

**ROLLA CITY COUNCIL MEETING MINUTES
MONDAY, JULY 19TH, 2021; 6:30 P.M.
ROLLA CITY HALL COUNCIL CHAMBERS
901 NORTH ELM STREET**

Presiding: Mayor Louis J. Magdits, IV

Council Members in Attendance via Zoom Videoconferencing: Deanne Lyons

Council Members in Physical Attendance: Moriah Renaud, Terry Higgins, Megan Johnson, Ann Murphey, Lister Florence, Matt Fridley, Jody Eberly, Robert Kessinger, Carrolyn Bolin, Stanley Mayberry, and Victoria Steen.

Department Directors in Attendance via Zoom Videoconferencing: None

Department Directors and Other City Officials in Physical Attendance: City Administrator John Butz, Public Works Director Steve Hargis, Fire Chief Ron Smith, City Engineer Darin Pryor, Police Chief Sean Fagan, Environmental Services Director Brady Wilson, City Planner Tom Coots, Community Development Director Steve Flowers, Parks Director Floyd Jernigan and City Counselor Lance Thurman.

Mayor Magdits called the meeting to order at approximately 6:30 p.m. and asked Councilperson Victoria Steen to lead in the Pledge of Allegiance.

I. PUBLIC HEARINGS

- A. **Public Hearing** and first reading of **Ordinance**, re-zoning 1520 Bridge School Rd from C-3, Highway Commercial district to the R-3, multi-family district. (City Planner Tom Coots)

Mr. Coots explained that this property has been on the market for several years. The applicant is seeking to locate a tax credit eligible senior housing project on this property. Missouri Housing Development Commission did not approve them last year at another location, but encouraged the applicant to find a better location. Having zoning in place before applying for the credits may help their application to be approved.

Mayor Magdits opened the public hearing at 6:40pm.

Ken Nernberger was present with Riley-Spence Management (the owners of Silverstone) as well as Sarah Kirsch from the Bank of Newburg (the owners of the property). He advised that this would be a 4 story, 50 (2 bedroom) unit, independent living apartment. Per Missouri Housing Development Commission policy, 5 units (10%) would have no income restrictions. The other 45 would be rented at 60% of the medium income of the population as a whole, that would put rent at \$650 a month to include utilities. There were concerns about the noise that may come late at night from The Zone. Mr. Nernberger didn't feel that would be an issue.

No others spoke in favor or against the re-zoning and the public hearing was closed at 6:50pm.

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City Counselor Lance Thurman read the proposed ordinance for its first reading, by title; AN ORDINANCE TO APPROVE THE RE-ZONING OF 1520 BRIDGE SCHOOL RD FROM THE C-3, HIGHWAY COMMERCIAL DISTRICT TO THE R-3, MULTI-FAMILY DISTRICT.

- B. **Public Hearing** and first reading of **Ordinance**, for the annexation of properties addressed as 1815-1829 Sandstone Street and assigning a zoning of R-1 and GI. (City Planner, Tom Coots)

Mr. Coots explained that Stone Ridge Estates was platted in 1988 within the city limits. A second strip of property ranging in size from 8 to 13 feet wide, was platted in 1996 but is not in the city limits. The lots in the 1988 plat and adjacent lots in the 1996 plat are owned by the same property owners resulting in the property owned both in the city limits and in the county. The 1996 plat is completely encumbered by a utility easement. Mayor Magdits opened the hearing at 7:03pm.

Larry Tate of 1829 Sandstone spoke in favor of the annexation stating that this would simplify issues, i.e., receiving two tax bills and eliminating emergency responder confusion.

No others spoke in favor or against the annexation and the hearing was closed at 7:05pm. City Counselor Lance Thurman read the proposed ordinance for its first reading, by title; AN ORDINANCE TO APPROVE THE ANNEXATION OF CERTAIN PROPERTIES WITHIN THE STONE RIDGE ESTATES PLAT NO. 2 AND THE DESIGNATION OF SAID PROPERTY AS THE R-1, SINGLE-FAMILY DISTRICT AND THE GI, GOVERNMENT AND INSTITUTIONAL DISTRICT.

II. ACKNOWLEDGMENTS and SPECIAL PRESENTATIONS

- A. Proclamation for National Park and Recreation Month. (Mayor Magdits)
Mayor Magdits read a proclamation recognizing July as National Park and Recreation Month.

III. OLD BUSINESS

- A. **Ordinance** enacting an abandoned building registry (City Administrator John Butz)

Mr. Butz reminded Council of the revisions to the Ordinance made since the last meeting and stated this registry would be a tool for curbing neighborhood deterioration and safety concerns; not a definite solution.

