelps County, Missouri

DATE:
Feb. 6, 2025
DESIGNED BY:
SFF
DRAWN BY:
MEP
PROJECT NO.:
J6075

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**CITY OF ROLLA
CITY COUNCIL SESSION AGENDA**

DEPARTMENT HEAD: Darin Pryor

ACTION REQUESTED: Motion

ITEM/SUBJECT: Signal Design for 10th/Holloway Intersection

BUDGET APPROPRIATION (IF APPLICABLE) - \$80,000 DATE: 3-03-25

COMMENTARY:

The signal equipment at the intersection of 10th and Holloway has reached the end of it's useful life. Staff is proposing to engage a consultant to design a new set of signals at this location. This design work was included in the current budget. We would budget for the construction at this intersection in the 2025-2026 budget year. Eight consultants were evaluated and Olsson Engineering from Springfield was selected based on qualifications. Staff recommends a motion to award the design project to Olsson Engineering and staff will begin negotiations on a scope and fee for this project.

ITEM NO. VII.A.1

HIGH STREET

801

803

805

807

10TH STREET/ROUTE BB

HOLLOWAY STREET

900

906

CITY OF ROLLA
CITY COUNCIL AGENDA

DEPARTMENT HEAD: Darin Pryor

ACTION REQUESTED: Bid Award / Ordinance

Motion/1st Reading

ITEM/SUBJECT: Project #595 – FY 2025 ASPHALT PHASE I

BUDGET APPROPRIATION: \$750,000

DATE: 03/03/25

COMMENTARY:

City staff received bids for Project 595, FY2025 Asphalt Phase I. The bids were as follows:

Pierce Asphalt, LLC PO Box 696 Rolla, MO 65402	\$ 749,122.84
Capital Paving and Construction, LLC 117 Commerce Drive Jefferson City, MO 65109	\$ 790,713.95
NB West Contracting Company 18637 US Highway 66 Pacific, MO 63069	\$ 649,495.77

This phase includes work on portions of the following streets: 5th, 10th, 13th, 15th, 16th, 17th, 18th, Emily Drive, Holt Avenue, Huntleigh Drive, Independence Road, Iverness Lane, Lauren Court, Oak Street, Old St. James Road, Overland Drive, Pine Street, Ramsey Place Road, Rucker Avenue, Silverleaf Lane, and Timberlane Court.

Staff is requesting a motion to award the bid, and a first reading of the ordinance authorizing the Mayor to enter into the contract with NB West Contracting Company, for \$ 649,495.77.

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE A CERTAIN AGREEMENT BETWEEN THE CITY OF ROLLA, MISSOURI, AND NB WEST CONTRACTING COMPANY.

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

Section 1: That the Mayor of the City of Rolla, Missouri, be and is hereby authorized and directed to execute on behalf of the City of Rolla, Missouri an agreement for Project 595 between the City of Rolla and NB West Contracting Company, a copy of said agreement being attached hereto and marked Exhibit "A".

Section 2: This ordinance will 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 17TH DAY OF MARCH 2025.

APPROVED:

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY COUNSELOR

CONTRACT AGREEMENT

THIS AGREEMENT, made and entered into this _____ Day of _____ by and between the City of Rolla, Missouri, Party of the First Part and hereinafter called Owner, and _____ **NB West Contracting Company** _____ Party of the second Part and hereinafter called the Contractor.

WITNESSETH:

THAT WHEREAS, the Owner has caused to be prepared, in accordance with law, specifications, plans, and other Contract Documents for the work herein described, and has approved and adopted said documents, and has caused to be published and advertised for and in connection with the construction of: **FY 2025 Asphalt Phase I, PROJECT 595**, in complete accord with the Contract Documents and the said plans and specifications; and

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

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

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

ARTICLE I. That the Contractor shall (a) furnish all tools, equipment, supplies, superintendent, transportation, and other construction accessories, services and facilities; (b) furnish all materials, supplies, and equipment specified and required to be incorporated in, and form a permanent part of the completed work except the items specified to be furnished by the Owner; (c) provide and perform all necessary labor, and (d) in a good, substantial, and workmanlike manner, and in accordance with the provisions of the General Conditions and the Special Conditions of the Contract, which are attached hereto and made a part hereof, and in conformity with the Contract Plans and Specifications designated and identified therein, execute, construct, and complete all work included in, and covered by the Owner's official award of this Contract to the said Contractor, such award being based on the acceptance by the Owner of the Contractor's proposal, for the construction of **FY 2025 Asphalt Phase I, PROJECT 595**.

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

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

ARTICLE III. Occupational Safety and Health Administration (OSHA)

Safety Training:

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

Notice of Penalties for Failure to Provide Safety Training

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

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

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

ARTICLE V. That the Owner shall pay to the Contractor for the performance of the work described as follows: Complete construction of the improvements in accordance with plans and specifications; and the Contractor will accept as full compensation therefore, the sum (subject to adjustment as provided by the Contract) of \$ 649,495.77 for All work covered by and included in the contract award and designated in the foregoing Article I. Payment therefore shall be made in the manner provided in the General Conditions attached hereto.

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

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

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

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

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

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

CITY OF ROLLA, MISSOURI

CONTRACTOR

BY _____
Mayor, Owner, Party of the First Part

BY _____

Printed Name

Printed Name/Title

STATE OF MISSOURI)
SS)
County of Phelps)

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

My commission expires: _____

Notary Public

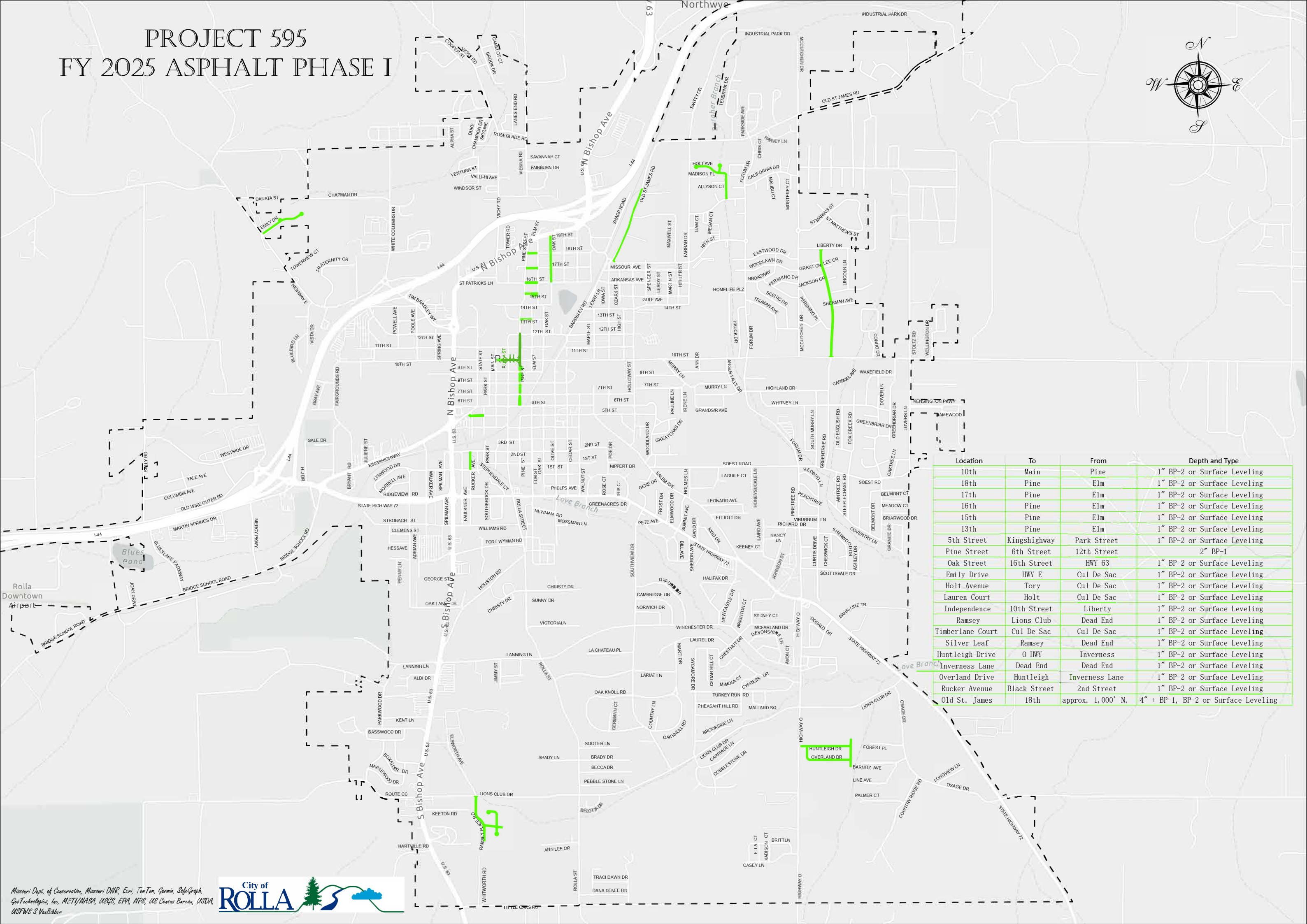
STATE OF MISSOURI)
SS)
County of Phelps)

