

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, July 19th, 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

PLEDGE OF ALLEGIANCE

Victoria Steen

I. PUBLIC HEARINGS

A. Public Hearing/Ordinance First Reading for the re-zoning of 1520 Bridge School Rd from C-3, Highway Commercial district to the R-3, multi-family district. (City Planner Tom Coots) **Public Hearing/First Reading**

B. Public Hearing/Ordinance First Reading for the annexation of properties addressed as 1815-1829 Sandstone Street and assigning a zoning of R-1 and GI. (City Planner Tom Coots) **Public Hearing/First Reading**

II. ACKNOWLEDGMENTS and SPECIAL PRESENTATIONS

A. Proclamation for National Park and Recreation Month. (Mayor Magdits)

III. OLD BUSINESS

A. **Ordinance** enacting an abandoned building registry (City Administrator John Butz) **Final Reading**

IV. NEW BUSINESS

A. Ordinance allowing a minor subdivision final plat to reorganize into two commercial lots and vacate a utility easement: Rolla Aldi Plat 1. (City Planner Tom Coots) **First Reading**

V. CLAIMS and/or FISCAL TRANSACTIONS

A. Review of Proposed Budget for the Forum Plaza Community Improvement District. (City Administrator John Butz) **Review**

July 19th, 2021

VI. CITIZEN COMMUNICATION

A. Open Citizen Communication

VII. MAYOR/CITY COUNCIL COMMENTS

- A. Reappointment of Larry Thomas to the Parks Advisory Commission (June 2024)
- B. Reappointment of Susan Wrassmann to the Parks Advisory Commission (June 2023)
- C. Reappointment of Ken Kwantes to the Parks Advisory Commission (June 2024)

VIII. COMMENTS FOR THE GOOD OF THE ORDER

IX. CLOSED SESSION

A. Pursuant to RSM0 610.021 (1) and (2) for discussion of legal work product and real estate.

X. ADJOURNMENT



**CITY OF ROLLA
CITY COUNCIL AGENDA**

DEPARTMENT: Community Development

ACTION REQUESTED: Public Hearing/First Reading

SUBJECT: Map Amendment (rezoning): 1520 Bridge School Rd from the C-3, Highway Commercial district to the R-3, Multi-family district

(ZON21-03)

MEETING DATE: July 19, 2021

Application and Notice:

Applicant - Greg Spence of Riley-Spence Management Company, LLC
Owner - Aaron Espinoza of Citizens Bank of Newburg
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 property owner acquired the subject property and several other lots in the areas through foreclosure in 2014. The subject property has been for sale for several years.

The applicant seeks to locate a tax credit eligible senior housing project at the property. The applicant sought such tax credit from the Missouri Housing Development Commission last year, but the application was not approved. The applicant intends to apply for the credits again this year. Having zoning which would allow for the project in place before applying for the credits may help their application to be approved.

The proposed Silverstone Apartments would serve senior citizens over 55 years of age. A three story apartment building with 41 two bedroom units is proposed. Additional land is available to locate a potential assisted-living and/or nursing care facility in the future.

Property Details:

Current zoning - C-3, Highway Commercial to R-3, Multi-family
Current use - Vacant/Undeveloped
Proposed use - Multi-family residential
Land area - 14.69 acres

I.A.1

Public Facilities/Improvements:

- Streets - The subject property has frontage on Bridge School Rd and Blues Lake Parkway, both collector streets.
- Sidewalks - Sidewalks are not located adjacent to the subject property. Sidewalks will be required at the time of development. There is also potential to begin planning for a trail that would connect to Blues Lake through the subject property.
- Utilities - The subject property should have access to all needed public utilities.

Comprehensive Plan: The Rolla West Master Plan, an element of the Comprehensive Plan, designates the subject property as being appropriate for “Entertainment” uses. Entertainment uses include museums, theaters, fun activities, restaurants, and bars. Multi-family uses are not listed.

Discussion: On the surface the request for multi-family zoning does appear to be in conflict with the adopted plans for the area. However, the Rolla West Master Plan was adopted in 2009, with relatively little development in recent years. Additional multi-family development could support existing development and could reenergize the area for additional development. The particular property has a minimum frontage on the streets and is mostly behind existing development, with little value for many commercial uses.

Planning and Zoning Commission Recommendation:

The Rolla Planning and Zoning Commission conducted a public hearing on July 13, 2021 and voted 4-0 to recommend approval of the request.

Prepared by: Tom Coots, City Planner

Attachments: Ordinance; Public Notice Letter, Site Plan, Letter of Request



Senior Living Communities

June 2, 2021

City of Rolla
Community Development Department
901 N Elm Street
Rolla, MO 65401

Re: Rezoning Application 1512 Bridge School Road

Dear Community Development Department,

Please find attached the request to rezone the parcel located at 1512 Bridge School Road. We are proposing that the site use be changed to allow for Multi-Family Residential.

The proposed Silverstone Apartments will provide 41, 2-bedroom affordable senior apartment units in a three-story building with full elevator access. All 41 units include adaptable kitchens & bathrooms, dining and living space with grab bars installed in all units. All units will be 100% ADA convertible with the required 5% of units meeting the ADA requirements upon project completion an additional 2% of units being designed for persons with sensory impairments. The building's common space includes a lounge and library with a dedicated computer work area, community room with coffee bar and community kitchen space, and a small on-site salon. Common laundry facilities, trash and recycling areas are easily accessed from each floor. In addition to the above building amenities, tenants will have access to a variety of campus wide amenities including a raised garden beds, senior TV & access to the internet.

The development is being undertaken by The Riley Spence Management Co and the experienced team of ND Consulting Group.

Additional Project Details:

- Silverstone Apartments entails new construction of 41 two bedroom apartment units
- The new building will be a 3 story elevator structure.
- The apartments will serve seniors over 55 years old.
- The Design has been carefully design by Rosemann Architects in conjunction with EM Harris to be sure it is cost effective and utilizes the site conditions.
- An extensive Service Plan providing seniors with access to food pantry, nutrition and cooking classes, resident meetings, exercise programs or equipment, computer access on site activities & programing. The development next to Silverstone Place owned by the same owner/developer will ensure the services will be available during the 15 year compliance period and hopefully longer.

Where Concerned Professionals Make the Difference

1749 Gilsinn Lane Fenton, Missouri 63026 Phone: (636) 349-2311 Fax: (636) 349-6491 www.rileyspence.com

I.A.3

RSP

Senior Living Communities

- This is NOT a phased development.
- Accessible parking and building access to be directly adjacent to the building entry.
- Additional site amenities are to include raised garden bed, walking path and outdoor gathering area.
- Landscaping at the building perimeter and rear yard is included with a variety of trees and native species.
- Building interiors are to be fully sprinkled with painted drywall finishes, wood and vinyl trim and luxury vinyl tile flooring throughout all common areas.
- Unit interiors are to include both luxury vinyl flooring and carpet in bedroom spaces.
- LED light fixtures and central hot water system are to be utilized throughout the building.
- Units will feature in-unit washer and dryer hookups.

The site's current owner, Citizen's Bank of Newburg, is in full support of the project and the requested Change of Use. They are also signing this letter and the application.

The development budget includes tax credit equity, construction and permanent loan from MHDC Fund Balance and a MHDC HOME loan.

Proposed site plan, building plan & unit layouts are included in this packet for your use and review.