City Counselor Lance Thurman read the proposed ordinance for its final reading, by title; ORDINANCE 4624: AN ORDINANCE ENACTING A NEW ARTICLE VII, SEC. 6-61 THROUGH 6-70 RELATING TO THE ADOPTION OF A RESIDENTIAL PROPERTY REGISTRATION PROGRAM. A motion was made by Eberly and seconded by Murphey to accept the ordinance as written. A roll call vote revealed the following results: Ayes: Bolin, Higgins, Fridley, Murphey, Lyons, Johnson, Florence, Eberly. Nays: Steen, Mayberry, Kessinger, and Renaud. Ordinance passed.

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IV. NEW BUSINESS

- A. **Ordinance** allowing a minor subdivision final plat to reorganize into two commercial lots and vacate a utility easement: Rolla Aldi Plat 1. (City Planner Tom Coots)
Mr. Coots stated the prospective owner is the owner of Aldi's. They are interested in demolishing the existing building to construct a grocery store.
City Counselor Lance Thurman read the proposed ordinance for its first reading, by title;
AN ORDINANCE TO APPROVE THE MINOR SUBDIVISION FINAL PLAT OF
ROLLA ALDI PLAT I AND VACATING AN EASEMENT.

V. CLAIMS and/or FISCAL TRANSACTIONS

- A. Review of Proposed Budget for the Forum Plaza Community Improvement District. (City Administrator John Butz)
The CID (Community Improvement District) board is required to submit their budget to City Council. The CID provided \$4 million of the \$14 million project cost to eliminate and reverse blighted conditions and has current "Principal Balance" of \$3.6M. The one-cent CID tax will run through 2039 unless paid off sooner.

VI. CITIZEN COMMUNICATION

- A. Open Citizen Communication
1. Robin Sooter and Tracey Sooter, shared with Council their struggles with criminals breaking into their housing units, resulting in thousands of dollars of damage. They urged Council to come up with a solution and provide them with guidance on how to handle their situation.
 2. Bill Moorkamp also gave examples of how criminals are destroying his properties resulting in thousands of dollars of damage.

VII. MAYOR/CITY COUNCIL COMMENTS

- A. Mayor Magdits updated Council on the current COVID statistics for Phelps County and the State of Missouri.
- B. Reappointment of Larry Thomas to the Parks Advisory Commission (June 2024)
A motion was made by Murphey and seconded by Johnson to accept the re-appointment. A roll call voted showed the following results: Ayes: Florence, Johnson, Murphey, Fridley, Renaud, Steen, Mayberry, Higgins, Eberly, Lyons, Bolin, and Kessinger. Nays: none.

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- C. Reappointment of Susan Wrassmann to the Parks Advisory Commission (June 2023)
A motion was made by Bolin and seconded by Eberly to accept the re-appointment. A roll call vote showed the following results: Ayes: Higgins, Bolin, Steen, Renaud, Mayberry, Murphey, Lyons, Johnson, Kessinger, Florence, Eberly, and Fridley. Nays: None.
- D. Reappointment of Ken Kwantes to the Parks Advisory Commission (June 2024)
A motion was made by Bolin and seconded by Higgins to accept the re-appointment. A roll call vote showed the following results: Ayes: Mayberry, Lyons, Murphey, Bolin, Renaud, Steen, Kessinger, Florence, Eberly, Johnson, Fridley, and Higgins. Nays: None

VIII. COMMENTS FOR THE GOOD OF THE ORDER

- A. Councilperson Florence stated that donations for Corporal Leann Robertson are being accepted through Behind the Badge. Corporal Robertson was involved in a serious vehicle accident last week.
- B. Councilperson Renaud stated that there would be a Ward 1 community meeting on Tuesday, July 27th, 6:30pm at the Ber Juan Pavilion.
- C. Mr. Butz advised the 10 Year sustainability meeting is set for this Thursday, July 22nd, at 5:30pm in the council chambers.
- D. Mr. Butz invited everyone to Hasselman Hall on Thursday, July 29th from 4:00-6:00pm for an open house hosted by Move Rolla TDD to display possible plans for the Downtown area.

IX. CLOSED SESSION

- A. Pursuant to RSM0 610.021 (1) and (2) for discussion of legal work product and real estate.

At 8:14pm, a motion was made by Johnson and seconded by Murphy to enter into closed session. A roll call vote showed the following results: Ayes: Johnson, Fridley, Renaud, Higgins, Murphey, Lyons, Bolin, Kessinger, Florence, Eberly, and Mayberry. Nays: Steen who wished to be on record that she objected because she felt like the first item, legal work product, should be open to the public.

At 9:53pm Council returned from Closed Session. In closed session, there was discussion of legal advice and real estate. No formal action was taken.

X. ADJOURNMENT

Having no further business, the meeting adjourned at approximately 9:53pm

Minutes respectfully submitted by City Clerk Lorri Thurman.

CITY CLERK

MAYOR

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