

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

**COUNCIL PRAYER**  
Ministerial Alliance

**AGENDA OF THE ROLLA CITY COUNCIL**  
**Monday, May 17th, 2021; 6:30 P.M.**  
**City Hall Council Chambers**  
**901 North Elm Street**

**PRESIDING: MAYOR LOUIS J. MAGDITS, IV**

**COUNCIL ROLL: MORIAH RENAUD, TERRY HIGGINS, MEGAN JOHNSON, ANN MURPHEY, LISTER B. FLORENCE, JR., MATTHEW FRIDLEY, JODY EBERLY, ROBERT KESSINGER, CAROLYN BOLIN, STANLEY MAYBERRY, VICTORIA STEEN, AND DEANNE LYONS**

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**PLEDGE OF ALLEGIANCE**  
Councilperson Jody Eberly

I. **PUBLIC HEARINGS** - None

II. **ACKNOWLEDGMENTS and SPECIAL PRESENTATIONS**

- A. RMU 2nd Quarter Report (Rodney Bourne, RMU General Manager)
- B. Presentation of Fiscal Year 2020 City of Rolla Independent Audit and a **Motion** Accepting the Audit. (Finance Director Steffanie Rogers and Michael Keenan, of Cochran Head Vick & Co)

III. **OLD BUSINESS** - NONE

IV. **NEW BUSINESS**

- A. **Ordinance** allowing a minor subdivision at 810 Soest Rd. (City Planner Tom Coots) **First and Final**
- B. **Ordinance** allowing a minor subdivision at 511 Christy Dr. (City Planner Tom coots) **First Reading**
- C. **Motion** to approve street closure for The Great Race. (City Engineer Darin Pryor)

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

- A. **Motion** to award bid for the purchase of a Hydraulic Breaching Tool to the lowest bid, Tactical & Rescue Gear LTD for a total of \$9,999.95. (Rolla Police Captain Jason Smith) **Motion**

VI. **CITIZEN COMMUNICATION**

- A. Open Citizen Communication

VII. **MAYOR/CITY COUNCIL COMMENTS**

- A. Appointments?

VIII. COMMENTS FOR THE GOOD OF THE ORDER

IX. CLOSED SESSION

NONE

X. ADJOURNMENT

2021

# Fiscal Year 2nd Quarter Report



Rolla Municipal Utilities  
Provided to Rolla City Council  
May 17, 2021

II.A.1

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## 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

## SECOND QUARTER FINANCIAL RECAP (Unaudited)

### OPERATING INCOME and EXPENSES

	2nd Quarter FY 2020	2nd Quarter FY 2021	CHANGE
OPERATING REVENUES	\$15,493,574	\$15,710,564	\$216,990
OPERATING EXPENSES	(\$15,267,267)	(\$19,597,745)	\$4,330,478
OPERATING INCOME	\$226,307	(\$3,887,180)	(\$3,660,873)
OTHER INCOME & EXP.	\$376,426	\$8,861,398	\$8,484,972
NET INCOME	\$602,734	\$4,974,218	\$4,371,484

Upon completion of the second quarter of FY 2021, Operating Revenues are down \$216,990 as compared to last year. Operating Expenses are up \$4,330,478 for the same period resulting in an Operating Income of (\$3,887,180), which is down \$3,660,873. When combined with miscellaneous income and expenses, RMU experienced a Net income of \$4,974,218, which up \$4,371,484 as compared to the second quarter of FY2020.



## **STATUS OF PENDING PROJECTS**



RMU participates in Rolla High School "Experts in the Classroom"

### **ELECTRIC DEPARTMENT**

#### **• ELECTRICAL EXTENSIONS/UPGRADES**

- Kingshighway; Hwy 63 to Fairground Road – Reconfiguration of electric distribution system to remove overhead electric in right-of-way in conjunction with Move Rolla Transportation Development District improvements. Conversion of operating voltage in the vicinity of Lynwood Drive and Morrell Avenue since reconfiguration of Kingshighway will eliminate current feed to the area. Started, November 12, 2019. Ongoing.
- Alfermann Substation – Modifications to accommodate sale of 138kV assets to Ameren. Started, July 23, 2020. Completed, April 16, 2021.
- 9<sup>th</sup> Street: Alley west of Rolla Street to alley east of Rolla Street – New overhead electric distribution system to provide connectivity between two circuits. Started, November 4, 2020. Completed, January 22, 2021.
- University Drive Relocation – Reconfigured electric distribution system to accommodate relocation of University Drive in conjunction with Move Rolla

Transportation Development District improvements. Started, November 24, 2020. Ongoing.

- Missouri University of Science & Technology campus – Relocated electric metering to Missouri S & T substation to accommodate University Drive relocation. Started, January 22, 2021. Completed, March 25, 2021.
- Elm Street; 14<sup>th</sup> to 16<sup>th</sup> Streets – Overhead electric distribution system modifications. Started, January 22, 2021. Ongoing.
- 209 E 8<sup>th</sup> Street – Overhead electric system modifications, new metering, and transformer. Started, April 5, 2021. Completed, April 15, 2021.

- **ELECTRIC GENERATION**

- Missouri Department of Natural Resources, Popular Bluff Regional Office – Air operating permit inspection. January 28, 2021.
- MoPEP Operations - RMU generator operated in response to request from MoPEP. February 15 – 17, 2021.



## **WATER DEPARTMENT**

- **WATER MAIN INSTALLATION**

- Oak Street; Hwy 72 to 1<sup>st</sup> Street: Phelps Avenue: Oak Street to Olive Street – Replaced existing 4” and 6” mains with new PVC mains. Started, December 21, 2020. Ongoing.
- Scottsdale Drive; Cheswick Court – Replaced water service lines. Started, January 25, 2021. Completed, March 2, 2021.
- Well #5 – Replaced electric disconnect and motor starter. Started, February 11, 2021. Completed, April 13, 2021.
- Well #6 – Replaced motor starter. Started, February 17, 2021. Completed, March 3, 2021.
- Viburnum, Peachtree, Dogwood and Redbud Lanes – Replaced water service lines. Started, January 25, 2021. Completed, March 2, 2021.



## **MISCELLANEOUS**

- **PERSONNEL**

- January 26, 2021 – Systems Technician was hired.
- January 29, 2021 – Operations Foreman retired.

- **TRAINING**

- MWWC online training – “Trench Safety, Overview of the Safe Drinking Water Act and Keeping the Water Flowing”. Four RMU employees attended. February 23, 2021.
- MWWC online training – “Americas Aging Infrastructure”. Three RMU employees attended. March 9, 2021.
- MWWC online training – “Backflow Prevention, Water Testing, and Pump”. Four RMU employees attended. April 14, 2021.

- **MISCELLANEOUS**

- Street repairs for new water mains and main breaks – Total cost of \$72,497.34.

