

**ROLLA CITY COUNCIL MEETING MINUTES  
MONDAY, SEPTEMBER 15, 2014; 6:30 P.M.  
ROLLA CITY HALL COUNCIL CHAMBERS  
901 NORTH ELM STREET**

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

**Council Members in Attendance:** Jonathan Hines, Greg Sawyer, Matthew Miller, Kelly Long, Stephen Bowles, Brian Woolley, Tony Bahr, and Walt Bowe

**Council Members Absent:** Monty Jordan, Susan J. Eudaly, Don Morris, and Jim Williams

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

**Other City Officials in Attendance:** City Counselor Lance Thurman, and City Clerk Carol Daniels

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

Following the invocation, Mayor Magdits asked Councilman Tony Bahr to lead in the Pledge of Allegiance.

**I. PUBLIC HEARINGS**

**(A) Ordinance Rezoning Part of Gracie Place Subdivision from R-3 (Multi-Family District) Zoning to Claire Court Planned Unit Development (PUD) (Sowers):** Community Development Director John Petersen explained the proposed project is the Claire Court PUD (Planned Unit Development), which is a spinoff of Lot 21, Gracie Place Subdivision. The subject property contains 3.44 acres and about 150,000 square feet. Mr. Petersen said the developer proposes to construct three five-plex structures, seven four-plex structures, and one three-plex structure, totaling 46, single story dwelling units. He noted the property has a number of topographic issues that limits the amount of development that could occur and a PUD was the best option. Mr. Petersen reported the Planning and Zoning Commission unanimously recommends approval of the requested PUD.

**SEPTEMBER 15, 2014**

**COUNCIL MEETING MINUTES  
SEPTEMBER 15, 2014  
PAGE 2**

**I. PUBLIC HEARINGS (continued)**

**(A) Ordinance Rezoning Part of Gracie Place Subdivision from R-3 (Multi-Family District) Zoning to Claire Court Planned Unit Development (PUD) (Sowers) (continued):** Mr. Jim Sowers, petitioner, informed the Council his attorney is currently working on the paperwork for the Claire Court Homeowners Association, which is similar to the one at Gracie Place. He added the development would look similar to Gracie Place with brick on three sides and flowering trees in the front yard. Mr. Sowers added he was able to acquire another ten acres to the northeast of this property and the Claire Court PUD has been designed to expand into those ten acres once the Claire Court PUD is completed.

Mayor Magdits opened the public hearing to anyone wishing to address the Council concerning the subject-rezoning request. No one present responded. Mayor Magdits closed the public hearing.

City Counselor Lance Thurman read the following proposed ordinance for its first reading, by title. ORDINANCE: AN ORDINANCE TO REZONE A FRACTIONAL PART OF 2100 STATE ROUTE E, A FRACTIONAL PART OF LOT 21, GRACIE PLACE SUBDIVISION, ALL IN SECTION 3, T37N, R8W, ROLLA, MISSOURI FROM R-3 (MULTI-FAMILY DISTRICT) ZONING TO CLAIRE COURT PLANNED UNIT DEVELOPMENT (PUD) (SOWERS).

**II. SPECIAL PRESENTATIONS**

**(A) Featured Business/Organization: Kaleidoscope Discovery Center “Without Walls”:** Ms. Laura Antolak, along with Ms. Martina Baur, informed the Council the Kaleidoscope Discovery Center is a project of the Community Partnership. She said the Discovery Center’s vision is to bring a science center to Rolla, something that is encompassing of a city museum, the Magic House, or the St. Louis Science Center, on a smaller scale relative to the Rolla community. Ms. Antolak stated the Discovery Center’s mission is to provide hands-on activities for children related to science, technology, engineering, and math and adds art and the environment to it. She told the Council the Discovery Center has had single day activities, which are called “Without Walls.” Ms. Antolak concluded her presentation by explaining various ways to become involved in the Kaleidoscope Discovery Center.

**COUNCIL MEETING MINUTES  
SEPTEMBER 15, 2014  
PAGE 3**

**III. OLD BUSINESS**

**(A) Ordinance Approving the City of Rolla Fiscal Year 2014/2015 Budget:** Finance Director Steffanie Rogers asked the Council to consider the final reading of the proposed ordinance, which would approve the fiscal year 2014/2015 budget. She said no changes have been made to the proposed budget since the first reading of the subject ordinance.

