

ROLLA CITY COUNCIL MEETING MINUTES  
MONDAY, May 19th, 2025; 6:30 P.M.  
ROLLA CITY HALL COUNCIL CHAMBERS  
901 NORTH ELM STREET

Presiding: Mayor Louis J. Magdits IV

Council Members in Physical Attendance: Mattias Penner, August Rolufs, Andrew Behrendt, Steve Jackson, Aaron Pace, William Hahn, Tom Mc Neven, Kevin Greven, David Shelby, Tina Balch and Micheal Dickens

Council Members Absent: Nathan Chirban,

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, Environmental Services Director Roger Pankey, Comm. Dev. Director Dawn Bell, Finance Director Steffanie Rogers, RMU GM Rodney Bourne and City Counselor Nathan Nickolaus.

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

**I. PUBLIC HEARINGS –**

A. **Public Hearing and Ordinance** to approve a CUP to allow a church on a lot greater than one acre in the R-1, Suburban Residential District. (Comm Dev Director Dawn Bell) At 6:33 pm, Mayor Magdits officially opened the public hearing.

- Robert Davis-10371 Pvt. 3055, spoke as the property owner, sharing a brief history of his experiences since owning the property, and if the CUP is approved, his plans to build the proposed collector portion of 18<sup>th</sup> Street, connecting Forum Drive and McCutchen.
- Brandy Karr-1303 Eastwood, spoke against the CUP.
- Darel Luechtefeld-1311 Eastwood asked questions regarding size of utility easement and natural hedges/fences.
- Hailee Story-615 Dover, spoke in support of the church.
- Kyle Speezack-308 N. Olive, spoke in favor of the church.
- Colin Gentry-1208 Victoria, asked questions regarding road maintenance and the outcome of the CUP if the church were to sell in the future.
- Rodney Bourne-RMU GM and PW Director Darin Pryor answered questions regarding utility easements and Forum traffic flow capacity.

There being no further questions, Mayor Magdits closed the public hearing at 7:12 pm.

City Counselor Nathan Nickolaus read the ordinance for its first reading by title: AN ORDINANCE TO AUTHORIZE THE ISSUANCE OF A CONDITIONAL USE PERMIT FOR PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF FORUM DRIVE AND 18<sup>TH</sup> STREET FOR A CHURCH ON A LOT GREATER THAN ONE ACRE IN THE R-1 SUBURBAN RESIDENTIAL DISTRICT.

- B. **Public Hearing and Ordinance** to amend Chapter 42, Planning and Zoning of the city of Rolla Ordinances Section 42-344 through 42-346, pertaining to signage regulations. (Comm Dev Director Dawn Bell) At 7:13 pm, Mayor Magdits opened the public hearing. This is to amend the section of Chapter 42 regarding size, quantity and time limitations for temporary signage, an issue raised during the 2024 Presidential Election. Colin Gentry-1208 Victoria, shared a typo he found. There were several sections in which Council asked for better clarity to be stated in the ordinance. Those changes will be reflected for final reading at the June 2<sup>nd</sup> meeting. There being no further comments, Mayor Magdits closed the public hearing at 7:29 pm. City Counselor Nathan Nickolaus read the ordinance for its final reading, by title: AN ORDINANCE AMENDING CHAPTER 42, PLANNING AND ZONING, ARTICLE III GENERAL PROVISIONS, SECTION 42-344 SIGNAGE REGULATIONS FOR RESIDENTIAL ZONING DISTRICTS; SECTION 42-345 SIGN REGULATIONS FOR NON-RESIDENTIAL ZONING DISTRICTS; AND SECTION 42-346 TEMPORARY AND PORTABLE SIGNS.

## II. **ACKNOWLEDGMENTS and SPECIAL PRESENTATIONS** –

- A. Fire Chief Jeff Breen presented Valor and Exemplary Service Awards to recognize lifesaving actions in three separate incidents during April 2025. Honorees included seven members of the Rolla City Fire Department and two deputies from the Phelps County Sheriff's Department.
- B. Rodney Bourne-RMU GM, presented the 2<sup>nd</sup> Quarter Financial Report. He shared there is an operating loss of \$774,648, an increase of \$424,555 from the year prior. Total operating expenses through the 2<sup>nd</sup> quarter are \$18,748,450. Total Net loss through the 2<sup>nd</sup> Quarter of 2025 is (\$4,332), due to higher purchased power costs and the expenses from the March 14<sup>th</sup> tornado.
- C. Lonna Sowers, President of Rolla Downtown Business Association (RDBA), provided an overview of the organization's history, its role in revitalizing the downtown area, upcoming projects, and the various events brought to downtown through its efforts.

## III. **OLD BUSINESS** –

- A. **Ordinance** to authorize agreement with HDR Engineering to update the Integrated Management Plan. (PW Director Darin Pryor) City Counselor Nathan Nickolaus read the ordinance for its final reading by title: ORDINANCE 4859: AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF ROLLA, MISSOURI TO EXECUTE ON BEHALF OF THE CITY OF ROLLA, MISSOURI A CERTAIN AGREEMENT BETWEEN THE CITY OF ROLLA, MISSOURI AND HDR ENGINEERING, INC FOR INTEGRATED MANAGEMENT PLAN UPDATING. A motion was made by Jackson, seconded by Greven, to approve the ordinance. A roll call vote showed: Ayes: McNeven, Behrendt, Jackson, Hahn, Pace, Dickens, Rolufs, Greven, Balch, Penner, and Shelby. Nays: none. Absent: Chirban.