- **MJMEUC/MoPEP UPDATES**

- The mid - February cold snap and the ensuing cost impacts effected the MoPEP group of cities with around a 3x cost increase over normal for February wholesale costs. In Rolla, this equaled to approximately \$4m over run on our wholesale cost.
- Many Missouri cities are experiencing higher wholesale costs and some utilities in other states are filing for bankruptcy. Customer utility bills in Rolla were running higher due to the cold weather and increased consumption.
- MoPEP units experienced operational issues during the cold weather. Prairie State #1 went offline prior to the cold weather but had a hard time restarting. Plum Point dealt with interruptions due to frozen coal and instrument lines. Nebraska City #2 was offline February 10-13 due to tube leaks that were unrelated to the cold, but the cold made restarting more difficult and the plant was derated when it did go back online. Both units at Dogwood were derated due to lack of natural gas and ultimately had to go offline February 17<sup>th</sup>.
- Legislative Activities – There are several bills being followed such as HB527, which targets the Grain Belt Express line. This bill passed out of the House February 25<sup>th</sup>. Another bill of interest proposes changes to where electric cooperatives can provide service by increasing the maximum population of the City from 1,500 to 20,000 and how services are provided in areas around a City after annexations.

## 2021 COMPARATIVE RATE INFORMATION

- Requests for residential rate information were sent to several utilities within a 60 mile radius of Rolla. The following is a summary of the results received.
- Rate comparisons do not indicate the level of service provided with the actual commodity.

### Water Residential: Based on a Thirty (30) day month (5/8" meter)

#### Consider:

- Type of source water
- Type of treatment
- Level of Service supplied
- Condition of system
- ISO Rating & water system
- Capital project budget
- Available response equipment
- Response to customers/leaks

4000 Gallons	2019	2020	2021
St. James	\$15.82	\$16.60	\$16.60
St. Robert	\$15.16	\$15.92	N/A
Cuba	No response	No response	\$11.60
Hermann	\$39.30	\$31.50	\$31.50
Lebanon	\$15.19	\$12.98	\$12.84
Salem	432.95	\$27.56	\$27.56
Owensville	\$18.20	\$15.70	N/A
Waynesville	\$26.50	\$23.50	\$23.50
Richland	\$21.00	\$19.50	\$21.00
<b>Rolla</b>	<b>\$22.92</b>	<b>\$22.20</b>	<b>\$24.00</b>
Houston	\$32.38	\$30.26	\$29.59
Newburg	\$30.45	\$38.75	N/A
Sullivan	\$28.79	\$23.97	\$23.97
Public Water #2 of Phelps County	\$41.15	\$41.15	\$43.95

**NOTE: Rate change from previous year.**

## 2021 COMPARATIVE RATE INFORMATION (con't)

**Electric Residential: Based on a Thirty (30) day month  
Consider:**

Condition of System  
Level of Service Provided  
Outage response  
Outage prevention/tree trimming

Safety and Training  
Capital project budget  
Available response equipment  
Long term planning

		2021		
		600 kWh	1100 kWh	2000 kWh
IOU	AmerenUE	N/A		
	Crawford	\$80.07	\$123.77	\$202.43
Co-Op's	Intercounty	\$88.10	\$130.51	\$206.85
	Gascosage	\$80.50	\$115.50	\$178.50
	Laclede	\$76.20	\$117.20	\$191.00
	Three Rivers	\$86.13	\$135.61	\$192.64
	Sullivan	\$70.57	\$114.59	\$187.49
MMPEP Cities	Cuba	\$62.65	\$106.40	\$182.75
	Houston	\$66.50	\$107.10	\$220.78
	Newburg	N/A		
	Richland	\$79.06	\$121.61	\$198.20
	Salem	\$55.86	\$93.10	\$186.20
	St. Robert	N/A		
	Hermann	\$88.14	\$136.59	\$223.80
MoPEP Cities	Lebanon	\$68.68	\$115.83	\$188.10
	Waynesville	\$78.90	\$132.15	\$228.00
	St. James	\$73.42	\$124.53	\$208.53
	Rolla	\$71.40	\$110.90	\$182.00

## **2021 COMPARATIVE RATE INFORMATION (con't)**

### **NOTES:**

#### **ELECTRIC:**

- Crawford Electric has \$.0874 per kWh with \$.92 service availability.
- Gascoage Electric rate increased to \$.074 per kWh in April, 2021 with a \$38.50 service fee.
- Intercounty Electric increased SAF to \$1.24 per day with a decrease of kWh to \$0.084827 per kWh.
- City of Cuba fuel adjustment changes every month; current is \$0.0021.
- City of Sullivan has a monthly FAC.

#### **WATER:**

- Herman sewer is based on consumption. \$23.75 service charge plus \$.0041 per gallon.
- Public Water #2 has a \$19.00 service fee plus \$4.99 per thousand rate fee.

CITY OF ROLLA  
CITY COUNCIL AGENDA

<b>DEPARTMENT:</b>	Steffanie D. Rogers Finance Director	<b>ACTION REQUESTED:</b>	Motion
<b>DATE:</b>	May 17, 2021	<b>BUDGET APPROPRIATION:</b>	\$ 0.00
<b>SUBJECT:</b>	Consider Motion to Approve Fiscal Year 2020 Independent Audit		

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**COMMENTARY:**

Michael Keenan, Cochran Head Vick & Co, will present an overview of the fiscal year 2020 independent audit. This year's management letter contains three (3) written recommendations (included in the Required Communications and Management Letter) for the City of Rolla. As accounting principles and standards progress, staff will continue to develop internal processes to ensure compliance.

Staff is recommending a motion to accept the independent audit for fiscal year 2020.

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ITEM NO.

II.B.1

**CITY OF ROLLA, MISSOURI**  
**REQUIRED COMMUNICATIONS**  
**AND MANAGEMENT LETTER**  
For the Year Ended September 30, 2020

**City of Rolla, Missouri**

**Required Communications and Compliance Report  
For the Year Ended September 30, 2020**

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CHV

COCHRAN HEAD VICK & CO., P.C.

& Co

*Certified Public Accountants*

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Kansas City, MO 64116  
(816) 453-7014  
Fax (816) 453-7016

To the Honorable Mayor and  
City Council  
City of Rolla, Missouri

Other Offices in  
Missouri and Kansas

We have audited the financial statements of the City of Rolla, Missouri (the City) for the year ended September 30, 2020. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards and Government Auditing Standards, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our engagement letter to you dated October 7, 2020. Professional standards also require that we communicate to you the following information related to our audit.

**Significant Audit Findings**

*Qualitative Aspects of Accounting Practices*

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City are described in Note 1 to the basic financial statements. No new accounting policies were adopted, and the application of existing policies was not changed during 2020. We noted no transactions entered into by the City during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. Significant accounting estimates used by the City's management include determining the allowance for doubtful accounts, the estimated useful lives used in recording depreciation and accumulated depreciation for capital assets, and the estimated obligation relating to pension and other post-employment benefits (OPEB). We evaluated the key factors and assumptions used in developing the above estimates in determining that they are reasonable in relation to the financial statements taken as a whole.

