Open Citizen Comment Procedure
1) Public Hearings – Any citizen is allowed to ask questions and/or make comments during any public hearing scheduled for a particular issue.
2) "Citizen Communication" – Public comment can be provided on any item on the agenda or on issues affecting the City not on the agenda. Public comments should generally be limited to 3-5 minutes. Citizens are encouraged (but not required) to contact City Administration one week prior to the meeting, preferably in writing, to be placed on the agenda. Doing so provides Council an opportunity to give consideration to the issue/comment.

AGENDA OF THE ROLLA CITY COUNCIL
Monday, January 4, 2016
City Hall Council Chambers
901 North Elm Street
6:30 P.M.

PRESIDING: MAYOR LOUIS J. MAGDITS, IV

COUNCIL ROLL: JONATHAN HINES, MONTY JORDAN, MATTHEW CROWELL, MATTHEW MILLER, KELLY LONG, SUSAN EUDALY, DON MORRIS, JOHN MEUSCH, JIM WILLIAMS, BRIAN WOOLLEY, STEVEN JUNG AND WALT BOWE

COUNCIL PRAYER
Ministerial Alliance

PLEDGE OF ALLEGIANCE
Councilman Kelly Long

I. CONSENT AGENDA
A) Consider Approval of the City Council Minutes of:
   1) City Council Workshop – December 7, 2015
   2) City Council Meeting – December 21, 2015
   3) City Council Meeting Closed Session – December 21, 2015

II. PUBLIC HEARINGS
None.

III. ACKNOWLEDGMENTS and SPECIAL PRESENTATIONS

IV. REPORT OF MAYOR and COUNCIL/REPORTS OF BOARDS AND COMMISSIONS/CITY DEPARTMENTS
A) Environmental Services Department Monthly Report – November 2015
E) Rolla Board of Public Works Meeting Minutes – November 24, 2015
F) Planning and Zoning Commission Preliminary Meeting Minutes – December 8, 2015
V. OLD BUSINESS
A) Ordinance Approving the Annexation & Zoning of Property Located at 2600 N. Bishop Ave. from NZ (No Zone) to C-3 (Highway Commercial District) Zoning (Kingdom West) - (Community Development Director John Petersen) – Final Reading
B) Ordinance Approving the Minor Plat of Huffman East No. 1, Consisting of New Lots 1 & 2- (Community Development Director John Petersen) – Final Reading

VI. NEW BUSINESS
A) Ordinance Authorizing the Mayor to enter Into a Professional Services Agreement with HNTB Corp. for Proposed Highway 72 Extension Design Services – (Public Works Director Steve Hargis) - First Reading

VII. CLAIMS and/or FISCAL TRANSACTIONS
A) Motion Approving the Sold Surplus Assets Through GovDeals – (City Administrator John Butz) – Motion

VIII. CITIZEN COMMUNICATION
A) Open Citizen Communication

IX. MAYOR/CITY COUNCIL COMMENTS

X. COMMENTS FOR THE GOOD OF THE ORDER
l) Status of PCRMC Sign – sign illumination has been reduced 50%; Hospital meeting on same scheduled for 1/7/16.

XI. CLOSED SESSION
Pursuant to Section 610.021 RSMo. the City Council will discuss the following issues in Closed Session: Contract Negotiations/Real Estate

XII. ADJOURNMENT
ROLLA CITY COUNCIL MEETING MINUTES
MONDAY, DECEMBER 7, 2015; 6:30 P.M.
ROLLA CITY HALL COUNCIL CHAMBERS
901 NORTH ELM STREET

Presiding: Mayor Pro-Tempore Monty Jordan


Council Members Absent: Walt Bowe

Department Directors in Attendance: Public Works Director Steve Hargis, Police Chief Sean Fagan, Finance Director Steffanie Rogers, Environmental Services Director Brady Wilson, Interim Parks and Recreation Director Ken Kwantes, and Community Development Director John Petersen

Other City Officials in Attendance: City Administrator John Butz, City Counselor Lance Thurman, and City Clerk Carol Daniels

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

Mayor Pro-Tempore Jordan then asked Councilman Matthew Crowell to lead in the Pledge of Allegiance.

I. CONSENT AGENDA

A motion was made by Williams and seconded by Eudaly to approve the consent agenda as submitted. A voice vote on the motion showed eleven ayes, zero nays, and one absent. Motion carried. The consent agenda consisted of the following:

(A) Approval of the Rolla City Council Minutes for the following:
   1) City Council Meeting – November 2, 2015
   2) City Council Closed Session – November 2, 2015
   2) City Council Meeting – November 16, 2015

II. PUBLIC HEARINGS
None.

DECEMBER 7, 2015
III. ACKNOWLEDGEMENTS AND SPECIAL PRESENTATIONS

(A) Recognition of Parks and Recreation Staff for ASA National Softball Tournament Award: Interim Parks and Recreation Director Ken Kwantes explained the James Farrell Award of Excellence is the highest award the ASA (Amateur Softball Association) offers its tournament sites. He informed the Council the Rolla Parks and Recreation Staff was awarded this prestigious award during the Wilson Sporting Goods sponsored luncheon at the ASA’s 84th annual meeting on November 4 in Louisville, Kentucky. Mr. Kwantes pointed out the Parks and Recreation Department received an overall rating of 99%. He recognized members of the Parks and Recreation Department staff who were instrumental in receiving this award.

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

Mayor Pro-Tempore Monty Jordan referred the Council to (A) the October 2015 Environmental Services Department Monthly Report; (B) the October 2015, Police Department Monthly Report; (C) the October 2015 Animal Control Division Monthly Report; (D) the October 2015 Rolla Municipal Utilities Monthly Report; (E) the October 27, 2015, Rolla Board of Public Works Meeting Minutes; (F) the November 24, 2015, Development Review Committee Meeting Minutes; (G) the November 10, 2015, Planning and Zoning Commission Preliminary Meeting Minutes; (H) the November 2015 Fire Department Monthly Report; (I) the October and November 2015, Municipal Court Monthly Reports, and; (J) the November 2015 Building Codes Division Monthly Report.

V. OLD BUSINESS

(A) (B) Ordinance Rezoning Property Located at 1621 Martin Springs Drive from C-2 (General Retail District), R-1 (Single Family District), and C-3 (Highway Commercial District) Zoning to All C-3 (Highway Commercial District) Zoning (Sakelaris): Community Development Director John Petersen explained the subject property is the former Zeno’s Restaurant and Motel site. The applicant, Sakelaris Ford, plans to relocate its dealership to this property. Mr. Petersen reported the Planning and Zoning Commission recommend approval.

City Counselor Lance Thurman read the following proposed ordinance for its final reading, by title. ORDINANCE NO. 4242: AN ORDINANCE REZONING PROPERTY AT 1621 MARTIN SPRINGS DRIVE FROM C-2 (GENERAL RETAIL

DECEMBER 7, 2015

I – A1
V. OLD BUSINESS (continued)

(A) Ordinance Rezoning Property Located at 1621 Martin Springs Drive from C-2 (General Retail District), R-1 (Single Family District), and C-3 (Highway Commercial District) Zoning to All C-3 (Highway Commercial District) Zoning (Sakelaris) (continued): DISTRICT ZONING, R-1 (SINGLE FAMILY DISTRICT) ZONING, AND C-3 (HIGHWAY COMMERCIAL DISTRICT) ZONING TO ALL C-3 (HIGHWAY COMMERCIAL DISTRICT) ZONING (SAKELARIS). A motion was made by Eudaly and seconded by Woolley to approve the proposed ordinance. A roll call vote on the motion showed the following: Ayes: Woolley, Miller, Williams, Hines, Jung, Meusch, Long, Morris, Crowell, Eudaly, and Jordan. Nays: None. Absent; Bowe. Motion carried. The ordinance passed.

(B) Ordinance Rezoning Property Located at Lot 2, RSBR Subdivision from M-2 (Heavy Manufacturing District) Zoning to C-3 (Highway Commercial District) Zoning (West): Community Development Director John Petersen indicated the subject property is located off North Bishop Avenue. The property is currently zoned M-2 (Heavy Manufacturing District) and the applicant is requesting it be rezoned to C-3 (Highway Commercial District) to accommodate a J.D. Byrider franchise. He informed the Council the Planning and Zoning Commission recommend approval of the requested rezoning.

City Counselor Lance Thurman read the following proposed ordinance for its final reading, by title. ORDINANCE NO. 4243: AN ORDINANCE APPROVING THE REZONING OF LOT 2, RSBR SUBDIVISION FROM M-2 (HEAVY MANUFACTURING DISTRICT) ZONING TO C-3 (HIGHWAY COMMERCIAL DISTRICT) ZONING (WEST). A motion was made by Williams and seconded by Long to approve the proposed ordinance. A roll call vote on the motion showed the following: Ayes; Crowell, Eudaly, Jung, Hines, Jordan, Miller, Williams, Meusch, Long, Morris, and Woolley. Nays: None. Absent; Bowe. Motion carried. The ordinance passed.

(C) Ordinance Rezoning All of Lots 1 and 2 of Vienna Hills Subdivision from R-1 (Single Family District) Zoning to R-3 (Multi-Family District) Zoning (Brown-Vienna Hills): Community Development Director John Petersen informed the Council the applicant is requesting the subject property be rezoned from R-1 (Single Family District) to R-3 (Multi-Family District) in order to accommodate two, four-plexes. He noted the property is currently not subdivided. However, the subdivision would be considered with the next agenda item.
V. OLD BUSINESS (continued)

(C) Ordinance Rezoning All of Lots 1 and 2 of Vienna Hills Subdivision from R-1 (Single Family District) Zoning to R-3 (Multi-Family District) Zoning (Brown-Vienna Hills) (continued): City Counselor Lance Thurman read the following proposed ordinance for its final reading, by title. ORDINANCE NO. 4244: AN ORDINANCE APPROVING THE REZONING OF LOTS 1 AND 2 OF VIENNA HILLS SUBDIVISION FROM R-1 (SINGLE FAMILY DISTRICT) ZONING TO R-3 (MULTI-FAMILY DISTRICT) ZONING (BROWN – VIENNA HILLS). 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: Morris, Woolley, Miller, Williams, Hines, Jung, Meusch, Jordan, Crowell, Eudaly, and Long. Nays: None. Absent: Bowe. Motion carried. The ordinance passed.

(D) Ordinance Approving the Final Plat of Vienna Hills Subdivision (Brown): Community Development Director John Petersen explained the subject property is being split into two lots (Lots 1 & 2). No opposition was received regarding the proposed subdivision request.

City Counselor Lance Thurman read the following proposed ordinance for its final reading, by title. ORDINANCE NO. 4245: AN ORDINANCE APPROVING THE FINAL PLAT OF VIENNA HILLS, A SUBDIVISION IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 8 WEST, ROLLA, MISSOURI. (VIENNA HILLS SUBDIVISION). 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: Hines, Long, Jung, Williams, Jordan, Miller, Eudaly, Crowell, Meusch, Woolley, and Morris. Nays: None. Absent: Bowe. Motion carried. The ordinance passed.

(E) Ordinance Approving the Replat of Lots 73, 74, and 75 of Block 3, James Addition (Woolf): Community Development Director John Petersen indicated the applicant wishes to consolidate Lots 73, 74, and 75 into one lot to allow greater development flexibility. The subject property is located at 407 North Olive Street. Mr. Petersen noted the applicant has met all parking requirements. He told the Council plans are to construct two, sixteen unit structures. Mr. Petersen reported the Planning and Zoning Commission recommends approval.
V. OLD BUSINESS (continued)

(E) Ordinance Approving the Replat of Lots 73, 74, and 75 of Block 3, James Addition (Woolf) (continued): Some of the Council expressed concerns with the parking by making sure the developer is aware that no parking is permitted on the Olive Street sidewalk. City Administrator John Butz said staff would work with the developer during construction to make sure this area is marked as an area that is not available for parking.