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

My commission expires: _____

Notary Public

PROJECT 595
FY 2025 ASPHALT PHASE I



Location	To	From	Depth and Type
10th	Main	Pine	1" BP-2 or Surface Leveling
18th	Pine	Elm	1" BP-2 or Surface Leveling
17th	Pine	Elm	1" BP-2 or Surface Leveling
16th	Pine	Elm	1" BP-2 or Surface Leveling
15th	Pine	Elm	1" BP-2 or Surface Leveling
13th	Pine	Elm	1" BP-2 or Surface Leveling
5th Street	Kingshighway	Park Street	1" BP-2 or Surface Leveling
Pine Street	6th Street	12th Street	2" BP-1
Oak Street	16th Street	HWY 63	1" BP-2 or Surface Leveling
Emily Drive	HWY E	Cul De Sac	1" BP-2 or Surface Leveling
Holt Avenue	Tory	Cul De Sac	1" BP-2 or Surface Leveling
Lauren Court	Holt	Cul De Sac	1" BP-2 or Surface Leveling
Independence	10th Street	Liberty	1" BP-2 or Surface Leveling
Ramsey	Lions Club	Dead End	1" BP-2 or Surface Leveling
Timberlane Court	Cul De Sac	Cul De Sac	1" BP-2 or Surface Leveling
Silver Leaf	Ramsey	Dead End	1" BP-2 or Surface Leveling
Huntleigh Drive	O HWY	Inverness	1" BP-2 or Surface Leveling
Inverness Lane	Dead End	Dead End	1" BP-2 or Surface Leveling
Overland Drive	Huntleigh	Inverness Lane	1" BP-2 or Surface Leveling
Rucker Avenue	Black Street	2nd Street	1" BP-2 or Surface Leveling
Old St. James	18th	approx. 1,000' N.	4" + BP-1, BP-2 or Surface Leveling

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**CITY OF ROLLA
CITY COUNCIL SESSION AGENDA**

DEPARTMENT HEAD: Darin Pryor

ACTION REQUESTED: Motion

ITEM/SUBJECT: Welcome and Wayfinding Signage Design

BUDGET APPROPRIATION (IF APPLICABLE) - \$60,000 DATE: 3-03-25

COMMENTARY:

The City received a grant from the State of Missouri Division of Tourism for Welcome and Wayfinding Signage in the amount of \$30,000. Staff requested qualifications from interested design firms for the design of this signage in Pine Street / Downtown area. We received 3 statements of qualifications and the team of Cochran Engineering and Fora Planning and Design were selected based on the submitted qualifications.

Staff recommends a motion to award the design project to Cochran Engineering and staff will begin negotiations on a scope and fee for this project.

ITEM NO. VII.C.1



Joe McGowan, NCARB, LEED AP
Cochran, Director of Architecture
530 E. Independence Dr.
Union, MO 63084
jmcgowan@cochraneng.com
Cell: (314) 581-2407
Office: (636) 584-0540
Fax: (636) 584-0512
cochraneng.com

FORA 
planning & design

Russell Volmert, PLA, AICP
Fora Planning and Design, LLC
Washington, MO 63090
rgvolmert@att.net
(314) 537-7707

STATEMENT OF QUALIFICATIONS



Welcome & Wayfinding Signs for Downtown
City of Rolla

FEBRUARY 14, 2025

February 14, 2025

Mr. Darin Pryor, PE
Director of Public Works
City of Rolla
102 West 9th Street
Rolla, Missouri 65402

RE: RFQ — Welcome and Wayfinding Signs for the Rolla Downtown

Dear Mr. Pryor:

The Cochran Team considers it our privilege to present our approach and qualifications for the opportunity to work with the City of Rolla on the Welcome and Wayfinding Signs for Downtown. As you will see on the following pages, our team has designed and completed numerous projects matching your scope of services.

Cochran is a multi-disciplinary firm providing specialized services in architecture, civil engineering, land surveying, geotechnical, environmental, construction testing and inspection, and construction quality management and construction administration with seven offices across Missouri. The project with the City of Rolla will be served out of Cochran's Union, Missouri office. Fora Planning & Design is located in Washington, Missouri. The collective Cochran Team is only about an hour's drive from Rolla, so we can be present in the city in a timely manner.

A Team That Knows the City of Rolla. The Cochran Team is very familiar with the project area and the community of Rolla in general. Cochran has provided professional services to Rolla Municipal Utilities and are very familiar with the infrastructure and regulations of the town. Fora Planning & Design personnel have provided planning and design services to the Rolla Downtown Business Association (RDBA) and the City of Rolla for over the past 15 years. Most recently, Fora Planning & Design has provided design and promotion services to RDBA for the design of the 6th Street Plaza project.

A Team That Knows This Project. Our collective team understands the significance of the Welcome and Wayfinding Project. We know that the desire for improved wayfinding to the downtown, destinations and the university has been a goal for many years. We understand the importance of the visitor and user experience regarding wayfinding, streets and infrastructure. A positive experience will enhance business, attract visitors and foster investment in the community. A creative Welcome Sign and Gateway will also help to promote a civic identity for the City of Rolla.

We look forward to the opportunity to meet with you in person to present our approach and qualifications to perform this exciting project. If you have any questions or need additional information, please do not hesitate to contact one of us via phone or email.

Sincerely,

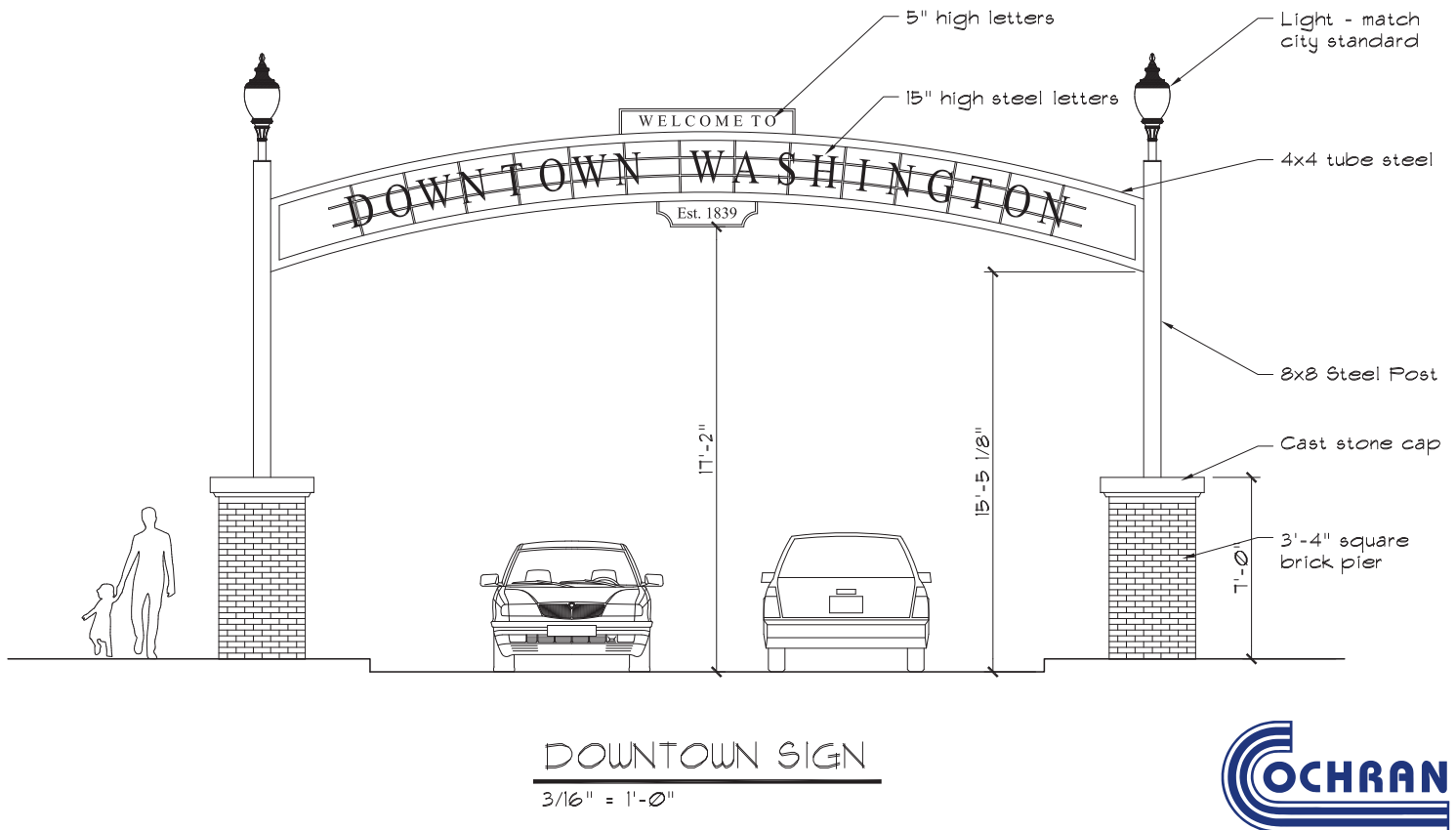


Joe McGowan, NCARB LEED AP
Director of Architecture
(6363) 584-0540
jmcgowan@cochraneng.com



Russell G. Volmert, PLA, AICP
Landscape Architect
(314) 537-7707
rgvolmert@att.net

1. SPECIALIZED EXPERIENCE & TECHNICAL COMPETENCE



Welcome Sign - Downtown Historic District City of Washington

This was a collaborative design with The City of Washington, the Washington Area Chamber of Commerce, and Downtown Washington, Inc., a nonprofit group dedicated to promoting an attractive and financially stable downtown while preserving the City's historic resources and enriching the community. Cochran's Director of Architecture, Joe McGowan, is a member of the Downtown Washington, Inc. board of directors and produced this design as a volunteer service.