The financial statement disclosures are neutral, consistent and clear.

*Difficulties Encountered in Performing the Audit*

We encountered no difficulties in dealing with management in performing and completing our audit.

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### *Corrected and Uncorrected Misstatements*

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. The following material misstatements detected as a result of our audit procedures were corrected by management:

- Adjustment of \$1,498,823 to report unearned revenue for project funds received in advance from MoveRolla TDD.
- Adjustment of \$135,115 to reclassify and report the Star Loan Agreement and Promissory Note with the Missouri Highways and Transportation Commission.
- Adjustment to accounts payable by \$566,393 for reversal of FY 2019 adjustment for open purchase orders that should not be considered an obligation of the City until the goods are received.
- Adjustment of \$1,395,675 to reclassify and report the issuance of the Series 2020 Sewage System Refunding and Improvement Revenue Bonds and the related refunding of the Series 2019A Sewage System Revenue Bonds.

### *Disagreements with Management*

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

### *Management Representations*

We have requested certain representations from management that are included in the management representation letter dated April 28, 2021.

### *Management Consultations with Other Independent Accountants*

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the City's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

### *Other Audit Findings or Issues*

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management prior to retention as the City's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

### *Other Matters*

We applied certain limited procedures to the City's management's discussion and analysis, schedule of changes in net pension liability (asset) and related ratios, schedule of employer contributions and the schedule of changes in total OPEB liability and related ratios, which are required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

In planning and performing our audit of the financial statements of the City as of and for the year ended September 30, 2020, in accordance with auditing standards generally accepted in the United States of America, we considered the City's internal control over financial reporting (internal control) as a basis for designing our auditing procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore material weaknesses or significant deficiencies may exist that were not identified. However, as discussed below, we identified a certain deficiency in internal control that we consider to be a material weakness.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. We consider the deficiency in the City's internal control described under Financial Reporting to be a material weakness.

As part of our audit, we try to identify opportunities for improving the management of financial resources and for improving the internal controls over financial reporting. We are submitting, for your consideration, our observations and recommendations with regard to these matters.

The City's written responses to our comments have not been subject to the audit procedures applied in the audit of the financial statements and, accordingly, we express no opinion on them.

### **CURRENT YEAR COMMENTS**

#### **Financial Reporting – Material Weakness**

Management is responsible for establishing, maintaining and monitoring internal controls over financial reporting, and for the fair presentation of the financial statements and related notes in conformity with U.S. generally accepted accounting principles.

Our audit procedures identified adjustments that were required to properly report certain transactions of the City in accordance with generally accepted accounting principles. These adjustments were not initially identified by the City's internal controls over financial reporting.

We recommend that management review year-end closing procedures to ensure that transactions are properly recorded and approved in accordance with generally accepted accounting principles.

#### **Management's Response**

Management will continue reviewing and revising year end closing procedures including those over construction in process, purchase orders and bond reporting activities.

## **OTHER RECOMMENDATIONS**

### **Key Employees and Cross Training**

It is not unusual, especially for cities the size of Rolla, to have employees who devote a substantial portion of their career working for the City with some of these employees eventually assuming key positions within City management. Given the considerable amount of operational knowledge and experience of these key employees, the City is exposed to certain management risks including among others, the possible loss of continuity and disruption in City operations in the event of the loss a key employee either through retirement or some unforeseen circumstance.

We recommend that City management evaluate and identify the exposure to such risks and develop plans to mitigate such risks. Such plans might include: developing an emergency management plan; perform succession planning for key members of management; and increased cross-training of City personnel.

### **Management's Response**

The City agrees that succession planning of key management positions is critical to the long-term success of the City. The City continues to explore ways to effectively do so within the constraints of other City needs.

### **Future Accounting Pronouncements**

The Governmental Accounting Standards Board (GASB) has recently issued the following statements which may impact the City's financial reporting requirements. In May 2020, in response to COVID-19 pandemic, GASB issued Statement No. 95 - Postponement of the Effective Dates of Certain Authoritative Guidance.

- GASB Statement No. 84 – Fiduciary Activities, effective for the fiscal year beginning on October 1, 2020.
- GASB Statement No.87 - Leases, effective for the fiscal year beginning October 1, 2022.
- GASB Statement No.88 - Certain Disclosures Related to Debt, effective for the fiscal year beginning October 1, 2020.
- GASB Statement No. 89 – Accounting for Interest Cost Incurred before the End of a Construction Period, effective for the fiscal year beginning October 1, 2021.
- GASB Statement No. 90 – Majority Equity Interests – an amendment of GASB Statements No. 14 and No. 61, effective for the fiscal year beginning October 1, 2020.
- GASB Statement No. 91 – Conduit Debt Obligations, effective for the fiscal year beginning October 1, 2022.
- GASB Statement No. 92 – Omnibus 2020, generally effective for the fiscal year beginning October 1, 2022.
- GASB Statement No. 93 - Replacement of Interbank Offered Rates effective for the fiscal year beginning October 1, 2022.
- GASB Statement No. 94 - Public-Private and Public-Public Partnerships and Availability Payment Arrangements, effective for the fiscal year beginning October 1, 2023.
- GASB Statement No. 96 Subscription-Based Information Technology Arrangements, effective for the fiscal year beginning October 1, 2023.
- GASB Statement No. 97 - Certain Component Unit Criteria, and Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans – an amendment of GASB Statements No. 14 and 84, and a supersession of GASB Statement No. 32, generally effective for the fiscal year beginning October 1, 2021.

We recommend management review these standards to determine the impact they may have on the City's financial reporting.

### **Management's Response**

Management will review the new standards as they become effective and will evaluate their impact on the City's financial reporting.

Prior Year Comment Description	Significance	Current Year Status
Financial Reporting	We recommended that management review year-end closing procedures to ensure that transactions are properly recorded and approved in accordance with generally accepted accounting principles.	Comment repeated
Budgeting	For the year ended September 30, 2019, actual expenditures exceeded budgeted appropriations in the General Fund by \$531,315. We recommended that management review its processes and procedures for monitoring and amending the budget.	Recommendation implemented
Future Accounting Pronouncements	We recommended that management review upcoming standards to determine what impact they may have on the City's financial reporting.	The City implemented all applicable standards that became effective during fiscal year 2020. See the current comments section for additional upcoming accounting standards.

This report is intended solely for the information and use of the Mayor and City Council and management of the City and is not intended to be and should not be used by anyone other than these specified parties.

*Cochran Head Vick & Co., P.C.*

Kansas City, Missouri  
April 28, 2021



**CITY OF ROLLA  
CITY COUNCIL AGENDA**

**DEPARTMENT:** Community Development

**ACTION REQUESTED:** First Reading  
(Final Reading requested)

**SUBJECT:** Jordan + Jordan Designs Plat No. 1: a minor subdivision to subdivide one lot into two residential lots at 810 Soest Rd

(SUB21-03)

**MEETING DATE: May 17, 2021**

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**Application and Notice:**

Applicant/Owner- Jared Jordan of Jordan + Jordan Designs  
Public Notice - Information available on city website

**Background:** The subject property contains a single-family house. The applicant seeks to subdivide the property so they may build another house. The proposed lot would have access to all needed utilities. Some modification will be needed to the sidewalk to provide for a passing zone when Lot 2 is developed.