Sincerely,

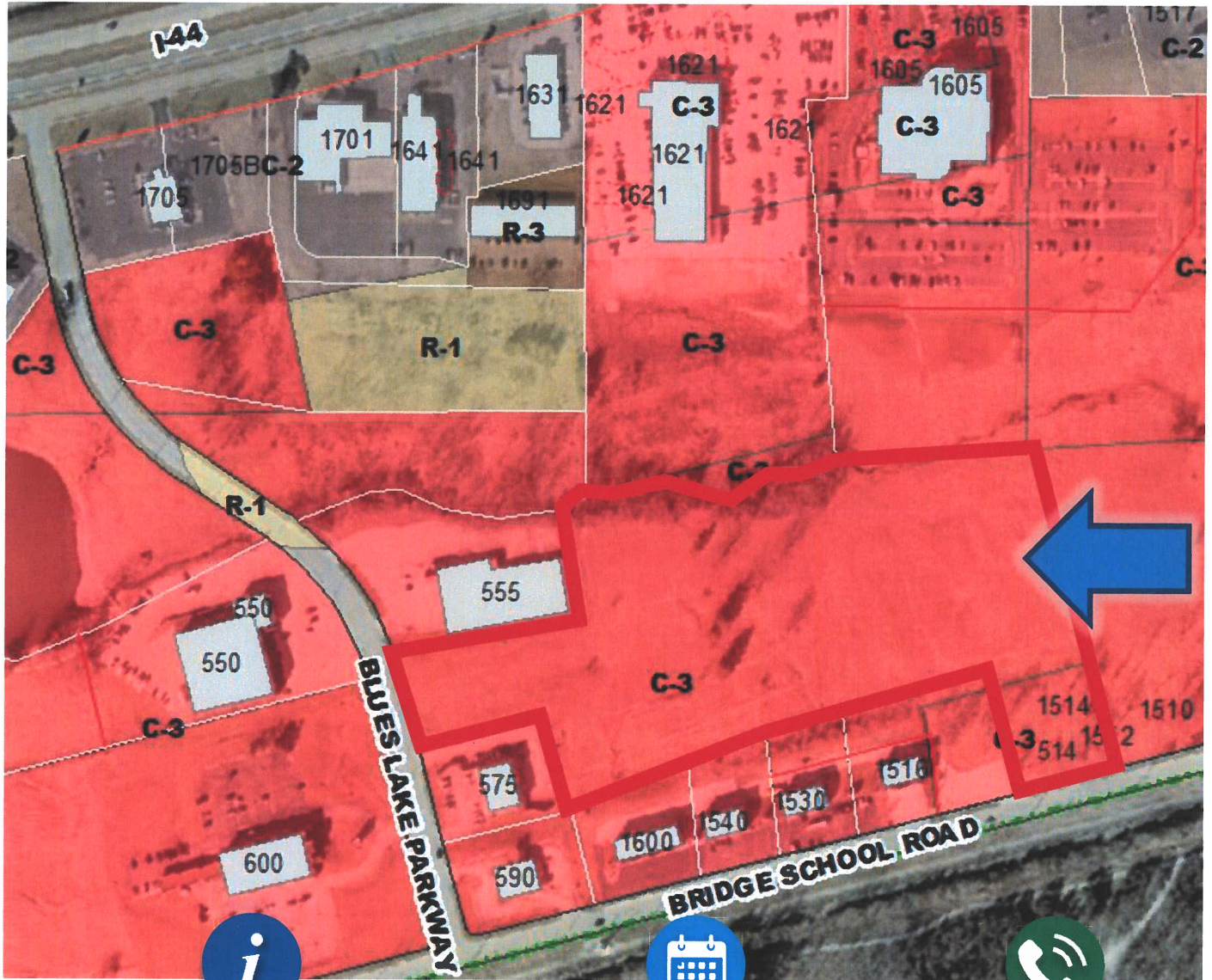


Greg Spence
Riley Spence Management Company



Aaron Espinoza

Citizens Bank of Newbury



Project Information:

Case No: ZON21-03
 Location: 1520 Bridge School Rd
 Applicant: Citizens Bank of Newburg
 c/o Greg Spence of Riley-Spence Management Company
 (Silverstone Independent Living)

Request:
 Rezoning from the C-3, Highway Commercial district to the R-3, Multi-family district

Public Hearings:

Planning and Zoning Commission
July 13, 2021
5:30 PM
 City Hall: 1st Floor

City Council
July 19, 2021
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

I.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?

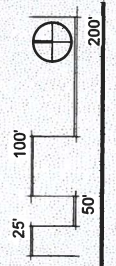
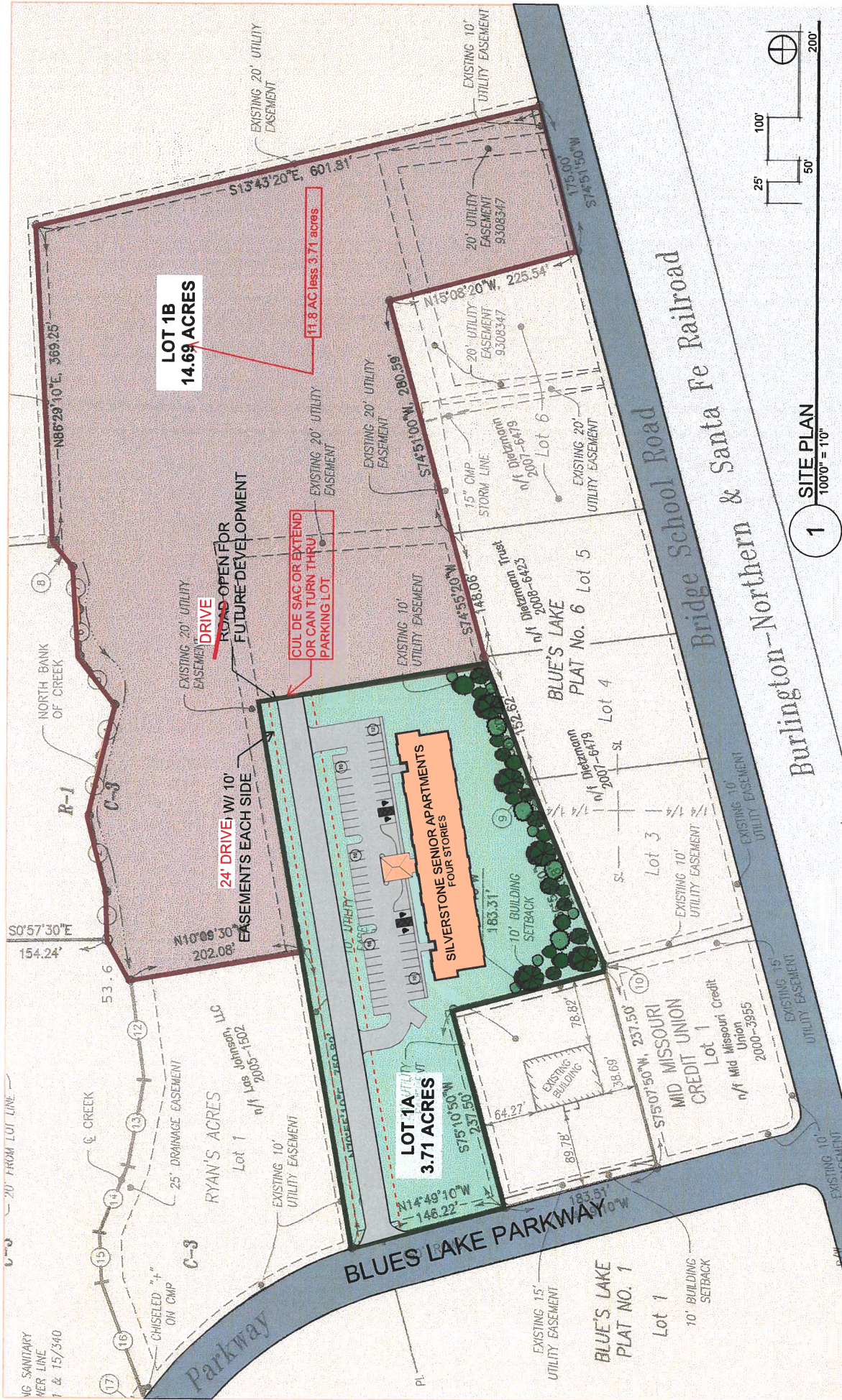
Please contact the Community Development Office if you have any additional questions.