The current planned location is next to City Hall, on Jefferson Street, which is a main road entering the downtown area. Key design details include painted tube steel truss framing, historic street lights on top of brick piers, and small lights above sign recessed into steel structure. The Scope of Work included producing a site location map in order to assist in best location for sign (see map below):

- Option 1:** City Hall, south side of intersection of 4th and Jefferson streets
 - Adjacent to City Hall
- Option 2:** City Hall, north side of intersection of 4th and Jefferson streets
 - Stands alone from City Hall
- Option 3:** North side of intersection of 3rd and Jefferson streets
 - At intersection of arterial 3rd Street
- Option 4:** North side of intersection of 4th & Elm streets
 - Second-most trafficked downtown street
- Option 5:** North side of 5th and Jefferson streets
 - This option has many hurdles, i.e. land ownership issues, overhead electric
 - Major arterial



VII.C.4

**CITY OF ROLLA
CITY COUNCIL SESSION AGENDA**

DEPARTMENT HEAD: Darin Pryor

ACTION REQUESTED: Motion

ITEM/SUBJECT: Update of Integrated Management Plan

BUDGET APPROPRIATION (IF APPLICABLE) - \$100,000 DATE: 03-03-25

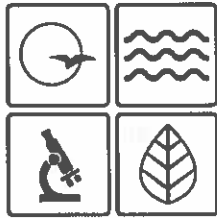
COMMENTARY:

The City of Rolla entered into a MOU with the Missouri DNR in 2018 to develop an Integrated Management Plan (IMP) to guide our future stormwater and wastewater investments. That plan was approved by DNR in September of 2019. The MOU has a requirement to update the plan every 5 years.

Staff reviewed Statement of Qualifications from interested consultants and selected HDR Engineering. Staff recommends a motion to award the project to HDR Engineering and staff will begin negotiations on a scope and fee for this project.

The final approved IMP can be found on the city website at
https://www.rollacity.org/info/pw/cip/CityofRolla_IMP_Handout_Final.pdf.

For over 50 years, EPA, states, and municipalities have made significant progress protecting our waters through implementation of the Clean Water Act (CWA). However, challenges remain. As the nation faces population growth, aging infrastructure, limited resources, and increasingly complex water quality issues, new approaches to address CWA requirements are being explored. Focusing on each CWA requirement individually may constrain a municipality from addressing its most serious water quality issues first. Recognizing the limits of this approach, in 2012, EPA developed an integrated planning framework that offers a voluntary opportunity for a municipality to develop an integrated plan to meet multiple CWA requirements. On January 14, 2019, the Water Infrastructure Improvement Act (WIIA) (H.R. 7279) became law. WIIA added a new Section 402(s) to the CWA to amend the CWA to include the 2012 Integrated Municipal Stormwater and Wastewater Planning Approach Framework.



Missouri Department of dnr.mo.gov
NATURAL RESOURCES
Michael L. Parson, Governor Carol S. Comer, Director

SEP 23 2019

Mr. Steve Hargis, P.E.
Public Works Director
City of Rolla
901 North Elm
P.O. Box 979
Rolla, MO 65402

RE: City of Rolla Integrated Management Plan

Dear Mr. Hargis:

This purpose of this letter is to acknowledge that the City of Rolla (City) has developed and finalized the *City of Rolla Integrated Management Plan* (IMP), which will be used to guide and prioritize future wastewater and stormwater system improvements. It is the Missouri Department of Natural Resources' understanding that the City plans to complete improvements to their wastewater and stormwater systems according to the timelines established in the IMP. The IMP prioritizes regulatory requirements by considering the potential harmful effects to human and environmental health as well as future costs that could result from these requirements.

Integrated planning is not intended to change existing regulatory requirements or delay necessary improvements; however, it is an option to help communities meet requirements while optimizing their infrastructure investments through appropriate prioritization of projects. On June 5, 2012, the U.S. Environmental Protection Agency (EPA) published its *Integrated Municipal Stormwater and Wastewater Planning Approach Framework*. The stated purpose of EPA's framework is to "...provide further guidance for EPA, States, and local governments in developing and implementing effective integrated plans under the Clean Water Act." The Department supports EPA's stance on integrated planning and developed the *Missouri Integrated Planning Framework* to further assist communities. Missouri's framework guides communities through the development of an integrated plan to prioritize investments to meet environmental requirements. Through the use of these two compatible frameworks, communities can plan with confidence that the decisions made within their IMP will attain concurrence from regulatory agencies.

The Department's Water Protection Program (WPP) has reviewed the City's IMP and agrees to use it when making future wastewater and stormwater regulatory decisions affecting the City. As decisions related to regulatory schedules will be based on the timelines set in the IMP, the WPP may reference the IMP as justification for regulatory decisions relating to the City's wastewater

and stormwater permits, the City's Peak Flow Voluntary Compliance Agreement, and future implementation plans associated with addressing impairments.

Given the ever-changing nature of city budgets and economic characteristics, the City may need to revise aspects of the IMP in the future. If such revisions cause changes to environmental project schedules from what is anticipated in the IMP, the WPP will need to review and concur with these changes. In the event that the City does not follow the commitments contained in the IMP, the WPP's agreement to use the IMP in wastewater and stormwater regulatory decisions affecting the City will cease.

The WPP appreciates the time and effort put forth by the City in prioritizing infrastructure needs in an effort to meet regulatory requirements and protect public and environmental health. If you have any questions concerning this matter, please contact Mr. Justin Sherwood, of my staff, by phone at 573-751-3131, by email at justin.sherwood@dnr.mo.gov, or by mail at Department of Natural Resources, Water Protection Program, P.O. Box 176, Jefferson City, MO 65102. Thank you.

Sincerely,

WATER PROTECTION PROGRAM



Chris Wieberg
Director

CW/jsk

c: Mr. David Carani, HDR
Mr. Joe Stoops, Manager, Central Field Operations
Michael Abbott
Refaat Mefrakis
Kristi Savage-Clarke
John Hoke
Hannah Humphrey

**Memorandum of Understanding
between the
Missouri Department of Natural Resources and the City of Rolla, Missouri
regarding the
Integrated Management Plan for Wastewater and Stormwater**

Purpose

The purpose of this Memorandum of Understanding (MOU) between the Missouri Department of Natural Resources ("Department") and the City of Rolla, Missouri ("Rolla") (collectively, the "Parties") is to acknowledge and agree that Rolla will develop an Integrated Management Plan (IMP) to guide their future wastewater and stormwater system investments. The purpose of this MOU is to acknowledge that Rolla is preparing an IMP and that the Department will use the plan, upon its completion and reaching consensus, in future regulatory decisions.

Background

On June 5, 2012, the United States Environmental Protection Agency (EPA) published the Integrated Municipal Stormwater and Wastewater Planning Approach Framework¹ to assist municipalities in identifying a procedure that supports achievement of human health and water quality obligations of the Clean Water Act by identifying efficiencies in implementing requirements that arise from distinct wastewater and stormwater programs, including how to best prioritize capital investments.

The Department published a Missouri Integrated Plan Framework² in support of EPA's integrated plan Framework. The guidance provides state specific factors that are useful for entities to consider during the development on an integrated plan.

Over the next several years, Rolla plans to complete improvements to their wastewater and stormwater systems that will be established in their IMP. The IMP will help prioritize permit and enforcement requirements by taking into consideration the potential impacts to human and environmental health as well as the potential future costs to be borne by the residents of Rolla. When appropriate, Rolla agrees to incorporate green infrastructure approaches toward compliance with requirements as part of the IMP.

Implementation

Rolla's IMP will contain all of the components of an integrated plan as written in the final version of the framework published in 2012 by EPA and in 2016 by the Department. Communication with the Department is encouraged during this time to ensure all Clean Water Act and Missouri Clean Water Law requirements are met during the drafting phase of the plan. As decisions related to schedules will be based on the agreed upon IMP, Rolla's Missouri State Operating Permits (#M0-0050652, #MO-0047023, and #MO-0047031), Municipal Separate Storm Sewer System (MS4) permit (#MOR040033), Sanitary Sewer Overflow (SSO) program, and development of the future enforcement orders (if such may be necessary) will refer back to the plan as justification of schedules for compliance. Further, one segment of Dutro Carter Creek (Water Body ID: 3569), one segment of Burgher Branch (Water Body ID: 1865), and two segments of Little Dry Fork (Water Body ID: 1863, 1864) are listed as impaired for low dissolved oxygen on the approved 2016 303(d) List of impaired waters. Impairments for *Escherichia Coli* are also included on the 2016 303(d) List for Dutro Carter Creek (Water Body ID: 3570) and Little Beaver Creek (Water Body ID: 1529) which are in the service area of the City of Rolla. Because the Rolla SE WWTP (#MO-0050652) and multiple point source discharges were listed as the source of these impairments, upgrades at the City of Rolla wastewater treatment plants (listed above), MS4, and wet weather program may lead to attainment of applicable water quality standards for the impaired segments. Therefore, the Department is committed to defer TMDL development for these segments to allow the city to implement their IMP to strive towards water quality standards attainment. If new segments or impairments are identified in the City's service area in the future, TMDLs deferral will be considered in instances where the cities' IMP aims to address water quality standards attainment. After IMP implementation, the Department

Exhibit A

will reassess the impaired segments and determine whether TMDL development is still necessary. The schedules agreed to shall be consistent with 40 CFR § 122.47.

Agreement

The Parties enter into this MOU to provide Rolla assurance that the Department agrees with the intent of Rolla to develop an IMP which will include improvement to their wastewater treatment plants, collection system, and MS4 directed at permit compliance and water quality standards attainment. The plan shall follow the guidance as written in EPA's Integrated Municipal Stormwater and Wastewater Planning Approach Framework and the Department's Missouri Integrated Planning Framework.