**Property Details:**

Current zoning - R-1, Single-family  
Current use - Residential  
Proposed use - Residential  
Land area - Lot 1: 0.27 acres (11,700 sq. ft.); Lot 2: 0.31 acres (13,500 sq. ft.)

**Public Facilities/Improvements:**

Streets - The subject property has frontage on Soest Rd, a collector street.  
Sidewalks - Sidewalks are located Soest Rd. A passing lane will be needed when Lot 2 is developed, as the existing sidewalk does not meet current standards.  
Utilities - The subject property should have access to all needed utilities.  
Drainage - A stormwater fee will be due prior to recording the plat.

**Comprehensive Plan:** The Comprehensive Plan designates the subject property as being appropriate for Low-density Residential uses.

IV.A.1

**Discussion:** The proposed plat appears to meet all zoning and subdivision requirements. The proposed lot has access to all utilities. A stormwater fee will be due prior to recording the plat. A parks fee-in-lieu of dedication will be due prior to recording the plat. The property has never been platted.

**Planning and Zoning Commission Recommendation:**

The Rolla Planning and Zoning Commission conducted a meeting on May 11, 2021 and voted 5-0 to recommend approval of the request.

**Prepared by:** Tom Coots, City Planner

**Attachments:** Final Plat, Area Map, Ordinance

**In reference to:**

**808/810 Soest Rd, Rolla, MO  
FIRST AND FINAL READING REQUEST**

I, Jared Jordan, with Jordan + Jordan Designs, LLC own the home on 810 Soest Rd in Rolla. This home has a large and oversized lot for the area, the Phelps county GIS shows the lot size as .58 acres. According to the GIS the lots all around are as follows. 812 Soest is .20 acres, 809 is .20, 811 is .22, 813 is .23, 807 is .23... What I am getting at is the lots all around this property are all very similar sized to what I am requesting after the split. If not smaller. On this lot I currently own there is already an approach poured for what looks like another lot, I assume the original developer planned this to be a double lot but must have sold it as one before subdividing. I currently have the home sold to my mother-in-law, she lives out of town currently and needs to be closer to town so I am trading her homes. The only reason I am hoping to split the lots is to build another new home on this street that would replace my current investment. I originally had a closing date for her of 4/30, I honestly didn't realize this process would take this long. I have now pushed closing back to 5/30 in hopes we could get a First and Final reading in time to close. Hopefully you will take this into consideration, thank you!

IV. A.3

# Final Plat of JORDAN + JORDAN DESIGNS PLAT NO. 1 A Minor Subdivision in a Fractional Part of E1/2 NE1/4 SW1/4, Sec. 12, T37N, R8W; Rolla, Phelps County, Missouri

**DESCRIPTION**

A fractional part of the East Half of the Northeast Quarter of the Southwest Quarter of Section 12, Township 37 North, Range 8 West, as follows: Commencing at the Northwest Corner of the East Half of Northeast Quarter of the Southwest Quarter of Section 12; thence South 0°32'10" East, 20.00 feet to a point on the South right of way of Soest Road, also being the northeast corner of Lot 4 of E.L. LEONARD SUBDIVISION, Rolla, Missouri, the true point of beginning of the hereinafter described tract; thence continuing South 0°32'10" East, 79.74 feet along the East line of said Lot 4 to the northeast corner of a parcel described in Phelps County Plat No. 2014-6648 parcel; thence South 74°33'50" East, 134.94 feet along the East line of said Document No. 2014-6648 parcel; thence South 74°33'50" East, 134.94 feet North 3°47'20" East, 121.97 feet; thence North 1°52'00" West, 79.70 feet to the afforementioned South right of way of Soest Road; thence South 89°40'40" West, 139.06 feet along said South right of way to the true point of beginning. Above described tract contains 0.58 acre, more or less, per plat of survey J-3646, dated April 6, 2021, by CW Archer Group, P.C.

**IMPROVEMENT ACCEPTANCE**

Approved subject to construction of improvements in accordance with development plans on file with the City of Rolla. This plat meets current subdivision codes of the City of Rolla.

Steve Hargis, PE Director of Public Works	Date
Rodney Bourne, PE General Manager Rolla Municipal Utilities	Date
Floyd Jernigan Parks Director	Date

**PLANNING & ZONING APPROVAL**

Approved this \_\_\_\_ day of \_\_\_\_\_, 2021

Don Brown, Chairman  
Planning & Zoning Commission

Steve Flowers  
Community Development Director

**ACKNOWLEDGMENT OF APPROVAL BY CITY COUNCIL**

This is to acknowledge that the City Council of the City of Rolla, Missouri has, by ordinance duly adopted, approved this plat and has authorized the same to be filed for record in the Office of the Recorder of Deeds, Phelps County, Missouri.

Louis J. Magdis IV Mayor, City of Rolla	Date
Lois Thurman City Clerk	Date

**COUNTY & CITY TAX RELEASE**

I hereby certify that all property taxes levied by the County of Phelps and the City of Rolla against the real estate described on this plat have been paid in full for 2020 and all prior years.

Faith Ann Barnes County Treasurer Phelps County, Missouri	Date
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**RECORDER'S CERTIFICATE**

This plat was filed for record in my office on this \_\_\_\_ day of \_\_\_\_\_, 2021. Plat filed at Cabinet Number \_\_\_\_\_