LEGAL DESCRIPTION

Blues Lake Plat Number 8, Lot 1, Less and Except that portion which is included in Blues Lake Plat Number 11.

I.A.6





1 SITE PLAN
1000' = 1"0"

SILVERSTONE INDEPENDENT LIVING
BLUES LAKE PARKWAY - ROLLA, MISSOURI

S2



10/20/20

I.A.7

ORDINANCE NO. _____

AN ORDINANCE TO APPROVE THE RE-ZONING OF 1520 BRIDGE SCHOOL RD FROM THE C-3, HIGHWAY COMMERCIAL DISTRICT TO THE R-3, MULTI-FAMILY DISTRICT

(ZON21-03)

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 July 13, 2021 and recommended the City Council approve the rezoning of the subject property as proposed by the applicant; and

WHEREAS, the Rolla City Council, during its July 19, 2021 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 Basic Zoning Ordinance No. 3414, 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-3 (Highway Commercial) to R-3 (Multi-family) Zoning described as follows:

Blues Lake Plat Number 8, Lot 1, less and except that portion which is included in Blues Lake Plat Number 11.

SECTION 2: This Ordinance shall be in full force and effect from and after the date of its passage and approval.

I.A.8

**PASSED BY THE CITY COUNCIL OF THE CITY OF ROLLA, MISSOURI AND
APPROVED BY THE MAYOR THIS 2ND DAY OF AUGUST, 2021.**

APPROVED:

ATTEST:

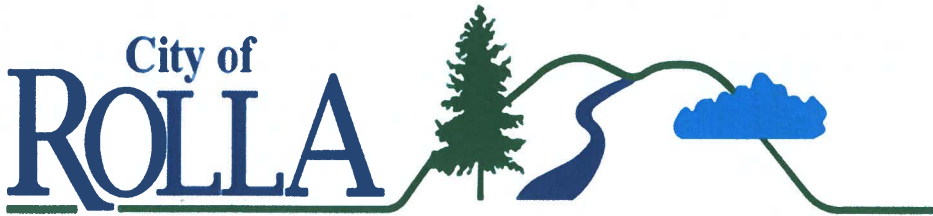
Mayor

City Clerk

APPROVED AS TO FORM:

City Counselor

I.A.9



**CITY OF ROLLA
CITY COUNCIL AGENDA**

DEPARTMENT: Community Development

ACTION REQUESTED: Public Hearing/First Reading

SUBJECT: Annexation: A portion of properties addressed as 1815-1829 Sandstone Street into the corporate limits of the City of Rolla and assigning a zoning of R-1, Single-family Residential and GI, Government and Institutional

(ANX21-01)

MEETING DATE: July 19, 2021

Application and Notice:

Applicant/owner - City of Rolla, Johnny and Patricia Yates, Derek Ymker, Paul Tate, Vera Chapman, Sammatha Wilcox, John and Linda Ottaway, Mathew and Ashley McCarter, and Andy Hong and Lili Eng

Public Notice - Letters mailed to property owners within 300 feet; Legal ad in the Phelps County Focus; <https://www.rollacity.org/agenda.shtml>

Background:

Stone Ridge Estates was platted in 1988 and is within the city limits. Stone Ridge Estates Plat No 2 was platted in 1996. This plat consists of lots adjacent to the lots in the 1988 plat, however, the lots are between 8 and 13 feet wide and not within the city limits. The lots in the 1988 plat and the adjacent lots in the 1996 plat are owned by the same property owners, resulting in properties that are mostly inside the city limits and partially outside the city limits. The lots outside the city limits are completely encumbered by a utility easement.

The result of the properties being located partially within and outside the city limits is that the property owners receive two tax bills and are technically located in two service areas for utilities and emergency response. These are likely fairly trivial issues since the strip outside the city is not buildable. However, one property owner asked if the area could be annexed into the city. The owner has worked with staff to acquire permission from most impacted property owners for a voluntary annexation. The city agreed to waive any fees for application and advertising to allow the situation to be resolved.

Most affected property owners did agree to the voluntary annexation. One owner did opt to not be included. Two owners have not returned the application forms as of the date of this report. If the applications are not returned prior to the ordinance being adopted by City Council, those properties will be removed and not annexed at this time. The other six property owners have submitted the application for voluntary annexation.

I.B.1

Property Details:

Current zoning - Adjacent to R-1, Single-family and GI, Government and Institutional
Land area - About 10,500 sq. ft. in total

Comprehensive Plan: The Comprehensive Plan designates the subject property as being appropriate for Rural Residential uses. The Comprehensive Plan also designates that area as being within the Urban Growth Area of the city. The Urban Growth Area is areas which should be appropriate for annexation as the city grows.

Discussion: The proposed annexation should not impact city budgets or services. The additional strip is not buildable and does not require additional services. The additional area is currently subject to a slightly lower property tax. The affected property owners might incur additional property taxes of up to \$5-10/year, but should no longer receive separate bills for their property.

Zoning should be applied to properties whenever they are annexed. R-1, Single-family zoning is suggested for the area adjacent to the residential lots and additional ROW of Coventry Lane. GI, Government and Institutional zoning is suggested for the area adjacent to the property owned by the City of Rolla. The city property is a part of Coventry Park.

The proposal was reviewed at the Development Review Meeting and no objections to the annexation were made.

Planning and Zoning Commission Recommendation:

The Rolla Planning and Zoning Commission conducted a public hearing on July 14, 2021 and voted 4-0 to recommend approval of the request and assign zoning.

Prepared by: Tom Coots, City Planner
Attachments: Ordinance; Public Notice Letter



Project Information:

Case No: ANX21-01
 Location: 1815-1829 Sandstone Street
 Applicant: City of Rolla and all affected property owners
 Request:
 Annexation into the city limits of the City of Rolla and assigning a zoning of R-1, Single-family and GI, Governmental and Institutional

Public Hearings:

Planning and Zoning Commission
July 13, 2021
5:30 PM
 City Hall: 1st Floor

 City Council
July 19, 2021
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

I.B.3



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 an Annexation?

An annexation is the changing of the city limits to include additional areas. Once within the corporate limits of the City of Rolla, a property is subject to the laws of the City of Rolla and is eligible for services provided by the City of Rolla.

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.

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 Commission.

What If I Have More Questions?

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

LEGAL DESCRIPTION

Stone Ridge Estates Plat Number 2, Lots 8 – 15 and 38 and that portion of right-of-way for Coventry Lane dedicated with said plat.

I.B.4



ORDINANCE NO. _____

AN ORDINANCE TO APPROVE THE ANNEXATION OF CERTAIN PROPERTIES WITHIN THE STONE RIDGE ESTATES PLAT NO. 2 AND THE DESIGNATION OF SAID PROPERTY AS THE R-1, SINGLE-FAMILY DISTRICT AND THE GI, GOVERNMENT AND INSTITUTIONAL DISTRICT

(ANX21-01)

WHEREAS, a petition was duly filed with the Community Development Department requesting the subject property to be voluntarily annexed into the corporate limits of the City of Rolla; 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 July 13, 2021 and recommended the City Council approve the annexation and designation of zoning of the subject property as the R-1, Single-family district adjacent to the lots and rights-of-way of Coventry Drive which are currently zoned R-1; and GI, Government and Institutional adjacent to the lot which is currently zoned GI; and

WHEREAS, the Rolla City Council, during its July 19, 2021 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 annexation and designation of zoning and by those citizens opposing said proposal, the City Council found the proposed annexation and designation of zoning 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 full voluntary annexation procedure, as outlined in RSMo. 71.012, has been conducted by the City of Rolla, which included the City Council conducting a public hearing on the proposal and determining that the annexation proposal meets the criteria established under Missouri State Statute RSMo. 71.012; and

SECTION 2: That the applicants request that the City Council of the City of Rolla, Missouri, annex into the corporate limits of Rolla, Missouri, the property that is presently unincorporated, yet contiguous to the corporate limits of the City of Rolla, Missouri, and that is more particularly described as follows:

Lots 8 – 15 and Lot 38 and the right-of-way of Coventry Lane, Stone Ridge Estates Plat No. 2, Phelps County, Missouri

I.B.S

SECTION 3: And that the Basic Zoning Ordinance No. 3414, 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 is hereby amended by designating the zoning classification of the following property situated within the City of Rolla, Missouri, as the R-1, Single-family district on the Official Zoning Map of the City of Rolla:

Lots 8 – 15 and the right-of-way of Coventry Lane, Stone Ridge Estates Plat No. 2, Phelps County, Missouri

SECTION 4: And that the Basic Zoning Ordinance No. 3414, 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 is hereby amended by designating the zoning classification of the following property situated within the City of Rolla, Missouri, as the GI, Government and Institutional district on the Official Zoning Map of the City of Rolla:

Lot 38, Stone Ridge Estates Plat No. 2, Phelps County, Missouri

SECTION 5: 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 2ND DAY OF AUGUST, 2021.