Agreement to and compliance with the MOU does not remove any obligations of Rolla to comply with their Missouri Clean Water Law and Clean Water Act requirements, nor does it lower existing regulatory or permitting standards, but rather recognizes the flexibilities within the Missouri Clean Water Law and the Clean Water Act for the appropriate scheduling of work.

Entry into Force

The MOU will become effective and enforceable upon signature by the Parties.

Duration and Amendment

The MOU is effective for an initial period of five years and may be renewed or amended by mutual agreement in writing between the Parties. Once an IMP is agreed upon by the Department and the City of Rolla, a subsequent MOU will be written that takes into account the timeframe that is determined necessary to complete improvements to the city's wastewater and stormwater systems.

Termination

Each Party has the right to terminate the MOU by giving six months' notice in writing to the other Party at any time.

Authority

Each Party has full knowledge of and has consented to this MOU, and represents and warrants that each person who signs this MOU on its behalf is duly authorized to execute this MOU on behalf of the respective Party and legally bind the Party represented to this MOU.

Missouri Department of Natural Resources


Carol Comer, Director

2-20-2018

Date:

City of Rolla, Missouri


Louis J. Magditts IV, Mayor

10/20/2017

Date:

December 12, 2024

City of Rolla, Missouri
Darin Pryor, PE - Director of Public Works
901 North Elm Street
Rolla, MO 65401

Phase 2 Integrated Management Plan



Dear Mr. Pryor,

In 2018, the City of Rolla (City) was under a Voluntary Compliance Agreement with the Missouri Department of Natural Resources (MDNR) to reduce inflow and infiltration, minimize sanitary sewer overflows, and eliminate bypasses caused by excess flow at two of the City's three wastewater treatment plants (WWTP). Concurrently, the City was faced with upgrading their aging WWTPs to improve treatment performance and comply with existing and future regulations. Understanding that these improvements must be balanced and scheduled to affordably meet regulatory and system needs, the City retained HDR, Inc. (HDR), and CM Archer Group, P. C. (CM Archer), to develop an Integrated Management Plan (IMP).

The IMP was approved by MDNR and outlined a 20-year, strategic capital investment plan that the City is implementing in phased, 5-Year Action Plans. In Phase 1 (2019-2024), the City focused on implementing critical, near-term projects to successfully address wet-weather flow and treatment challenges. The City is now interested in evaluating the impacts of those Phase 1 projects to revise the 20-Year IMP projections and develop a new 5-Year Action Plan (2025-2029).

HDR and our project partner, CM Archer, is excited for the opportunity to assist the City with developing the Phase 2 IMP. We are pleased to submit this letter of interest and our qualifications for your consideration.

BENEFITS OF INTEGRATED PLANNING WITH HDR

Proven approaches. HDR led the City's Phase 1 IMP. We are also directly responsible for developing 20 percent of the integrated plans highlighted in EPA's 2021 report to Congress.

Efficiency. HDR seamlessly leverages EPA's Integrated Planning Framework to build holistic, adaptable integrated plans.

Regulatory certainty and affordability. Our team brings regulatory relationships and water quality leadership to meet today's requirements and accommodate future drivers with a flexible infrastructure investment plan that maintains affordable rates for all Rolla residents.

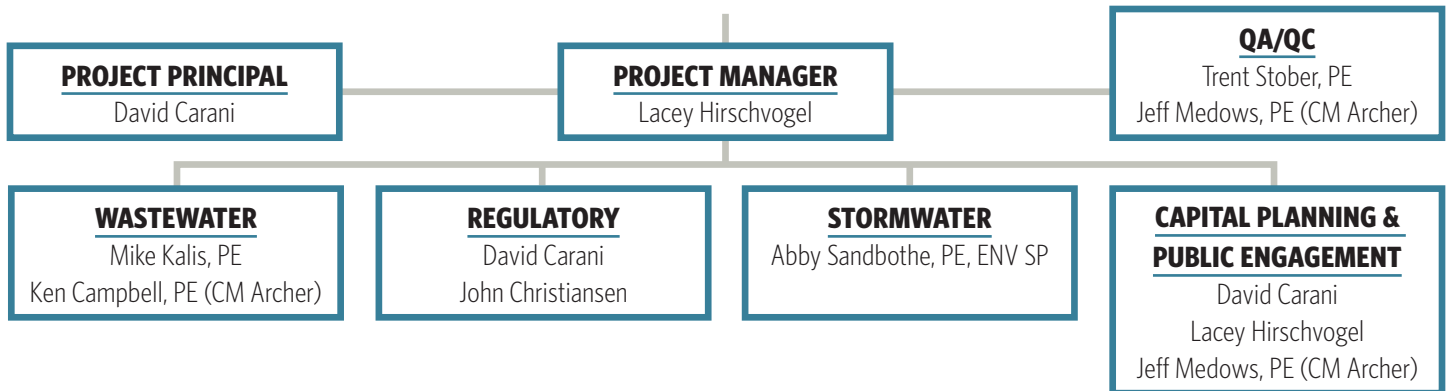
Key Staff and Project Partners

OUR PROVEN TEAM OF EXPERTS

HDR and CM Archer provide the City with the experience, dedication, and personal commitment required to deliver a successful Integrated Plan. We will blend our local understanding, lessons learned from past integrated planning efforts, and knowledge gained from the the City's Phase 1 IMP with our national resources that bring perspectives and experience in some of the nation's most complicated regulatory and integrated planning environments. The City can be confident that our proven team of experts will produce a robust integrated plan that will meet your needs now and into the future.

AVAILABILITY AND COMMITMENT

One of the hallmarks of the HDR team is our ability to provide responsive service from a deep pool of locally available resources. The accessibility of our team provides the City a highly responsive partner and easy access to diverse technical resources. Our team brings the focus, time, and availability to deliver the Phase 2 IMP. We have planned for this work, and our staff is ready to devote their focus to this effort.



David Carani Project Principal

David leverages his more than 20 years of industry experience to support communities

throughout Missouri and Kansas with comprehensive and flexible integrated plans that prioritize capital investments and achieve human health, water quality objectives, and ratepayer affordability. **He has participated in the development of integrated plans for communities across Missouri and Kansas, including the cities of Rolla, Columbia, Springfield, St. Joseph, West Plains, and Maryville as well as Johnson County (KS) Wastewater.**

David's experience includes work within a variety of technical and regulatory issues related to water quality standards compliance. This experience includes conducting beneficial use and water quality criteria evaluations, TMDL studies, regulatory reviews, socio-economic and affordability analyses, and biological assessments. In addition to integrated planning, his recent efforts have included reviewing and commenting on Missouri's proposed water quality standards and effluent regulation changes and conducting technical reviews of discharge permits.



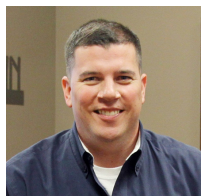
Lacey Hirschvogel Project Manager

With over 12 years of experience, Lacey leads HDR's Regulatory Team for Missouri and Kansas. In this role, she supports clients with permitting and regulatory assistance, grant and funding requests, source water quality improvement plans, and integrated planning. Her career experience began at MDNR, where she had a key focus on developing the Missouri Integrated Planning Framework.



Trent Stober, PE QA/QC

Mr. Stober is HDR's National Director of Water and Wastewater Utility Management Services with over 27 years of experience in water, wastewater, and stormwater planning and design. His national team provides utility planning, risk and resiliency assessments, asset management, financial, and regulatory support for municipal water utilities. Mr. Stober provides a strong technical resource for utility planning and decision-making having guided multi-billion dollar municipal capital investment programs. Trent provides Columbia with a Project Principal committed to his hometown and adept in developing long-range plans aligned with utility and community goals and priorities.



Jeff Medows, PE (CM Archer) QA/QC

With 30 years of consulting experience, Jeff has spearheaded numerous successful municipal construction projects, overseeing planning, design, and construction services. His expertise lies in understanding client needs, translating them into cost-effective solutions, and facilitating infrastructure assessments and meetings with city personnel. Jeff has played a pivotal role in securing grant and low-interest loan funding for municipal clients. He is highly experienced in QA/QC processes, capital planning, and leading public engagement initiatives to build consensus and deliver projects that align with community goals.



Mike Kalis, PE
Wastewater

Mike has nearly 40 years of experience in public-sector wastewater infrastructure projects. He has worked hard to optimally align HDR's resources with JCW's needs, drivers, and mission. Mike has been

involved in projects for JCW continuously since the late 1980s, including projects at Tomahawk Creek, Middle Basin, the Nelson Complex, and several pump stations, as well as dozens of collections system projects. As HDR's service to JCW has grown in recent years, Mike has made managing this important relationship his primary focus.



Ken Campbell, PE (CM Archer)
Wastewater

Ken has over 20 years of experience in wastewater infrastructure projects. He has worked on projects ranging from treatment facility rebuilds and upgrades to sewer system evaluations and extensions.

Ken has contributed to infrastructure improvements across municipalities, including St. Robert, Rolla, Salem, and Farmington, focusing on treatment plant upgrades, sanitary sewer studies, lift station improvements, and advanced treatment evaluations.



John Christiansen
Regulatory

For the past decade, John has focused on assisting clients with water quality regulatory issues. His efforts include integrated planning and addressing Total Maximum Daily Loads (TMDL) use

attainability analysis integrated planning site-specific criteria National Pollutant Discharge Elimination System (NPDES) permits wasteload allocations and water quality trading. He also has extensive experience with GIS and database design and management.



Abby Sandbothe, PE, ENV SP
Stormwater

Abby is a Water Resources Engineer with nine years of experience in planning, modeling, design, and management for many water resources-related projects. She has supported numerous stormwater

projects that include studies and master plans as well as the design of best management practices, underground detention, retention, and detention ponds.