Robin Kordes Recorder of Deeds Phelps County, Missouri	Date
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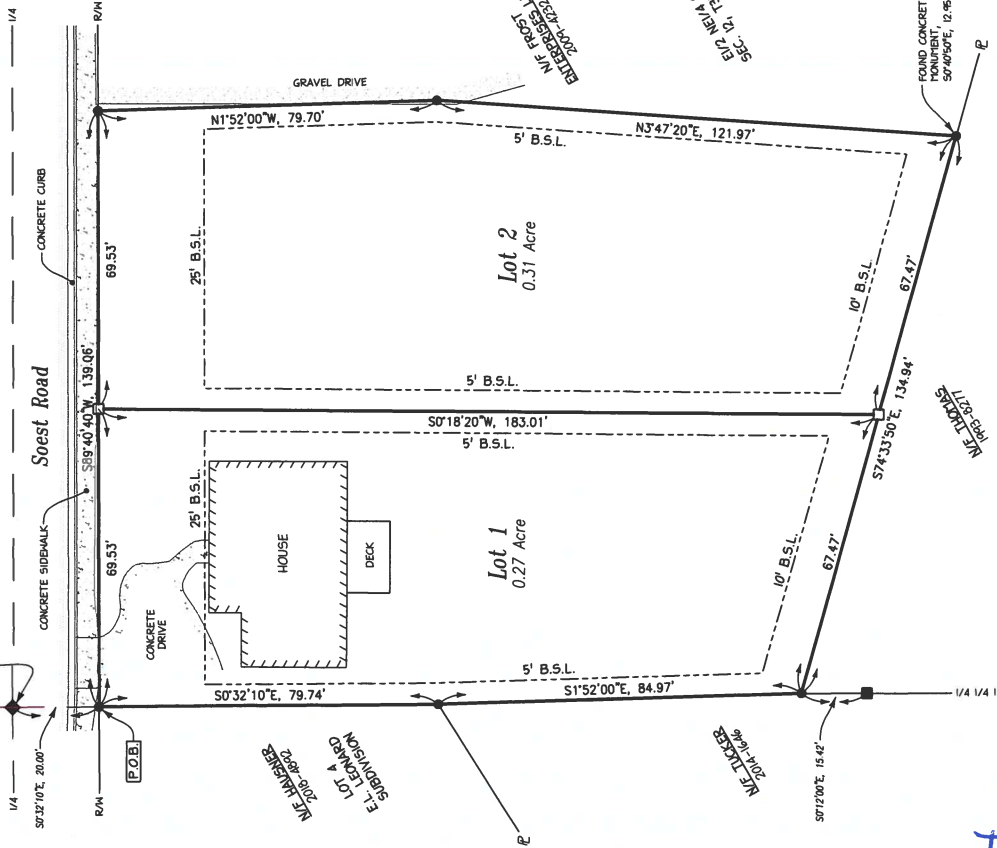
I, SYLVESTER FARRIS FURSE, IV, do hereby certify that this plat was prepared under my supervision from an actual survey of the land herein described prepared by Archer-Egin Surveying and Engineering, LLC, dated L.S. No. 2011017288 and that corner monuments and lot corner pins shown hereon were placed under the personal supervision of Sylvester Furse, L.S. No. 2011017288 in accordance with this article of the City Code of Rolla, Missouri.

**Legend**

- SET PERMANENT MONUMENT
- FOUND 1/2" IRON ROD
- FOUND MONUMENT
- RIGHT OF WAY
- PROPERTY LINE
- POINT OF BEGINNING
- BUILDING SETBACK LINE (B.S.L.)



IV.A.4.



**DEDICATION**

Jordan + Jordan Designs, LLC hereby certify that it is the owner of the property described and shown hereon, which property is located within the subdivision regulation jurisdiction of the City of Rolla, that it has caused this property to be platted as shown herein and designated as: JORDAN + JORDAN DESIGNS, LLC. The owner hereby accepts this plat of subdivision.

Dedicators do further grant to all political subdivisions and public and franchised utility companies providing utility services to the land described on this plat the right to install and maintain electrical, water, telephone, cable television, sanitary sewer, storm sewer, gas lines, steam and along those places which are designated as utility easements on this plat.

DATED \_\_\_\_\_, 2021 Jordan + Jordan Designs, LLC

Jared Jordan

"DEDICATOR"

STATE OF MISSOURI ) SS  
COUNTY OF PHELPS )

On this \_\_\_\_ day of \_\_\_\_\_, 2021 before me appeared Jared Jordan on behalf of Jordan + Jordan Designs, LLC, to me known to be the person described in and who executed the foregoing instrument, and he has acknowledged to me that he is the owner of the land herein set my hand and affixed my official seal in the county and state aforesaid, this \_\_\_\_ day of \_\_\_\_\_, 2021.

NOTARY PUBLIC

**NOTES:**

- I declare that to the best of my professional knowledge and belief, the plat and survey meets the current Missouri Standards for Property Boundary Surveys' (20 CSR 2030.16).
- Tract is classified Urban (20 CSR 2030.16.040).
- Date of field work: February and April, 2021
- Plat represents a survey of all of lands described at 2020-2539
- Dimensions shown are measured. For record dimensions, see documents(s) noted.
- Only the record documents noted hereon were provided to or discovered by surveyor. No abstract, current title commitment nor other record title documentation was provided surveyor.
- Tract is zoned R-1, Single Family District.

**ARCHER-EGIN**  
Engineering Surveying Architecture  
Corporate Authority

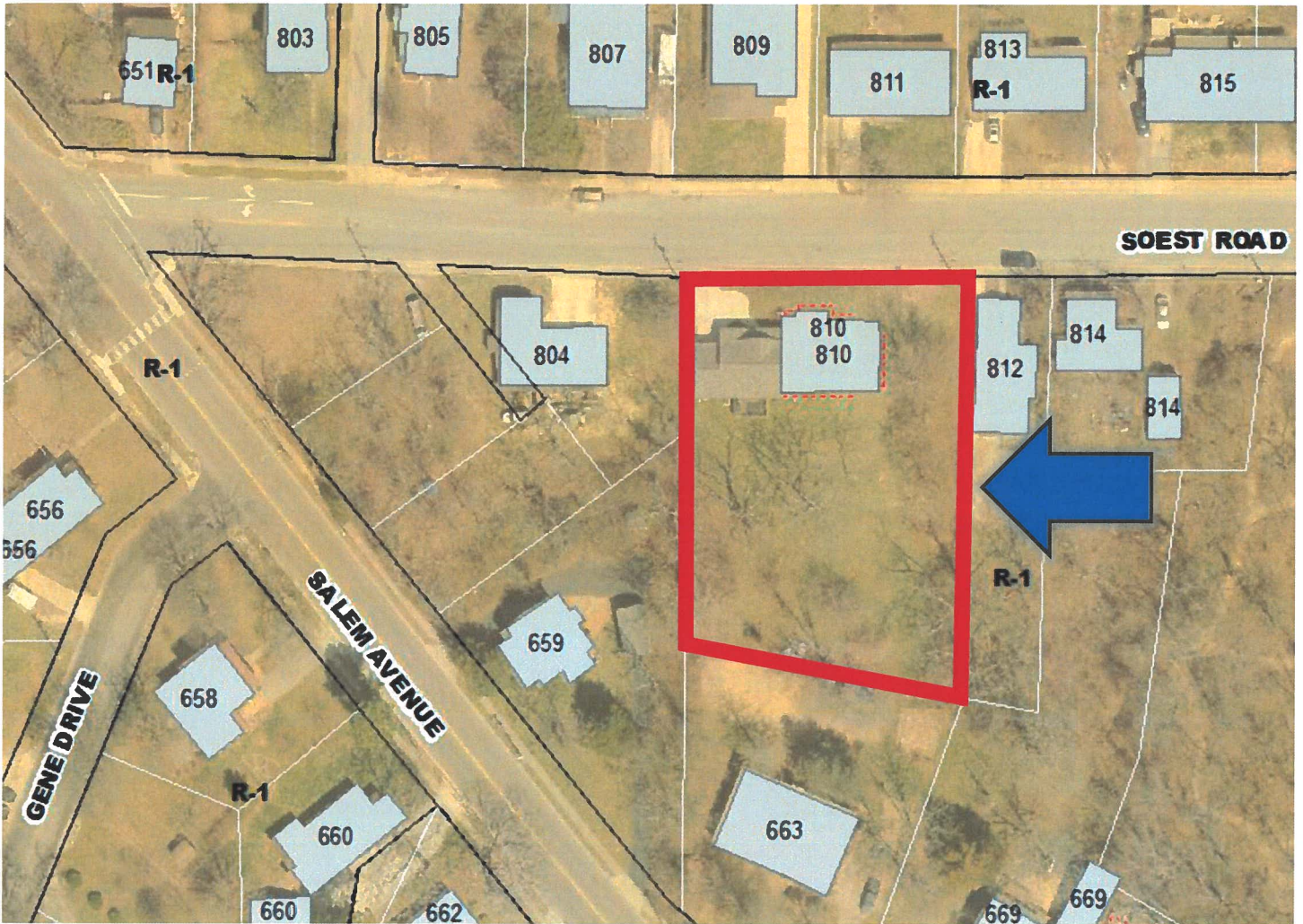
310 East 6th Street  
Rolla, Missouri 65401  
Phone: 660-836-7343  
Fax: 660-836-7352  
www.archer-egin.com