APPROVED:

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Counselor

I. B. 4

**CITY OF ROLLA
CITY COUNCIL AGENDA**

DEPARTMENT HEAD: John Butz City Administrator

ACTION REQUESTED: Discussion/Final Reading

ITEM/SUBJECT: Ordinance to Enact Abandoned Structure Registration

BUDGET APPROPRIATION: NA

DATE: July 19, 2021

COMMENTARY:

MO Law (RSM. 67.399) provides a registration of abandoned residential properties as a way of curbing neighborhood deterioration and/or safety concerns. Unfortunately as a 3rd Class statutory city the law only acknowledges residential properties or commercial property “containing multiple dwelling units” (i.e. multi-family, possibly hotels).

Per Council action, property owners would be required to report residential properties that are vacant, have been vacant for six months, and meets the criteria of abandoned or derelict. The registration fee is \$200 semi-annually. As part of the service the City would regularly inspect said properties by code and nuisance inspectors and law enforcement. This program is a tool to keep better track of abandoned/derelict properties but does not eliminate said properties.

Note:

1. Section 6-61 (A)(1) has been edited to read from 90 consecutive days to 180 consecutive days.
2. Legal can respond to Council question on Sec. 6-67 “Right of Entry and Inspection”. Section 6-29(b) of the current Rolla City code gives the “Right of Entry upon Property for Inspections” but only with the consent of the property owner/tenant or court warrant.

Recommendation: Discussion/Final Reading

III.A.1

VACANT PROPERTY REGISTRATION

67.399. Registration fee for violations of housing codes — municipalities and St. Louis County — investigation — appeal — lien on property, when. — 1. The governing body of any municipality or county with a charter form of government and with more than one million inhabitants may, by ordinance, establish a semiannual registration fee not to exceed two hundred dollars which shall be charged to the owner of any parcel of residential property improved by a residential structure, or commercial property improved by a structure containing multiple dwelling units, that is vacant, has been vacant for at least six months, and is characterized by violations of applicable housing codes established by such municipality.

2. The municipality shall designate a municipal officer to investigate any property that may be subject to the registration fee. The officer shall report his findings and recommendations, and shall determine whether any such property shall be subject to the registration fee. Within five business days, the clerk of the municipality or county with a charter form of government and with more than one million inhabitants shall notify by mail the owners of property on which the registration fee has been levied at their last known address according to the records of the city and the county. The property owner shall have the right to appeal the decision of the office to the municipal court within thirty days of such notification. Absent the existence of any valid appeal or request for reconsideration pursuant to subsection 3 of this section, the registration fee shall begin to accrue on the beginning of the second calendar quarter after the decision of the municipal officer.

3. Within thirty days of the municipality or county with a charter form of government and with more than one million inhabitants making such notification, the property owner may complete any improvements to the property that may be necessary to revoke the levy of the registration fee, and then may request a reinspection of the property and a reconsideration of the levy of the registration fee by the municipality or county with a charter form of government and with more than one million inhabitants. If the municipal or county officer revokes the registration fee, no such assessment shall be made and the matter shall be considered closed. If the officer affirms the assessment of the registration fee, the property owner shall have the right to appeal the reconsideration decision of the officer to the municipal court within thirty days of such decision. Absent the existence of any valid appeal to the municipal court or other court of competent jurisdiction, the registration fee shall begin to accrue on the beginning of the second calendar quarter after the reconsideration decision of the municipal governing body.

4. The municipal governing body shall establish by ordinance procedures for payment of the registration fee and penalties for delinquent payments of such fees. Any registration fees which are delinquent for a period of one year shall become a lien on the property and shall be subject to foreclosure proceedings in the same manner as delinquent real property taxes. The owner of the property against which the assessment was originally made shall be able to redeem the property only by presenting evidence that the violations of the applicable housing code cited by the municipal officers have been cured and presenting payment of all registration fees and penalties. Upon bona fide sale of the property to an unrelated party said lien shall be considered released and the delinquent registration fee forgiven.

ORDINANCE NO.

AN ORDINANCE ENACTING A NEW ARTICLE VII, SEC. 6-61 THROUGH 6-70 RELATING TO THE ADOPTION OF A RESIDENTIAL PROPERTY REGISTRATION PROGRAM.

WHEREAS, the City Council determines that the presence of vacant and abandoned structures creates an element of neighborhood blight. It is recognized that blight lowers property values, leads to deteriorating housing conditions, undermines the quality of neighborhood life, affects the public health, safety and general welfare and can also result in human injury and criminal activities. It is also determined that vacant and unoccupied structures occupy an inordinate amount of code enforcement resources. As such, the City Council finds the prolonged presence of vacant and abandoned structures to be unacceptable to the citizens of Rolla.

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

Section 1:

ARTICLE VII. – VACANT RESIDENTIAL PROPERTY REGISTRATION

Sec. 6-61. - Definitions

As used in this chapter:

- A. Abandoned residential structure means any building, including an accessory building, including buildings owned, operated, or subsidized by public or nonprofit agencies, which:
1. Has been unoccupied for a period of at least 180 consecutive days; and
 2. Which also meets at least two of the following conditions:
 - a. Not secured; or
 - b. Is fire damaged to an extent which prohibits safe human occupancy; or
 - c. Is the site of loitering or vagrancy; or
 - d. Demonstrates a lack of property maintenance and upkeep as evidenced by one or more violations of the City Code; or
 - e. Has been boarded up for at least 90 days; or
 - f. Has taxes in arrears to the City for a period of time exceeding 365 days; or
 - g. Has water and/or electricity that has been disconnected; or
 - h. Is structurally unsound; or
 - i. Is a potential hazard or danger to persons.

- B. Accessory building means a subordinate structure on the same premises as the main structure, the use of which would be naturally and normally incidental to that of the main structure, whether the main structure is an abandoned structure or not, such as, but not limited to, a garage, barn or storage shed.
- C. Director means the Director of Community Development or his or her designee.
- D. Owner means any person with a legal or equitable ownership interest in the structure.
- E. Secured means a building which has all points of entry into the structure either:
 1. Closed by use of windows and doors which are in proper working order, intact, without holes, broken elements, and are locked; or
 2. Secured by sheeting approved for exterior conditions of a neutral color.

Sec. 6-62. - Registration

Owners of abandoned residential structures shall register such properties with the City and pay an administration fee. Registration shall occur upon the building meeting the requirements set forth in this article, and in no event more than 15 days after notice by the City that the property is required to be registered. The duty to register an abandoned structure shall not require prior notice to the owner by the City. Registration of an abandoned structure does not preclude the City from taking appropriate actions to secure the property or to issue orders to repair or abate dangerous, hazardous or unlawful conditions or from acting to eliminate an imminent hazard to public health and safety.