Following discussion, City Counselor Lance Thurman read the following proposed ordinance for its final reading, by title. ORDINANCE NO. 4246: AN ORDINANCE APPROVING THE REPLAT OF A FRACTIONAL PART OF LOTS 73, 74, AND 75, BLOCK 3, JAMES ADDITION INTO LOT 1, TO THE CITY OF ROLLA, MISSOURI (407 NORTH OLIVE STREET) (WOOLF’S SECOND 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, Jordan, Williams, Hines, Jung, Woolley, Long, Crowell, Morris, and Miller. Nays: None. Absent: Bowe. Motion carried. The ordinance passed.

VI. NEW BUSINESS

(A) Ordinance Authorizing the Mayor and Police Chief to Enter Into a Mutual Aid Agreement with the Pulaski County Sheriff’s Department: Police Chief Sean Fagan asked the Council to consider authorizing the Rolla Police Department to enter into a mutual aid agreement with the Pulaski County Sheriff’s Department. He explained this agreement is for emergency situations by either party. Chief Fagan said it gives the Rolla Police Department jurisdiction and authority to work in each other’s counties. Although there is currently an agreement with the Pulaski County Sheriff’s Department in place, Pulaski County has a new sheriff.

After a brief discussion, City Counselor Lance Thurman read the following proposed ordinance for its first reading, by title. ORDINANCE NO. 4247: AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF ROLLA, MISSOURI, TO EXECUTE ON BEHALF OF THE CITY OF ROLLA, MISSOURI, A CERTAIN AGREEMENT BETWEEN THE CITY OF ROLLA, MISSOURI, AND THE PULASKI COUNTY SHERIFF’S DEPARTMENT PERTAINING TO MUTUAL AID. A motion was made by Williams and seconded by Eudaly to suspend the rules and the ordinance be read for its final reading by title. A voice vote on the motion showed ten ayes, one nay.
VI. NEW BUSINESS (continued)

(A) Ordinance Authorizing the Mayor and Police Chief to Enter Into a Mutual Aid Agreement with the Pulaski County Sheriff's Department (continued): and one absent. Motion carried. Mr. Thurman then read the proposed ordinance for its final reading, by title. A motion was made by Williams and seconded by Long to approve the proposed ordinance. A roll call vote on the motion showed the following: Ayes; Jung, Miller, Jordan, Hines, Woolley, Williams, Crowell, Meusch, Long, Eudaly, and Morris. Nays; None. Absent; Bowe. Motion carried. The ordinance passed.

(B) Ordinance Banning the Use of Lead Materials in Public and Private Drinking Water Plumbing: Public Works Director Steve Hargis explained the subject ordinance is being required by the Department of Natural Resources (DNR) as part of a recent inspection of the new water system at the Rolla National Airport. He said Rolla Municipal Utilities General Manager Rodney Bourne would be available during the December 21, 2015, meeting to provide additional information. Mr. Hargis added DNR is requiring a standby chief operator. He told the Council two of the City's Wastewater Department crew members have offered to obtain their water license to meet DNR's requirement.

City Counselor Lance Thurman read the following proposed ordinance for its first reading, by title. ORDINANCE: AN ORDINANCE BANNING THE USE OF LEAD MATERIALS IN PUBLIC AND PRIVATE DRINKING WATER PLUMBING.

(C) Motion Authorizing New Hangar Rental Rates at Rolla National Airport: City Administrator John Butz informed the Council the City owns and leases about 26 separate hangar spaces at the Rolla National Airport. He said these rates have not been adjusted since 2007, when the newest 10 unit T-hangar was constructed. Mr. Butz indicated staff is proposing an across the board increase from 7% to 12%, which would generate about $3,500 for the airport. He told the Council the agreement with the renters provides a 30-day notice for an increase in fees. Since an increase has not been done for some time, Mr. Butz suggested giving the renters a 60-day notice.

A motion was made by Williams and seconded by Eudaly to approve the new hangar rental rates at the Rolla National Airport with a 60-day notice. After some discussion, a voice vote on the motion showed eleven ayes, zero nays, and one absent. Motion carried.

VII. CLAIMS and/or FISCAL TRANSACTIONS

None.

DECEMBER 7, 2015
VIII. CITIZEN COMMUNICATION

(A) Open Citizen Communication: Mayor Pro-Tempore Monty Jordan opened the floor to anyone wishing to address the Council.

1) Ms. Diane Block, 1004 Vista Drive, Rolla, Missouri, expressed her concerns about the new hospital sign, which she said is really bright, obnoxious, and very disruptive to the neighborhood. She told the Council she contacted the hospital and received an e-mail from Mr. Clayton, who said he understood the concerns, but the sign was donated, they are proud of it, they are going to keep it like it is, but he might look into lowering the brightness. Ms. Block also noted she contacted City Administrator John Butz who told her institutions like Missouri S&T, the hospital, and schools have somewhat free reign about the signage they want without any consideration for the neighborhood or drivers on Interstate 44 being blinded by the light. Ms. Block said she wants the Council to know the sign is very intrusive and very detrimental to people on their street who are trying to sleep. She added it is not only bright, but it pulsates. She concluded by stating she hopes there is something the Council can do about the sign.

Councilman Williams told Ms. Block he agrees the sign is extremely bright. He said the hospital and Mr. Clayton are wrong if they refuse to reduce the brightness.

City Administrator John Butz reported he has had at least a couple of e-mails and phone calls from Dr. James regarding the sign. He pointed out the reason the hospital is independent is because it is a political subdivision, it is part of the County, and operates under its elected board. Mr. Butz said Dr. James was adamant the hospital board is very much aware of the situation and is looking at all kinds of remedies even if it means a static display in the evenings with a lesser resolution. He assured Mr. Butz they want to be good neighbors and they will be working with those folks and will be addressing it.

Following discussion, a motion was made by Crowell and seconded by Morris that the Council encourages the hospital to take action necessary to reduce the excessive lighting of their new sign. After additional discussion, a voice vote on the motion showed ten ayes, one nay, and one absent. Motion carried.

Councilman Woolley asked that this issue be put on the next agenda for an update.

2) Ms. Diana Howard, 1008 Vista Drive, Rolla, Missouri, stated the sign is obnoxious and ridiculous and has significant impacts on the Vista Drive residents. She relayed she was driving home in the rain on Thanksgiving weekend and was about a mile from the 185 exit and saw a flash. Ms. Howard said she thought there was going to be a thunderstorm. However, she soon realized it was the hospital sign and not lightning.

DECEMBER 7, 2015
VIII. CITIZEN COMMUNICATION (continued)

(A) Open Citizen Communication (continued): (2) continued: told the Council it lights up her entire front yard and side of her home. On a cloudy, foggy night, it is extremely bad and makes it difficult to sleep. Ms. Howard stated she feels like she is living by the Lumiere Casino in downtown St. Louis. She said the hospital is primarily located in a residential section and the sign should somehow be regulated. As the elected officials who were elected to represent the taxpayers of Rolla, she urgently requested the Council to look into this matter and come up with a resolution to force the hospital to recognize they are members of the community and they should care about the citizens on Vista Drive and all the others around the hospital. Ms. Howard added this obnoxious sign is yet another torpedo aimed at their property values and their ability to sell their home. She concluded by asking the Council what type of signs would be allowed at the Westside Market Place.

Councilman Jung explained to Ms. Block and Ms. Howard that he too lives in their neighborhood. He told them the reason he voted “no” on the motion to encourage the hospital to take the necessary action to reduce the lighting, is if you really want your voices heard, you need to speak to the hospital board. While the Council agrees with you, the hospital board needs to hear it from you since there is not a lot the Council can do. Mr. Jung encouraged the women to keep working with the hospital.

3) Mr. Tom Sager, 8 Laird Avenue, Rolla, Missouri, said he noticed the Council would be hearing an update on Fidelity Communications. He said the City Council meeting videos have not been posted on the Channel 16 website since the beginning of October.

Mr. Sager noted Rolla Municipal Utilities (RMU) did a great job in his neighborhood of putting in new poles and moving the lines from the old poles to the new poles. When he asked RMU what they were going to do about the old poles, RMU cut them off right above Fidelity’s lines and said they could not take them out until after Fidelity moves their lines. Mr. Sager asked if the Fidelity representative could also address this point.

No one else present addressed the Council.
IX. MAYOR/CITY COUNCIL COMMENTS

(A) Appointment of Councilman Kelly Long to the Tax Increment Financing Commission (TIF): A motion was made by Eudaly and seconded by Hines to appoint Councilman Kelly Long as the City's representative to the Phelps County Tax Increment Financing (TIF) Commission. A voice vote on the motion showed eleven ayes, zero nays, and one absent. Motion carried.

City Administrator John Butz added the TIF Commission consists of nine members with six members being appointed by the County, two by the School District, and one by the other taxing jurisdictions. He said the City was in touch with both the Library and the Phelps County Disabilities Board and they both sent an e-mail of consent deferring to the City for an appointment. Mr. Butz told the Council that Councilman Long is not only representing the City but the other taxing jurisdictions.

Mr. Butz informed the Council the first TIF Commission meeting is scheduled for Wednesday at 5:30 p.m. in the Phelps County Courthouse Multi-Purpose room. The public is encouraged to attend.

(B) Bagged Leaf Pickup: Councilwoman Susan Eudaly asked when the City would be discontinuing the picking up of bagged leaves at the curb this year.

Environmental Services Director Brady Wilson responded that leaves/yard waste would be picked up at the curb in the brown paper bags until December 18 on the regular refuse collection day. He informed the Council the City's compost site remains open year round, so citizens have the option of hauling their yard waste to the compost site, which is located at the dead end of North McCutchen.

(C) Tractor Correspondence: Councilman Kelly Long asked City Administrator John Butz if he would comment on the correspondence from a citizen regarding a surplus tractor owned by the City.

Mr. Butz explained the subject 1993 John Deere 5400 tractor is being stored in the former Ransdall Building, the City's warehouse facility. He said this is where the City stores items until they are placed on GovDeals.com. Mr. Butz explained the history regarding the tractor and said it was ultimately determined to be too expensive to repair. He said the tractor should have been put on GovDeals.com in spring of 2015 and staff apologizes for not doing so. However, he indicated it would be placed on GovDeals.com for bidding within the next few days.
X. COMMENTS FOR THE GOOD OF THE ORDER

(A) Fidelity Communications Update: Mr. Craig Montgomery, Public Relations Manager, Fidelity Communications, indicated he spoke with Mr. Sager regarding his inquiries and stated he would get back with him after researching his questions.

Mr. Montgomery then provided an overview of Fidelity’s rate increases, which will go into effect in January 2016. Of the two increases, one is a $5 technology advancement fee, which is to help pay for network enhancements, speed upgrades, and technology changes. The second increase is a $2 broadcast recovery fee for cable television customers. Mr. Montgomery also informed the Council that Fidelity has changed e-mail providers.

(B) Price Chopper Ribbon Cutting Ceremony: City Administrator John Butz reminded the Council of Price Chopper’s ribbon cutting ceremony, which would be held tomorrow at 4 p.m.

(C) John Denbo Community Reception: City Administrator John Butz indicated the Council has been invited to Mr. John Denbo’s community reception, which will be held in Benton Square. The drop-in will be held from 5 p.m. to 8 p.m. Mr. Butz pointed out Mr. Denbo has worked for the Phelps County Regional Medical Center for 28 years.

