

**ROLLA CITY COUNCIL MEETING MINUTES
MONDAY, FEBRUARY 5TH, 2024; 6:30 P.M.
ROLLA CITY HALL COUNCIL CHAMBERS
901 NORTH ELM STREET**

Presiding: Mayor Louis J. Magdits IV.

Council Members in Physical Attendance: Joshua Vroman, Terry Higgins, Megan Johnson, Nathan Chirban, Matt Fridley, Lister Florence, Jaired Hall, Rob Kessinger, Kevin Greven, Stanley Mayberry, Victoria Steen and Tina Balch

Council Members Absent: None

Department Directors and Other City Officials in Physical Attendance: Fire Chief Jeff Breen, Police Chief Sean Fagan, Public Works Director Darin Pryor, Finance Director Steffanie Rogers, Environmental Services Director Roger Pankey, Parks Director Floyd Jernigan, Community Development Director Dawn Bell and City Counselor Nathan Nickolaus.

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

I. CONSENT AGENDA

- A. Consider Approval of the City Council Minutes of:
1. City Council Minutes – January 2nd, 2024
 2. Closed Session City Council Minutes – January 2nd, 2024
 3. City Council Minutes – January 16th, 2024
 4. Closed Session City Council Minutes – January 16th, 2024

A motion was made by Higgins and seconded by Vroman to approve the minutes. A voice votes showed 12 Ayes, zero Nays, and none Absent.

II. **PUBLIC HEARINGS** – None

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

- a. Environmental Services Department Monthly Report – December 2023
- b. Building Codes monthly report – December 2023
- c. Municipal Court Summary Reporting for December 2023
- d. Police Department Monthly Report – December 2023
- e. Animal Control Division Report – December & EOY 2023
- f. Board of Public Works Minutes for December 28th, 2023
- g. The Centre Income Statement ending December 2023
- h. City of Rolla Financial Reports ending December 2024
- i. Park Advisory Commission Meeting Minutes for January 24, 2024

IV. ACKNOWLEDGMENTS and SPECIAL PRESENTATIONS –

- A. Discussion on Public Safety Staffing Issues: City Administrator John Butz discussed root causes of public safety staffing challenges, compared starting salaries to other local departments and shared ways to help reverse a nationwide issue.

V. OLD BUSINESS –

- A. **Motion** to “Take From the Table” reconsideration of the final reading of Ordinance authorizing a solar ground lease with Vesper Energy (dba Vichy Solar LLC) (City Administrator John Butz) A motion was made by Kessinger and seconded by Johnson to take the Solar Lease from the table to reconsider the final reading for the Ordinance to approve the solar lease with Vichy Solar, LLC (AKA Vesper Energy). A voice vote showed: 11 Ayes, 1 Nay (Fridley), none Absent.
- B. **Ordinance** to approve a solar ground lease at Rolla National Airport to Vesper Energy (dba Vichy Solar LLC) (PW Director Darin Pryor) City Council continued the discussion on the solar lease with representatives from Vesper Energy. City Counselor Nathan Nickolaus read the ordinance for its final reading by title: ORDINANCE 4785: AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF ROLLA, MISSOURI TO EXECUTE ON BEHALF OF THE CITY OF ROLLA, MISSOURI A CONTRACT AGREEMENT BETWEEN THE CITY OF ROLLA, MISSOURI AND VICHY SOLAR LLC. A motion was made by Kessinger and seconded by Johnson to approve a ground lease with Vichy Solar, LLC (AKA Vesper Energy) with a provision that the mayor not execute the lease until language is inserted to protect any future expansion of runway 4-22. A roll call vote showed the following: Ayes: Kessinger, Higgins, Greven, Mayberry, Chirban, Balch, Johnson, Hall, and Florence, Nays: Fridley, Vroman and Steen. Absent: none.

