

ROLLA CITY COUNCIL MEETING MINUTES
MONDAY, DECEMBER 15th, 2025; 6:30 P.M.
ROLLA CITY HALL COUNCIL CHAMBERS
901 NORTH ELM STREET

Presiding: Mayor Louis J. Magdits

Council Members in Physical Attendance: August Rolufs, Andrew Behrendt, Nathan Chirban, Steve Jackson, William Hahn, Kevin Greven, Tom McNeven, David Shelby, Tina Balch and Micheal Dickens.

Council Members Absent: Ward 1 Vacancy and Aaron Pace

Department Directors and Other City Officials in Physical Attendance: Public Works Director Darin Pryor, Fire Chief Jeff Breen, Community Development Director Dawn Bell, Park's Director Floyd Jerningan, Environmental Services Director Roger Pankey, Police Chief Sean Fagan, Finance Director Steffanie Rogers, City Administrator Keith Riesberg and City Counselor Todd Smith

IX. CLOSED SESSION – Closed Session per RSMo 610.021 – (2) Leasing of Real Estate and (12) Negotiated contract

At 5:30 pm, A motion was made by Jackson, seconded by Hahn, to enter into closed session. Roll call vote showed the following: Ayes: Dickens, Chirban, Greven, Jackson, Hahn, McNeven, Shelby, Behrendt and Rolufs. Nays: none. Note: Balch entered the meeting at 5:34 pm and City Counselor Todd Smith entered at 5:44 pm.

At 6:30 pm Council returned from open session where there were no final actions taken.

Mayor Magdits called the meeting to order at approximately 6:30 pm and called for a moment of silence in honor of Floyd Ferrell.

Councilman Jackson lead in the Pledge of Allegiance.

I. PUBLIC HEARINGS -

- A. **Public Hearing** – Kohl's Tax Increment Financing (TIF) -5 Year Review (City Administrator, Keith Riesberg) At 6:37 pm the public hearing was officially opened. Mr. Riesberg gave a brief history of the Kohls TIF Redevelopment Plan that was approved in 2010 by Council. Mayor Magdits asked for any public comments. There were none and the public hearing was closed at 6:45pm. A Motion was made by Greven, seconded by McNeven to approve the public hearing and acknowledge the improvement of the once blighted area. Motion passed unanimously by voice vote.

II. ACKNOWLEDGMENTS and SPECIAL PRESENTATIONS –

- A. **Resolution** honoring South Central Regional Veterans Groups (SCRVG) and Veterans Memorial Park. Mayor Magdits read Resolution 2078 in its entirety. A motion was made by Hahn, seconded by Greven, to approve the resolution. Motion passed unanimously by voice vote. Glen Gipson introduced Andy Davis, Rachel Guth and Susan Davis, all who serve on the Veteran's Park Board and thanked Council for their support.

III. **OLD BUSINESS** – None

IV. **NEW BUSINESS** –

- A. **Ordinance** to amend chapter 28 of the Rolla City Code for the purpose of updating the Administrative Search Warrant Process. (Keith Riesberg, City Administrator) Mayor asked Council why they wished to be involved in the approval process, specifically referring to a provision in Section 28-14. Some of Council replied that they wanted to prohibit the ability of the city to enter into a building, not to be involved in the process, indicating that provision was not their intent. A motion was made by Hahn, seconded by Dickens, to eliminate the last sentence of Section 28-14 (A), which states City Council shall authorize the application of an administrative search warrant within a building or structure. Motion passed unanimously by voice vote. A discussion was had regarding the pros and cons of Council prohibiting the entrance to the interior of a building by the Administrative Warrant. A motion was made by Chirban, seconded by Jackson, to amend Section 28-16 (A) to remove the word, “therein”. Motion passed unanimously by voice vote.

City Counselor Todd Smith read the ordinance for its first reading by title: AN ORDINANCE TO AMEND CHAPTER 28 OF THE CODE OF ORDINANCES OF THE CITY OF ROLLA, MISSOURI, FOR THE PURPOSE OF UPDATING THE ADMINISTRATIVE SEARCH WARRANT PROCESS.