Sec. 6-63. Registration information

- A. For each abandoned residential structure each owner shall register with the City and provide the following information on an abandoned structure registration form available from the City:
 1. The common name of the property, if any, and exact street address of each dwelling to be registered, including unit number and total number units in the dwelling;
 2. The legal names of all owners of the property;
 3. The complete mailing address of all owners;
 4. Telephone numbers of each owner, including cell phone and mobile phone numbers;
 5. Date of birth of all owners;
 6. If the property is owned by a corporation, limited liability company, partnership, limited partnership, trust or real estate investment trust, the name, address and phone number of the any following shall be provided:
 - a. For a corporation, a corporate officer and the chief operating officer;
 - b. For a partnership, the managing partner;

- c. For a limited liability company, the managing or administrative member;
 - d. For a limited partnership, a general partner;
 - e. For a trust, a trustee; or
 - f. For a real estate investment trust, a general partner or an officer.
7. The full name, address, telephone number, and email address of a local agent or representative authorized by the owner to handle the affairs of the property. The local agent or representative shall be an individual over the age of 18 years. For the purpose of this subsection, "local" shall mean a person who resides within Phelps County and may be one of the owners. If the local representative is not an owner, the owners shall provide proof that the local representative is authorized to act on the owner's behalf;
 8. The reason for vacancy of the property;
 9. The estimated length of time the property is expected to remain vacant; and
 10. Any plans for restoration, reuse or removal with an accompanying timeline and work schedule.
- B. An owner shall notify the City and file an amended form within seven days of any change in the registration information required by this section.

Sec. 6-64 - Registration.

- A. An owner of an abandoned structure, whether registered or not, shall pay an abandoned structure registration fee, the amounts of which shall be two hundred dollars (\$200.00) for each six (6) months, prorated for the time during which such structure remains an abandoned structure.
- B. The Director shall investigate any property that may be subject to registration. Based upon his findings, the Director may register property as a vacant residential structure subject to this article.
- C. Within five business days of such registration, the Director shall notify the owners of the registered property by mail at their last known address according to the records of Phelps County. Such notice shall state:
 1. A description of the property registered;
 2. A description of the abandoned building criteria found on the property;
 3. The fact that a semi-annual registration fee has been levied on the property; and
 4. The semi-annual registration fee of two hundred dollars (\$200.00)
- D. Within 30 days of the date of notification, the property owner may complete any improvements to the property that may be necessary to remove the property from registration under this article and may request an inspection of the property and reconsideration of the levy of the registration fee. Upon receipt of a written request for

reconsideration of the levy of the registration fee which sets out the reasons claimed by the property owner as to why the registration fee should be waived, the Director may waive levy of the registration fee following timely compliance.

- E. Appeal of registration and/or reconsideration to Municipal Judge. Within 30 days of the date of such notification or within 30 days of the date of reconsideration by the Director, the property owner may appeal the decision to the Municipal Judge. The decision of the Municipal Judge shall constitute a final administrative decision pursuant to RSMo 536.

Sec. 6-65 Registration fee.

- A. Amount of fee. There is hereby established and assessed a semi-annual fee in the total amount of \$200.00 imposed on all owners of property registered under this article.
- B. Owner responsible. It shall be the joint and several responsibilities of each owner of property registered pursuant to this article to pay the semi-annual registration fee.
- C. Accrual of fee. The registration fee shall begin to accrue on the beginning of the second calendar quarter after registration by the Director or reconsideration by the Director; however, in the event that an appeal is filed with Circuit Court, the registration fee shall begin to accrue on the beginning of the second calendar quarter after the final decision of the Circuit Judge or court of competent jurisdiction.
- D. Billing procedures—Late penalties. The Finance Department shall cause to be mailed to the owner of property registered under this article, at his/her last known address, a bill for the semi-annual registration fee. The fee shall be due and payable within 30 days of mailing. In addition to any other penalties provided by law, if an owner fails to pay the fee assessed for such property within 30 days of the date of mailing, a late payment fee of \$25.00 per month shall be assessed for each month during which the fee remains unpaid.
- E. Failure to pay fee unlawful. It shall be unlawful for any owner of property registered pursuant to this article to fail to pay the registration fee imposed for such property. Any person found guilty of failing to pay any required fee shall be punished as provided in the City Code.
- F. Collection of delinquent fees; lien on property and other effects of delinquent fees; foreclosure proceedings.
 - 1. Action to recover. In addition to any other penalties provided by law, the City may initiate and pursue an action in a court of competent jurisdiction to recover any unpaid fees, interest and penalties from any person liable therefore and, in addition, may recover the cost of such action, including reasonable attorney fees.
 - 2. Lien on property. Any unpaid or delinquent fees, interest and/or penalties, whether or not reduced to judgment, shall constitute a lien against the property for which the fee was originally assessed until the same shall be fully satisfied. The City Clerk is authorized to take all steps necessary to file and perfect such liens as may be required or directed by the Director from time to time.

3. Obtaining permits prohibited. In addition to any other penalties provided by law, if an owner fails to pay the fee assessed for such property, including any late payment fee subsequently imposed, within 60 days of the date of mailing of the initial bill, said owner shall not be permitted to apply for, obtain or renew any City license or permit of any kind until such delinquency has been satisfied.
4. Foreclosure. Any registration fees which are delinquent for a period of one year shall be subject to foreclosure proceedings in the same manner as delinquent real property taxes. The owner of the property against which the assessment was originally made shall be able to redeem the property only by presenting evidence that the violations of the applicable City Code cited by the Director has been cured and presenting payment of all registration fees and penalties.
5. Sale of property. Upon bona fide sale of the property to an unrelated party, the lien on such property for the registration fees shall be considered released and the delinquent registration fee forgiven.

Sec. 6-66 – Securing Residential Structures.

All abandoned residential structures must be secured upon qualifying as an abandoned structure, or upon notice that the building must be registered as an abandoned structure, or upon order of the Director of Community Development or his or her designee.

- A. A City order to secure an abandoned property shall be complied with by the owner within 72 hours. If the securing has not been completed or does not comply with the requirements for securing the structure under this chapter, the City shall secure the structure and the City shall bill the owner of record for all costs incurred, including service fee and administrative costs. The amount so billed may be assessed as a lien against the property and shall also be a personal debt against the owner of the abandoned property.
- B. If any structure previously ordered secured and then subsequently secured by the City shall thereafter become unsecured without the consent of the City, the City shall re-secure the structure. The costs of re-securing the structure shall be assessed against the owner as a lien against the property and shall also be a personal debt against the owner of the abandoned property.
- C. Sheeting approved for exterior conditions of a neutral color shall be placed over all points of entry on an abandoned structure such that all exterior openings suitable for animal or human entry are secured.

Sec. 6-67. - Right of entry and inspection.

If the owner has failed to secure a property and it has been secured by the City, the City may enter or reenter the structure to conduct necessary inspections to ensure compliance with the requirements of this chapter and to determine if there are any emergency or hazardous conditions.

Sec.6-68 - Reuse and occupancy.

No abandoned structure shall be reoccupied until inspected and found to be in full compliance with all applicable City codes and a certificate of occupancy is issued by the City.

Sec 6-69. - Responsibility for violations.

All nuisance, housing, building and related code violations will be cited and noticed to the owner of record and shall become the owner's responsibility to bring in compliance. If the owner sells or otherwise disposes of the property to another party, the new owner shall not be entitled to any extension of time to correct or address such violations as existed at the time of sale, transfer or conveyance of the property.

Sec. 6-70. Penalty.

- A. A person who fails to comply with the requirements of this article is guilty of an ordinance violation and shall be subject to a fine of not more than \$500.00 or up to 90 days in jail, or both, for each offense.
- B. In addition to any other penalty provided, the City may enforce this article by a suit for an injunction.
- C. Prior to charging any person with violating the registration requirement in Article VIII, the City Clerk shall notify the accused of the violation and give the accused ten days to register, if the accused shall register within the said ten days then this shall be a complete defense to the charge of failure to register.

Section 2: That 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 19TH OF JULY, 2021.