(D) Paul Stigall Reception: City Administrator John Butz reported Mr. Paul Stigall, who has been the chair of the City’s Planning and Zoning Commission for 22 years, is retiring. Mr. Butz invited the Council to a reception for him, which would be held before tomorrow’s Planning and Zoning Commission beginning at 5 p.m. in the City Council Chambers.

XI. CLOSED SESSION

None.

XII. ADJOURNMENT

Having no further business, the meeting adjourned at 7:48 p.m.

Minutes respectfully submitted by City Clerk Carol Daniels.

CITY CLERK

MAYOR

DECEMBER 7, 2015
ROLLA CITY COUNCIL MEETING MINUTES
MONDAY, DECEMBER 21, 2015; 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, Matthew Miller, Matthew Crowell, Kelly Long, Susan J. Eudaly, Don Morris, John K. Meusch, Jim Williams, Brian Woolley, Steven Jung, and Walt Bowe

Council Members Absent: Monty Jordan

Department Directors in Attendance: Fire Chief Ron Smith, Environmental Services Director Brady Wilson, Police Chief Sean Fagan, Community Development Director John Petersen, and Finance Director Steffanie Rogers

Other City Officials in Attendance: City Administrator John Butz, City Counselor Lance Thurman, City Engineer Darin Pryor, 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 Matt Miller then led in the Pledge of Allegiance.

I. PUBLIC HEARINGS

(A) Ordinance Approving the Annexation and Zoning of Property Located at 2600 N. Bishop Ave. from NZ (No Zone) to C-3 (Highway Commercial District) Zoning (Kingdon West): Community Development Director John Petersen indicated the applicant, Mr. Lawrence West, Jr., has requested the voluntary annexation and zoning of a 1.9 acre tract of land located in the north central Rolla area near Interstate 44 and Highway 63. Mr. West is requesting the property be zoned to C-3 (Highway Commercial District). Mr. Petersen reported the Planning and Zoning Commission recommend approval of the annexation and zoning request.

Mayor Magdits opened the public hearing to anyone wishing to address the Council concerning the requested annexation and zoning. No one present responded. Mayor Magdits closed the public hearing.

DECEMBER 21, 2015
I. PUBLIC HEARINGS (continued)

(A) Ordinance Approving the Annexation and Zoning of Property Located at 2600 N. Bishop Ave. from NZ (No Zone) to C-3 (Highway Commercial District) Zoning (Kingdom West) (continued): City Counselor Lance Thurman read the following proposed ordinance for its first reading, by title. ORDINANCE: AN ORDINANCE APPROVING THE ANNEXATION AND ZONING OF PROPERTY AT 2600 NORTH BISHOP AVENUE FROM NZ (NO ZONE) TO C-3 (HIGHWAY COMMERCIAL DISTRICT) ZONING. (KINGDOM WEST).

II. SPECIAL PRESENTATIONS

(A) Recognition of Dr. Paul Stigall: Mayor Magdits announced that Dr. Paul Stigall, who has served on the Planning and Zoning Commission for twenty-two years and served as chair for most of the twenty-two years, is retiring from the Commission. He recognized Dr. Stigall and expressed his appreciation for the fantastic job he has done and thanked him for his untiring service to the City of Rolla.

III. OLD BUSINESS

(A) Ordinance Banning the Use of Lead Materials in Public and Private Drinking Water Plumbing: Rolla Municipal Utilities General Manager Rodney Bourne explained the subject ordinance is a joint project between the City of Rolla and Rolla Municipal Utilities (RMU). During a recent audit of the Rolla National Airport, it was identified that the City did not have an ordinance on file banning the use of lead materials in drinking water systems. Mr. Bourne noted this ordinance is required by the Safe Drinking Water Act. He continued by expanding on the requirements.

After some discussion, City Counselor Lance Thurman read the following proposed ordinance for its final reading, by title. ORDINANCE NO. 4248: AN ORDINANCE BANNING THE USE OF LEAD MATERIALS IN PUBLIC AND PRIVATE DRINKING WATER PLUMBING. 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; Miller, Bowe, Woolley, Williams, Hines, Jung, Meusch, Morris, Long, Eudaly, and Crowell. Nays; None. Absent; Jordan. Motion carried. The ordinance passed.
IV. NEW BUSINESS

(A) Ordinance Approving the Minor Subdivision of Lot 6, Cedar Trail Planned Unit Development (PUD), Plat No. 2: Community Development Director John Petersen began by informing the Council that the applicant has requested the Council consider the first and final readings of the following three proposed ordinances.

Mr. Petersen explained the subject Planned Unit Development (PUD) is located at the northeast corner of Christy Drive and Rolla Street. The applicant proposes to revise the Cedar Trails Subdivision by renumbering Lot 6 and creating Lots 9, 10, 11, and 12, to allow the construction of not more than nine, two story, four-plex dwelling units.

Following some discussion, City Counselor Lance Thurman read the following proposed ordinance for its first reading, by title. ORDINANCE NO. 4249: AN ORDINANCE APPROVING A MINOR SUBDIVISION OF LOT 6, CEDAR TRAIL PLANNED UNIT DEVELOPMENT (PUD) PLAT NO. 2, ROLLA, MISSOURI. (CEDAR TRAIL PUD). A motion was made by Williams and seconded by Morris to suspend the rules and the ordinance be read for its final reading, by title. A hand count on the motion showed six ayes, five nays, and one absent. Motion carried. Mr. Thurman then read the proposed ordinance for its final reading, by title. A motion was made by Williams and seconded by Morris to approve the proposed ordinance. A roll call vote on the motion showed the following: Ayes; Williams, Jung, Eudaly, Woolley, Miller, Bowe, Crowell, Meusch, Long, Morris, and Hines. Nays; None. Absent; Jordan. Motion carried. The ordinance passed.

Mayor Magdits recalled the Council has previously discussed the issue of waiving the rules pertaining to the reading of ordinances. He suggested to Mr. Petersen that copies of the letters from the applicants requesting the final reading of the ordinances be provided in the agenda packet. This would give the Council an opportunity to consider the request before the Council meeting. Mayor Magdits suggested to Mr. Petersen that he explain to applicants that waiving the rules is the exception and not the rule.

(B) Ordinance Approving the Minor Plat of Huffman East No. 1, Consisting of New Lots 1 and 2: Community Development Director John Petersen pointed out the subject property is located on Highway 72 East and consists of 9.31 acres. The applicant requests the property be subdivided to create Lots 1 and 2. The property is zoned C-2 (General Retail District).
IV. NEW BUSINESS (continued)

(B) Ordinance Approving the Minor Plat of Huffman East No. 1, Consisting of New Lots 1 and 2 (continued): City Counselor Lance Thurman read the following proposed ordinance for its first reading, by title. ORDINANCE: AN ORDINANCE APPROVING THE MINOR PLAT OF HUFFMAN EAST NO. 1, CONSISTING OF NEW LOTS 1 AND 2. (HUFFMAN EAST NO. 1). A motion was made by Williams and seconded by Morris to suspend the rules and the ordinance be read for its final reading, by title. A hand count on the motion showed four ayes, seven nays, and one absent. Motion failed.

(C) Ordinance Approving the Vacation of a Utility Easement and Reduction of Building Setback Line Along the East Lines of Lots 16 and 17 Lexington Place PUD:
Community Development Director John Petersen explained the applicant proposes to eliminate ten feet of a 20 foot wide utility easement to provide more building space to situate two, four-plex buildings units to be constructed on Lots 16 and 17. The Planning and Zoning Commission recommends approval.

City Counselor Lance Thurman read the following proposed ordinance for its first reading, by title. ORDINANCE NO. 4250: AN ORDINANCE APPROVING THE VACATION OF A UTILITY EASEMENT BEING A FRACTIONAL PART OF LOTS 16 AND 17 OF THE AMENDED FINAL PLAT OF LEXINGTON PLACE A PLANNED UNIT DEVELOPMENT (PUD) IN ROLLA, MISSOURI. (LEXINGTON PLACE). A motion was made by Williams and seconded by Eudaly to suspend the rules and the ordinance be read for its final reading, by title. A hand count on the motion showed seven ayes, four nays, and one absent. Motion carried.

Council discussion followed concerning waiving the rules after the first reading of an ordinance.

Mr. Thurman then read the proposed ordinance for its final reading, by title. A motion was made by Williams and seconded by Morris to approve the proposed ordinance. A roll call vote on the motion showed the following: Ayes: Bowe, Woolley, Miller, Williams, Hines, Long, Meusch, Morris, Crowell, Eudaly, and Jung. Nays: None. Absent: Jordan. Motion carried. The ordinance passed.

V. CLAIMS and/or FISCAL TRANSACTIONS

None.

DECEMBER 21, 2015
VI. MAYOR/CITY COUNCIL COMMENTS

(A) Motion Reappointing Mr. Robert Tessaro to the RREC (Rolla Regional Economic Commission) Board of Directors (Dec. 2018): A motion was made by Long and seconded by Eudaly to reappoint Mr. Robert Tessaro to the RREC Board of Directors until December 2018. A voice vote on the motion showed eleven ayes, zero nays, and one absent. Motion carried.

(B) Motion Appointing Mr. William S. Jenks, III to the RREC (Rolla Regional Economic Commission) Board of Directors to Complete the Unexpired Term of Ms. Candace Connell (Dec. 2016): A motion was made by Williams and seconded by Eudaly to appoint Mr. William S. Jenks, III, to the RREC Board of Directors until December 2016 to complete the unexpired term of Ms. Candace Connell. A voice vote on the motion showed eleven ayes, zero nays, and one absent. Motion carried.

(C) First and Final Readings of Ordinances: Councilman Kelly Long said for him it seems a little ambiguous that there has to be a compelling reason to request the first and final readings of an ordinance at the same meeting. He questioned whether the fact that the developer needs to start work as soon as possible is a compelling reason to consider the final reading at the same meeting.

Mayor Magdits said he agreed with Councilman Bowe, who earlier noted that sometimes residents are not aware of the issue until it is reported in the newspaper or they see it on television. There are also times when a councilmember calls a constituent and asks if they are aware of a certain issue. Mayor Magdits also pointed out these types of projects require several weeks of work. Yet, all of a sudden, two weeks seems to be the "end of the world" for the developer. Mayor Magdits said the Council needs to think about the neighbors and the impact of some of these. He added his comment to Community Development Director John Petersen about providing the applicant's request to suspend the rules to the Council in advance of the meeting is to give the Council an opportunity think about it between the day the Council meeting packet is picked up and the meeting.

To be fair to the applicant, Councilman Morris stated a reason should be given by the Council when voting to wait until the next meeting to consider the final reading of an ordinance. He specifically commented about the one ordinance (Huffman East), which did not receive a final reading.

Councilwoman Sue Eudaly explained the reason she voted against having the final reading on the Huffman East ordinance is because the applicant has a trailer court where
VI. MAYOR/CITY COUNCIL COMMENTS (continued)

(C) First and Final Readings of Ordinances (continued): the trailers have not been secured and the area has not been cleaned up. She said she does not want to see another project started by the applicant until trailer park is finished.

Councilman Matt Miller suggested allowing discussion after the motion to suspend the rules and before the final vote, so Council members will know why some of the Council members might want to delay the final reading.

Mayor Magdits indicated Councilman Miller had a good point and, in the future, he said he would allow discussion before calling for the vote.

VII. CITIZEN COMMUNICATION

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

1) Mr. Tom Sager, 8 Laird Avenue, Rolla, Missouri, said he wanted to update the Council about the issue he mentioned during the Council's last meeting with Fidelity Communication.

Mr. Sager reported Fidelity Communications were in his back yard the day after the last Council meeting checking out his concerns. The following day, Fidelity came and moved the line. Mr. Sager thanked them for their fast service. Mr. Sager said there is one line remaining on the poles.