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Final Plat of  
JORDAN + JORDAN DESIGNS PLAT NO. 1  
Rolla, Phelps County, Missouri  
Jordan + Jordan Designs LLC  
10300 State Route BB, Rolla, Missouri 65401

REVIEWS	POWER BY	SCALE	DATE	SHEET NO.
	MEP	1"=20'	April 6, 2021	J3646
	CRD		SFF	





**Project Information:**

Case No: SUB21-03  
 Location: 810 Soest Rd  
 Applicant: Jordan + Jordan Designs  
 Request:

Minor Subdivision to subdivide one lot into two lots.



**For More Information Contact:**

Tom Coots, City Planner  
[tcoots@rollacity.org](mailto:tcoots@rollacity.org)

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

*W.A.S.*

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE TO APPROVE THE MINOR SUBDIVISION FINAL PLAT OF JORDAN + JORDAN DESIGNS PLAT NO. 1.**

**(SUB 21-03)**

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

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

**SECTION 2:** That certain fees must be provided prior to the final plat being recorded.

**SECTION 3:** That this ordinance shall be in full force and effect from and after the date of its passage and approval. Building permits may not be issued by the Community Development Department until the plat has been filed with the Phelps County Recorder of Deeds.

**PASSED BY THE CITY COUNCIL OF THE CITY OF ROLLA, MISSOURI, AND APPROVED BY THE MAYOR THIS 17TH DAY OF MAY, 2021.**

APPROVED:

\_\_\_\_\_

Mayor

ATTEST:

\_\_\_\_\_

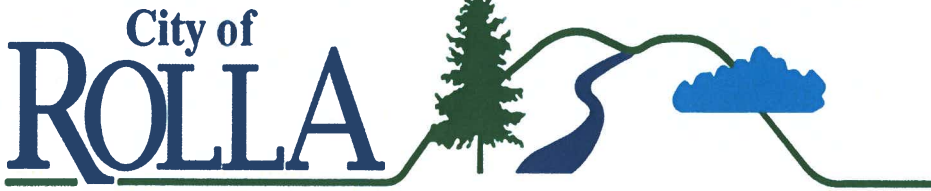
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_

City Counselor

V.A.6



**CITY OF ROLLA  
CITY COUNCIL AGENDA**

**DEPARTMENT:** Community Development

**ACTION REQUESTED:** First Reading

**SUBJECT:** Deer Crossing East V: a minor subdivision to subdivide one lot into two platted residential lots located at 511 Christy Drive

(SUB21-02)

**MEETING DATE: May 17, 2021**

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**Application and Notice:**

Applicant/Owner- John Renick  
Public Notice - Information available on city website

**Background:** The subject property consists of large lot with over 40 acres. The lot is proposed to be subdivided into two lots. The existing house would be located on one lot. The remainder is planned to be sold to the property owner to the south.

**Property Details:**

Current zoning - R-1, Single-family  
Current use - Residential  
Proposed use - Residential  
Land area - Lot 18: 3.45 acres; Lot 19: 40.32 acres

**Public Facilities/Improvements:**

Streets - The subject property has frontage Southview Drive, a collector street. Lot 19 is accessed from Christy Drive, a local street.

Sidewalks - Sidewalks are not located adjacent to the properties. Sidewalks will be required if/when Lot 19 is subdivided or developed. Sidewalks will be required adjacent to Lot 18 at this time.

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

Drainage - Drainage will be reviewed at the time of development, if developed.

N.B.1

**Comprehensive Plan:** The Comprehensive Plan designates the subject property as being appropriate for Low-density Residential uses.

**Discussion:** The proposed plat appears to meet all zoning and subdivision requirements. Sidewalk will be required to be constructed or a bond provided prior to recording the plat. Some stormwater fees will be due prior to recording the plat. The parks dedication was satisfied with the previous platting.

**Planning and Zoning Commission Recommendation:**

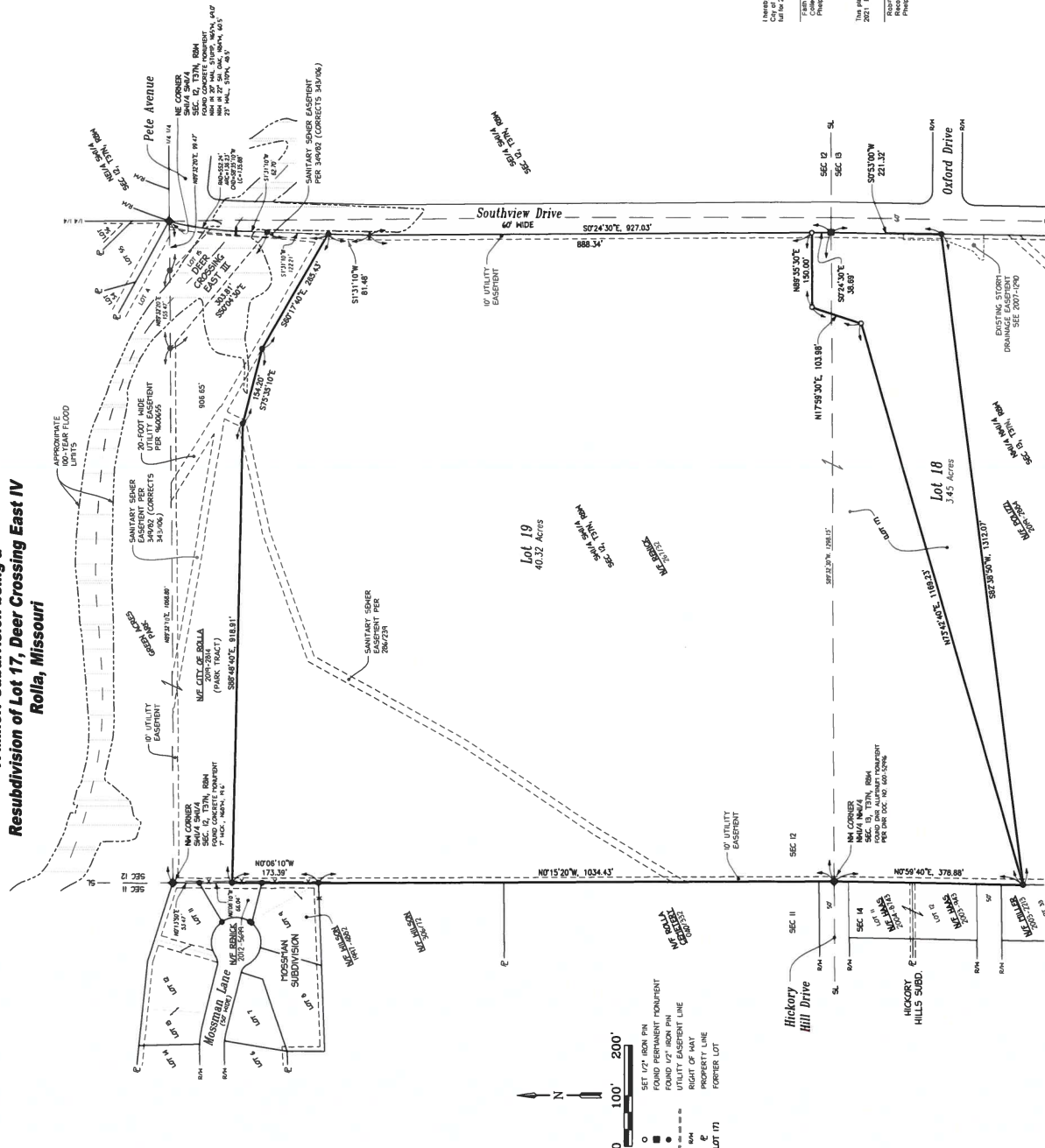
The Rolla Planning and Zoning Commission conducted a meeting on May 11, 2021 and voted 5-0 to recommend approval of the request.