City Counselor Lance Thurman read the following proposed ordinance for its final reading, by title. ORDINANCE NO. 4165: AN ORDINANCE ADOPTING AN ANNUAL BUDGET FOR THE FISCAL YEAR BEGINNING ON OCTOBER 1, 2014, AND APPROPRIATING FUNDS PURSUANT THERETO. A motion was made by Sawyer and seconded by Long to approve the proposed ordinance. A roll call vote on the motion showed the following: Ayes; Bowles, Hines, Bahr, Woolley, Long, Bowe, Sawyer, and Miller. Nays; None. Absent; Eudaly, Jordan, Williams, and Morris. Motion carried. The ordinance passed.

Mayor Magdits expressed his appreciation to Finance Director Steffanie Rogers and the City staff for their work on the FY 2015 budget.

**IV. NEW BUSINESS**

**(A) Motion Appointing Employer Delegate for the Annual LAGERS Meeting:** Finance Director Steffanie Rogers explained the LAGERS Annual Conference would be held on October 30 and 31 in St. Louis, Missouri. She said the City employees would be electing their representative this week. Ms. Rogers asked for a volunteer from the City Council to be the City employer representative.

Mayor Magdits noted Councilwoman Eudaly has volunteered to be the employer representative if no other Council members are interested in attending.

A motion was made by Bowles and seconded by Long to appoint Councilwoman Eudaly as the City employer representative for the annual LAGERS conference with City Administrator John Butz as the alternate representative. A voice vote on the motion sowed eight ayes, zero nays, and four absent. Motion carried.

**(B) Resolution Naming a New Road Located Between White Columns Road and Fraternity Drive to “International Village Drive”:** Community Development Director John Petersen explained the recently improved road, located between White Columns Road and Fraternity Drive, needs to be officially named. Staff is recommending the road

**IV. NEW BUSINESS (continued)**

**(B) Resolution Naming a New Road Located Between White Columns Road and Fraternity Drive to “International Village Drive” (continued):** be officially named International Village Drive. Mr. Petersen told the Council if the subject resolution is approved, it would be advertised in the Rolla Daily News for six consecutive publications. After a four-week comment period from resident property owners, the Council would be asked to consider an ordinance officially naming the road.

City Counselor Lance Thurman read the following proposed resolution for one reading, by title. RESOLUTION NO. 1826: A RESOLUTION REQUESTING CONSIDERATION OF A STREET NAME FOR A NEW ROAD (INTERNATIONAL VILLAGE DRIVE) LOCATED BETWEEN WHITE COLUMNS ROAD AND FRATERNITY DRIVE (CITY OF ROLLA). A motion was made by Sawyer and seconded by Long to approve the proposed resolution. A voice vote on the motion showed eight ayes, zero nays, and four absent. Motion carried.

**(C) Ordinance Setting Proposed Sewer Rates for FY 2014/2015:** Public Works Director Steve Hargis informed the Council the subject ordinance would increase the sewer user rate from \$4.50 per 1,000 gallons to \$4.75 per \$1,000 gallons. The average monthly rate would increase from \$27.00 per month to \$28.50 per month for an average 6,000 gallons per month user. Mr. Hargis indicated the sewer user rate increase is included in the FY 2015 budget.

City Counselor Lance Thurman read the following proposed ordinance for its first reading, by title. ORDINANCE NO. 4166: AN ORDINANCE AMENDING CHAPTER 35 OF THE GENERAL ORDINANCES OF THE CITY OF ROLLA, MISSOURI, KNOWN AS THE CODE OF THE CITY OF ROLLA, MISSOURI, RELATING TO SEWERS AND WATER. A motion was made by Sawyer and seconded by Bowles to suspend the rules and the ordinance be read for its final reading, by title. A voice vote on the motion showed eight ayes, zero nays, and four absent. Motion carried. Mr. Thurman then read the proposed ordinance for its final reading, by title. A motion was made by Bowles and seconded by Long to approve the proposed ordinance. A roll call vote on the motion showed the following: Ayes; Bahr, Miller, Hines, Woolley, Bowe, Sawyer, Bowles, and Long. Nays; None. Absent; Jordan, Williams, Eudaly, and Morris. Motion carried. The ordinance passed.