- B. **Resolution** to approve a management agreement with Power Wellness LLC for natatorium oversight. (Keith Riesberg, City Administrator) City Counselor Todd Smith read the resolution for one reading by title: RESOLUTION 2079: A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE ON BEHALF OF THE CITY OF ROLLA, MISSOURI, A CONTRACT WITH POWER WELLNESS MANAGEMENT, LLC FOR MANAGEMENT OF THE NATATORIUM LOCATED WITHIN THE CENTRE. A motion was made by Shelby, seconded by Jackson, to approve the resolution. Motion passed unanimously by voice vote.
- C. **Resolution** to approve a Design Agreement with Cordogan Clark for natatorium planning services. (Keith Riesberg, City Administrator) A motion was made by Greven, seconded by Shelby, to amend the contract to reflect the \$52,500 plus \$13,500 on the agreement. Motion passed unanimously by voice vote. Tony Duncan with Cordogan Clark was present and available for Council questions. City Counselor Todd Smith read the resolution for one reading by title: RESOLUTION 2080: A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE ON BEHALF OF THE CITY OF ROLLA, MISSOURI, A CONTRACT WITH CORDOGAN – CLARK FOR PLANNING & DESIGN SERVICES OF THE NATATORIUM SPACE LOCATED WITHIN THE CENTRE. A motion was made by Greven, seconded by Hahn to approve the resolution. Motion passed unanimously by voice vote.

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

- A. **Motion** to award and Ordinance to Maggi Construction for the replacement of pavilions at Veteran’s Memorial Park. (Floyd Jernigan, Parks Director) A motion was made by Jackson, seconded by Greven, to award the bid to Maggi Construction. Motion passed unanimously by voice vote. City Counselor Todd Smith 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 DONALD MAGGI, INC.

VI. CITIZEN COMMUNICATION

- A. Josh Vroman – County resident, City landowner: Shared things he would like to see amended in the Administrative Warrant Ordinance and asked questions regarding the Land Water Conservation Fund (LWCF).
- B. Collin Gentry – Asked for clarification regarding the Administrative Warrant and whether a covered patio was considered interior or exterior.
- C. Chris Feaster - resident of St. Robert: Invited Council to a nationwide meditation event.
- D. David Dukes: Shared his frustration with perceived lack of enforcement on current ordinances.
- E. Rachel Guth – Shared that this coming weekend, almost 200 soldiers who are not able to go home for the holidays will be hosted in the Rolla community by Phelps for the Fort and the Rolla Chamber.

VII. MAYOR/CITY COUNCIL COMMENTS

- A. **Motion** to re-appoint Jonathan Hines to the Police Personnel Board for a 4-year term, expiring June 2029. A motion was made by Jackson, seconded by Greven, to approve the re-appointment. Motion passed unanimously by voice vote.
- B. **Motion** to appoint Councilman William Hahn, Kevin Greven, and Aaron Pace to the Audit committee for a term expiring May 2026. A motion was made by Chirban, seconded by Behrendt, to approve the appointments of Hahn Greven, and Pace. Motion passed unanimously by voice vote.
- C. Councilman Jackson thanked PW Director Darin Pryor for speaking at a conference. He also commented at the pedestrian hazards of crossing on 10th street in front of Leach Theatre. Staff will follow-up on options.
- D. Mayor Magdits wished everyone a Merry Christmas.
- E. Councilman Greven shared his experience of Wreaths across America and complimented Parks Director Floyd Jernigan on his part of the program. Mr. Jernigan shared some history regarding the Union and Confederate headstones.

VIII. COMMENTS FOR THE GOOD OF THE ORDER

- A. Next City Council meeting, Monday, January 5th.
- B. Update on status of comprehensive plan and announcement of public meeting.
Community Development Director Dawn Bell updated Council on the Comprehensive Plan and invited everyone to the final Open House on January 21st at Eugene Northern Hall.

IX. ADJOURNMENT

With nothing further to discuss, the meeting was adjourned at 8:54 pm.

City Clerk

Mayor