Mr. Sager indicated his second inquiry pertained to the videos of the Council meeting. He told the Council he was unable to locate them on the internet. Mr. Sager noted City Clerk Carol Daniels told him after the meeting that Fidelity Communications had moved the videos to a new website.

Mr. Sager added City Administrator John Butz asked him after the last meeting why he watched the videos. Mr. Sager explained he could hear the Council better on the videos than he could in the Council Chambers. He recalled he has been asking the City since 2006 to add a couple of speakers in the Chambers so the audience can hear better.
VII. CITIZEN COMMUNICATION (continued)

(A) Open Citizen Communication (continued): 1) continued: Regarding the issue with speakers in the Council Chambers, Mr. Butz reminded the Council of the importance of speaking directly into the microphones.

Regarding Mr. Sager’s comment about the lines on the utility pole, RMU General Manager Rodney Bourne explained that RMU recently went in the Johnson-Laird Subdivision and did a very extensive pole replacement. When RMU completes a project like this, there are two poles typically standing side by side. One pole has RMU’s new facilities on it and the other pole typically contains cable television or telephone company. Mr. Bourne said RMU sends a notice to whoever might have a pole attachment and advises them RMU has completed their work and asks them to transfer their services to the new pole. As soon as the services have been transferred, RMU will remove the pole.

VIII. COMMENTS FOR THE GOOD OF THE ORDER

(A) Hospital Sign: Councilman Steven Jung said he wanted to follow up about the hospital sign from the last meeting. He said he is aware the hospital has reduced the illumination at least two times in the past week and believes it is a much better level for the residents in those neighborhoods.

Councilman Jung asked Police Chief Sean Fagan if he would remind the public about the service the Police Department provides to individuals purchasing or buying items on Craig’s List or any list.

Chief Fagan explained the Police Department’s parking lot has been designated as a safe spot for someone wishing to conduct a transaction from Craig’s List or any list. If the individual feels uncomfortable, they are asked to call the Police Department and a police officer will witness the transaction. Chief Fagan indicated this service was implemented at the recommendation of the local FBI office.

(B) Thanks: Councilman Jim Williams expressed his appreciation to the other Council members for their service. He also thanked them for putting up with him. Mr. Williams wished everyone a “Merry Christmas and a Happy New Year.”
IX. CLOSED SESSION

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

The Council adjourned into Closed Session at approximately 7:27 p.m.

X. CLOSED SESSION ACTION

The Council reconvened into Open Session at approximately 7:37 p.m.

City Counselor Lance Thurman reported that during Closed Session, the Council discussed a real estate transaction and no final action was taken.

XI. ADJOURNMENT

Having no further business, the meeting adjourned at 7:38 p.m.

Minutes respectfully submitted by City Clerk Carol Daniels.

CITY CLERK

MAYOR
### MATERIALS COLLECTED & SHIPPED

**FROM RECYCLING CENTER**

(Based on Calendar Year)

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### DISPOSAL TONNAGE

(Sanitation Division)

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<td>Soliciting</td>
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<td>Stealing</td>
<td>58</td>
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<td>Tampering</td>
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<td>Tow Sticker Expired</td>
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<td>Veterinary Call</td>
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<td>Total</td>
<td>2349</td>
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# November 2015

## Part I Crimes

<table>
<thead>
<tr>
<th></th>
<th>Murder</th>
<th>Rape</th>
<th>Robbery</th>
<th>Felonious Assault</th>
<th>Burglary</th>
<th>Larceny</th>
<th>Auto Theft</th>
<th>Arson</th>
<th>Total Part I Crimes</th>
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<tr>
<td>This Month</td>
<td>0</td>
<td>1</td>
<td>0</td>
<td>6</td>
<td>13</td>
<td>33</td>
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<td>0</td>
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<tr>
<td>Year to Date</td>
<td>1</td>
<td>16</td>
<td>9</td>
<td>76</td>
<td>74</td>
<td>534</td>
<td>28</td>
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# ANIMAL CONTROL MONTHLY TOTALS

**November 2015**

## ANIMALS IMPOUNDED

<table>
<thead>
<tr>
<th></th>
<th>Canine</th>
<th>Feline</th>
<th>Other Domestic</th>
<th>Wildlife</th>
<th>Monthly Total</th>
<th>2015 YTD Total</th>
<th>2014 YTD Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Rolla</td>
<td>21</td>
<td>15</td>
<td>0</td>
<td>6</td>
<td>42</td>
<td>615</td>
<td>527</td>
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<tr>
<td>Rolla Area</td>
<td>2</td>
<td>7</td>
<td>0</td>
<td>0</td>
<td>9</td>
<td>52</td>
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<tr>
<td>City of Newburg</td>
<td>0</td>
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<td>0</td>
<td>0</td>
<td>1</td>
<td>1</td>
<td>0</td>
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<tr>
<td>Newburg Area</td>
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<td>0</td>
<td>0</td>
<td>0</td>
<td>7</td>
<td>0</td>
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<tr>
<td>Edgar Springs Area</td>
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<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
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<td>1</td>
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<tr>
<td>Other Agencies</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
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<tr>
<td>St. James Area</td>
<td>0</td>
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<td>0</td>
<td>0</td>
<td>0</td>
<td>2</td>
<td>15</td>
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<tr>
<td>Ft. Leonard Wood</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>1</td>
<td>4</td>
<td>3</td>
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**Total Phelps County**  
2  
8  
0  
0  
10  
63  
58

## ANIMAL DISPOSITION

<table>
<thead>
<tr>
<th></th>
<th>Canine</th>
<th>Feline</th>
<th>Other Domestic</th>
<th>Wildlife</th>
<th>Monthly Total</th>
<th>2015 YTD Total</th>
<th>2014 YTD Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Animals Adopted</td>
<td>11</td>
<td>9</td>
<td>0</td>
<td>0</td>
<td>20</td>
<td>258</td>
<td>250</td>
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<tr>
<td>Animals Claimed</td>
<td>13</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>14</td>
<td>190</td>
<td>160</td>
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<tr>
<td>Euthanized(ILL/Injured)</td>
<td>0</td>
<td>2</td>
<td>0</td>
<td>1</td>
<td>3</td>
<td>34</td>
<td>27</td>
</tr>
<tr>
<td>Euthanized(Dangerous)</td>
<td>0</td>
<td>4</td>
<td>0</td>
<td>0</td>
<td>4</td>
<td>56</td>
<td>63</td>
</tr>
<tr>
<td>Euthanized(Un-Placed)</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>11</td>
<td>10</td>
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<tr>
<td>Deceased on Arrival</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>2</td>
<td>2</td>
<td>44</td>
<td>43</td>
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<td>Transferred to Rescue</td>
<td>0</td>
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<td>0</td>
<td>0</td>
<td>1</td>
<td>38</td>
<td>27</td>
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<tr>
<td>Wildlife Relocated</td>
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<td>0</td>
<td>0</td>
<td>3</td>
<td>3</td>
<td>66</td>
<td>23</td>
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<tr>
<td>Other (died at shelter)</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>5</td>
<td>5</td>
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</tbody>
</table>

**Monthly Total**  
24  
17  
0  
6  
47

**2015 YTD Total**  
366  
220  
4  
112  
702

**2014 YTD Total**  
366  
183  
7  
52  
608

## ADDITIONAL STATISTICS

<table>
<thead>
<tr>
<th></th>
<th>Monthly</th>
<th>2015 YTD</th>
<th>2014 YTD</th>
</tr>
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<tbody>
<tr>
<td>Adoption Rate (①+③)/(①+②+③)</td>
<td>100.00%</td>
<td>95.20%</td>
<td>96.13%</td>
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<tr>
<td>PR Programs</td>
<td>2</td>
<td>13</td>
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<td>Calls for Service</td>
<td>150</td>
<td>2,224</td>
<td>2,100</td>
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<td>Written Warnings</td>
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<tr>
<td>Citations</td>
<td>2</td>
<td>20</td>
<td>21</td>
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<tr>
<td>Total Incinerator Hours</td>
<td>41</td>
<td>578</td>
<td>365</td>
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</table>

[Signature]

12-01-2015 IV-C
FINANCIAL STATEMENT
NOVEMBER 2015

RECEIPTS:
Electric, Water, Tax, Sewer and Refuse Charge $2,494,156.24
Accounts Receivable - Miscellaneous $343,861.10
Customer's Deposits - Refundable $25,456.70
Misc Non-Operating Revenue 57,933.66
Total Receipts $2,516,569.00
Super-Now Account Interest (October 31, 2015) $87.76
Money Market Account Interest (October 31, 2015) $9,352.29
Electronic Payment Account Interest (October 31, 2015) $38.02
Public Utility Cash in Bank (October 31, 2015) 25,229,687.45
Total Receipts and Cash In Bank $27,800,544.32

DISBURSEMENTS:
Power Purchased $1,595,645.88
Operating Expenses 80,273.88
Administrative and General Expenses $124,682.77
Payroll $152,668.33
Electric and Water Capital Expenditures $18,027.53
Stock Purchases (Inventory) $14,409.00
Balance of Customer's Deposits after Finals $60,477.08
Medical, Dental, Vision and Life Insurance Paid by Employees $14,327.55
U.S. Withholding Tax $25,194.86
Missouri Dept. of Revenue (Sales Tax) $44,213.39
Missouri Dept. of Revenue (Income Tax) $8,911.00
Phelps County Bank (Social Security) $32,386.28
Sewer Service Charge $299,601.22
Refuse Service Charge $180,087.30
Purchase U.S. Treasury Bill / Certificates of Deposit $0.00
Unclaimed Deposits $0.00
PILOT to City of Rolla $121,287.21
Standpipe Lease/Purchase $89,602.81
Electric Power Supply Infrastructure Lease/Purchase $90,843.53
Transfer to Working Fund $15,000.00
Primacy Fees $0.00
Void Checks: $0.00
Total Disbursements $3,251,616.62
Cash in Bank (November 30, 2015) $24,548,727.70
Total Disbursements and Cash In Bank $27,800,544.32

BALANCE OF OTHER FUNDS:
PUBLIC UTILITY ACCOUNTS:
Central Federal Savings & Loan, Check #1199 for $244.79 $2,127.47
Citizens Bank of Newton, Check #1199 for $933.47 $2,320.26
Phelps Co Bank-Electronic Payment Account, Check #1063 for $158,440.14 $20,587.79
Phelps Co Bank-Money Market $4,337,409.43
Phelps Co Bank-Super Now, Checks #23199 thru #23288 for $3,251,616.62 $2,918,533.65
Town & Country Bank, Check #1199 for $2,440.20 $2,303.71
Regions Bank, Check #1201 for $1,429.59 $2,183.41
Total Public Utility Accounts $7,285,405.70

ELECTRIC RESERVES:
Certificates of Deposit $0.00
Money Market Account $14,728,995.00
U.S. Treasury Bills $0.00
Total Electric Reserves $14,728,995.00

WATER RESERVES:
Certificates of Deposit $0.00
Money Market Account $2,536,267.00
U.S. Treasury Bills $0.00
Total Water Reserves $2,536,267.00