Capacity and Capability

HDR has successfully coupled our regulatory knowledge with deep experience in traditional wastewater, stormwater, and drinking water master planning to implement integrated plans across Missouri. As a national and regional leader in this field, our team leverages EPA's Integrated Planning Framework (Framework), which was codified within the 2019 Federal Clean Water Act amendments, as the basis for helping municipal utilities control their own regulatory compliance and infrastructure investment futures. This Framework also aligns with the Missouri Department of Natural Resources' (MDNR) Integrated Planning Framework and satisfies all of MDNR's planning requirements.

In Phase 1, the HDR team applied the Framework in a streamlined manner to develop a tailored, adaptive IMP that outlines short- and long-term wastewater and stormwater plans appropriately prioritize and schedule wastewater and stormwater infrastructure work that is affordable, aligns with community priorities, and meets regulatory obligations. For Phase 2, the HDR team proposes to continue this established approach to develop your tailored IMP within a year from receiving notice to proceed.

Through this process, we work with the City to incorporate all current, upcoming, and forecasted capital utility investments, City and community priorities, and affordability constraints into an adaptive integrated plan.

**CITY OF ROLLA
CITY COUNCIL AGENDA**

DEPT. HEAD: Jeff Breen, Fire Chief **ACTION REQUESTED:** Ordinance First Reading

ITEM/SUBJECT: Station 1 Bay Doors

BUDGET APPROPRIATION: \$30,000 ARPA
\$3,000 Building & Grounds

DATE: March 3, 2025

Commentary:

City staff received bids for Fire Station One located at 1490 East 10th Street for replacement bay doors. We advertised for bids twice and received one bid as follows:

G&W Overhead Door	\$33,096.00
311 Dana Renee Drive	
Rolla, MO 65401	

This project will replace six bay doors (8 year warranty) with Polyurethane Insulated Steel Doors with one row of full view windows. The existing bay doors are 20+ years old and are showing some deterioration and bowing causing air gaps at all of the door jambs.

Staff is requesting a first reading of the ordinance authorizing the Mayor to enter into the contract with G&W Overhead Door for \$33,096.00.

ITEM NO. VII.E.1

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE A CERTAIN AGREEMENT BETWEEN THE CITY OF ROLLA, MISSOURI, AND G&W OVERHEAD DOOR.

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

Section 1: That the Mayor of the City of Rolla, Missouri, be and is hereby authorized and directed to execute on behalf of the City of Rolla, Missouri an agreement for Fire Station One Overhead Doors between the City of Rolla and G&W Overhead Door, a copy of said agreement being attached hereto and marked Exhibit "A".

Section 2: This ordinance will 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 17TH DAY OF MARCH 2025.

APPROVED:

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY COUNSELOR

EXHIBIT A

CONTRACT AGREEMENT

THIS AGREEMENT, made and entered into this _____ Day of _____ by and between the City of Rolla, Missouri, Party of the First Part and hereinafter called Owner, and _____ **G&W Overhead Door** _____ Party of the second Part and hereinafter called the Contractor.

WITNESSETH:

THAT WHEREAS, the Owner has caused to be prepared, in accordance with law, specifications, plans, and other Contract Documents for the work herein described, and has approved and adopted said documents, and has caused to be published and advertised for and in connection with the construction of: **Fire Station One Overhead Doors**, in complete accord with the Contract Documents and the said plans and specifications; and

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

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

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

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

EXHIBIT A

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

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

ARTICLE III. Occupational Safety and Health Administration (OSHA)

Safety Training:

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

Notice of Penalties for Failure to Provide Safety Training

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

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

EXHIBIT A

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

ARTICLE V. That the Owner shall pay to the Contractor for the performance of the work described as follows: Complete construction of the improvements in accordance with plans and specifications; and the Contractor will accept as full compensation therefore, the sum (subject to adjustment as provided by the Contract) of \$33,096.00 for All work covered by and included in the contract award and designated in the foregoing Article I. Payment therefore shall be made in the manner provided in the General Conditions attached hereto.

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

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

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

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

EXHIBIT A

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

CITY OF ROLLA, MISSOURI

CONTRACTOR

BY _____
Mayor, Owner, Party of the First Part

BY _____

Printed Name

Printed Name/Title

STATE OF MISSOURI)
SS)
County of Phelps)

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

My commission expires: _____

Notary Public

STATE OF MISSOURI)
SS)
County of Phelps)

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

My commission expires: _____

Notary Public



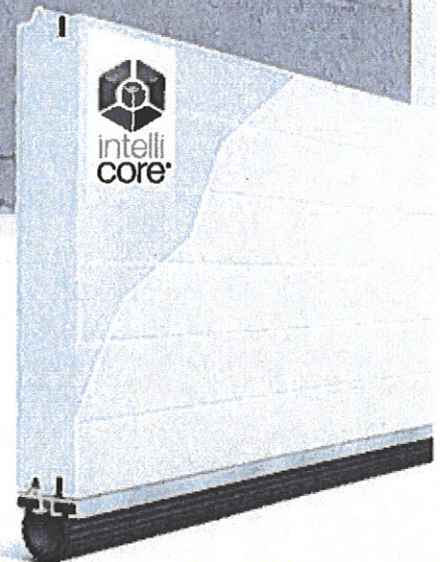
CLOPAY COMMERCIAL – MODELS 3720, 3721, 3723 energy series with intellicore



POLYURETHANE INSULATED STEEL DOORS

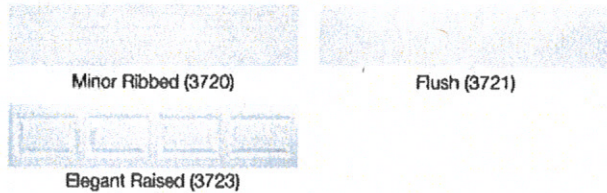
Clopay's Model 3720, 3721 and 3723 are polyurethane insulated steel commercial and industrial doors designed for facilities where energy efficiency and durability are required.

- Foamed in place Intellicore® polyurethane insulation with thermal break provides strength and energy efficiency. R-value 18.4.
- 2" thick door with three-layer steel front, insulated middle and steel backing, provides durability, strength and quiet operation.
- Three-stage steel paint process, inside and out, delivers a virtually maintenance free finish.
- Multiple window sizes and glazing options provide visibility, energy efficiency and design options.



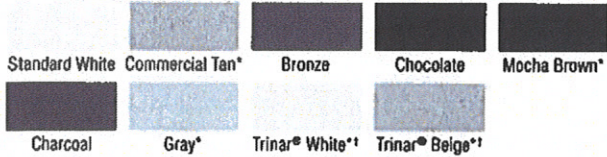
Steel skins are protected through a tough, layered coating system, including a hot-dipped galvanized layer, a protective metal oxide pretreatment and a baked-on primer and top coat.

EXTERIOR SKIN PATTERN



COLOR OPTIONS

MODEL 3720



ADDITIONAL COLORS FOR MODELS 3721, 3723



CUSTOM PAINT OPTION



Color Blast® finish offers more than 1,500 Sherwin-Williams® color options to complement your building design. This durable two-part paint system has been thoroughly tested and is backed by a five-year warranty.

Due to solar reflective formulation to meet greater than a 38 LRV some colors may not be available.

FEATURES

STANDARD HARDWARE

TPE astragal in corrosion-resistant retainer
Commercial 10-ball steel rollers (nylon tires available)
Steel step plate and lift handle
Galvanized steel end stiles
Inside slide lock for increased security
2" or 3" track
10,000 cycle springs. High cycle springs available.
Galvanized aircraft cable with minimum 7:1 safety factor
Variety of track configurations to meet building specifications

MATERIALS AND CONSTRUCTION

Panel Thickness	2"
Insulation	CFC and HCFC-free Intellicore® polyurethane
R-value	18.4*
U-Factor	0.19†
Air Infiltration	0.22 cfm/ft²
Thermal Break	Continuous foam
Exterior Steel	27 gauge (.41 mm)
Interior Steel	27 gauge (.41 mm)
Exterior Surface	Stucco embossed, minor ribbed (3720) Woodgrain embossed, flush (3721) Woodgrain embossed, elegant raised (3723)
Max Width	3720: 32'2" 3721/3723: 24'2"
Max Height	3720: 26' 3721/3723: 18'
Exterior Colors	Standard White, Almond, Desert Tan, Sandtone, Commercial Tan, Bronze, Chocolate, Mocha Brown, Charcoal, Gray, Trinar® White and Trinar® Beige. Also available in Color Blast® finish.
Interior Color	Standard White
Limited Warranties	10-year delamination 10-year standard paint 5-year Color Blast® finish 1-year material and workmanship

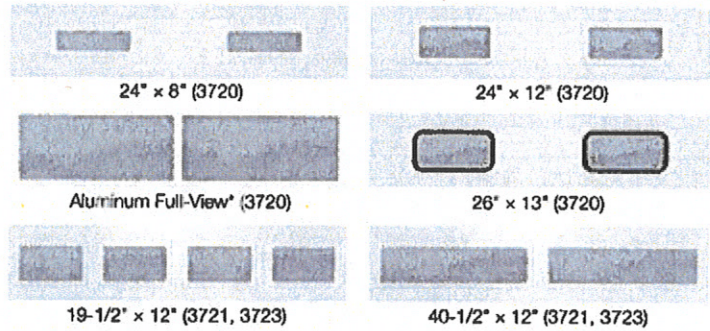
* Calculated door section R value is in accordance with DASMA IDS 163.

† Tested door U-Factor is in accordance with DASMA 105.