APPROVED:

MAYOR LOUIS J. MAGDITS IV

ATTEST:

APPROVED AS TO FORM:

CITY CLERK LORRI M. THURMAN

CITY COUNSELOR LANCE B. THURMAN



**CITY OF ROLLA
CITY COUNCIL AGENDA**

DEPARTMENT: Community Development

ACTION REQUESTED: First Reading

SUBJECT: Rolla Aldi Plat I: a Minor Subdivision Final Plat to reorganize into two commercial lots and vacate a utility easement

(SUB21-04)

MEETING DATE: July 19, 2021

Application and Notice:

Applicant - Austin Craddock of 109 Rucker, LLC
Owner - Lahontan, LLC
Public Notice - <https://www.rollacity.org/agenda.shtml>

Background:

The applicant has submitted for a building permit to demolish the existing vacant building on the subject property in order to construct a grocery store. The redevelopment would have excess property that is proposed to be subdivided to be able to be sold separately. The property consists of four platted lots and an unplatted area which is proposed to be reorganized into two commercial lots.

The Aldi's developer has not yet purchased the property, however, the plat is not intended to be recorded until after the property has been purchased.

Property Details:

Current zoning - C-2, General Retail
Current use - Vacant
Proposed use - Grocery store
Land area - Lot 1: 2.53 acres Lot 2: 1.20 acres

Public Facilities/Improvements:

Streets - The subject property has frontage on Hwy 72, an arterial road; and Rucker Street and Black Street, both local streets.
Sidewalks - Sidewalks are located on Hwy 72. Sidewalks will be required when Lot 2 is developed. A fee-in-lieu of construction of the sidewalk is proposed for Lot 1 to receive the building permit for the grocery store.
Utilities - The subject property should have access to all needed utilities.

IV. A. 1

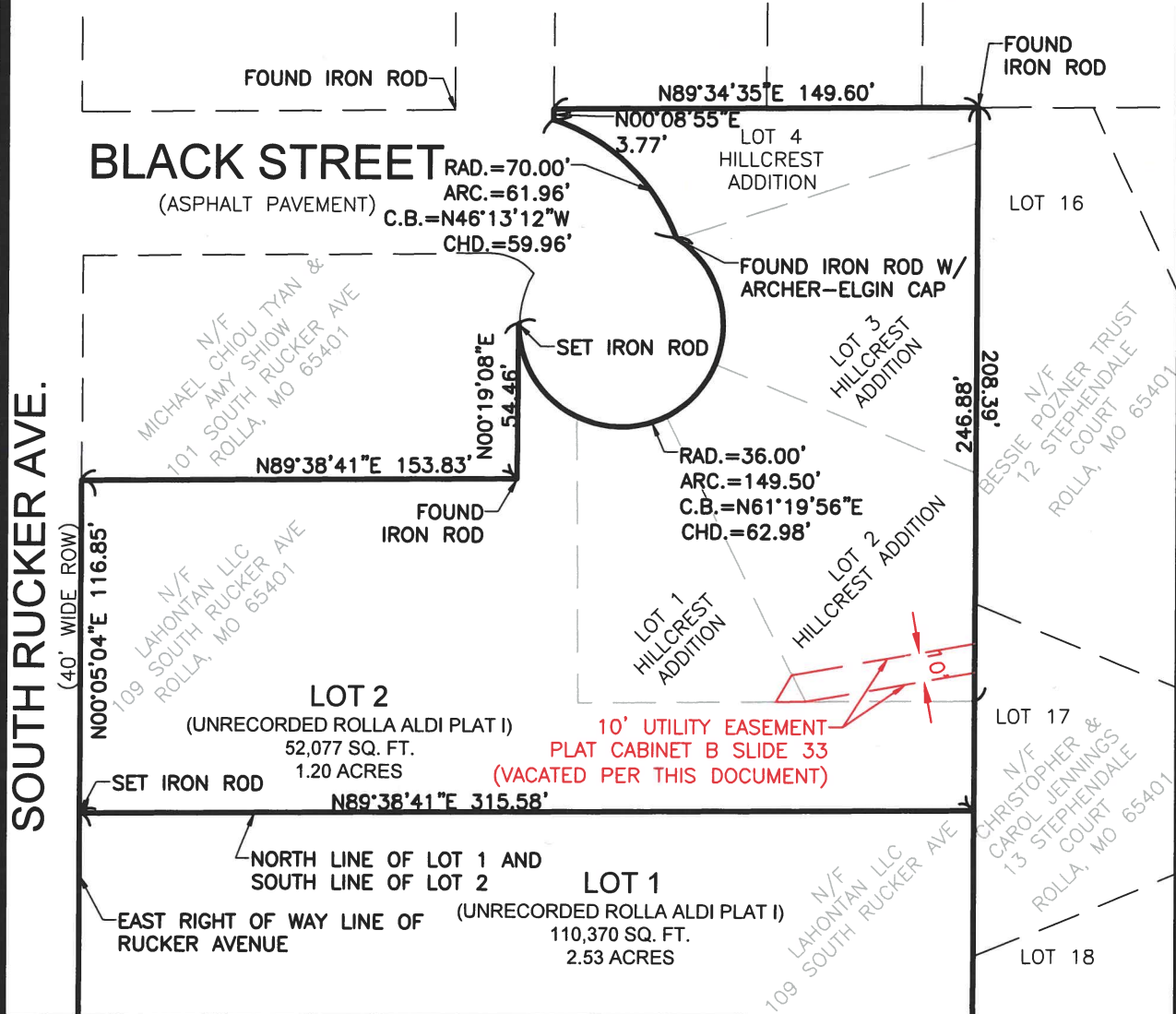
Comprehensive Plan: The Comprehensive Plan designates the subject property as being appropriate for Commercial and Low-density Residential uses.

Discussion: The proposed plat appears to meet all zoning and subdivision requirements. The proposed lots have access to all utilities. A vacation of a small utility easement is also requested. The easement served the former lots on the Black Street cul-de-sac. The houses the easement served have been demolished and the utilities have already been removed.

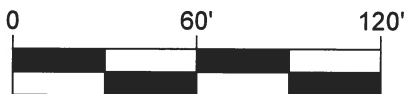
Planning and Zoning Commission Recommendation:
The Rolla Planning and Zoning Commission conducted a meeting on July 13, 2021 and voted 4-0 to recommend approval of the request.

Prepared by: Tom Coots, City Planner
Attachments: Final Plat, Area Map, Vacation Exhibit, Ordinance

VACATE 10' UTILITY EASEMENT



VACATE 10' UTILITY EASEMENT
A TRACT OF LAND BEING PART OF LOT 1 AND LOT 2 OF HILLCREST ADDITION
RECORDED IN PLAT BOOK B SLIDE 33 OF THE PHELPS COUNTY RECORDS,
PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 11, TOWNSHIP 37 NORTH, RANGE 8 WEST OF THE 5TH P.M., CITY OF
ROLLA, PHELPS COUNTY, MISSOURI:



