

ROLLA CITY COUNCIL MEETING MINUTES
TUESDAY, SEPTEMBER 2ND, 2025; 6:30 P.M.
ROLLA CITY HALL COUNCIL CHAMBERS
901 NORTH ELM STREET

Presiding: Mayor Louis J. Magdits IV

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

Council Members Absent: Ward 1 Vacancy and Tina Balch

Department Directors and Other City Officials in Physical Attendance: Public Works Director Darin Pryor, Fire Chief Jeff Breen, Community Development Director Dawn Bell, Environmental Service Director Roger Pankey, Parks Director Floyd Jernigan, City Planner Tom Coots, Interim Centre Recreation Director Josh Stephens, Police Major Will Loughridge, Finance Director Steffanie Rogers, City Administrator John Butz and City Counselor Nathan Nickolas.

Mayor Louis J. Magdits IV called the meeting to order at approximately 6:30 p.m. and asked Councilman Greven to lead in the Pledge of Allegiance.

I. CONSENT AGENDA –

- A. Consider Approval of the City Council Minutes of:
 - A. City Council Minutes – August 4th, 2025
 - B. Closed Session Minutes – August 4th, 2025
 - C. City Council Minutes – August 18th, 2025
 - D. City Council Workshop Minutes – August 25th, 2025

A motion was made by Shelby, seconded by Chirban, to approve the minutes. Motion passed unanimously by voice vote.

II. REPORT OF MAYOR and COUNCIL/REPORTS OF BOARDS AND COMMISSIONS/CITY DEPARTMENTS

- a) Environmental Services Department Monthly Report July 2025
- b) Building Codes monthly report – July 2025
- c) Police Department Monthly Report – July 2025
- d) Animal Control Division Report – July 2025
- e) The Centre Income Statement ending July 2025
- f) Fire Incident Report for July 2025
- g) City of Rolla Financials for July 2025
- h) Rolla Municipal Court summary – July 2025
- i) Enhanced Enterprise Zone Board Minutes for August 21, 2025

There were no notable comments or questions regarding the reports.

III. **PUBLIC HEARINGS -**

- A. **Public Hearing and Ordinance** to approve the FY 2026 Budget and 2026 Sewer Fees. (City Administrator John Butz) Mayor Magdits opened the public hearing at 6:32 p.m. City Administrator John Butz shared the budget as it had been reviewed during the August 25th workshop. There is \$1 per month sewer service availability fee increase as well as a 8%-10% increase on trash fees for residential and commercial customers. With no other questions, Mayor City Counselor Nathan Nickolaus explained a fee verses a tax pertaining to the Hancock Amendment. Magdits closed the public hearing at 6:39 p.m. City Counselor Nathan Nickolaus read the ordinance for its first reading by title: AN ORDINANCE ADOPTING AN ANNUAL BUDGET FOR THE FISCAL YEAR BEGINNING ON OCTOBER 1, 2025 AND APPROPRIATING FUNDS PURSUANT THERETO.

IV. **ACKNOWLEDGMENTS and SPECIAL PRESENTATIONS** – None

V. **OLD BUSINESS** –

- A. **Ordinance** to approve the Conditional Use Permit to allow an Agricultural Business Use (golf driving range) in the R-1, Suburban Residential district at 1905 Country Ridge Rd. (City Planner Tom Coots) There were multiple concerns expressed about the lack of clearly defined conditions within the ordinance regarding the CUP. A motion was made by Hahn, seconded by Jackson, to table the discussion until the first meeting in October, to allow staff time to amend the ordinance with greater specificity. Motion passed unanimously by voice vote.
- B. **Ordinance** to approve the vacation of an easement at 418 Hutchinson Drive. (City Planner Tom Coots) City Counselor Nathan Nickolaus read the ordinance for its final reading by title: ORDINANCE 4874: AN ORDINANCE APPROVING THE VACATION OF AN EASEMENT LOCATED AT 418 HUTCHINSON DRIVE. A motion was made by Chirban, seconded by Hahn to approve the ordinance. A roll call showed: Rolufs, Behrendt, Chirban, Pace, Jackson, Hahn, McNeven, Greven, Shelby, and Dickens. Nays: None.