TOTAL RESERVES: $17,263,262.00

TOTAL PUBLIC UTILITY ACCOUNTS AND RESERVES: $24,548,727.70

IV-6
| STATISTICS |
| NOVEMBER 2015 |

**PRODUCTION**

| Date of Demand | 11/22/2015 |
| Time of Demand | 07:35 AM |
| Scada Demand | 42,910.0 |
| kWh Purchased | 22,712,670 |
| Total Cost | $1,705,702.85* |
| Cost per kWh | 0.075096* |

| Pumped #2 Well | 7,674,000 |
| Pumped #3 Well | 3,152,000 |
| Pumped #4 Well | 3,397,000 |
| Pumped #5 Well | 4,034,000 |
| Pumped #6 Well | 9,656,000 |
| Pumped #7 Well | 2,598,000 |
| Pumped #9 Well | 3,936,000 |
| Pumped #10 Well | 4,282,000 |
| Pumped #11 Well | 5,439,000 |
| Pumped #12 Well | 3,243,000 |
| Pumped #13 Well | 6,457,000 |
| Pumped #14 Well | 0 |
| Pumped #15 Well | 2,594,000 |
| Pumped #16 Well | 5,407,000 |
| Pumped #17 Well | 4,896,000 |
| Pumped #1 Ind Park Well | 4,503,000 |
| Pumped #2 Ind Park Well | 1,607,000 |

| Total Gallons | 72,875,000 |

**ELECTRIC SALES**

| Residential - Single Phase kWh | 5,529,115 |
| Residential - Three Phase kWh | 138,006 |
| Commercial - Single Phase kWh | 1,128,780 |
| Commercial - Three Phase kWh | 2,279,403 |
| Power Service kWh | 6,314,760 |
| Industrial kWh | 4,054,040 |
| Area/Street Lighting kWh | 82,276 |
| Rental Lights kWh | |
| Total kWh Sold | 96,103 |
| Demand kW | 19,632,483 |
| Revenue | 25,037 |
| Monthly Loss | $1,924,421.71 |
| Fiscal Year to Date Loss | 13.57% |

**WATER SALES**

| Residential - Single Phase Gallons | 31,313,000 |
| Residential - Three Phase Gallons | 767,000 |
| Commercial - Single Phase Gallons | 6,419,000 |
| Commercial - Three Phase Gallons | 4,473,000 |
| Power Service Gallons | 11,566,000 |
| Industrial Gallons | 134,000 |
| Missouri S&T Gallons | 2,988,000 |
| PWSD #2 Gallons | 1,406,000 |
| Total Gallons Sold | 59,045,000 |
| Revenue | $245,005,62 |
| Pumping Cost, Electric | $28,721.56 |
| Monthly Unidentified Loss | 15.66% ** |
| Fiscal Year to Date Unidentified Loss | 12.27% *** |

**METERS IN SERVICE**

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<th></th>
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<th>Water</th>
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<tr>
<td>Residential - Single Phase</td>
<td>7,679</td>
<td>6,303</td>
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<tr>
<td>Residential - Three Phase</td>
<td>23</td>
<td>21</td>
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<tr>
<td>Commercial - Single Phase</td>
<td>957</td>
<td>499</td>
</tr>
<tr>
<td>Commercial - Three Phase</td>
<td>445</td>
<td>242</td>
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<td>Power Service</td>
<td>132</td>
<td>123</td>
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<tr>
<td>Industrial</td>
<td>6</td>
<td>1</td>
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<tr>
<td>Area/Street Lighting</td>
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<td>7</td>
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<tr>
<td>Missouri S&amp;T</td>
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<td>7</td>
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<tr>
<td>PWSD #2</td>
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<tr>
<td>Total</td>
<td>9,283</td>
<td>7,619</td>
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</table>

* Energy losses are not included in this statistic and are estimated at an additional 12%.
** Loss includes 2,420,000 gallons per water main flushing records.
*** FY loss includes 6,855,000 gallons per water main flushing records.
OPERATION MANAGER'S REPORT

ELECTRIC DEPARTMENT

(E1) Industrial-Grove Substations
- New three-phase 12kV overhead distribution tie-line; 10,000' project length
  Started, June 5, 2015
  Completed, November 25, 2015

(E2) Downtown North Substation
- Replace (2) existing underground feeder circuits
  Started, June 8, 2015
  Ongoing

(E3) Delbert Day Cancer Institute
  PCRMC Campus
- Three-phase switchgear, underground distribution, transformer, underground primary, and meter installation
  Started, August 13, 2015
  Ongoing

(E4) Holloway Substation
  (southeast feeder circuit)
- Rebuild existing 4kV three-phase overhead distribution system and replace underground feeder circuit;
  2,000' project length, replaced (13) poles
  Started, September 9, 2015
  Completed, December 1, 2015

(E5) 1008 Kingshighway
  MS&T Energetics Research Facility
  (new building)
- New pole, underground primary, transformer and meter installation
  Started, October 8, 2015
  Completed, December 18, 2015

(E6) 306-312 Colonial Hill Road
  Cedar Trails PUD
- New underground distribution system installation
  Started, November 20, 2015
  Ongoing

(E7) Highway E, from Vista Drive to City Limits
- Installation of (8) LED streetlights on existing overhead distribution poles
  Started, November 1, 2015
  Completed, November 9, 2015

(E8) LED Streetlight Replacement Project
- Replace existing HPS fixtures with new LED fixtures on existing metered and non-metered streetlight circuits
  Started, December 1, 2015
  Ongoing

WATER DEPARTMENT

(W1) Fox Creek Road, Old English Road and
  Whitehall Road
- Replace existing 4",6" & 8" ductile iron water main with 8" PVC
  Started, September 1, 2015
  Ongoing

(W2) Country Hills PUD
- (1) 8" water tap
  Completed, December 16, 2015

MISCELLANEOUS

(1) MPUA Apprentice Lineman Program
  1st year final test
  Columbia, MO
  December 4, 2015
- Attended by: Tom Carroll
  Jestin Casto
  Josh McBride

(2) RMU Substation Transformers
- Transformer oil testing and analysis
  by United Power Systems, Inc.
  Samples taken, October 1-2, 2015
  Received test results, December 8, 2015
- Attended by: Rodney Bourne
  Robert Castle
  Alan Davis
  Curt Reppond

(3) Missouri Water & Wastewater Conference
  Class: Wells & Water System Management
  Rolla MO
  December 10, 2015
REGULAR SESSION - November 24, 2015
- Meeting was held in the Board Room at RMU's Tucker Professional Center at 4:30 p.m. -

The meeting was called to order at 4:30 p.m. by Rolla Board of Public Works (“RBPW” or “Board”) President Nick Barrack presiding. The following were present:

Board members: Vice President Albert Crump Jr.
Secretary Matthew Z. Williams
Vice Secretary Dr. Wm. Eric Showalter

RMU Staff: General Manager Rodney P. Bourne, P.E.
Operations Manager Tom Parker
Business/Finance Manager Dennis Roberts
Staff Engineer Vicki Cason, P.E.

Minutes submitted, according to Agenda, by RMU’s Executive Administrative Assistant, Susan Watkins.

I. APPROVAL OF MINUTES
Crump made a motion, seconded by Showalter, the minutes of the October 27, 2015 Board meeting Regular session be approved as presented. Motion passed unanimously.

II. CITIZEN COMMUNICATION (None)

III. SPECIAL PRESENTATION (None)

IV. STAFF REPORTS
A. BUSINESS/FINANCE MANAGER’S REPORT (Roberts)
1. The Board received the Statement of Income & Expenses reports for Periods 13 and 14 for Fiscal Year (FY) 2015. Period 13 had $84,276.70 in expense adjustments and Period 14 had $86,021.33 in adjustments for unbilled revenues. Roberts reported there will be a Period 15 report for FY2015, due to adjustments for pension benefits, which will be presented at the next regular Board meeting.

Roberts reviewed the Statement of Income & Expenses for October 2015, reporting the following comparisons:

Month-to-Date comparison of October 2015 to October 2014
- Operating Income increased $109,522. Purchased Power expense decreased $93,280; Operating Expenses increased $134,431, resulting in a Total Operating Loss of <$136,867.32> which showed an increase of $24,909; Total Other Income decreased $25,180. Total Net Loss for October 2015 was <$13,503.62>, an increase of $50,089 in comparison to October 2014.

Roberts reported that under Distribution Expense, the Bridge School (Pacific Crest) transformer was expended in the amount of $131,226 which explains the majority of the Total Operating Loss for October 2015.

2. Roberts presented RMU’s Financial Statement, Statistics report, and the Disbursement Summary for October 2015 which included the following public utility account checks and transfers:

Public utility checks
- Phelps Co Bank - Super Now, Checks #23104-23195
- Phelps Co Bank - Electronic Pmt Acct, Check #1062

Transfer of funds
- Central Federal Savings & Loan, Check #1198
- Citizens Bank, Check #1198
- Regions Bank, Check #1200
- Town & Country Bank, Check #1198

Williams made a motion, seconded by Showalter, the reports be approved as presented and forwarded to the City. Motion passed unanimously.

B. STAFF ENGINEER’S REPORT (Cason)
1. Updates on:
   a. Development Review Committee meeting. Cason reported there were seven items discussed at the meeting held on October 27, 2016:
      - Spring Addition (Rome): (RMU had no comments.)
      - Rezone Happy Jack’s Subdivision (Frost) from RR to R-1: (RMU had no comments.)
      - Rezone 407 N. Olive Street (Woof) from C-2 to R-3: (RMU had no comments.)
      - Rezone 1621 Martin Springs Drive (Sakelaris) from C-2, R-1, and C-3 to C-3: (RMU had no comments.)
      - Final Plat of Vienna Hills Subdivision (Brown): RMU requested a 10' easement along the south property line (Lot 2).
      - Rezone Lots 1 & 2 of Vienna Hills Subdivision (Brown) from R-1 to R-3: (RMU had no comments.)
      - Rezone Lot 2 of RSB Subdivision (Whitehead) from M-2 to C-3: (RMU had no comments.)

   b. Contractor Mains:
      - No additional progress by Maggi on the installation of new water mains at Hy Point Industrial Park West
for RCDC.

- No additional progress has been made on the MS&T Residence Hall. RMU is waiting for the contractor (Jeff Schniders Construction) to be ready for the main to be filled and flushed.
- The main at Claire Court PUD has been filled, flushed, sampled and turned on.

2. **Supervised water main program approved.** Cason reported that RMU has received approval from Missouri Department of Natural Resources for the Supervised Program and RMU’s 5-year plan for water main replacements and extensions.

C. **OPERATION MANAGER’S REPORT** (T. Parker)

1. **Update on current RMU projects**

**ELECTRIC DEPARTMENT** -

- **(E2) Downtown North Substation.** Replace two (2) existing underground feeder circuits. Started, June 8, 2015; Ongoing.
- **(E4) Holloway Substation.** (southeast feeder circuit). Rebuild existing 4kV three-phase overhead distribution system and replace underground feeder circuit. Started September 9, 2015; Ongoing.
- **(E5) 1096 Kingshighway.** MS&T Energetics Research Facility (new building). New pole, underground primary, transformer and meter installation. Started October 8, 2015; Ongoing.
- **(E6) 1102 North Rolla Street** (apartments). Underground primary, transformer and meter installation; Started November 2, 2015; Completed November 3rd.

**WATER DEPARTMENT** -

- **(W1) Fox Creek, Old English, and Whitehall Roads.** Replace existing 4", 6", and 8" ductile iron water main with 8" PVC. Started September 1, 2015; Ongoing. Parker reported asphalt costs for the Fox Creek section will be received in the near future.
- **(W2) 607 Winchester Drive.** (1) 1" water tap; Completed November 9, 2015.

**MISCELLANEOUS** -

- **RMU Personnel.** New Laborer I employees: Jared McBride and Danny Pruitt; Started November 16, 2015.

Parker reported the annual oil analysis of RMU’s substation transformers has been completed. Reports should be received in the near future. Parker will report on the findings at the next Board meeting.

