

**ROLLA CITY COUNCIL MEETING MINUTES  
MONDAY MAY 16TH, 2022; 6:30 P.M.  
ROLLA CITY HALL COUNCIL CHAMBERS  
901 NORTH ELM STREET**

**Presiding:** Mayor Louis J. Magdits IV

**Council Members in Attendance via Zoom Videoconferencing:** Nathan Chirban

**Council Members in Physical Attendance:** Moriah Renaud, Terry Higgins, Megan Johnson, Nathan Chirban, Lister Florence, Matt Fridley, Carrolyn Bolin, Stanley Mayberry, Victoria Steen, and Tina Balch.

**Council Members Absent:** Robert Kessinger and Jaired Hall

**Department Directors in Attendance via Zoom Videoconferencing:** - Centre Recreation Director Marci Fairbanks

**Department Directors and Other City Officials in Physical Attendance:** City Administrator John Butz, Community Development Director Steve Flowers, Public Works Director Steve Hargis, City Engineer Darin Pryor, Police Chief Sean Fagan, Fire Chief Ron Smith, Finance Director Steffanie Rogers, Parks Director Floyd Jernigan and City Counselor Carolyn Buschjost.

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

**I. PUBLIC HEARINGS –**

- A. Public Hearing and First Reading of ordinance allowing the rezoning of 1898 Old Saint James Rd from C-3, Highway Commercial district to the M-1, Light Manufacturing district. (City Planner Tom Coots) This property was denied a CUP by City Council previously and then reconsidered and approved by City Council in April of 2022. One of the approved conditions was that the applicant seek rezoning of the property to address concerns about the tower height.

Mayor Magdits officially opened the Public Hearing at 6:35 pm. There were none living within 185 feet of the proposed area that spoke either for or against the rezoning. There were none living outside of the 185 foot area that spoke in favor of the rezoning. Attorney Zach Buchheit with Stinson Law spoke against the rezoning, stating the rezoning was improper and didn't align with the purpose and intent of the City Code. Robert Haselwander of Ward 3 stated that he wasn't against a tower but he was against its proposed location near the school. With no further comments, the hearing was closed at 6:49pm. City Counselor Carolyn Buschjost read the proposed ordinance for its first reading by, by title: AN ORDINANCE TO APPROVE THE RE-ZONING OF 1898 OLD SAINT JAMES RD FROM THE C-3, HIGHWAY COMMERCIAL DISTRICT TO THE M-1, LIGHT MANUFACTURING DISTRICT.

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## II. ACKNOWLEDGMENTS and SPECIAL PRESENTATIONS –

- A. A Proclamation was read and presented by Mayor Magdits commemorating the 25<sup>th</sup> Anniversary of The Community Partnership. LeeAnn Mentink, Development and Community Outreach Manager for the organization gave a short presentation explaining the many services it continues to provide to citizens.

## III. OLD BUSINESS - None

## IV. NEW BUSINESS

- A. **Motion** to approve street and parking lot closures for Rolla’s Route 66 Summerfest on June 3-4, 2022. (Public Works Director Steve Hargis) A motion was made by Johnson and seconded by Fridley to allow the closures for the 28<sup>th</sup> Annual Summerfest on June 3<sup>rd</sup> and 4<sup>th</sup>. A voice vote showed 10 Ayes and 2 Absent.
- B. **Motion** to authorize the negotiation of a contract with Archer-Elgin Engineering for sewer collection redundancy at HyPoint Industrial Park. (Public Works Director Steve Hargis) RFQ’s were requested for consultant services to prepare an engineering report that evaluates alternatives for the replacement of and/or the construction of a redundant force sewer main that serves the HyPoint lift station. This report will be used to secure ARPA funds to construct the improvements. A motion was made by Bolin and seconded by Johnson to authorize and negotiate a contract for services with Archer-Elgin. A voice vote showed 10 Ayes and 2 Absent.

## V. CLAIMS and/or FISCAL TRANSACTIONS - None

## VI. CITIZEN COMMUNICATION

- A. Dale Wands continued to speak on his concerns regarding the Mission and homelessness. He also invited everyone to the Town Hall meeting on Wednesday, May 18<sup>th</sup> at 6pm, at the Phelps County Court House.
- B. Mayor Magdits read a statement regarding managing expectations regarding homelessness and explained why it was important for City Officials to remain neutral on issues. He expressed his support for the public town meeting but that since the City is actually the applicant to P&Z for a change in the zoning regulation regarding soup kitchens and overnight shelters, he felt it would be inappropriate for officials to attend and comment lest they be viewed by the public as showing favoritism.

## VII. MAYOR/CITY COUNCIL COMMENTS

Mayor Magdits spoke on the number of boards and commissions that the city has and the vital roles they play in governing, operating and planning of the city.

- A. Appointment of Jody Eberly for Board of Adjustment (1<sup>st</sup> term ends July 2024) A motion was made by Fridley and seconded by Florence to approve the appointment. A show of hands showed Aye: Higgins, Bolin, Fridley, Lister, and Mayberry. Nay: Renaud, Johnson, Steen, Balch, and Chirban. Absent: Kessinger and Hall. With it being a tie vote, the Mayor voted in favor of the appointment as the breaking vote.

- B. Appointment of Jacob Rohter for Board of Adjustment (1<sup>st</sup> term ending June 2025) A motion was made by Johnson and seconded by Higgins to allow the appointment. A voice vote showed 10 Ayes, zero Nays, 2 Absent.
- C. Appointment of Rob Kessinger for Audit/Finance Committee (1 year term ending May 2023) A motion was made by Renaud and seconded by Steen to allow the appointment. A voice vote showed 10 Ayes, zero Nays, 2 Absent.
- D. Appointment of Matt Fridley for Audit/Finance Committee (1 year term ending May 2023) A motion was made by Higgins and seconded by Renaud to allow the appointment. A voice vote showed 10 Ayes, zero Nays, and 2 Absent.
- E. Appointment of Lister Florence for Audit/Finance Committee (1 year term ending May 2023) A motion was made by Johnson and seconded by Higgins to allow the appointment. A voice vote showed 10 Ayes, zero Nays, 2 Absent.

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

- A. Mayor Magdits read a statement by Citizen Judy Jepson complimenting and thanking the Parks Department for their efforts in keeping the parks maintained and beautiful.
- B. Councilman Florence invited everyone to the Optimist dunking booth during Summerfest and commented on the new Optimist Volleyball program.
- C. Councilwoman Balch commented that there is always a Community Partnership representative at the Dream Center food distribution on Wednesdays.

**IX. CLOSED SESSION** – Closed Session per RSMo 610.021 for matters of (2) Real Estate and (3) Personnel

At 7:28 pm a motion was made by Johnson and seconded by Renaud to enter into closed session. A roll call vote showed the following. Ayes: Mayberry, Balch, Chirban, Bolin, Renaud, Steen, Florence, Johnson, Fridley, and Higgins. Nays: none. Absent: Kessinger and Hall.

At 7:45 Council returned from Closed Session. City Counselor Carolyn Buschjost advised that Council had went into closed session to discuss matters of Real Estate and Personnel, no final action taken.

**X. ADJOURNMENT -**

Having no further business, the meeting adjourned at approximately 7:45pm  
Minutes respectfully submitted by City Clerk Lorri Thurman.

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CITY CLERK

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MAYOR