**(D) Motion Closing Certain Streets During the October 18, Downtown Arts & Crafts Festival:** Public Works Director Steve Hargis reported the City received a request from the Downtown Business Association to close Pine Street from Sixth to

**IV. NEW BUSINESS (continued)**

**(D) Motion Closing Certain Streets During the October 18, Downtown Arts & Crafts Festival (continued):** Tenth Streets and Ninth Street from Pine Street to Elm Street during the annual Arts & Crafts Festival. He said the streets would be closed on Saturday, October 18, 2014, from 6 a.m. to 5 p.m. and staff recommends approval. Following a brief discussion, a motion was made by Sawyer and seconded by Bowles to authorize the closing of the above-listed streets on October 18, 2014, during the Arts & Crafts Festival. A voice vote on the motion showed eight ayes, zero nays, and four absent. Motion carried.

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

**(A) Resolution Authorizing Street and Roadway Improvement Lease/Purchase:** Public Works Director Steve Hargis explained the FY 2015 budget includes a \$3 million Certificate of Participation that would allow the City to complete the street improvements in the south side area of Rolla, including a couple of miles of existing City streets that need to be rebuilt. This would allow the City to complete just over four miles of road reconstruction over the next two years. Mr. Hargis stated another portion of this project is to convert the City street lights to LED fixtures, which would save about 50% on electric bills, which computes to about \$80,000 to \$90,000 in annual savings. He explained the revenue stream that will be used to retire this lease/purchase is an existing revenue stream on a bond the City secured about ten years ago for Lions Club Drive and some storm water improvements. Mr. Hargis recalled the City refinanced that bond a couple of years ago and saved about \$50,000 a year in interest to pay for it.

City Counselor Lance Thurman read the following proposed resolution for one reading, by title. RESOLUTION NO. 1827: A RESOLUTION DETERMINING THE INTENT OF THE CITY OF ROLLA, MISSOURI, TO REIMBURSE ITSELF FOR CERTAIN CAPITAL EXPENDITURES IN CONNECTION WITH STREET AND ROADWAY IMPROVEMENTS. A motion was made by Bowles and seconded by Sawyer to approve the proposed resolution. A voice vote on the motion showed eight ayes, zero nays, and four absent. Motion carried.

**(B) Motion Awarding Health Insurance Excess Coverage Quote:** Finance Director Steffanie Rogers referred the Council to the spreadsheet, contained in the agenda materials, of the three bids that Hays Companies, the City's health insurance broker, obtained on behalf of the City. She said Hays Companies evaluated deductibles of

**V. CLAIMS and/or FISCAL TRANSACTIONS (continued)**

**(B) Motion Awarding Health Insurance Excess Coverage Quote (continued):** \$75,000, \$80,000, and \$85,000 and it was determined the \$75,000 deductible, with a fixed cost of \$305,065, with Optum would best serve the City of Rolla. Ms. Rogers pointed out the City would be realizing a 4.6% increase over last year's quote.

Additionally, Ms. Rogers stated when the City became self-insured, it was determined the employees would cover 33% of the health insurance costs. She reported as of August 2014, the employee coverage is 30.38%. Ms. Rogers indicated Administration is anticipating a minimum adjustment for premiums in January 2015.

A motion was made by Long and seconded by Bowles to award the health insurance excess coverage to Optum with a \$75,000 deductible, effective October 1, 2014. A voice vote on the motion showed eight ayes, zero nays, and four absent. Motion carried.

**VI. MAYOR/CITY COUNCIL COMMENTS**

**(A) City Parking Lots:** Councilman Bowe said he noticed the City parking lot near the muffler shop is quite congested since the former Sands Farm and Home area was converted to apartments. He asked if these spaces are being rented.

Public Works Director Steve Hargis reported the parking spaces are being rented.

**VII. CITIZEN COMMUNICATION**

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

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

None.

**IX. CLOSED SESSION**

None.

**COUNCIL MEETING MINUTES  
SEPTEMBER 15, 2014  
PAGE 7**

**X. ADJOURNMENT**

Having no further business, the meeting adjourned at 7:17 p.m.

Minutes respectfully submitted by City Clerk Carol Daniels.

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CITY CLERK

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MAYOR

**SEPTEMBER 15, 2014**