**Prepared by:** Tom Coots, City Planner

**Attachments:** Final Plat, Area Map, Ordinance

IV.B.2

# Final Plat of Deer Crossing East V A Minor Subdivision being a Resubdivision of Lot 17, Deer Crossing East IV Rolla, Missouri



### BEREAVEMENT

John B. Brink and Sharon K. Brink hereby certify that they are the owners of the property herein and that they have caused this plat to be prepared in accordance with the provisions of the laws of the State of Missouri and the County of Phelps. This plat is being prepared for the purpose of subdividing the property herein and is being prepared for the purpose of subdividing the property herein and is being prepared for the purpose of subdividing the property herein.

DAIED \_\_\_\_\_ 2021  
 JOHN B. BRINK  
 SHARON K. BRINK

### DEDICATION

STATE OF MISSOURI )  
 COUNTY OF PHELPS ) SS

On this \_\_\_\_\_ day of \_\_\_\_\_, 2021, before me appeared John B. Brink and Sharon K. Brink, the owners of the property herein and they have acknowledged to me that they are the owners of the property herein and that they have caused this plat to be prepared in accordance with the provisions of the laws of the State of Missouri and the County of Phelps.

### NOTARY PUBLIC

Approved subject to satisfaction of requirements of accordance with submission rules in the City of Rolla. This plat meets certain requirements of the City of Rolla.

### IMPROVEMENT ACCEPTANCE

Approved subject to satisfaction of requirements of accordance with submission rules in the City of Rolla. This plat meets certain requirements of the City of Rolla.

### PLANNING & ZONING APPROVAL

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2021

### RECORDING

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2021

### RECORDING

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2021

### RECORDING

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2021

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Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2021

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### RECORDING

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2021

### RECORDING

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2021

**ARCHER-ELGIN**  
 Surveying & Mapping  
 1111 S. Main Street  
 Rolla, Missouri 65701  
 Phone: 314-364-4444  
 Fax: 314-364-4444  
 www.archer-elgin.com

Final Plat of  
 Deer Crossing East V  
 Rolla, Missouri  
 John B. Brink  
 Sharon K. Brink  
 DATE: April 6, 2021  
 SHEET NO. 13736

W.B.3



**Project Information:**

Case No: SUB21-02  
Location: 511 Christy Drive  
Applicant: John Renick  
Request:  
Minor Subdivision to subdivide a lot into two lots



**For More Information Contact:**

Tom Coots, City Planner  
tcoots@rollacity.org

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

N.B.4

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE TO APPROVE THE MINOR SUBDIVISION FINAL PLAT OF DEER CROSSING EAST V.**

**(SUB 21-02)**

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

**SECTION 1:** An ordinance approving the Minor Subdivision Final Plat of Deer Crossing East V, a subdivision in City of Rolla, Phelps County, Missouri through the subdivision process.

**SECTION 2:** That certain fees and improvements or improvement guarantees must be provided prior to the final plat being recorded.

**SECTION 3:** That this ordinance shall be in full force and effect from and after the date of its passage and approval. Building permits may not be issued by the Community Development Department until the plat has been filed with the Phelps County Recorder of Deeds.

**PASSED BY THE CITY COUNCIL OF THE CITY OF ROLLA, MISSOURI, AND APPROVED BY THE MAYOR THIS 7TH DAY OF JUNE, 2021.**

APPROVED:

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
City Counselor

1V.B.5





**CITY OF ROLLA  
CITY COUNCIL AGENDA**

**DEPARTMENT HEAD: Darin Pryor**

**ACTION REQUESTED: Motion**

**ITEM/SUBJECT: 4<sup>th</sup>, 5<sup>th</sup>, and Cedar Street Closure for Great Race**

**BUDGET APPROPRIATION:**

**DATE: 5/17/21**

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**COMMENTARY:**

City staff received a request from the Chamber of Commerce to close a portion of 4<sup>th</sup>, 5<sup>th</sup>, and Cedar Streets for the Great Race Event on June 22<sup>nd</sup>. The closures would take place from 9am to 3pm on June 22<sup>nd</sup>. (Tuesday)

Staff recommends approval.

