

**ROLLA CITY COUNCIL MEETING MINUTES  
MONDAY, APRIL 17, 2017; 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, Monty Jordan (arrived at approximately 6:39 p.m.), Matthew Crowell, Matthew Miller, Kelly Long, Susan J. Eudaly, Don Morris, John Meusch, Brian Woolley, Jim Williams, and Walt Bowe

**Council Members Absent:** Steven Jung

**Newly Elected Officials in Attendance:** Ward III Councilman David Schott

**Department Directors in Attendance:** Public Works Director Steve Hargis, Community Development Director John Petersen, Fire Chief Ron Smith, Environmental Services Director Brady Wilson, Parks and Recreation Director Floyd Jernigan, Police Chief Sean Fagan, and Finance Director Steffanie Rogers

**Other City Officials in Attendance:** City Administrator John Butz, City Counselor Carolyn Buschjost, 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.

Councilman Jim Williams led in the Pledge of Allegiance.

**I. OLD BUSINESS**

**(A) Ordinance Approving the Resubdivision of Lots 1, 2, 3, & 4, Block 10, Holloway First Addition (Chapman):** Community Development Director John Petersen explained the applicant is requesting the removal of the interior lot lines to create one lot. In doing so, this would create a new subdivision called the Chapman Addition.

City Counselor Carolyn Buschjost read the following proposed ordinance for its final reading, by title. ORDINANCE NO. 4342: AN ORDINANCE ESTABLISHING LOT 1, CHAPMAN ADDITION, BY ELIMINATING LOTS 1, 2, 3, AND 4, BLOCK 10 HOLLOWAY FIRST ADDITION ROLLA, PHELPS COUNTY, MISSOURI. (CHAPMAN ADDITION). A motion was made by Williams and seconded by Eudaly to approve the proposed ordinance. A roll call vote on the motion showed the following: Ayes; Eudaly, Meusch, Williams, Hines, Woolley, Long, Bowe, Crowell, Morris, and Miller. Nays; None. Absent; Jordan and Jung. Motion carried. The ordinance passed.

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**II. CONSENT AGENDA**

**(A) Motion Accepting the April 4, 2017, Certified Election Results:** A motion was made by Williams and seconded by Eudaly to ratify the April 4, 2017, election results as certified by the Phelps County Verification Board. A voice vote on the motion showed ten ayes, zero nays, and two absent. Motion carried.

**III. ELECTED OFFICIALS SWEARING-IN CEREMONY:** (A) City Clerk Carol Daniels administered the oath of office to the following newly elected officials: Ward I Councilman Jonathan Hines; Ward II Councilman Matthew Crowell; Ward III Councilman David Schott; Ward IV Councilman John K. Meusch, and; Ward V Councilman Brian Woolley. Councilman Jung was unable to attend this meeting.

Councilman Jordan entered the meeting at approximately 6:39 p.m.

**(B) Comments/Recognitions:**

**(1) Councilwoman Sue Eudaly Appreciation:** Mayor Magdits expressed the City's appreciation to Councilwoman Sue Eudaly for her seventeen years of dedicated service on the Rolla City Council.

**IV. PUBLIC HEARINGS**

None.

**V. ACKNOWLEDGEMENTS AND SPECIAL PRESENTATIONS**

**(A) Operation Life – Rev. Chuck Whitmire:** Rev. Chuck Whitmire from the Rolla First Assembly of God Church invited the Council and the public to a free event, which will be held on Saturday, May 6 through Sunday, May 7, called "Operation Life." He explained this initiative tries to embrace Phelps, Maries, Crawford, Dent, Texas, and Pulaski counties. Rev. Whitmire informed the Council there were over 60 fatal drug overdoses in 2015 and 2016. He said the "Operation Life" event would be held at the Rolla First Assembly of God Church. Rev. Whitmire encouraged the Council and members of the community to attend.

**V. ACKNOWLEDGEMENTS AND SPECIAL PRESENTATIONS (continued)**

**(B) Show Me PACE – Ms. Jan Schumacher, Program Manager, Missouri Energy Initiative:** Ms. Jan Schumacher, Program Manager, Missouri Energy Initiative, addressed the Council regarding the PACE (Property Assessed Clean Energy) financing program.

**(C) Rolla Regional Economic Commission (RREC) Report:** RREC Executive Director Cyndra Lorey provided a recap of 2016 and updated the Council on current projects and prospects.