For special sizes, applications and options, consult customer service at 1-800-526-4301.

ADDITIONAL OPTIONS

WINDOW OPTIONS



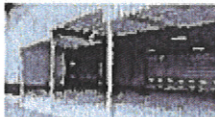
* Intellicore polyurethane insulated option also available.

Model 3720 is available with nominal insulated glass and nominal insulated tempered glass. Full-view section, pre-painted Standard White or Chocolate; glazing options include DSB, tempered, plexiglass, insulated, insulated tempered and polycarbonate. 26" x 13" windows are available with Lexan® or plexiglass. Models 3721 and 3723 are available with DSB, plexiglass and insulated glass.

HEAVY-DUTY HARDWARE (where not standard)



MULLIONS



Carry-away, roll-away or swing-up mullions are available on select sizes.

BREAK-AWAY SECTION



Single section and double sections available on select sizes.

PASS DOOR



32" wide x 80" high, max 16'2" wide section. Not available on Models 3721 and 3723.

EXHAUST PORT



Can be cut into any type of sectional door. Available in select sizes.

CONTROLGARD® SD CHAIN HOIST



Hand chain hoist with an integral braking system provides controlled descent for sectional doors.



WindCode® design pressure (DP) up to 52 PSF depending on configuration. Models tested 50% greater than DP.



Upgrade your standard door with industrial-grade components.

CODE COMPLIANT

This Clipay door complies with the 2015 IECC (International Energy Conservation Code) with an air infiltration rating of .40 cfm/ft² or less (IECC, Section 402.5.2), and also meets the U-Factor requirement of .37 or less (IECC, Section C402.4, for Climate Zones 1 through 8).

HIGH CYCLE SPRINGS



25,000, 50,000 or 100,000 cycle springs available.



For more information on these and other Clipay products, visit clipaycommercial.com. Architects and specifiers, visit architectdoorhelp.com.

MADE IN USA

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VII.E.10

CMDC-3720-07_REV1024

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CITY OF ROLLA
CITY COUNCIL AGENDA

DEPARTMENT HEAD: City Administrator John Butz

ACTION REQUESTED: Selection of Opioid/Drug Prevention, Treatment & Abatement

ITEM/SUBJECT: Motion to Award

TOTAL BUDGET APPROPRIATION: \$16,760

DATE: March 3, 2025

COMMENTARY:

City Council budgeted and directed staff to issue an RFP for drug prevention, treatment & abatement programs utilizing Opioid Settlement funds received by Missouri's settlement with drug manufacturers and distributors. The City has received \$13,118 to-date but anticipates receiving \$20,000 – 25,000 or more as these settlements are handed down.

The City issued the RFP in December 2024 with an RFP opening date of February 19, 2025. The RFP notice was placed in the Phelps County Focus and emailed directly to area providers. The City received one proposal from Prevention Consultants of Missouri for a 12 month school-based program of \$8,380.

Recommendation: Motion to select Prevention Consultants of Missouri as the sub-recipient of Opioid settlement funds of \$8,380 with an option to provide a second year effort (or award a 2 year service agreement). Upon award a contract for service will be prepared for final consideration.

VII.F.1

ITEM NO. _____



REQUEST FOR PROPOSALS (RFP)

Opioid/Drug Prevention, Treatment and Abatement Strategies

City of Rolla, Missouri

December 2024

Proposals must be received by:

11:00 AM, Wednesday, February 19, 2025

For more information, please contact:

John Butz, City Administrator – jbutz@rollacity.org

Project Description

More than 24,000 Missourians have lost their lives due to a drug overdose over the last 20 years. In response to same Missouri joined other States in successfully suing opioid manufacturers, distributors and retailers. It is anticipated Missouri will receive more than \$900 million over the next 15 years – 60% of which will be used by the State. Selected MO cities and counties will receive 40% of the settlement proceeds with the vast majority of that going to counties. The City of Rolla may receive \$21,000 +/- based on projected settlement proceeds (has received \$13,000 to-date). Phelps County is slated to receive substantially more than that amount and has elected to use a local committee of treatment and prevention professionals to advise on the use of said funds. In addition, the City of Rolla is receiving new sales taxes on retail sales of adult-recreational marijuana. The City of Rolla is interested in partnering with professionals in the treatment, prevention and/or abatement of opioid and other drug use to reduce the harmful effects of illegal drug use.

Selection Schedule

RFP Released	December 27, 2025
Question Deadline	5:00 PM, January 24, 2025
Proposals Due	11:00 AM, February 19, 2025
Possible Interviews	Week of February 26, 2025
Recommendation to City Council	March 3, 2025

Notice of selection, execution of agreements, and notice to proceed to follow shortly after formal selection by the City Council.

Project Schedule

The timeline for beginning work and completing work is flexible, however, it is expected that the program could last 12 – 24 months.

Proposed Budget

The project is not expected to exceed a budget of \$30,000.

RFP Submittal Requirements

Three hard copies of the proposal and one electronic copy must be submitted.

The RFP submittal must include the following:

- Cover letter signed by a member of the responding company or firm empowered to commit the firm to a contractual arrangement with the City and identifying the person who will be responsible for regular communication with the City
- Brief history of the firm, including organization, size, office location and proposed location of services provided (must be in Phelps County)

- Description of the range of services provided relevant work experience, capabilities and expertise which qualify the firm to undertake the project.
- No less than two references on relevant work projects
- List of individual or individuals who would be providing services to the City, including his or her individual work experience.
- A scope of services that provides the firm's approach and method to execute the update process.
- Proposed budget for the work including a schedule of fees by work task, hourly rates for project personnel, and estimated travel and incidental costs.
- Proposed timeline for completion of the project

Questions

Any questions on the RFP or process should be directed to City Administrator John Butz at jbutz@rollacity.org. Questions which may apply to all applicants will be answered and sent to all applicants.

Submittal Process

RFP must be submitted to: Ms. Lorri Powell, City Clerk
Rolla City Hall
901 N Elm Street
Rolla, MO 65401

Proposals must be received no later than **11:00 am, Wednesday, February 19, 2025** to be eligible for consideration.

No late, incomplete, email or fax submissions shall be accepted.

Selection of a firm will be made at the discretion of the City, which reserves the right to accept or reject any and all proposals.

Firms may be asked to make presentations to a selection committee. The committee will meet with the top-ranked firm to refine the scope of the project, schedule and fees. If an agreement cannot be reached on the project scope, schedule and fee with the top-ranked firm, the committee shall, in similar fashion, negotiate with the second ranked firm. It is anticipated that consultant selection will occur within 60 days of the proposal submission.

Selection Criteria

Selection criteria may include but not necessarily be limited to the following:

- Qualifications and experience of the firm in performing opioid, drug/alcohol treatment, prevention or abatement programs and/or services.
- Proposed cost to provide the services requested herein.

- Ability of the firm to meet the expected project completion schedule
- Qualifications and experience of the personnel to be assigned to the project.
- Location of an office within Rolla/Phelps County

Background

Rolla, Missouri is the hub of south-central Missouri for education, healthcare, recreation, employment and retail services. Rolla is located along I-44, approximately 100 miles west of St. Louis and 100 miles east of Springfield. The population is 19,943 (2020 Census), with much growth expected over the next 10-20 years. Rolla is home to the Missouri University of Science and Technology (MO S&T) with 7,200 students and the Phelps Health hospital system. Rolla is located 30 miles east of Fort Leonard Wood.

Allowable Scope/Use of Settlement Funds

(from MO Department of Mental Health)

- Treatment
 - Treat opioid use disorder
 - Support people in treatment & recovery
 - Connect people with the help they need
- Prevention
 - Prevent overdose deaths and increase access to harm reduction services
 - Prevent over-prescribing and ensure appropriate dispensing of opioids
 - Prevent misuse of opioids
- Other Opioid Abatement Strategies
 - First responders (education/support services)
 - Leadership, planning and coordination
 - Training
 - Research

Deliverables

- Quarterly written reports on activities
- Upon completion of the program/services a written summary of efforts and results
- Assist City in the annual report filing with the MO Department of Mental Health (Oct 1 – Jan 31 of the following year)
- Other data and information collected through the process in digital format
- Public participation/educational materials used throughout the service project

Contractual Requirements

The firm will be paid on a regular basis upon receipt of proper invoices and progress reports. Payment will be made on a reimbursement basis for services actually performed.



Working upstream since 1993

Lorri Powell, City Clerk
Rolla City Hall
901 N Elm Street
Rolla, MO 65401

Dear Ms. Powell,

Please find attached our proposal to the City of Rolla in response to the Opioid/Drug Prevention, Treatment and Abatement Strategies RFP.

With any questions regarding the proposal, please contact me at 573-368-4755 or email at jamie@preventionconsultants.org.

Thank you!

Jamie Myers
Executive Director

VII.F.7

2-19-25
11:04 LP

**Prevention Consultants of Missouri
Proposal to the City of Rolla
Opioid/Drug Prevention, Treatment and Abatement Strategies
February 2025**

History of the firm, including organization size, office location and proposed location of services provided:

Prevention Consultants of Missouri (PCM) has been providing evidence-based substance use prevention services since 1993 as a Prevention Resource Center through a contract with the Missouri Department of Mental Health (DMH). Although the primary office site is at 300 North Rolla Street in Rolla, Missouri, the service area includes the counties of Crawford, Dent, Gasconade, Iron, Maries, Phelps, St. Francois, and Washington. PCM is an active part of a statewide substance use prevention network of providers.

