

**ROLLA CITY COUNCIL MEETING MINUTES  
MONDAY, MARCH 17, 2014; 6:30 P.M.  
ROLLA CITY HALL COUNCIL CHAMBERS  
901 NORTH ELM STREET**

**Presiding:** Mayor William S. Jenks, III

**Council Members in Attendance:** Monty Jordan, Greg Sawyer, Steven Leonard, Kelly Long, Susan J. Eudaly, Don Morris, Lou Magdits, Jim Williams, Brian Woolley, and Walt Bowe

**Council Members Absent:** Jonathan Hines and Tony Bahr

**Department Directors in Attendance:** Public Works Director Steve Hargis, Police Chief Mark Kearse, Fire Chief Robert Williams, Community Development Director John Petersen, Environmental Services Director Brady Wilson, and Parks and Recreation Director Scott Caron

**Other City Officials in Attendance:** City Administrator John Butz, City Counselor Carolyn Buschjost, and City Clerk Carol Daniels

Mayor Jenks called the meeting to order at approximately 6:30 p.m. and asked a member of the Rolla Ministerial Alliance to give the invocation.

Councilman Monty Jordan then led in the Pledge of Allegiance.

**I. PUBLIC HEARINGS**

**(A) Ordinance to Rezone Property at 809 & 811 Black Street & 103 South Walker Avenue from R-1 (Single-Family District) to R-3 (Multi-Family District) Zoning (Dalton):** Community Development Director John Petersen informed the Council the subject property, located at Black Street and Walker Avenue, contains three lots and consists of .81 acres. He noted the owners wish to develop the property as multi-family and construct at least one duplex. Mr. Petersen reported the Planning and Zoning Commission recommend approval of the subject-rezoning request.

After a brief discussion, Mayor Jenks opened the public hearing to anyone wishing to address the Council concerning the subject-rezoning request. No one present responded. Mayor Jenks closed the public hearing.

City Counselor Carolyn Buschjost read the following proposed ordinance for its first reading, by title. ORDINANCE: AN ORDINANCE TO REZONE PROPERTY

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**I. PUBLIC HEARINGS (continued)**

**(A) Ordinance to Rezone Property at 809 & 811 Black Street & 103 South Walker Avenue from R-1 (Single-Family District) to R-3 (Multi-Family District) Zoning (Dalton) (continued):** LOCATED AT 809 AND 811 BLACK STREET AND 103 SOUTH WALKER AVENUE FROM R-1 (SINGLE FAMILY DISTRICT) TO R-3 (MULTI-FAMILY DISTRICT) ZONING. (DALTON).

**(B) Ordinance to Rezone Property at 101 E. 3<sup>rd</sup> Street from C-2 (General Retail District) Zoning to the 3<sup>rd</sup> Street PUD (Planned Unit Development) (Larson/Liu):** Community Development Director John Petersen explained the subject property is located at 3<sup>rd</sup> and Elm Streets. He said the applicant is proposing to rezone the properties as a PUD (Planned Unit Development) to permit the development of a duplex on the first and second floors with a total sixteen bedrooms for all units. Mr. Petersen indicated the reason the applicant is requesting a PUD is because it is a relatively small lot (6,543 square feet). He reported the Planning and Zoning Commission recommend approval of the requested rezoning. Additionally, Mr. Petersen indicated the applicant has requested the first and final readings of the subject ordinance at this meeting.

Following discussion, Mayor Jenks opened the public hearing to anyone wishing to address the Council concerning the subject-rezoning request.

Co-petitioner, Mr. Jim Larson, Larson Construction, 11025 Emerald Ridge, Rolla, Missouri, addressed the Council and noted Michael and Amy Liu own the subject property. Mr. Larson described the structure, which is currently on the property, in bad shape. He said Mr. Liu asked him if there was anything that could be done to make it most cost effective and productive. Mr. Larson said he suggested the subject design, which meets every requirement of a duplex.

No one else present addressed the Council concerning the subject-rezoning request. Mayor Jenks closed the public hearing.

City Counselor Carolyn Buschjost read the following proposed ordinance for its first reading, by title. ORDINANCE NO. 4133: AN ORDINANCE TO REZONE PROPERTY LOCATED AT 101 EAST 3<sup>RD</sup> STREET FROM C-2 (GENERAL RETAIL DISTRICT) ZONING TO 3<sup>RD</sup> STREET PUD (PLANNED UNIT DEVELOPMENT DISTRICT) ZONING. (LARSON/LIU). A motion was made by Long and seconded by Eudaly to suspend the rules and the ordinance be read for its final reading, by title. A voice vote on the motion showed ten ayes, zero nays, and two absent. Motion carried.

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**I. PUBLIC HEARINGS (continued)**

**(B) Ordinance to Rezone Property at 101 E. 3<sup>rd</sup> Street from C-2 (General Retail District) Zoning to the 3<sup>rd</sup> Street PUD (Planned Unit Development) (Larson/Liu) (continued):** Ms. Buschjost then read the proposed ordinance for its final reading, by title. A motion was made by Williams and seconded by Morris to approve the proposed ordinance. A roll call vote on the motion showed the following: Ayes; Sawyer, Eudaly, Jordan, Leonard, Bowe, Williams, Magdits, Long, Morris, and Woolley. Nays; None. Absent; Bahr and Hines. Motion carried. The ordinance passed.