- B. **Ordinance** to enter into an agreement with Donald Maggi, Inc for Project 570 – Soest Road ADA Improvements. (PW Director Darin Pryor) City Counselor Nathan Nickolaus read the ordinance for its final reading by title: ORDINANCE 4860: AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE A CERTAIN AGREEMENT BETWEEN THE CITY OF ROLLA, MISSOURI AND DONALD MAGGI INC. A motion was made by Jackson, seconded by Greven, to approve the ordinance. A roll call vote showed: Ayes: Hahn, McNeven, Balch, Penner, Shelby, Jackson, Behrendt, Pace, Dickens, Rolufs, and Greven. Nays: None. Absent: Chirban.
- C. **Consideration** of Fluoride in Rolla’s Water System. City Administrator John Butz shared the final tally of citizen comments that were collected by email: 157 pro-fluoride and 7 against. A motion was made by Hahn, seconded by Behrendt, to postpone the topic indefinitely. By show of hands: 10 Ayes, 1 Nay (Balch), and 1 Absent (Chirban).

#### IV. **NEW BUSINESS** –

- A. **Ordinance** to enter into an agreement with Donald Maggi, Inc for Project 600 – 2025 Concrete Paving. (PW Director Darin Pryor) This project was previously awarded to Donald Maggi at the May 5<sup>th</sup>, 2025, meeting. City Counselor Nathan Nickolaus read the ordinance for its first reading by title: AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE A CERTAIN AGREEMENT BETWEEN THE CITY OF ROLLA, MISSOURI AND DONALD MAGGI INC.
- B. **Resolution** demonstrating Rolla’s commitment to Public Safety through the “Missouri Blue Shield Program”. (City Administrator John Butz) Such a designation will reinforce the City’s commitment to Public Safety and possibly make the City eligible for future benefits and funding opportunities. Nathan Nickolaus read the resolution for one reading by title: RESOLUTION 2065: RESOLUTION IN SUPPORT OF THE CITY OF ROLLA POLICE DEPARTMENT IN PURSUIT OF THE MISSOURI GOVERNOR’S BLUE SHIELD PROGRAM. A motion was made by Jackson, seconded by Greven, to approve the resolution. A voice vote showed: 11 Ayes, 0 Nays, 1 Absent.

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

- A. **Resolution** authorizing the application for TAP Grant funding through MoDot. (PW Director Darin Pryor) MoDot requires a Council-passed resolution approving the application for a Transportation Alternative Grant that would be used to construct approximately 77 ADA-compliant curb ramps; estimated cost of the project is \$320,000, of which \$64,000 (20%) would be City of Rolla matching funds. City Counselor Nathan Nickolaus read the resolution for one reading by title: RESOLUTION 2066: A RESOLUTION AUTHORIZING THE SUBMITTAL OF AN APPLICATION TO THE MISSOURI DEPARTMENT OF TRANSPORTATION FOR THE 2025 TRANSPORTATION ALTERNATIVES PROGRAM. A motion was made by Hahn, seconded by Jackson to approve the resolution. A voice vote showed 11 Ayes, 0 Nays, 1 Absent.

**VI. CITIZEN COMMUNICATION**

- A. Colin Gentry questioned why remote connection services were not working as Councilman Chirban had posted earlier on Facebook that he was unable to connect remotely for meeting participation.

**VII. MAYOR/CITY COUNCIL COMMENTS**

- A. Motion to appoint John Jamison to P&Z Commission for a 4-year term (exp May 2029). Mr. Jamison withdrew his application before the meeting.
- B. Motion to appoint Reverend Joel Kidwell to the Library Board for a 2-year term (exp June 2027) A motion was made by Balch, seconded by Greven, to approve the appointment. A voice vote showed 11 Ayes, 0 Nays, 1 Absent.
- C. Motion to appoint Bruce Wilson to the Library Board for a 2-year term (exp June 2027) A motion was made by Hahn, seconded by Balch to approve the appointment. A voice vote showed 11 Ayes, 0 Nays, 1 Absent.

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

- A. Next Meeting Date, Monday, June 2, 2025
- B. PW Director Darin Pryor extended an invite for the Public Works Open House on Thursday, May 22<sup>nd</sup>, 2025 from 4:00 pm to 6:00 pm, Eugene Northern Community Hall to discuss current and future projects. The Rolla Wayfinding Signs consultant will also be present.
- C. PW Director Darin Pryor shared street closings and festivities for Summerfest which is scheduled for June 6<sup>th</sup> and 7<sup>th</sup>.

**IX. CLOSED SESSION –**

- A. Closed Session per RSMo 610.021 – (2) Real Estate  
At 8:50 pm, a motion was made by Jackson, seconded by Penner to go into closed session. A roll call vote showed: Ayes: Balch, Penner, Dickens, Greven, Jackson, Hahn, McNeven, Pace, Shelby, Behrendt, and Rolufs. Nays: none. Absent: Chirban.

At approximately 9:10 pm, Council returned from closed session where there were no reportable actions taken.

**X. ADJOURNMENT -**

With nothing further to discuss, the meeting was adjourned at 9:10 p.m.

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CITY CLERK

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MAYOR