During the last 32 years, PCM has developed and provided ongoing support to over 15 community coalitions focused on substance use prevention. Strong collaborative relationships have been formed with school districts, healthcare providers, law enforcement agencies, and social service agencies in the eight-county service area to build and enhance local, evidence-based prevention strategies. Current rates of substance use by school-age kids in the service area and in Missouri are the lowest they have been in decades.

PCM staff currently includes 23 full and part-time prevention credentialed professionals, certified educators, licensed counselors, and prevention technicians. Staff provide a variety of evidence-based education, capacity building, and technical assistance throughout the service area and state of Missouri. PCM has an eight-person board of directors including a bank president, nurses, school principal, psychologist, and a retired university instructor.

The proposed services described below will be provided for middle and high school students within the Rolla, Missouri community and the Rolla School District.

Description of the range of services provided relevant work experience, capabilities and expertise which qualify the firm to undertake the project:

Prevention Consultants of Missouri (PCM) has been providing evidence-based substance use prevention programs, training, education, and other technical assistance in communities for over 30 years.

There are clear risk and protective factors that research has shown are associated with youth substance use. More than 90% of adults with substance use disorders began

using an addictive substance before age 18. Reaching youth with multiple prevention messages and strategies before use is critical. The primary prevention strategies described in this proposal will work to reduce specific risk factors and build protective factors directly linked to youth substance use.

In the last four years, PCM has partnered with the Missouri Department of Health and Senior Services and the Department of Mental Health to provide prevention strategies through the Overdose Data to Action program. Strategies included a digital media campaign with original geo-fenced content, provision of two evidence-based substance use prevention curricula in service area schools, supporting the training and credentialing of new peer and recovery support specialists, and promoting safe use, safe storage, and safe disposal of unneeded, unused, and expired medication.

PCM staff supply local health providers, pharmacies, colleges/universities and other service providers with drug disposal pouches and information to locate drug disposal boxes located throughout the service area. Over 10,000 drug disposal pouches and prescription drug safety information have been distributed by staff and community partners in the past eight years. With PCM assistance, over 20 drug disposal boxes have been set up and promoted in law enforcement and pharmacy sites in the eight counties served.

Universal prevention programs are currently provided by PCM. Too Good for Drugs, an evidence-based, 10-session substance use prevention curriculum for kindergarten through high school students is provided in over 22 school districts through PCM support. PCM prevention educators currently teach the program in 14 service area schools to over 5000 students each year. This includes teaching the program in all Phelps County schools.

Mentoring Makes a Difference has been provided in partnership with the Rolla School District for the last 20 years. Up to 70 elementary through high school youth are matched one-on-one, with a volunteer adult mentor and they meet weekly in a supervised, during or afterschool setting. Kids are referred to the program by schools, parents/grandparents/guardians, and other youth-serving organizations. Several participating students live with alternative guardians because of parental substance use disorder.

References on relevant work experience:

1. Dr. Susan Depue Bradford
Missouri Institute for Mental Health, University of Missouri St. Louis
Susan.bradford@mimh.edu
314-516-8412

2. Bonnie Prigge, Executive Director
Meramec Regional Planning Commission
bpriggie@meramecregion.org
573-265-2993
3. Laura Weakly, Grants and Risk Manager
Four Rivers Community Health Center
lweakly@fourrivers.org
573-463-8252

Individuals who would be providing services to the City, including his or her individual work experience:

Jamie Myers, M.Ed., LPC, MAPS
Executive Director, Prevention Consultants of Missouri

Jamie has provided leadership, data gathering and analysis, strategy development, implementation, and evaluation of substance use prevention programming for youth and adults for over 34 years. This includes the development of local prevention coalitions in the eight-county service area where evidence-based prevention strategies are developed from the analysis of local data and identified risk and protective factors. Strategies to specifically address prescription drug misuse, heroin, and other opioid use have been developed and implemented over the last 14 years, including town hall meetings, direct mail to parents, establishing permanent drug disposal sites, teaching Generation Rx, peer education training, media campaigns, and other community-based prevention strategies. Jamie is a licensed counselor and an Missouri Advanced Prevention Specialist.

David Chirban, M.A.
Project Coordinator, Phelps County Drug Free Communities

David has worked as the project coordinator for the Drug-Free Communities since January of 2023. He speaks with and trains youth and young adults at schools throughout Phelps County about health, wellness, and responsible decision making. David is a youth mental health first aid instructor and is involved in the creation of peer prevention coursework that is used by schools throughout the county. In addition, David leads the Drug Free Communities Task Force that includes over 20 community representatives representing over twelve community sectors that are working together to build protective factors and reduce risk factors to prevent youth substance use.

Scope of Services that provides the firm's approach and method to execute the update process:

Prevention Consultants of Missouri is requesting funding support for two related substance use prevention strategies to be implemented with middle and high school youth in Rolla, Missouri.

1. Co-curricular Drug-Free Leadership Development:

This program includes partnering with the school activities department, coaches, and group sponsors to provide adult-led substance use prevention presentations with co-curricular teams and organizations. The presentation topic is the opportunity they have to utilize their leadership and responsibility to encourage other students to live their best lives substance free.

The prevention presentations employ the thoughts of other leaders and successful athletes and use these reflections as a guide for students to build and employ their skills to be drug-free leaders in their school and community. These talks capitalize on the dynamics of group leadership and team camaraderie and are given once to each Rolla Junior High and Rolla High School team and organization before or after their practices/meetings during their respective seasons.

The drug-free leadership program will have an impact on over 1,000 students throughout the academic year. The objective is to inspire students to recognize the potential that exists within them, while preparing them for the challenges that stand before them. The power of these talks is they cater to the team, sport, or activity that is being presented to, allowing the students to see how professionals in that same activity have reflected on the issue of leadership, responsibility, and drug-free decision making.

2. Peer-led Substance Use Prevention Education:

This Teens Teach Prevention program includes a youth-led course in which selected Rolla High School students are taught the power of leadership by professional staff and trained to present drug prevention and wellness presentations to every seventh and eighth grade student through the health classes at Rolla Junior High School. Trained high school students form teams of three or four, are provided presentation scripts and slides, and will receive continued coaching from agency staff to provide classroom presentations for their younger peers.

Presentations will be completed in classrooms each quarter and reach the approximate 600 junior high students a minimum of two times during the school year. The program's objective is to normalize drug-free behavior by demonstrating to younger students that life at the Junior and High School levels can and should be lived drug free. The overlying power of these presentations is the fact that they are peer-led by students who are two to five years older and serve as very influential role models.

Proposed Budget for the work including a schedule of fees by work task, hourly rates for project personnel, and estimated travel and incidental costs:

1. Co-Curricular Drug Free Leadership development:

Staff time

Coordination, scheduling, and preparation – 48 hours x \$35/hour	= \$1680.00
32 Group presentations – 32 x 2 hours x \$35/hour	= \$2240.00
Program Total	= \$3920.00

2. Peer-led Substance Use Prevention Education:

Staff time

Presentation script writing and slide creation – 48 hours x \$35/hour	= \$1620.00
Training, follow-up coaching, coordination – 40 hours x \$35/hour	= \$1400.00
Classroom supervision and support – 24 hours x \$35/hour	= \$840.00
Prevention materials for students – Drug-free Bulldog bracelets \$1 x 600	= \$600.00
Program total	= \$4460.00
Request Total	= \$8380.00

Proposed timeline for completion of the project:

May 2025

- Schedule peer-led presentation training with local schools for the next school year

June and July 2025

- Prepare scripts and slides for peer presentations
- Prepare co-curricular presentations
- Purchase Drug-Free Bulldog bracelets

August 2025

- Schedule co-curricular team and organization presentations with fall sports coaches and organization sponsors
- Complete scripts and slides for peer presentations
- Schedule first quarter classroom presentations with Junior High health teachers

September 2025

- Training of high school peer presenters
- Coordinate first quarter peer-led presentations in Junior High classrooms
- Co-curricular team and organization presentations
- Team coaching with peer presenters

October 2025

- Complete first quarter peer-led presentations in Junior High classrooms

- Co-curricular team and organization presentations
- Follow-up meeting and coaching with peer presenters

November 2025

- Schedule second quarter peer presentations
- Schedule winter co-curricular sports teams and organization presentations with coaches and organization sponsors
- Co-curricular team and organization presentations

December 2025

- Complete second quarter peer-led presentations in Junior High classrooms
- Co-curricular team and organization presentations
- Follow-up meeting and coaching with peer presenters
- Schedule third quarter peer presentations

January 2026

- Complete co-curricular winter presentations
- Coaching with peer presenters
- Schedule third quarter peer presentations

February 2026

- Third quarter peer-led presentations in Junior High classrooms
- Schedule spring co-curricular sports teams' presentations with coaches

March 2026

- Third quarter peer-led presentations in Junior High classrooms
- Spring co-curricular presentations

April 2026

- Fourth quarter peer-led presentations in Junior High classrooms
- Complete spring co-curricular presentations

May 2026

- Fourth quarter peer-led presentations in Junior High classrooms
- Review meeting with peer presenters

Contact:

Jamie Myers

Prevention Consultants of Missouri

573-368-4755

jamie@preventionconsultants.org

300 N Rolla Street, Rolla, MO 65401

**A RESOLUTION HONORING JOE AND JANE DALTON FOR THEIR DEDICATED SERVICE TO MOTHERS
AND CHILDREN IN OUR COMMUNITY**

WHEREAS, the City of Rolla recognizes the immeasurable value of individuals who dedicate their lives to the service of others, providing compassion, guidance, and tangible support to those in need; and

WHEREAS, Joe and Jane Dalton have faithfully served at Rolla Pregnancy Resource Center, which was founded in late 2006 and opened its doors in February 2007, with the expressed mission "to end abortion" by empowering women with life-affirming choices, practical support, and compassionate care; and