**II. SPECIAL PRESENTATIONS**

None.

**III. OLD BUSINESS**

None.

**IV. NEW BUSINESS**

**(A) Information Regarding City Employee Health Insurance and Wellness Program:** Parks and Recreation Director Scott Caron provided an overview of the City's health insurance and wellness program. He updated the Council on what the City is doing to manage the costs of the City's health insurance.

**(B) Motion Authorizing the Mayor to Execute an Agreement with American Healthways Services, LLC (SilverSneakers):** Parks and Recreation Director Scott Caron reported that over the past few years the City has received inquiries about The Centre participating in the SilverSneakers program, which is a benefit of Medicare. He explained the SilverSneakers program reimburses an eligible person's fitness center membership. Several years ago, the City applied to host the program, but only received approval a few weeks ago. Mr. Caron recommended approval of the SilverSneakers agreement pending a full review of the agreement by the City's attorneys.

During the discussion that followed, Councilman Magdits said the City could not afford to have a net loss financially by using the program. He said this program should be tracked to determine financial feasibility.

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**IV. NEW BUSINESS (continued)**

**(B) Motion Authorizing the Mayor to Execute an Agreement with American Healthways Services, LLC (SilverSneakers) (continued):** A motion was made by Eudaly and seconded by Sawyer to authorize approval of the SilverSneakers program, pending further review of the agreement by the City's attorneys. A voice vote on the motion showed ten ayes, zero nays, and two absent. Motion carried.

**(C) Motion Authorizing the Mayor to Execute a Lease with the Federal Aviation Administration (FAA) for its Weather Station:** City Administrator John Butz said the Federal Aviation Administration (FAA) has requested a five-year renewal for a small space in the Rolla National Airport Pilot's Lounge/Office for the storage of FAA weather reporting equipment. Staff recommends approval.

A motion was made by Williams and seconded by Eudaly to authorize the Mayor to execute the subject lease with the Federal Aviation Administration. A voice vote on the motion showed ten ayes, zero nays, and two absent. Motion carried.

**(D) Resolution Authorizing the Mayor to Execute a Work Release Program with the South Central Correctional Center:** Public Works Director Steve Hargis referred the Council to the subject resolution, which would authorize the Mayor to enter into a contract with the South Central Correctional Center. The agreement would allow the City to use eight members of the work release program from the South Central Correctional Center in Licking, Missouri. Mr. Hargis informed the Council these individuals mow grass, trim trees, pick up trash, clear brush, etc. He said the City has been using this program since 2005 and it has been very successful.

After a brief discussion, City Counselor Carolyn Buschjost read the following proposed resolution for one reading, by title. RESOLUTION NO. 1814: A RESOLUTION AUTHORIZING THE MAYOR OF THE CITY OF ROLLA, MISSOURI TO EXECUTE ON BEHALF OF THE CITY OF ROLLA, MISSOURI A CERTAIN AGREEMENT BETWEEN THE CITY OF ROLLA, MISSOURI AND SOUTH CENTRAL CORRECTIONAL CENTER. A motion was made by Williams and seconded by Eudaly to approve the proposed resolution. A voice vote on the motion showed ten ayes, zero nays, and two absent. Motion carried. The resolution passed.

**(E) Ordinance Approving the Resubdivision of Belotta Trails No. 1, Lots 3A, 5A, 6A, and 3B as a Minor Final Plat of an Approved Subdivision (Baxter):** Community Development Director John Petersen recalled the City Council approved the Belotta Trails subdivision in 2010. He said property's new owner has decided to reconfigure the

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**IV. NEW BUSINESS (continued)**

**(E) Ordinance Approving the Resubdivision of Belotta Trails No. 1, Lots 3A, 5A, 6A, and 3B as a Minor Final Plat of an Approved Subdivision (Baxter):** subdivision by creating Lots 5A, 6A, 3A, and 3B, in order to have sufficient land to construct a duplex. Mr. Petersen pointed out the lot for the new duplex would ingress/egress onto Lions Club Drive. He reported the Planning and Zoning Commission recommend approval of the resubdivision.

Compared to the original plat, City Administrator John Butz said the primary issue was Lions Club Drive was a limited access road without private driveways. He pointed out the proposed configuration provides one unit with direct access to Lions Club Drive. Mr. Butz emphasized the City's goal is still limited access to Lions Club Drive as long as there is proper spacing.

Much of the Council discussion that followed focused on limiting access to Lions Club Drive.

City Counselor Carolyn Buschjost read the following proposed ordinance for its first reading, by title. ORDINANCE NO. 4134: AN ORDINANCE TO APPROVE THE RESUBDIVISION OF BELOTTA TRAILS NO. 1, LOTS 3A, 5A, 6A AND 3B AS A MINOR FINAL PLAT OF AN APPROVED SUBDIVISION IN ROLLA, MISSOURI (BAXTER).