D. **GENERAL MANAGER’S REPORT** (R. Bourne)

1. **MoPEP ("Pool") Update (Services & Rates Committee).** Bourne reported the committee met on November 13, 2015, and reviewed the following items:
   a. Additional solar projects. The committee recommended not pursuing any additional MC Power projects beyond the initial six projects (Butler plus 5 additional including Rolla) at this time.
   b. Wind farm proposal was tabled.
   c. MoPEP Grant Program. RMU has an increased balance of $500,305 which is up from last year ($198,277). These funds are allocated from the 10% additional revenues collected from the membership as required by the Bond Covenants. 75% of those funds are used in a grant program to reimburse members that improve electric facilities. The funds allocated to RMU out of the 75% is not our money until payment has been made through the grant program.
   d. A portion of the remaining 25% are scheduled for special projects within the Pool including improving member cyber security and tracking reliability this year.
   d. The committee requested staff continue investigating how economic incentive/retention rates could be developed on a Pool-wide basis.

V. **OLD BUSINESS** (None)

VI. **NEW BUSINESS**

A. **Receive and approve professional services on RFQ for engineering services (Service Department renovations)** (Cason)

As discussed at last month’s meeting, RMU staff issued a Request for Qualifications (RFQ) for engineering services for developing plans for remodeling a portion of the RMU Service Department. (Budgeted item) Based on the information provided by those responding, Staff recommends Integrity Engineering based on their architectural experience. Showalter made a motion, seconded by Williams, that RMU negotiate a contract with Integrity Engineering, and if negotiations fail, that RMU negotiate with the next qualifying entity. Motion passed unanimously.
B. Receive and approve quotation for Itron meter reading equipment, software, and 2 days on-site training (Roberts)
RMU has been using equipment and software from Neptune Technologies for the past 3½ years, and have been disappointed with the product and service. For 20+ years prior to Neptune, RMU used Itron equipment. As budgeted in FY16 ($25,000), Staff requested quotations for Itron equipment and software, including 2 days of on-site training. Midwest Meter Inc. $29,200.00 (includes 48 100W ERT’s) Midwest Meter Inc. 4,308.00 (Annual maintenance/support; 1st yr free) HD Supply Power Solutions 46,960.00 (includes 3 days onsite training) HD Supply Power Solutions 4,308.00 (Annual maintenance/support; 1st yr free)
Staff recommends low bidder. Showalter made a motion, seconded by Crump, that a purchase order be issued to Midwest Meters Incorporated in the amount of $29,200.00. Motion passed unanimously.

C. Incentive rates for potential new industry (Bourne)
Rolla is on the short list of four (4) possible sites (Briggs & Stratton building) for a new industry making fiber packaging. Bourne would like the Board to consider offering the same incentive package that was offered previously regarding this same site. A declining utility incentive rate on electric (kWh) and water (Tgal) usage would start with a 20% discount for the first year, and decline 5% annually thereafter. With Briggs & Stratton, the company paid their normal bill and the incentive was rebated back to the company on an annual basis. It was the consensus of the Board to move forward with this incentive package as described.

D. Siemens MJ-5 Control Panel and Communications Module (Parker)
Parker stated this was a sole source bid due to compatibility with existing Siemens regulators. This was a budgeted item ($40,000) to upgrade the controls for RMU’s substations. Williams made a motion, seconded by Showalter, that a purchase order be issued to Siemens Energy Incorporated in the amount of $39,100.00. Motion passed unanimously.

Crump made a motion, seconded by Showalter, that the Board adjourn to Executive Session to discuss Real Estate in accordance with RSMo (Supp. 1997) Section 610.021(2). Roll call vote was taken at 5:00 p.m. Votes: Barrack, yes; Crump, yes; Williams, yes; Showalter, yes.

VII. EXECUTIVE SESSION
A. Real Estate under RSMo (Supp. 1997) Section 610.021(2).
Williams made a motion, seconded by Crump, that the meeting return to open session. Roll call vote taken at 5:13 p.m. Votes: Barrack, yes; Crump, yes; Williams, yes; Showalter, yes.

Bourne reported the Board discussed Real Estate with no action taken.

VIII. ADJOURNMENT
With no further business appearing, Williams made a motion, seconded by Showalter, to adjourn the meeting. Motion passed unanimously. Meeting adjourned at 5:15 p.m.

The Board’s next meeting is scheduled for Tuesday, December 22, 2015 at 4:30 p.m.
MINUTES
ROLLA PLANNING AND ZONING COMMISSION MEETING
ROLLA CITY HALL COUNCIL CHAMBERS
TUESDAY DECEMBER 08, 2015, 5:30 P.M.

Presiding: Don Brown, Chairperson

Commission Members Present: Monte Shields, Russell Schmidt, Robert Anderson, Janice Martin and Jack Morris

Commission Members Absent: Matt Miller and Steven Shields

City Officials in Attendance: Community Development Director John Petersen and Roben Griggs.

Chairperson Brown called the meeting to order at 5:32 p.m.

John Petersen presented Mr. Stigall with a few words of appreciation and a plaque for 22 years of service.

I. APPROVAL OF MINUTES
The November 10, 2015 minutes were approved.

II. REPORT ON CITY COUNCIL ACTIONS
Mr. Petersen reported on the actions from the November 16, 2015 City Council Meeting.

III. PUBLIC HEARINGS
Request to annex and zone a 1.91 acre tract (Account #4093), described as a fractional part of the Northeast Quarter of the Southwest Quarter of Section 36, Township 38 North, Range 8 West of the 5th P.M. in Rolla, Missouri.

Mr. Petersen explained the proposed annexation. The intent is to have it zoned C-3. Mr. Petersen recommended this to the Commission for approval.

Mr. Brown opened the public hearing – no comments made so public hearing closed.

Motion was by made to send to City Council.

IV-F
IV. NEW BUSINESS

A. Request to amend the certain utility easements lying within Lots 5 and 6 of the Cedar Trail Planned Unit Development (PUD) Plat No. 2. The purpose of this request is to allow the rerouting of the planned operations to serve City utility lines serving these lots.

Mr. Petersen presented the proposed request to the existing subdivision Lots. This will accommodate (2) 4 plexes on this property. R. Schmidt had some questions about the current construction and development of a driveway. Mr. Petersen explained the construction is not part of this request, but it will include a driveway to be developed. The request was reviewed by the Development Review Committee on November 24, 2015. The Staff recommendation is to forward the subdivision plat to the City Council for their approval.

A motion was made by Russell Schmidt, seconded by Monte Shields to recommend that the City Council approve the Request of Cedar Trail. The motion was unanimously approved.

B. Request to consider the proposed plat of Lexington Place No. 2 and accompanying description depicting a proposed easement vacation and reduction of a building setback line along the east lines of Lots 16 and 17. The easement will establish a 20 foot wide utility easement which was originally dedicated on a final plat of Lexington Place. The purpose of the easement and setback reduction is to allow more building space to situate building units on Lots 16 and 17.

Mr. Petersen explained the proposed request. Sylvester Furse from the Archer Elgin Surveying explained the developer’s purpose in re-routing the lines is to accommodate the easement which will include vacating the western 10 feet of that easement. As part of the PUD they would like to modify the building setback in the rear for these two lots. Mr. Brown asked if it all would be within the PUD and Mr. Furse responded with a yes. Mr. Petersen recommended this to go to City Council for approval.

A motion was made by Janice Martin, seconded by Robert Anderson to recommend that the City Council approve the Request of proposed plat of Lexington Place. The motion was unanimously approved.

C. Request to consider approval of a Minor Subdivision (Huffman East No 1) consisting of two lots adjacent to Missouri Highway 72. Highway 72 is a limited access facility so Lots 1 and 2 will share an exit/entrance.
Mr. Petersen explained this is a simple lot split. The purpose is to create a lot 1 and a lot 2 for development. There is some interest in it for commercial and the lot is already zoned C-2 (General Retail). All easements are provided per RMU.

Mr. Brown opened for any questions and asked if both lots would share the same entrance. Mr. Petersen answered yes. Mr. Schmidt asked about the access and the new construction. Mr. Petersen explained the two lots would be sharing access. Ms. Martin asked if Lot 2 is about 10 acres. Mr. Petersen explained Lot 2 is about 6.65 acres and Lots 1 is 2 acres. Mr. Schmidt asked about any setback issues with the Church being located there. Mr. Petersen confirmed that there is plenty of space, at most it might be a 5 foot setback and should not cause an issue.

Mr. Petersen recommended this to go to City Council for approval.

A motion was made by Monte Shields, seconded by Russell Schmidt to recommend that the City Council approve the Request of proposed Minor subdivision (Huffinan East No. 1). The motion was unanimously approved.

V. REPORT FROM CHAIRPERSON, COMMITTEES OR STAFF
None

VI. OTHER BUSINESS – CITIZENS COMMENTS
None

Meeting adjourned at 5:52 P.M.
Minutes prepared by Roben Griggs
CITY OF ROLLA
CITY COUNCIL AGENDA

DEPARTMENT: Community Development

ITEM/SUBJECT: A request to rezone 1.91 acre tract (Account #4039), located north of 2600 North Bishop Avenue and zone from NZ (No Zone) to C-3 (Highway Commercial District) Zoning in Rolla, Phelps County, Missouri.

ACTION REQUESTED: Final Reading (Kingdom West)

DATE: 01-04-2016

GENERAL INFORMATION

Case # 11-27-15

Applicant(s): Mr. Lawrence West, Jr. 2600 North Bishop Avenue, (Kingdom Kia) Rolla, Missouri 65401. Phone: (314) 220-8893 Lawrence West@yahoo.com.

Status of Applicant: The applicants own the property on 2585, North Bishop Avenue, Rolla, Missouri 65401.

Current Zoning/Use: The subject property is currently outside of Rolla’s corporate limits and therefore is not zoned. (Please review the attached zoning map). The site is currently undeveloped having been cleared of improvements. Commercial development is considered highest and best use of this property given the volume of traffic, site visibility and the adjoining commercial land uses within the area surrounding the subject property.

Proposed Use: The applicant is proposing to rezone the entire property to highway commercial development.

Tract Size: The subject property has a total site area is 1.91 acres in area.

Surrounding Zoning/Use:
   North--- No Zone / Vacant
   South--- C-2 zoning / Vacant
   East --- C-2 zoning / Commercial
   West --- NZ/ County right-of-way

Zoning History: There was no recent zoning history for the subject property.

APPLICANTS PROPOSAL: The applicant is requesting approval to annex and zone the subject property.

FINDINGS: The City Council may consider the following factors in their recommendation to approve or approval with conditions or deny the annexation and zoning request.

V - A
1. **Neighborhood character/impact:** This rezoning will not adversely impact the character of the adjoining district because of the existing mixture of commercial, and retail. This rezoning should aid in the re-development of the North Bishop by attracting new investment to the area and by eliminating blight conditions that will boost economic growth.

2. **Consistency with the 2020 Comprehensive Plan Update:** This rezoning is consistent with the Future Land Use Map and the policies of the Rolla 2020 Comprehensive Plan Update that supports the development of commercial development in this area adjacent to Rolla. Development further supports private sector investment to promote revitalization and promote growth in Rolla.

3. **Adequacy of utilities & public services:** All utilities and services are available to the subject property sufficient to support a commercial development of the type and scale proposed.

4. **Impact on streets and parking:** The availability of off-street parking spaces to serve Kingdom Kia car dealership project is an important requirement. City of Rolla parking standards for retail and mercantile establishments require one paved parking space for each 150 sq. ft. of gross floor area used or intended to be used for service to the public. The plans provided by the applicant indicate a net demand of 67 spaces on site based on the parking demand formula. The surrounding streets provide access to the site with adequate capacity to accommodate additional traffic flow generated by this development.

5. **Physical characteristics:** The subject property has no natural features that would adversely impact the proposed redevelopment project.

6. **Suitability for development if rezoned:** The subject property is suitable for commercial development of this type.