SCALE: 1" = 60'

bfaeng.com

Telephone: (636) 239-4751

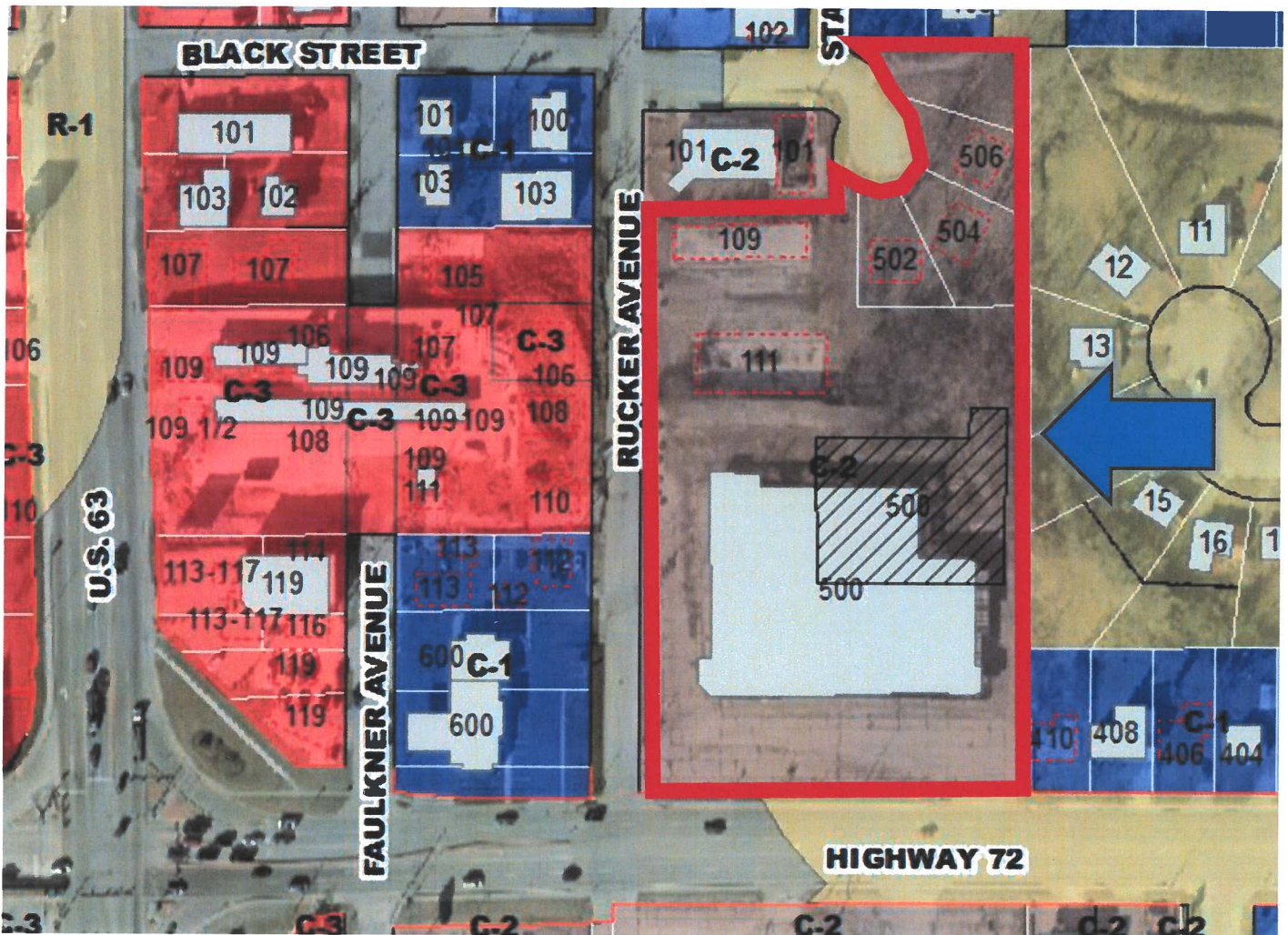
BFA
Engineering-Surveying

103 ELM STREET

WASHINGTON, MISSOURI 63090

DWN. BY G.W.C.	DATE 06/08/21	PROJ. NO. 5989	SHEET 1 OF 1
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IV.A.3



Project Information:

Case No: SUB21-04
 Location: 500 Hwy 72 West
 Applicant: 109 Rucker, LLC
 Request:

Minor Subdivision to reorganize into two commercial lots



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

IV.A.4

ROLLA ALDI PLAT 1

ALL OF LOTS 1-4 OF HILLCREST ADDITION, PART OF NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 8 WEST, ROLLA, PHELPS COUNTY, MISSOURI

BFA Engineering & Surveying
 Telephone: (636) 238-4751
 103 LCM STREET
 WASHINGTON, MISSOURI 63090

109 SOUTH RUCKER AVE.
 Phelps County
 Rolla, MO 65402

ROLLA ALDI PLAT 1
 PART OF NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 8 WEST, ROLLA, PHELPS COUNTY, MISSOURI

DATE	2021/11/14
DRAWN	W.M.F.
CHECKED	W.M.F.
SCALE	0.50" = 1'-0"
SHEET NAME	5889
ALUMINUM TITLE	ROLLA ALDI PLAT 1

CURVE DATA

C1	PI=547.00 (M&Z=2.0) R=142.50 (M) A=142.50 (M) C.B.=19.51 (M) C.B. ANGLE=17.12 (M) C.B. DIST=100.00 (M) CHD=42.92 (M)
C2	PI=710.00 (M&Z=2.0) R=142.50 (M) A=142.50 (M) C.B.=19.51 (M) C.B. ANGLE=17.12 (M) C.B. DIST=100.00 (M) CHD=42.92 (M)

LINE DATA

L1	N02°20'30"E 54.45 (M) N02°18'00"E 54.94 (M)
L2	N02°58'32"E 3.77 (M) N02°11'40"E 1.75 (M)

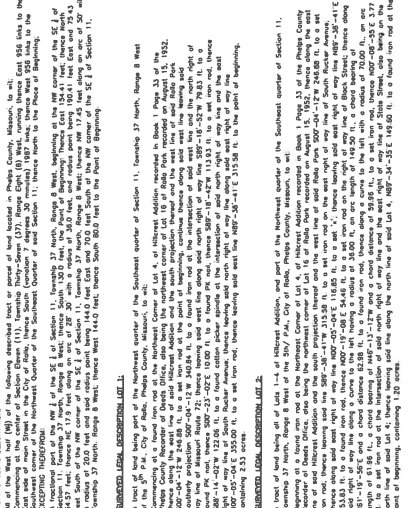
CERTIFICATE OF TAXES PAID:
 As the owner, I hereby certify that there are no unpaid taxes due and payable at the time of plat, except as are shown on the attached tax statement. This plat does not reflect any taxes due or unpaid at the time of recording.

IN WITNESS WHEREOF, and _____ has caused these presents to be signed this _____ day of _____, 2021.

Owner: _____

NOTICE:
 1. All of the lots shown on this plat were created by the plat of the Hillcrest Addition, recorded in Book 1, Page 33 of the Phelps County Recorder's Office, dated August 15, 1932. The lots are shown as follows: Lot 1, 1.20 acres; Lot 2, 1.20 acres; Lot 3, 1.20 acres; Lot 4, 1.20 acres. The lots are shown as follows: Lot 1, 1.20 acres; Lot 2, 1.20 acres; Lot 3, 1.20 acres; Lot 4, 1.20 acres.

LEGAL DESCRIPTION:
 A tract of land being part of the Northwest quarter of the Southeast quarter of Section 11, Township 37 North, Range 8 West, Rolla, Phelps County, Missouri, to wit: Block 1, Page 33 of the Phelps County Recorder's Office, dated August 15, 1932. The tract is bounded as follows: North by the center of the center of Section 11, Township 37 North, Range 8 West, Phelps County, Missouri, to wit: Block 1, Page 33 of the Phelps County Recorder's Office, dated August 15, 1932. The tract is bounded as follows: North by the center of the center of Section 11, Township 37 North, Range 8 West, Phelps County, Missouri, to wit: Block 1, Page 33 of the Phelps County Recorder's Office, dated August 15, 1932.



