

**ROLLA CITY COUNCIL AND  
PHELPS COUNTY COMMISSIONERS  
WORKSHOP MINUTES  
MONDAY, JULY 27, 2015; 5 P.M.  
ROLLA CITY HALL COUNCIL CHAMBERS  
901 NORTH ELM STREET**

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

**Council Members in Attendance:** Jonathan Hines, Matthew Crowell, Kelly Long, Don Morris, John K. Meusch, Jim Williams, Brian Woolley, Steven Jung, and Walt Bowe

**Council Members Absent:** Monty Jordan, Matthew Miller, and Susan J. Eudaly

**Department Directors in Attendance:** Public Works Director Steve Hargis, Community Development Director John Petersen, and Police Chief Sean Fagan

**City Officials in Attendance:** City Administrator John Butz, City Engineer Darin Pryor, and City Clerk Carol Daniels

**Phelps County Officials in Attendance:** Presiding Phelps County Commissioner Randy Verkamp, Phelps County Commissioner Larry Stratman, Phelps County Commissioner Gary Hicks, and Phelps County Clerk Pamela Grow

**Others in Attendance:** Mark Spykerman, Attorney at Law, Gilmore and Bell, P.C.

Mayor Magdits called the meeting to order at approximately 5:05 p.m. and welcomed County Commissioners Mr. Randy Verkamp, Mr. Larry Stratman, and Mr. Gary Hicks and County Clerk Pamela Grow.

Mayor Magdits said the proposed large, complex projects involve cooperation between the City of Rolla and the County of Phelps. He thanked the County officials for attending. He also thanked the Council and City staff for putting in another night's work this month.

Mayor Magdits provided some background on why the workshop was scheduled. He noted the City solicited a redevelopment proposal and a company called UTW was selected by the City to be the preferred developer for what the City has called Rolla West. He noted UTW's proposal is based on a vision of \$90 to \$100 million in capital costs in the form of construction, the possible job creation of 300 to 600 people, both full and part-time employees, and a projected \$80 to \$120 million a year in retail sales. Mayor Magdits said the types of stores that would go there would likely be destination stores, so this would be a regional shopping center.

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Mayor Magdits indicated the City has been working with the developer and Gilmore and Bell, who represents the City's legal interest, and have taken it to a point where we have to begin initiating some actions. The developer has received good interest and has had letters of interest from certain junior box stores, but does not believe they yet have an anchor store.

Mayor Magdits said the developer is requesting TIF (Tax Increment Financing) due to the topography, which is anything but flat. Additionally, the site is also going to take a certain amount of infrastructure for effective ingress/egress for a development of that particular size and the amount of traffic it would entail. Mayor Magdits noted the third reason is a certain amount of incentives will have to be offered by the developer to secure the lead anchor.

Mayor Magdits said the other project that will be discussed tonight is transportation. He noted that for at least 20 years the City has discussed certain components of transportation, i.e., Ridgeview, Highway 63. Mayor Magdits pointed out that in the last several citizen surveys, traffic congestion comes up as an issue that citizens are asking the City to potentially address.

Mayor Magdits indicated he mentioned at the last Council Meeting that he and City Administrator John Butz have agreed to a timetable that is aggressive as far as action is concerned pertaining to Tax Increment Financing (TIF) and a Transportation Development District (TDD). He pointed out there are about 26 to 28 mile markers between now and December 21. Six or eight of these mile markers require formal action by the City and, in some cases, the County as well. He explained tonight's meeting is not to get into depth about those projects and where roads are going to go and cost, etc., rather it is take a step back and look at these two mechanisms. As we begin to make some of these decisions in the next couple of weeks, you need to have a good handle and feel comfortable with the decisions you are going to be asked to make.

Mr. Mark Spykerman, Gilmore and Bell, addressed the Council and said throughout the process of considering TIF and the TDD, either he or Mr. Mark Grimm from Gilmore and Bell, will likely be at every City Council or County Commission meeting where this is discussed.

Mr. Spykerman then provided an overview of the process for implementing both the TIF and the TDD and why it will take until next spring to work through 28-mile markers. He entertained questions and comments during and after his presentation.

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Councilman Bowe entered the meeting at approximately 5:23 p.m.

City Administrator John Butz referred the Council and the Commissioners to the timelines for the TIF and TDD, which were provided to those attending. He said there would be many opportunities for questions and answers. He reported that on August 20, staff would be meeting with HNTB.

After further dialogue, Mayor Magdits thanked everyone for attending.

The workshop adjourned at 6:20 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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