**PUBLIC COMMENT / ISSUES:** The proposed annexation and zoning was advertised in the RDN on November 21/22, 2015. Property owners within 185’ were notified by mail. No comments were made and no issues raised.

**CITY COUNCIL REVIEW AND DECISION:** The City Council met on December 21, 2015 to consider the proposed revisions to the Kingdom West annexation and zoning request. The final reading is scheduled for January 4, 2016.

**ACTION:** Motion to recommend (approval/approval with conditions or denial) of the request to annex and zone property located north of 2600 North Bishop Avenue.

**ATTACHMENTS:**
Zoning map/Affidavit of publication
Request to Annex a 1.91 acre tract (Account # 4039), North of 2600 North Bishop Avenue and Zone from NZ (No Zone) to C-3 (Highway Commercial District) (Kingdom West)
ORDINANCE NO. ____________

AN ORDINANCE APPROVING THE ANNEXATION AND ZONING OF PROPERTY AT 2600 NORTH BISHOP AVENUE FROM NZ (NO ZONE) TO C-3 (HIGHWAY COMMERCIAL DISTRICT) ZONING. (KINGDOM WEST).

WHEREAS, an application was duly filed requesting that the 1.91 acre parcel located at 2600 Bishop Avenue be annexed into the corporate boundary of Rolla, Missouri and zoned according to the Basic Zoning ordinance of the City of Rolla, Missouri; and,

WHEREAS, a public notice was duly published on November 24, 2015 in the Rolla Daily News for this annexation and zoning according to law which notice provided that a public hearing would be held at Rolla City Hall, 901 N. Elm, in the City of Rolla, Missouri, on December 21, 2015; and

WHEREAS, the City of Rolla Planning and Zoning Commission met on December 8, 2015, and recommended the City Council approve the annexation and zoning of the subject property as proposed by the applicant, without conditions; and

WHEREAS, the Rolla City Council, during its December 21, 2015, meeting, conducted a public hearing concerning the annexation and zoning and heard the first reading of the subject ordinance;

WHEREAS, after consideration of all the facts, opinions, and evidence offered to the City Council at said hearing by those citizens favoring said change of zoning and by those citizens opposing said change in zoning, the City Council found that the proposed annexation and zoning would promote public health, safety, morals, and the general welfare of the City of Rolla, Missouri, and would be for the best interest of said City;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROLLA, MISSOURI AS FOLLOWS:

SECTION 1: That the full voluntary annexation procedure (RSMo 71.012) requires a public hearing and City Council determination that the annexation proposal meets the criteria established under Missouri State Statute RSMo 71.012; and

SECTION 2: That the Basic Zoning Ordinance No. 3414, Chapter 42 of the Code of the City of Rolla, Missouri Rolla, Missouri, which said zoning ordinance adopts zoning regulations, use districts, and a zoning map in accordance with the Comprehensive Plan, is hereby amended by changing the zoning classification of the property situated within the City of Rolla Missouri, located at 2600 North Bishop Avenue, from NZ (No Zone) to C-3 (Highway Commercial District) zoning as more particularly described as follows:

All that part of the Northeast Quarter of the Southwest Quarter of Section 36, Township 38 North, Range 8 West of the 5th P.M. described as follows: Commencing at the Northeast Corner of the Northeast Quarter of the Southwest Quarter of said Section 36; thence South 26°18'54" West,
493.21 feet to the Point of Beginning; thence North 69°58'39" West, 488.99 feet to the East right of way of U.S. Highway 63; thence South 14°09'59" West, 201.23 feet and South 02°06'59" East, 101.40 feet all along said East right of way; thence North 89°36'51" East, 449.77 feet to the Northwesterly right of way of U.S. Interstate 44; thence North 22°56'51" East, 18.09 feet and 119.47 feet along the arc of a curve turning to the right with a radius of 2067.08 feet, the chord of said curve bears North 23°45'32" East, 119.45 feet all along said Northwesterly right of way to the Point of Beginning. Contains 2.36 acres.

SECTION 3: This Ordinance shall be in full force and effect from and after the date of its passage and approval.


APPROVED:

__________________________
Louis J. Magdits, IV, Mayor

ATTEST:

__________________________
Carol L. Daniels, City Clerk

APPROVED AS TO FORM:

__________________________
Lance B. Thurman, City Counselor
DEPARTMENT: Community Development  ACTION REQUESTED: Final Reading

ITEM/SUBJECT: A request to subdivide a 9.31 acre parcel creating Lot 1 (1.85 acre) and Lot 2 (6.80 acre) tract, a Final Plat of Huffman East No. 1 Addition, a Minor Subdivision, being a fractional part of S ½ Lot 2 NW ⅔, R7W; Rolla, Phelps County, Missouri.

DATE: 01-04-2016

CASE #: 11-26-15

Applicant(s): Highway Seventy Two LL, Attention: Michelle Huffman, 11600 Highway 72 Rolla, Missouri 65401, 573-364-4242.

Current Zoning/Use: Current zoning is C-2 (General Retail District) zoning which permits a full range of commercial uses that provide community-wide personal and business services, shopping centers, as well as specialty stores which depend upon high visibility, and generate high traffic volumes or cater to the traveling public without a zoning change. The subject property is vacant and used for agricultural purposes.

Proposed Action: The applicant has requested that the City Council approve the Huffman East No. 1 Addition. No specific use has been proposed. The Public Works Department will calculate any fees required for storm water management, including land disturbance fees. The parkland dedication or fee-in-lieu will not be required because this subdivision is commercial, not residential.

Location: The property is located between 1705 through 1805 Highway 72, south of Redeemer Lutheran Church. The property account number (# 12825) can provide additional information at the Phelps County Assessors’ office.

Regulatory History: None

FINDINGS:
The City Council may consider the following issues in their decision to approve or deny the request to subdivision.

1. Neighborhood character/impact: No adverse impact is anticipated from projects located in or near the surrounding neighborhood due to the character of most commercial projects. The subject property is zoned C-2 which does not permit residential uses. The area surrounding the development site is largely vacant and not a location suitable for residential use.
2. **Consistency with the Rolla 2020 Comprehensive Update:** The future Land Use Map found in the Rolla 2020 Comprehensive Plan adopted by the City Council in 2006, depicting the subject property as continuing to be suitable for commercial uses.

3. **Adequacy of utilities & public services:** All public utilities and services are available to the subject property to support the re-subdivision as defined in the attached report. The developer will be required to carry the cost of extending utilities into the site.

4. **Impact on streets and parking:** Adequate space is available to accommodate the additional parking spaces from commercial project. Parking spaces set-a-side for the public shall be paved. The project meets lot coverage limits, setbacks are not a problem for this development proposal.

**PUBLIC COMMENTS / ISSUES**
The proposed re-subdivision has not generated any adverse comments from neighbors.

**CITY ACTION**
The City Council met on December 21, 2015 to consider their action on this matter and voted to approve the proposed subdivision known as Huffman East No.1.

**ATTACHMENTS:**
Area maps
Affidavit of publication
ORDINANCE NO. ____________

AN ORDINANCE APPROVING THE MINOR PLAT OF HUFFMAN EAST NO. 1, CONSTITUTION OF NEW LOTS 1 AND 2. (HUFFMAN EAST NO.1).

SECTION 1: That the proposed plat of Huffman East No.1, forming a minor subdivision consisting of Lot 1 (1.85 acres) and Lot 2 (6.80 acres) an addition to Rolla, Missouri, being a minor subdivision in Rolla, Missouri, having been reviewed by the Planning and Zoning Commission and approved by the City Council.

SECTION 2: That the following legal description applies to the plat of Huffman East No.1 an Addition to Rolla, Missouri this being a minor subdivision in Rolla, Missouri.

DESCRIPTION

A fractional part of the South Half of Lot 2 of the Northwest Quarter of Section 18, Township 37 North, Range 7 West of the 5th P.M. described as follows: Beginning at the Northeast Corner of the South Half of Lot 2 of the Northwest Quarter of said Section 18; thence South 0°01'50" West, 556.65 feet along the East line of said South Half of Lot 2 of the Northwest Quarter to the centerline of an existing sanitary sewer easement described in Phelps County Deed Records at Book 142, Page 156; thence North 84°22' West, 88.02 feet, and, South 75°02'50" West, 483.44 feet, all along said centerline to the current northeasterly right of way of Missouri Highway 72; thence North 49°15'30" West, 391.94 feet along said northeasterly right of way to the southernmost corner of a parcel described in Phelps County Deed Records at Document No. 1993-1448; thence North 53°53' East, 714.85 feet along the southeasterly line of said Document No. 1993-1448 parcel to the North line of the aforesaid South Half of Lot 2 of the Northwest Quarter; thence South 89°04'50" East, 274.48 feet along said North line to the point of beginning. Above described tract contains 8.65 acres, more or less, per plat of survey J-1640, dated November 12, 2015, by Archer-Elgin Surveying and Engineering, LLC.

SECTION 3: That this Ordinance shall be in full force and effect from and after the date of its passage and approval. Building permits may not be issued by the Community Development Department until the revised plat has been filed with the Phelps County Recorder of Deeds.


APPROVED:

ATTEST:

______________________________
Mayor

City Clerk

APPROVED AS TO FORM:

______________________________
City Counselor
Attached is an ordinance authorizing the Mayor to enter into a professional services agreement with HNTB Corporation for design services of the proposed 72 Extension. This proposed contract is to provide the conceptual design for the extension of Missouri Route 72 from just west of Bishop Avenue/US Route 63 approximately 3000 feet to provide connection to Kingshighway at Bridge School Road with a roundabout. Improve Kingshighway through I-44 Interchange and future connection to Westsice Marketplace. I-44 Interchange will be modified to connect existing roundabouts at ramp terminals to dual lane in order to provide additional capacity.

This would advance the conceptual design to preliminary design (30%) from proposed bridge crossing with BNSF Railroad through I-44 Interchange, provide preliminary structural design and begin coordination with BNSF Railroad for a proposed bridge to carry Missouri Route 72 over BNSF Railroad facilities.

The deliverables would include:

- Conceptual Design Plan Stripmap and Cost Estimate
- MoDOT Traffic Analysis Documentation
- Preliminary Design Plan Stripmap and Cost Estimate
- Bridge Memo and Preliminary TS&L
- Draft ROW Easement Plats

The amount of this task order is $194,600 which in reality is about 30% of the projected total design fee of $509,000. CM Archer of Rolla will be a subcontractor on the project.

Reaching the 30% point on the total will allow us to obtain final scope and permissions from MoDOT and the BNSF Railroad as well as establishing the right of way needed for the project.

Staff recommends approval.
ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF ROLLA, MISSOURI TO EXECUTE ON BEHALF OF THE CITY OF ROLLA, MISSOURI CERTAIN AGREEMENTS BETWEEN THE CITY OF ROLLA, MISSOURI, AND HNTB CORPORATION FOR THE DEVELOPMENT AND IMPLEMENTATION OF THE WESTSIDE TRANSPORTATION PLAN.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROLLA, MISSOURI, AS FOLLOWS:

Section 1: That the Mayor of the City of Rolla, Missouri be and is hereby authorized and directed to execute on behalf of the City of Rolla, Missouri Amendment #1 of a certain agreement between the City of Rolla, Missouri and HNTB Corporation, a copy of said Amendment being attached hereto and marked Exhibit A – Amendment No. 1.