Following further discussion relating to the limited access on Lions Club Drive, a motion was made by Eudaly and seconded by Morris to suspend the rules and the ordinance be read for its final reading, by title. A voice vote on the motion showed seven ayes, three nays, and two absent. Motion carried. Ms. Buschjost then read the proposed ordinance for its final reading, by title. A motion was made by Williams and seconded by Morris to approve the proposed ordinance. After additional discussion, a roll call vote on the motion showed the following: Ayes; Morris, Woolley, Williams, Magdits, Jordan, Sawyer, and Eudaly. Nays; Leonard, Bowe, and Long. Absent; Hines and Bahr. Motion carried. The ordinance passed.

**(F) Ordinance Approving the Resubdivision of Belotta Trails No. 2, Lots 11A, 12A, 13A, & 14A, as a Minor Subdivision Final Plat of an Approved Subdivision (Baxter):** Community Development Director John Petersen recalled the Belotta Trails Subdivision was established by previous City Council action. He pointed out the new owner is requesting adjustment of the lot lines to make them more buildable. Mr. Petersen reported the Planning and Zoning Commission recommend approval of the resubdivision.

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**IV. NEW BUSINESS (continued)**

**(F) Ordinance Approving the Resubdivision of Belotta Trails No. 2, Lots 11A, 12A, 13A, & 14A, as a Minor Subdivision Final Plat of an Approved Subdivision (Baxter) (continued):** City Counselor Carolyn Buschjost read the following proposed ordinance for its first reading, by title. ORDINANCE NO. 4135: AN ORDINANCE TO APPROVE THE RE-SUBDIVISION OF BELOTTA TRAILS NO. 2, LOTS 11A, 12A, 13A, AND 14A, AS A MINOR SUBDIVISION FINAL PLAT OF AN APPROVED SUBDIVISION IN ROLLA, MISSOURI (BAXTER). A motion was made by Eudaly and seconded by Leonard to suspend the rules and the ordinance be read for its final reading, by title. A voice vote on the motion showed nine ayes, one nay, and two absent. Motion carried. Ms. Buschjost read the proposed ordinance for its final reading, by title. A motion was made by Williams and seconded by Morris to approve the proposed ordinance. A roll call vote on the motion showed the following: Ayes; Long, Williams, Jordan, Leonard, Eudaly, Sawyer, Magdits, Woolley, Morris, and Bowe. Nays; None. Absent; Hines and Bahr. Motion carried. The ordinance passed.

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

**(A) Motion Awarding Bid for Project 352, 2014 Micro Surfacing:** Public Works Director Steve Hargis reported bids were received for micro surfacing of about nine miles of city streets. Bids were received from Microsurfacing Contractors, LLC, St. Louis, Missouri for \$463,650 and Donelson Construction, Clever, Missouri for \$537,900. Mr. Hargis informed the Council the proposal from Microsurfacing Contractors, LLC, did not meet the City's specifications. Regardless, he said City staff reviewed the work in the St. Louis area, checked their references, and spoke with a consultant who specified this work. Mr. Hargis indicated the work was consistent with the specifications requested. He emphasized those specifications did not meet Rolla's specifications. Mr. Hargis said staff's recommendation is to reject the low bid and award the bid for the 2014 Micro Surfacing project to Donelson Construction for \$537,900. After some discussion, a motion was made by Williams and seconded by Morris to award the bid for Project 352, 2014 Micro Surfacing to Donelson Construction, Clever, Missouri for \$537,900. A voice vote on the motion showed ten ayes, zero nays, and two absent. Motion carried.

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**VI. MAYOR/CITY COUNCIL COMMENTS**

**(A) City Employee Sick Leave:** Based on the information provided earlier by Parks and Recreation Director Caron regarding the City's wellness plan, City Administrator John Butz entertained questions from Councilman Lou Magdits pertaining to the City's sick leave policy.

**(B) SilverSneakers Program:** Regarding the SilverSneakers Program, Councilman Magdits said he believes the City is making a decision based on intuition and it is going to be a net positive program. Before the agreement is renewed, he suggested the City conduct an analysis to determine if a financial net gain was made or if the Council made a decision to benefit the community.

City Administrator John Butz indicated staff would monitor this information.

**(C) Trash on Rolla Street:** Councilman Woolley said he noticed a tremendous amount of trash on Rolla Street between Ninth and Tenth Streets, toward the end of the St. Patrick's Day parade route.

Public Works Director Steve Hargis indicated City staff plans to clean up this area tomorrow.

**(D) Campaign Signs:** City Administrator John Butz encouraged citizens to keep campaign signs off the City's right-of-way. He said the signs should always be on the inside of the sidewalk. If there is no sidewalk, Mr. Butz said a five-foot buffer is a good estimate.

**VII. CITIZEN COMMUNICATION**

**(A) Open Citizen Communication:** Mayor Jenks opened the floor to anyone wishing to address the Council. No one present responded.

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

None.

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**IX. CLOSED SESSION**

None.

**X. ADJOURNMENT**

Having no further business, the meeting adjourned at 8:07 p.m.

Minutes respectfully submitted by City Clerk Carol Daniels.

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CITY CLERK

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MAYOR

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