VI. NEW BUSINESS –

- A. **Ordinance** authorizing an agreement with Forward Slash Technology for IT managed services. (Finance Director Steffanie Rogers) In December 2023, Council approved a motion to award IT managed services to Forward slash Technology and to begin negotiations for a contract. City Counselor Nathan Nickolaus read the ordinance for its first reading, by title: AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF ROLLA, MISSOURI TO EXECUTE ON BEHALF OF THE CITY OF ROLLA, MISSOURI AN IT MANAGED SERVICES PROVIDER AGREEMENT BETWEEN CITY OF ROLLA, MISSOURI AND FORWARD SLASH TECHNOLOGY.

VII. CLAIMS and/or FISCAL TRANSACTIONS –

- A. **Motion** to award bid for Roll-Off Hoist Truck to Armor Equipment of Arnold, Mo. (Environmental Services Director Roger Pankey) A motion was made by Chirban and seconded by Greven to award the bid to Armor Equipment of Arnold, Mo through Sourcewell Cooperative for \$180,499.00. A voice vote showed: 12 Ayes, zero Nays, none Absent.
- B. **Motion** to award bid for Project 573 - FY 2024 Phase I Asphalt Improvements to Pierce Asphalt LLC and **Ordinance** authorizing an agreement with same. (PW Director Darin Pryor) A motion was made by Vroman and seconded by Greven to award the bid to Pierce Asphalt LLC for \$193,510.50. A voice vote showed 12 Ayes, zero Nays, none Absent. City Counselor Nathan Nickolaus read the ordinance for its first reading, by title: AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE A CERTAIN AGREEMENT BETWEEN THE CITY OF ROLLA, MISSOURI AND MICROSURFACING CONTRACTORS, LLC.

- C. **Motion** to award bid for Project 571 – 2024 Microsurfacing to Microsurfacing Contractors, LLC and **Ordinance** authorizing an agreement with same. (PW Director Darin Pryor) A motion was made by Greven and seconded by Vroman to award the bid to Microsurfacing Contractors, LLC for \$529,385.35. A voice vote showed 12 Ayes, zero Nays, none Absent. City Counselor Nathan Nickolaus read the ordinance for its first reading, by title: AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE A CERTAIN AGREEMENT BETWEEN THE CITY OF ROLLA, MISSOURI AND MICROSURFACING CONTRACTORS, LLC.

VIII. CITIZEN COMMUNICATION

- A. Charlie Quarts, resident with Rolla Housing, shared concerns regarding the Rolla Housing Authority Director.
- B. Bella Gerlich – Ward 3 resident questioned the removal of nuisance codes. City Administrator John Butz explained this was an error caught after the comprehensive update of the zoning code and that staff was currently in the process of drafting an amendment that soon would be presented to council.

IX. MAYOR/CITY COUNCIL COMMENTS

- A. Councilman Florence questioned the current procedures for council to add items to the agenda and proposed the agenda be adopted by the majority of council at the beginning of city council meetings. After some discussion and clarification by legal counsel and the Mayor, the general consensus was that a motion wasn't necessary at this time.
- B. City Administrator John Butz mentioned that Phelps County Day at the Capital was Tuesday, February 6th.
- C. Councilwoman Johnson mentioned she had attended a meeting regarding the beginning stages of a youth mountain bike league.

X. COMMENTS FOR THE GOOD OF THE ORDER

XI. CLOSED SESSION –

- A. Closed Session per RSMo 610.021- (1) legal and (2) Real Estate

At 8:37 a motion was made by Johnson and seconded by Greven to enter into closed session. A roll call vote showed: Ayes: Higgins, Greven, Steen, Vroman, Mayberry, Chirban, Balch, Johnson, Kessinger, Florence, Hall and Fridley. Nay: none. Absent: none.

At 9:17 council returned from closed session where items of real estate were discussed. No reportable actions were taken.

XII. ADJOURNMENT - Having no further business, the meeting adjourned at approximately 9:17 p.m.

Minutes respectfully submitted by City Clerk Lorri Powell.

CITY CLERK

MAYOR