APPROVED:

___________________________
MAYOR

ATTEST:

___________________________
CITY CLERK

APPROVED AS TO FORM:

___________________________
CITY COUNSELOR
## Design Fee Estimate - HNTB Totals - ATTACHMENT C - COMPENSATION

**City of Rolla - Route 72 Extension Preliminary Design**

Rolla, Missouri

**HNTB Project No.: 83036**

### Item of Work

<table>
<thead>
<tr>
<th>Task 1 - Pre-Design Phase</th>
<th>Senior Traffic Engineer/Princ. in Charge</th>
<th>Project Manager</th>
<th>Project Engineer</th>
<th>Sr. Bridge Engineer</th>
<th>Bridge Engineer/Quality Engineer</th>
<th>Technician</th>
<th>Admin.</th>
<th>Total Hours</th>
<th>Total Cost</th>
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<td>a) Information Gathering - Utility Base Maps, Property Data, Domestic Water Zoning Survey, Design Criteria - MoDOT Criteria</td>
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<td>b) Survey - Topo, ROW and Utility Locate</td>
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<td>c) MoDOT Kickoff Meeting</td>
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### Task 2 - Conceptual Design Phase

| a) Conceptual Design Step 1 | 12 | 2 | 40 | 24 | 144 | 119,416 |
| b) MoDOT Traffic Analysis Documentation (Draft and Final) | 2 | 22 | 16 | 20 | 38 | 31,200 |
| c) Conceptual Pre-engineered Pad Creating and Cost Estimate (Archer Task) | 2 | 22 | 16 | 20 | 38 | 31,200 |
| d) Conceptual Structural Design | 2 | 22 | 16 | 20 | 38 | 31,200 |

### Task 3 - Preliminary Design Phase

| a) Preliminary Services Design | 43 | 200 | 4 | 32 | 273 | 135,244 |
| b) Preliminary Drainage Design | 10 | 16 | 2 | 10 | 24 | 18,300 |
| c) Preliminary Bridge Design | 8 | 8 | 8 | 8 | 8 | 5,332 |
| d) Aerial Analysis for Roundabouts | 2 | 2 | 2 | 2 | 2 | 3,244 |
| e) MoDOT Meeting | 16 | 16 | 16 | 16 | 16 | 13,524 |
| f) Preliminary Cost Estimate | 2 | 2 | 2 | 2 | 2 | 3,120 |
| g) DirT ROW Plans (Archer Task) | 10 | 10 | 10 | 10 | 10 | 9,740 |

### Task 4 - Preliminary Plan

| a) Preliminary Plan Step 1 | 8 | 16 | 2 | 14 | 32 | 273 | 135,244 |
| b) Preliminary Bridge Memo and T&I | 16 | 2 | 8 | 14 | 56 | 120,000 |

### Task 5 - Management

| a) Project Administration | 4 | 12 | 8 | 32 | 120 | 120,000 |
| b) Team Coordination Meetings | 8 | 16 | 8 | 32 | 120 | 120,000 |
| c) Quality Management | 8 | 16 | 8 | 32 | 120 | 120,000 |

**Total Design Fee: $1,094,021.50**
## Design Fee Estimate - CM Archer ATTACHMENT C - COMPENSATION

City of Rolla - Route 72 Extension Preliminary Design

Rolla, Missouri

HNTB Project No.: 63036

<table>
<thead>
<tr>
<th>Item of Work</th>
<th>Principal in Charge</th>
<th>Project Manager</th>
<th>Project Engineer</th>
<th>Survey Crew</th>
<th>Survey Manager</th>
<th>Technician</th>
<th>Admin.</th>
<th>Total Hours</th>
<th>Total Cost</th>
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AMENDMENT NO. 1

to

PROFESSIONAL SERVICES AGREEMENT

This Amendment No. 1 (the "Amendment") is entered into effective as of this 4th day of January, 2016, between CITY OF ROLLA, MISSOURI (Owner) and HNTB CORPORATION (HNTB).

WHEREAS, Owner and HNTB entered into a Professional Services Agreement dated February 17, 2015 whereby HNTB has contracted to perform professional services for Owner, generally described as Westside Transportation Master Plan (the "Project").

WHEREAS, Owner and Consultant desire to amend the Agreement to accommodate the addition of services and an increase in the fee under the Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and conditions in this Amendment and the Agreement, the receipt and sufficiency of which are hereby acknowledged; the parties hereto agree as follows:

1. Attachment A of the Agreement is hereby amended to include the scope of services attached hereto and incorporated into the Agreement by reference as Attachment A- Scope of Services.

2. Attachment B of the Agreement is hereby amended to include the schedule for the above-referenced scope of services attached hereto and incorporated into the Agreement by reference as Attachment B-Schedule.

3. Attachment C of the Agreement is hereby amended to include the approved compensation for the above-referenced scope of services attached hereto and incorporated into the Agreement by reference as Attachment C- Compensation.

AND/OR ALTERNATE FEE ADDITION:

2. In return for the performance of the foregoing obligations, Owner shall pay HNTB $194,601.50 in US Dollars on a per Task basis as set forth on Attachment C, Budget attached hereto and made a part hereof. Accordingly, the total contract amount is increased to $344,065.60 as follows:

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<tr>
<th>Description</th>
<th>Amount</th>
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<td>194,601.50</td>
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<td>Revised Contract Total</td>
<td>$344,065.60</td>
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4. Performance of the Additional Services identified herein is authorized by execution of this Amendment.

5. Except to the extent modified herein by this Amendment, all terms and conditions of the Agreement shall continue in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Amendment effective as of the date first above written.

CITY OF ROLLA, MISSOURI
(Owner)

Signature: ____________________________
Name: ________________________________
Title: ________________________________

HNTB CORPORATION
(HNTB)

Signature: ____________________________
Name: ________________________________
Title: ________________________________

Amendment – City Of Rofla, Missouri 63036

090414

V1 - A4
Route 72 Extension
Conceptual and Preliminary Design
Attachment A - Scope of Services

Project Description:

Provide conceptual design for the extension of Missouri Route 72 from just west of Bishop Avenue/US 63 approximately 3000 feet to provide connection to Kingshighway at Bridge School Road with a roundabout. Improve Kingshighway through I-44 interchange and future connection to Westside Marketplace. I-44 interchange will be modified to convert existing roundabouts at ramp terminals to dual lane in order to provide additional capacity.

Advance the conceptual design to preliminary design (30%) from proposed bridge crossing of BNSF Railroad through I-44 interchange. Provide preliminary structural design and begin coordination with BNSF for a proposed bridge to carry MO 72 over BNSF facilities.

Deliverables:

- Conceptual Design Plan Stripmap and Cost Estimate
- MoDOT Traffic Analysis Documentation
- Preliminary Design Plan Stripmap and Cost Estimate
- Bridge Memo and Preliminary T&L
- Draft ROW Easement Plats

Scope Items:

1. Pre-Design Phase
   a. Information gathering – utility base maps, property data, flood maps, Developer outer road interface at I-44 roundabout, City stormwater model, MoDOT electronic data for I-44 interchange.
   b. Design Criteria – Develop project design criteria based on MoDOT EPG.
   c. Perform Survey – Topographical Survey, Boundary Survey and Utility locates. Process survey and provide Microstation design files including existing ground surfaces, and all existing features for the following areas:
      i. MO 72 Extension Corridor through I-44 interchange to just east of BNSF Right of Way.
      ii. Update Railroad Profile information from previously performed survey.
   d. MoDOT Coordination Meeting – Facilitate coordination meeting with MoDOT to present plans for improvements to Route 72.
Route 72 Extension

Conceptual and Preliminary Design

Attachment A - Scope of Services

12/16/2015

2. Conceptual Design Phase – Perform conceptual design of MO 72 extension from Bishop/US 63 through I-44 interchange and connection to future Westside Marketplace. Conceptual design will include horizontal and vertical geometry, plan view and a conceptual 3D model. Two alternatives will be developed for proposed roundabout near Bridge School Road. Design will also consider evaluation of providing pedestrian accommodations across existing I-44 bridge and consideration of pre-engineered standalone pedestrian bridge.

   a. Conceptual Design Strip Map – Develop conceptual stripmap on aerial imagery showing edge of pavement, bridge location, conceptual construction limits and pavement marking.
   b. MoDOT Traffic Analysis Documentation - Document the traffic analysis that was performed for the MoveRolla Transportation Strategy in a way that MoDOT can understand the purpose, methodology, results and conclusions of the traffic and safety analysis.
   c. Conceptual Pre-engineered Pedestrian Crossing – Evaluate options for a pre-engineered pedestrian crossing including cost estimate.
   d. Conceptual Cost Estimate - Develop conceptual design cost estimate for entire length of MO 72 Extension.
   e. Conceptual Structural Design – Perform conceptual design of proposed bridge over BNSF Railroad including evaluation of alternatives for span configuration and structure types. Provided coordination with BNSF railroad and MoDOT on alternative development.

3. Preliminary Design Phase

   a. Advance Design to 30% - Update horizontal and vertical alignments based on topographic survey for preferred alternative, Advance design to 30% and develop 3D model to determine ROW impacts.
   b. Preliminary Drainage Design – Perform preliminary drainage design to determine location of storm sewer inlets, cross road culvert layout and preliminary size, and open drainage needs to determine need for ROW and easements.
   c. Preliminary Bridge Design – Advance design for proposed bridge over BNSF railroad facilities. Finalize geometry and layout, perform preliminary girder design, foundation type study and develop cost estimate.
   d. Autoturn analysis for roundabouts – Perform Autoturn for design vehicle to provide guidance for required changes to layout of roundabouts.
   e. MoDOT Meeting – Facilitate meeting with MoDOT to review preliminary design.
   f. Preliminary Cost Estimate – Update cost estimate based on preliminary design for Route 72 extension within the limits of the preliminary design corridor.
Route 72 Extension

Conceptual and Preliminary Design

Attachment A - Scope of Services

12/16/2015

g. Draft ROW Plats – Develop Draft ROW plats based on preliminary design to allow City to begin
   ROW negotiations.

4. Preliminary Plan Documents
   a. Preliminary Plan Strip Map – Develop Preliminary plan stripmap showing horizontal and vertical
      geometry, proposed improvements, construction limits, proposed ROW and easement lines,
      and a typical section.
   b. Preliminary Bridge Memo and TS&L – Develop MoDOT Bridge Memo and TS&L plans for
      crossing of Route 72 over BNSF facilities.

5. Project Management
   a. Project Admin – contracts, invoicing, project review meetings
   b. Project Meetings (In addition to MoDOT meetings described above) –
      i. Team Coordination meetings
         1. Teleconference status meetings – bi-weekly
         2. Railroad Coordination
         3. Utility coordination – Preliminary Plan meeting
         4. Developer Coordination – 2 meetings assumed
ATTACHMENT B

SCHEDULE

For the additional scope in Attachment A – Scope of Services, below is the schedule to be completed by HNTB Corporation.

Notice to Proceed: January 5, 2016.
ATTACHMENT C
COMPENSATION

For performing the Services identified within Attachment A – Scope of Services, the City of Rolla shall pay HNTB an additional lump sum amount of $194,601.50. HNTB may alter the compensation distribution between individual phases, task or work assignments to be consistent with the Services actually rendered, within the total lump sum amount.

The lump sum includes compensation for the Services, subconsultant costs, if any, and appropriate factors for labor, overhead, profit, and Reimbursable Expenses.
ITEM/SUBJECT: Ratification of Sold Surplus Property – GovDeals 2015

BUDGET APPROPRIATION (IF APPLICABLE) $90,000      DATE: January 4, 2016

COMMENTARY: The City’s Procurement Process allows Staff to sell surplus items on GovDeals once authorized by City Council subject to a periodic report on same. We continue to be very pleased with the value of surplus vehicles, trucks and equipment through such on-line sources as opposed to direct local (advertised) sales.

Attached is the list of 16 items sold a GovDeals in 2015 ranging from old office equipment to a $34,000 dump truck. Council approval is required for proper accounting controls.

Recommendation: Motion to ratify the 2015 listing of Surplus Sales on GovDeal.
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