WHEREAS, Rolla Pregnancy Resource Center is unique in its approach, utilizing Certified Professional Life Coaches (CPLC's) to work with at-risk mothers, a method that has been a cornerstone of its 99.7% success rate and the saving of over 4,000 babies; and

WHEREAS, through their unwavering commitment, Joe and Jane Dalton have ensured that Rolla Pregnancy Resource Center has served over 5,000 mothers, provided over 5,000 ultrasounds, and facilitated over 22,000 total client visits, offering hope and practical resources to those in need; and

WHEREAS, their dedication has extended beyond Rolla, as they have played a crucial role in founding 12 independent pregnancy resource centers across Missouri, training their staff in the "Rolla method", thereby amplifying their life-saving impact in multiple communities; and

WHEREAS, Joe and Jane Dalton also oversee BRIDGES, a nationally recognized maternity home, which has gained attention for its exceptional success in launching productive, self-sufficient mothers into society, helping women build stable and independent futures for themselves and their children; and

WHEREAS, their tireless service has strengthened the moral and social fabric of Rolla, Missouri, and beyond, through education, compassionate outreach, and a steadfast commitment to the sanctity of life; and

WHEREAS, the City Council of Rolla, Missouri, wishes to recognize Joe and Jane Dalton for their unwavering devotion, their years of tireless service, and the profound legacy of lives saved and families transformed through their work;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of Rolla, Missouri, on behalf of its citizens, does hereby honor and commend Joe and Jane Dalton for their outstanding dedication, life-affirming service, and profound impact on the lives of mothers, children, and families in our community;

BE IT FURTHER RESOLVED, that a copy of this resolution be presented to Joe and Jane Dalton as a token of appreciation and in recognition of their remarkable contributions to the City of Rolla and beyond.

PASSED AND ADOPTED this [Day] of [Month], [Year], by the City Council of Rolla, Missouri.

SIGNED:

[Mayor's Name]
Mayor, City of Rolla

[City Council Member's Name]
City Council Member

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ORDINANCE NO. 3939

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROLLA, AS FOLLOWS: AN ORDINANCE APPROVING MCCUTCHEN ACRES NO. 1, A SUBDIVISION IN ROLLA, MISSOURI (MCCUTCHEN FAMILY / MIKE WOESSNER).

SECTION 1: That McCutchen Acres No. 1, a subdivision in Rolla Missouri as submitted to the City Council on this date, is hereby approved.

SECTION 2: Upon further re-subdivision of Tracts A or B of the McCutchen Acres Subdivision, Phase 1, 18th Street shall be fully extended from McCutchen Street to Forum Drive meeting all city standards for Commercial Collector streets.

SECTION 3: The park land dedication requirement for residential subdivisions shall be satisfied by accepting a fee-in-lieu-of payment to be assessed on a pro rata basis as individual tracts are further subdivided.

SECTION 4: That this Ordinance shall be in full force and effect from and after the date of its passage and approval. Building permits may not be issued by the Community Development Department until the final plat has been filed with the Phelps County Recorder of Deeds.

PASSED BY THE CITY COUNCIL OF THE CITY OF ROLLA, MISSOURI AND APPROVED BY THE MAYOR THIS 19TH DAY OF OCTOBER, 2009.

APPROVED:

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Counselor

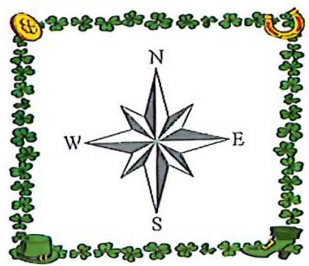
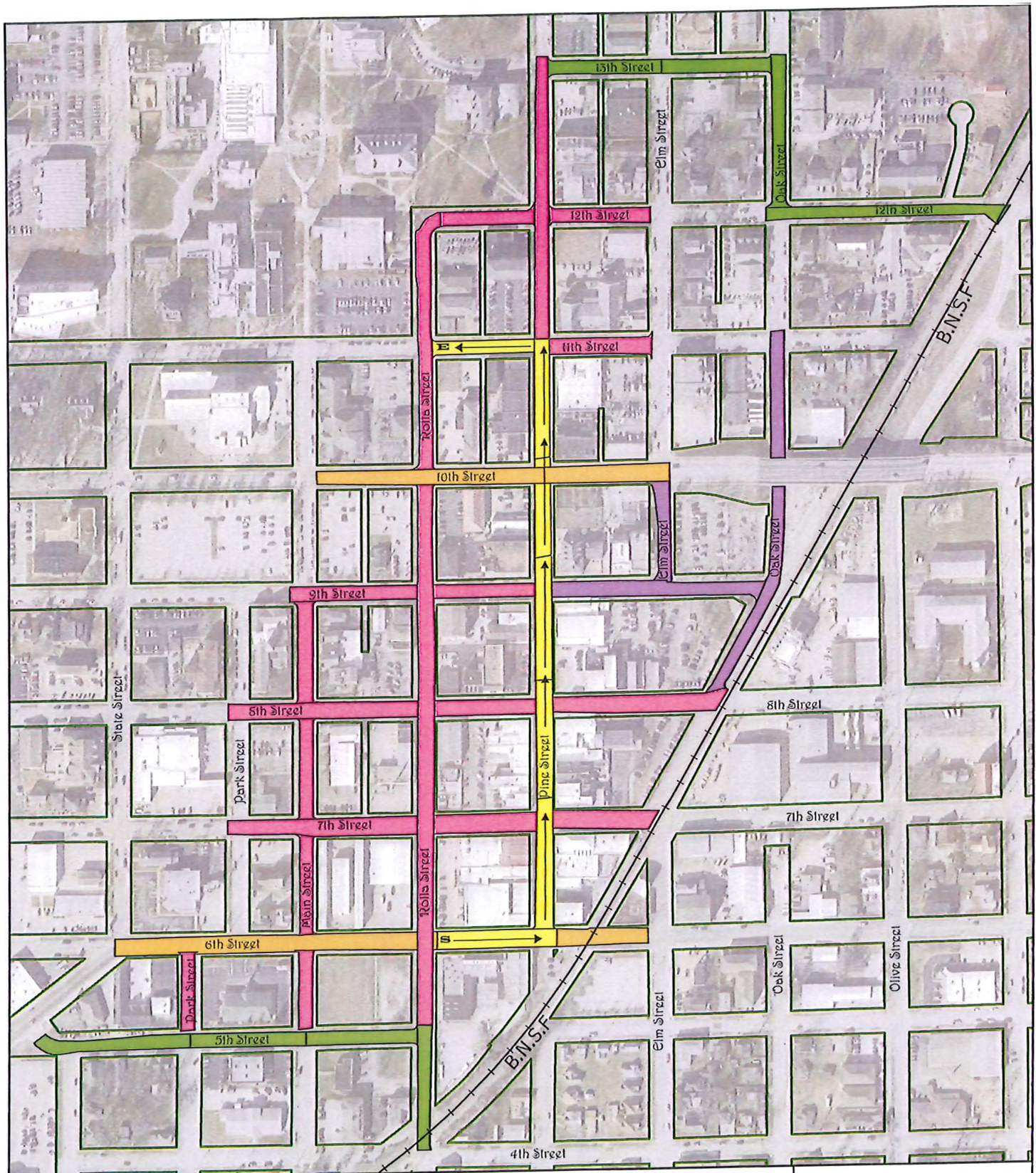
IX.C.1

3939

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Week 2 (March 10-16)

Date	Event	Time	Location
Monday, March 10	Follies	12pm - 1pm	The Puck
Tuesday, March 11	Follies	12pm - 1pm	The Puck
Wednesday, March 12	Court Arrival	11am-12pm	The Puck
Wednesday, March 12	Follies	12pm - 1pm	The Puck
Thursday, March 13	Gonzo & Games	12pm - 6pm	Schuman Park
Friday, March 14	Gonzo & Games	12pm - 6pm	Schuman Park
Friday, March 14	Cudgel Judging	2pm	Schuman Park
Friday, March 14	Coronation Ceremony	9pm	Leach Theater
Saturday, March 15	St Pat's Parade	11am	Pine Street
Saturday, March 15	Grateful Board Concert	1pm	The Bandshell
Saturday, March 15	Award Ceremony	4pm	The Puck
Saturday, March 15	St. Pat's Concert	6pm	McNutt Lawn








St. Pat's Parade



2025

Legend

-  Closed Until After Band
-  6 A.M.-End of
-  Closed During
-  5 A.M.-End (Parade
-  Detour



ST. PAT'S BEST EVER BEER RUN



BEST EVER
St. Pat's
**BEER
RUN**
- 2025 -

Saturday, March 15
Register at VisitRolla.com

Location

7th & Rolla St.
Downtown Rolla

Time

Registration 8 am
Race Start 9:30 am

Cost

\$35 for Beer Run
\$60 for 5K & Beer Run

Presented By:



For more information, contact the Rolla Chamber of Commerce 573-364-3577



BEST EVER ST. PAT'S 5K



Saturday, March 15
Register at VisitRolla.com

Location

7th & Rolla St.
 Downtown Rolla

Time

Registration 7:00 am
 Race Start 8:00 am

Cost

\$35 for 5K
 \$60 for 5K & Beer Run

For more information, contact the Rolla Chamber of Commerce 573-364-3577

Presented By:

Sponsored By:



HEART OF THE OZARKS PRINTING
 PHELPS HEALTH

STIFEL - THE BRUMMET TEAM
 THE BANK OF MISSOURI

X.B.4

Best Ever St. Pat's Beer Run

March 15 at 9:30 am