ROLLA ALDI PLAT 1

ALL OF LOTS 1-4 OF HILLCREST ADDITION, PART OF NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 8 WEST, ROLLA, PHELPS COUNTY, MISSOURI

SCALE: 1" = 40'

STATE STREET
 135' WIDE EASEMENT
 15' SETBACK FROM RIGHT-OF-WAY LINE

BLACK STREET
 (ASPHALT PAVEMENT)
 15' SETBACK FROM RIGHT-OF-WAY LINE

SOUTH RUCKER AVE.
 15' SETBACK FROM RIGHT-OF-WAY LINE

MO ROUTE 72
 15' SETBACK FROM RIGHT-OF-WAY LINE

LOT 1
 110,370 SQ. FT.
 2.54 ACRES

LOT 2
 52,071 SQ. FT.
 1.20 ACRES

LOT 3
 52,071 SQ. FT.
 1.20 ACRES

LOT 4
 52,071 SQ. FT.
 1.20 ACRES

ROLLA PARK
 15' SETBACK FROM RIGHT-OF-WAY LINE

PROPERTY TRACT
 15' SETBACK FROM RIGHT-OF-WAY LINE

MO ROUTE 72
 15' SETBACK FROM RIGHT-OF-WAY LINE

STATE STREET
 15' SETBACK FROM RIGHT-OF-WAY LINE

LEGEND

BOUNDARY	SOLID LINE
EASEMENT	DASHED LINE
SETBACK	DOTTED LINE
PROPERTY LINE	DASHED LINE

ROLLA ALDI PLAT 1

STATE STREET

SOUTH RUCKER AVE.

MO ROUTE 72



IV.A.5

ORDINANCE NO. _____

AN ORDINANCE TO APPROVE THE MINOR SUBDIVISION FINAL PLAT OF ROLLA ALDI PLAT I AND VACATING AN EASEMENT.

(SUB 21-04)

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 Rolla Aldi Plat I, a subdivision in City of Rolla, Phelps County, Missouri through the subdivision process.

SECTION 2: The location and legal description of the easement to be vacated is shown on the attached exhibit.

SECTION 3: Said vacation will not take effect until the subject subdivision plat which addresses all utility easements is recorded. No building permits will be issued for improvements which encroach into said vacated easement until the subject plat has been 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 2ND DAY OF AUGUST, 2021.

APPROVED:

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Counselor

IV.A.6

CITY OF ROLLA
CITY COUNCIL AGENDA

DEPARTMENT HEAD: John Butz, City Administrator ACTION REQUESTED: Review

ITEM/SUBJECT: Review of the Proposed Budget for the Forum Plaza Community Improvement District

BUDGET APPROPRIATION (IF APPLICABLE) N/A DATE: July 19, 2021

COMMENTARY:

Attached is a rather simple budget for the Forum Plaza CID – a renovation project of the 1970’s Forum Plaza – that is supported by a one-cent CID tax overlay. The CID Board, made up of three representatives of the development and two representatives of the City (Mayor and City Administrator), actually approves the budget (October 1 fiscal year). CID statutes require submittal and review by the City Council prior to the CID Board action (no formal action needed by Council).

The CID provided \$4 million of the \$14 million project cost to eliminate and reverse blighted conditions and has a current “Principal Balance” of \$3.6M. The one-cent CID tax will run through 2039 unless paid off sooner. Presented for informational purposes.

ITEM NO. V. A. 1

HUSCH BLACKWELL

Susan Williams
4801 Main Street, Suite 1000
Kansas City, MO 64112
Direct: 816.983.8039
Fax: 816.983.8080
susan.williams@huschblackwell.com

July 3, 2021

SENT VIA EMAIL (lthurman@rollacity.org)

Lorri Thurman, City Clerk
City of Rolla, Missouri
901 North Elm Street
Rolla, MO 65401

Re: The Forum Plaza Community Improvement District
Budget FYE 2022

Dear Ms. Thurman:

On behalf of the District and as required by the Missouri Community Improvement District Act Sections 67.1401-67.1571 of the Revised Statutes of Missouri, we submit for review and comment by the City Council the proposed budget for the District covering fiscal year end 2022 (October 1, 2021 through September 30, 2022).

Best wishes,



Susan A. Williams
Paralegal

/sw
Attachments

**FORUM PLAZA COMMUNITY IMPROVEMENT DISTRICT
OCTOBER 1, 2021 – SEPTEMBER 30, 2022 BUDGET (FY-2022)**

BUDGET MESSAGE:

The Forum Plaza Community Improvement District (the “District”) was formed as a political subdivision of the State of Missouri on December 15, 2014, by virtue of an ordinance approved by the City Council of Rolla, Missouri. The stated purpose of the District is to provide funds for building construction of public improvements within the District, cleaning and maintenance services to public areas in order to improve the appearance and image within the District. The District adopted a fiscal year of October 1 to September 30.

Major Changes: None.

	<u>FYE 2022*</u>	<u>FYE 2021*</u>	<u>FYE 2020**</u>	<u>FYE 2019**</u>
FUNDS AVAILABLE:				
- Cash on Hand (Beginning of Fiscal Year)	\$ 0.00	(\$2,917.90)	\$ 55,822.81	\$ 88,774.80
ESTIMATED REVENUE:				
- Sales/Use Tax (1.0%)	\$200,000.00	\$200,000.00	\$205,089.29	\$209,870.01
TOTAL ESTIMATED FUNDS AVAILABLE & REVENUE:	\$200,000.00	\$197,082.10	\$260,912.10	\$298,644.81
ESTIMATED EXPENDITURES:				
-Operating Expenses	\$ 4,000.00	\$ 4,000.00	\$ 3,860.00	\$ 2,560.00
-City Administrative Fee	\$ 1,000.00	\$ 1,000.00	\$	\$ 1,000.00
- Developer Reimbursement	\$195,000.00	\$192,082.10	\$260,000.00	\$239,262.00
TOTAL ESTIMATED EXPENDITURES	\$200,000.00	\$197,082.10	\$263,860.00	\$242,822.00
FUNDS AVAILABLE:				
- Cash on Hand End of Fiscal Year	\$ 0.00	\$ 0.00	(\$ 2,917.90)	\$ 55,822.81

*Estimated values.

**Actual values.

Rolla, MO

Date Check Received	Reimbursement Received	Interest since Last Reimbursement	Reduction to Principal	Principal Balance	Beg Date	End Date	Interest Rate	Interest for Time Period
				4,000,000.00	01/15/15	12/31/15	0.025	95,890.41
				4,000,000.00	01/01/16	12/31/16	0.025	100,000.00
				4,000,000.00	01/01/17	12/15/17	0.025	95,616.44
12/15/17	305,693.67	291,506.85	14,186.82	3,985,813.18	12/16/17	12/30/17	0.025	4,095.01
05/09/18	75,709.04	39,585.13	36,123.91	3,949,689.27	05/10/18	10/02/18	0.025	39,496.89
10/02/18	52,344.85	39,496.89	12,847.96	3,936,841.31	10/03/18	12/29/18	0.025	23,728.91
				3,936,841.31	12/30/18	02/21/19	0.025	14,560.92
02/21/19	94,262.29	38,289.83	55,972.46	3,880,868.85	02/22/19	06/13/19	0.025	29,771.05
06/13/19	50,000.00	29,771.05	20,228.95	3,860,639.90	06/14/19	12/13/19	0.025	48,390.21
12/13/19	95,000.00	48,390.21	46,609.79	3,814,030.11	12/14/19	12/28/19	0.025	3,918.52
				3,814,030.11	12/29/19	05/12/20	0.025	35,527.95
05/12/20	95,000.00	39,446.47	55,553.53	3,758,476.58	05/13/20	09/10/20	0.025	31,149.02
09/10/20	70,000.00	31,149.02	38,850.98	3,719,625.60	09/11/20	12/17/20	0.025	24,967.35
12/17/20	60,000.00	24,967.35	35,032.65	3,684,592.95	12/18/20	12/26/20	0.025	2,271.32
				3,684,592.95	12/27/20	05/14/21	0.025	35,079.34
05/11/21	125,000.00	37,350.66	87,649.34	3,596,943.61	05/15/21	07/19/21	0.025	16,260.16
				3,596,943.61				0.00
Totals	1,023,009.85	619,953.46	403,056.39					636,213.62

Current Principal Balance 3,596,943.61
 Current Interest Rate 0.025
 Current Interest Per Diem 246.37

- Notes:
 * Per Contract interest is 2.5%
 * Collections to run through 2039 unless the principal is collected prior to that time.

V.A.H