VI. **NEW BUSINESS** –

- A. **Ordinance** to approve the 2025-2026 sewer service availability fee increase. PW Director Darin Pryor presented the proposed increases as discussed in the earlier public hearing and as is included in the proposed 2025-2026 Budget. City Counselor Nathan Nickolaus read the ordinance for its first reading by title: AN ORDINANCE AMENDING CERTAIN SECTIONS OF 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.
- B. **Motion** to appoint a Council attendee or to delegate same to the City Administrator for the Annual LAGERS meeting, October 30th-31st, 2025. (City Administrator John Butz) A motion was made by Jackson to nominate Greven, seconded by Chirban. Motion passed unanimously by voice vote. Councilman Greven accepted the nomination.

- C. **Resolution** to demonstrate support for a possible affordable housing project by showing our commitment to extend the Acorn Trail. (Community Development Director Dawn Bell) City Counselor Nathan Nickolaus read the resolution for one reading, by title: RESOLUTION 2073: A RESOLUTION EXPRESSING THE CITY OF ROLLA'S SUPPORT FOR TERRAVEST DEVELOPMENT CORP'S HOUSING PROJECT, PARK POINTE, AND ITS APPLICATION TO THE MISSOURI HOUSING DEVELOPMENT COMMISSION FOR TAX CREDITS, INCLUDING THE CITY'S COMMITMENT TO SUPPORT EXTENSION OF THE ACORN TRAIL. A motion was made by Greven, seconded by Shelby, to approve the resolution. Motion passed unanimously by voice vote.

VII. **CLAIMS and/or FISCAL TRANSACTIONS** – None

VIII. **CITIZEN COMMUNICATION**

1. Judy Jepson and Russ Schmidt brought Annie the Shelter Therapy Dog for introduction.
2. Debbie Castle – resident of the county: Spoke in support of the pool and asked questions for clarification.
3. Julie Murry – Spoke in favor of the pool and shared her personal story of recovery during and after illness.
4. Penelope Isik – Spoke in favor of the pool and shared personal Physical Therapy success due to her pool usage.
5. Loraine McFarland – Asked questions regarding a possible tax on the April and shared that she had attended the Phelps County Commissioners to discuss a County-wide initiative.
6. Leslie Malott asked questions regarding the different pools.
7. Kristy Bennett stated her support and feels that the community would be more receptive to passing a tax if it was proposed again.

IX. **MAYOR/CITY COUNCIL COMMENTS**

- A. Consider to further table the Centre discussions until the September 17th Council Meeting. (No motion needed as it was tabled at the previous August 18th meeting.
- B. Councilman Chirban commented on all the new events being posted on the Park's Department website and asked Parks Director Floyd Jernigan to share about the new Introduction to Archery class for kids being hosted in conjunction with the Missouri Conservation Department, on September 13th at Eugene Northern.
- C. Councilman Greven talked about Fort Leonard Wood and its importance to Rolla.

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

- A. (cancelled) Next Council Workshop, **Tuesday, September 9th, 2025** (Note: This will begin in closed session then move to open session). It was later decided that this tentative date was to be cancelled. More discussion will be had on this in the future.
- B. Next City Council meeting, **Wednesday, September 17th** (due to MML Conference)
- C. Community Development Director Dawn Bell shared that mandatory classes for the Managed Deer Hunt will be on September 4th at 5:30 p.m., September 8th at 5:30 p.m., and September 10th, at 7:00 a.m. in the City Council Chambers.
- D. Mayor Magdits encouraged everyone to attend the Fall Nature Festival & Native Plant Sale scheduled for Saturday, September 13th from 8:00 a.m.-2:00 p.m. at the Audubon Trails Nature Center. Parks Director Floyd provided more detail as to the offerings of the event.

- E. Parks Director Floyd Jernigan invited everyone to the Canine Plunge at the Splash Zone Waterpark on September 13th from noon to 2:00 p.m.

XI. CLOSED SESSION –

- A. Closed Session per RSMo 610.021 – (12) Contract Negotiations (18) Law Enforcement Investigation.

At 8:19 p.m., a motion was made by Jackson, seconded by Hahn, to go into closed session. A roll call vote showed: Ayes: Greven, McNeven, Behrendt, Jackson, Chirban, Pace, Dickens, Rolufs, Shelby, and Hahn. Nays: none.

At 9:52 p.m., Council returned from closed session where there were no final actions taken.

XII. ADJOURNMENT –

With nothing further to discuss, Mayor Magdits adjourned the meeting at 9:52 p.m.

CITY CLERK

MAYOR