ITEM NO. IV.C.1

# GREAT RACE STREET CLOSURES

JUNE 22ND, 2021 FROM 9:00 AM - 3:00 PM



MAPLE STREET

SALEM AVENUE

WALNUT STREET

6TH STREET

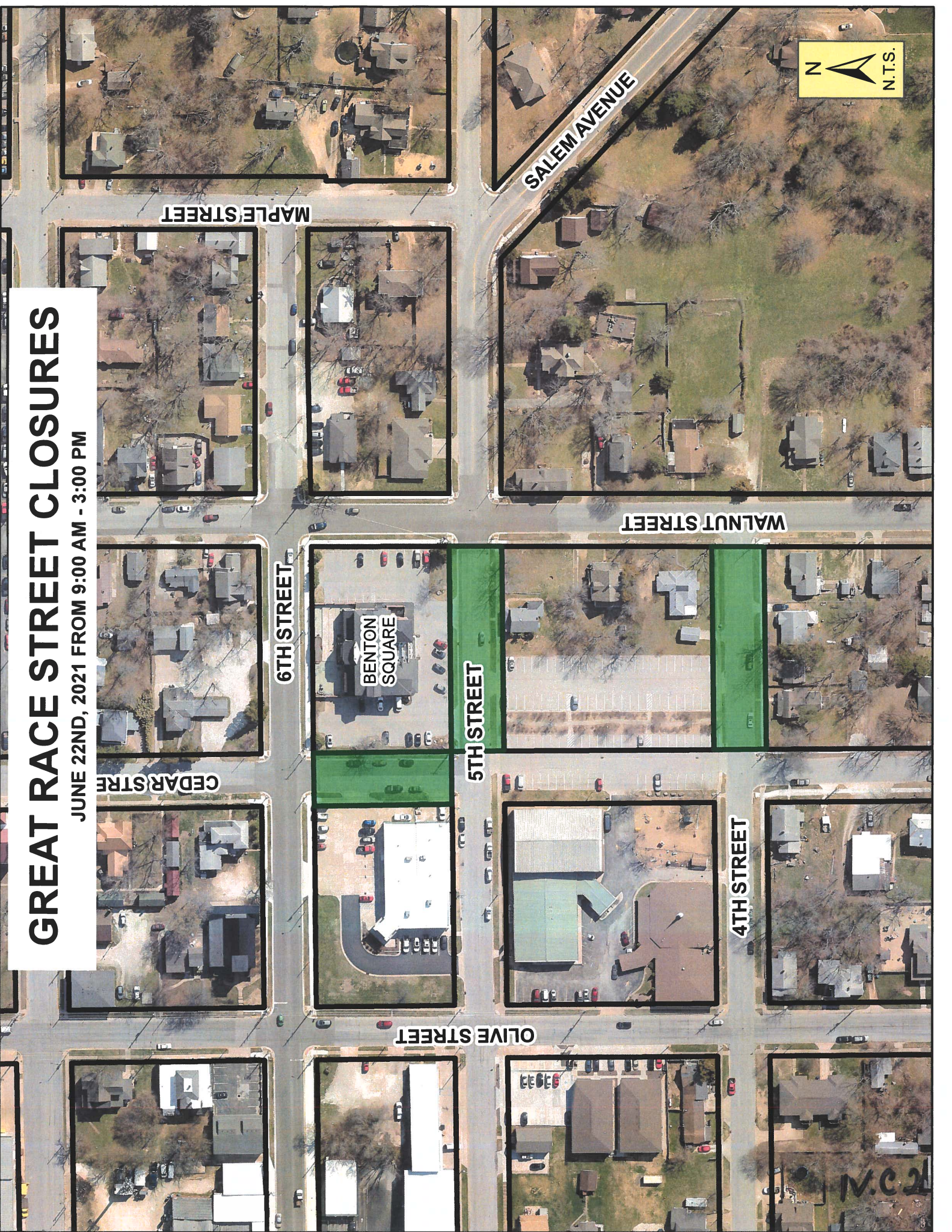
BENTON SQUARE

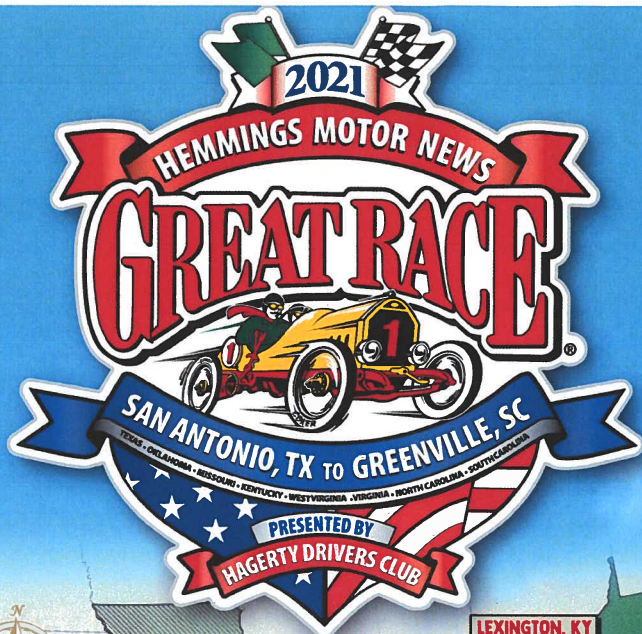
5TH STREET

CEDAR STREET

4TH STREET

OLIVE STREET





SAN ANTONIO, TX TO GREENVILLE, SC

PRESENTED BY  
HAGERTY DRIVERS CLUB



OVERNIGHT STOP

Lunch Stop

# 2021 GREAT RACE ROUTE

## SATURDAY, JUNE 19

START: Alamo Plaza (Alamo front), San Antonio, TX - 8 a.m. to noon  
LUNCH: Courthouse Square, downtown San Marcos, TX - noon  
OVERNIGHT: Santa Fe Plaza, Temple, TX - 4:30 p.m.

## SUNDAY, JUNE 20

LUNCH: Lake Granbury Conference Center, Granbury, TX - noon  
OVERNIGHT: Horton Classic Car Museum, Nocona, TX - 4:15 p.m.

## MONDAY, JUNE 21

LUNCH: Heart of Route 66 Auto Museum, Sapulpa, OK - 12:15 p.m.  
OVERNIGHT: Main Street, downtown Joplin, MO - 5:00 p.m.

## TUESDAY, JUNE 22

LUNCH: Benton Square on East 5th Street, Rolla, MO - 11:45 a.m.  
OVERNIGHT: Main Street, downtown Cape Girardeau, MO - 5:15 p.m.

## WEDNESDAY, JUNE 23

LUNCH: Broadway and Water Street, downtown Paducah, KY - noon  
OVERNIGHT: Veterans Blvd., downtown Owensboro, KY - 5 p.m.

## THURSDAY, JUNE 24

LUNCH: Elizabethtown Sports Park, Elizabethtown, KY - 11:30 a.m.  
OVERNIGHT: Griffin Gate Marriott, Lexington, KY - 5 p.m.

## FRIDAY, JUNE 25

LUNCH: Heritage Station, 11th Street, downtown Huntington, WV - 11:40 a.m.  
OVERNIGHT: Word Park, Neville Street, downtown Beckley, WV - 5:30 p.m.

## SATURDAY, JUNE 26

LUNCH: Main Street, downtown Galax, VA - 11:15 a.m.  
OVERNIGHT: Main Street, downtown Mooresville, NC - 5 p.m.

## SUNDAY, JUNE 27

FINISH: Hyatt Regency, Main Street, downtown Greenville, SC - 1 p.m.

800-989-7223 or [JEFF@GREATRACE.COM](mailto:JEFF@GREATRACE.COM)



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[@GREATRACERALLY](https://www.facebook.com/GREATRACERALLY)  
#THEGREATRACE



IV.C.3