**VI. NEW BUSINESS**

**(A) Consideration to Amend Ord. 4268 to Allow Additional Outdoor Storage – Dickey Bub:** City Administrator John Butz recalled a few months ago the Council approved Ordinance No. 4268, which was a rezoning specifically initiated by Super Market Developers, which took over the Forum Plaza Shopping Center and the former Country Mart site in preparation for a Dickey Bub facility. He explained the reason for the rezoning request was for outdoor storage and the Council approved the rezoning with the two conditions – 160 parking spaces with outdoor storage limited to the area between the store and Tenth Street and directly in front of the store. Mr. Butz indicated after the building was renovated, it was realized additional outdoor storage was needed.

Mr. Steve Dickey and Ms. Carrie Dickey with Dickey Bub addressed the Council. Mr. Dickey said the reason more outdoor storage was not presented initially is that the lease with Super Market Developers was still in negotiations. He said they knew all along they were going to need additional space.

After dialogue with the Dickeys, the Council consensus was for staff to draft an ordinance that would amend Ordinance No. 4268 by changing the time and height constraint and clarifying dimensions.

**(B) Report on Detached Sign Height (Ground vs. Roadway Elevation):** Community Development Director John Petersen noted the Council discussed this issue during its last meeting regarding the recent Family Center discussion. Mr. Petersen stated staff is comfortable with the City's current sign height policy. City Administrator John Butz added he believes the City's ordinance is working fine, but if the Council would like to have the flexibility of where sight is considered in the elevation, it can be factored in. Following a brief discussion, the Council's consensus was to not make any changes to the City's ordinance.

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Councilman Meusch left the meeting at this time.

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

None.

**VIII. MAYOR/CITY COUNCIL COMMENTS**

**(A) Mayor/Council Appointments:**

**1) Council Appointment of Mayor Pro-Tempore:** A motion was made by Williams and seconded by Woolley to appoint Councilman Don Morris as Mayor Pro-Tempore. A roll call vote on the motion showed the following: Ayes; Jordan, Williams, Hines, Woolley, Miller, Bowe, Crowell, Long, Morris, and Schott. Nays; None. Absent; Jung and Meusch. Motion carried.

**2) Council Appointment of City Council Planning & Zoning Commission Representative:** A motion was made by Long and seconded by Jordan to appoint Councilman Matthew Miller as the City's representative to the Planning and Zoning Commission. A voice vote on the motion showed ten ayes, zero nays, and two absent. Motion carried.

**(B) Phelps County Commission Rotating Community-Based Meeting at 6 p.m. on Thursday, April 27<sup>th</sup> in Council Chambers:** Mayor Magdits reported the next community based meeting of the Phelps County Commission would be held on Thursday, April 27 in the Rolla City Hall Council Chambers. He encouraged citizens and Council to attend.

**(C) High Grass:** Councilman Jim Williams reminded citizens to keep their lawns mowed.

Councilman Meusch re-entered the meeting at this time.

**IX. CITIZEN COMMUNICATION**

**(A) Open Citizen Communication:** Mayor Magdits opened the floor to anyone wishing to address the Council.

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**IX. CITIZEN COMMUNICATION (continued)**

**(A) Open Citizen Communication (continued):** Mr. Tom Sager, 8 Laird Avenue, Rolla, Missouri, congratulated the newly elected City officials. He commented there are no women among the Council and indicated somewhere around 50% of their constituency is female. Mr. Sager suggested the Council think about what they could do to make serving on this body more enjoyable for women.

No one else present addressed the Council.

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

**(A) Dickey Bub Zoning Consideration (Dickey Bub Spokesperson):** Dickey Bub representatives addressed the Council under Item VI. A. above.

**(B) Recycling Article:** Councilman Jim Williams complimented Environmental Services Director Brady Wilson on the article about Hartmann US recycling.

**XI. CLOSED SESSION**

A motion was made by Williams and seconded by Morris to adjourn into Closed Session pursuant to RSMo. 610.021 to discuss contract real estate and personnel. A roll call vote on the motion showed the following: Ayes; Woolley, Bowe, Miller, Williams, Hines, Meusch, Long, Morris, Crowell, Schott, and Jordan. Nays; None. Absent; Jung. Motion carried.

The Council adjourned into closed session at approximately 8 p.m.

**XII. CLOSED SESSION ACTION**

The Council reconvened into open session at approximately 9:21 p.m.

City Counselor Carolyn Buschjost reported that during closed session, the Council discussed real estate and personnel matters. No final action was taken.

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**XIII. ADJOURNMENT**

Having no further business, the meeting adjourned at 9:22 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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