

**ROLLA CITY COUNCIL MEETING MINUTES  
MONDAY, JULY 1ST, 2024; 6:30 P.M.  
ROLLA CITY HALL COUNCIL CHAMBERS  
901 NORTH ELM STREET**

**Presiding:** Mayor Louis J. Magdits IV

**Council Members in Physical Attendance:** Joshua Vroman, Mattias Penner, Megan Johnson, , Matt Fridley, Steve Jackson, Rob Kessinger, Kevin Greven, Stanley Mayberry, and Tina Balch,

**Council Members Absent:** William Hahn, Victoria Steen, and Nathan Chirban

**Department Directors and Other City Officials in Physical Attendance:** Fire Chief Jeff Breen, Environmental Services Director Roger Pankey, Police Major Will Loughridge, Finance Director Steffanie Rogers, Community Development Director Dawn Bell, City Planner Tom Coots and City Counselor Nathan Nickolaus.

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

**I. CONSENT AGENDA**

A. Consider Approval of the City Council Minutes of:

1. City Council Minutes – June 3rd, 2024
2. City Council Minutes – June 17th, 2024
3. City Council Closed Session Minutes – June 17<sup>th</sup>, 2024

A motion was made by Johnson and seconded by Fridley to approve the minutes. A voice vote showed 9 Ayes, 0 Nays, and 3 Absent.

**II. PUBLIC HEARINGS** – None

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

- a. Environmental Services Department Monthly Report May 2024
- b. Building Codes monthly report – May 2024
- c. Police Department Monthly Report – May 2024
- d. Animal Control Division Report – May 2024
- e. Rolla Municipal Court Summary – May 2024
- f. The Centre Income Statement ending May 2024
- g. Rolla Board of Public Works minutes for April 23, 2024
- h. P&Z Meeting Minutes for Tuesday, June 11, 2024
- i. Bicycle Pedestrian Advisory Minutes from April 18, 2024

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

July 1st, 2024

V. **OLD BUSINESS** –

- A. **Ordinance** to change the name of a portion of Old Saint James Road/County Road 3060 between 18<sup>th</sup> Street and the City Limits/Quarry Rd/County Road 3030. (City Planner Tom Coots) City Counselor Nathan Nickolaus read the ordinance for its final reading by title: ORDINANCE 4809: AN ORDINANCE TO CHANGE THE NAME OF A PORTION OF OLD SAINT JAMES ROAD/COUNTY ROAD 3060 BETWEEN 18<sup>TH</sup> STREET AND THE CITY LIMITS/QUARRY RD/COUNTY ROAD 3030. A motion was made by Jackson and seconded by Johnson to approve the ordinance. A roll call vote showed: Ayes: Mayberry, Greven, Vroman, Kessinger, Penner, Balch, Johnson, Fridley, and Jackson. Nays: none. Absent: Hahn, Chirban, and Streen.
- B. **Ordinance** to rezone 1320 Independence Rd. from C-2, General commercial district to the R-1, Suburban Residential district. (City Planner Tom Coots) City Counselor Nathan Nickolaus read the ordinance for its final reading by title: ORDINANCE 4810: AN ORDINANCE TO APPROVE THE RE-ZONING OF A PORTION OF PROPERTY ADDRESSED AS 1320 INDEPENDENCE RD FROM THE C-2, GENERAL COMMERCIAL DISTRICT TO THE R-1, SUBURBAN RESIDENCE DISTRICT. A motion was made by Vroman and seconded by Fridley to approve the ordinance. A roll call vote showed: Ayes: Vroman, Jackson, Greven, Penner, Fridley, Johnson, Kessinger, Mayberry, and Balch. Nays: none. Absent: Steen, Chirban, and Hahn.

VI. **NEW BUSINESS** –

- A. **Ordinance** to approve the proposed text amendment for Chapter 42 and revision to Chapter 20. Community Development Director Dawn Bell presented the amended zoning table to show the proposed zoning district changes to overnight shelters, soup kitchens and transitional housing. Dawn reminded Council the P&Z Commission recommended leaving the zoning districts as is. Mayor Magdits opened for discussion what might happen to the Mission the day after the ordinance passes. Regarding “grandfathering”, City Counselor explained that City Codes were permissive and if something isn’t permitted then it’s not allowed. Grandfathering doesn’t apply to the Mission. The current law suit stipulates the City had a duty to shut the mission down and didn’t. Going back to a system that doesn’t work is not a viable resolution as there should be a by right option for overnight shelters consistent per legal advise.
- Vroman asked for the zoning map that showed C2 zoning with a 750 ft buffer to be presented again. After further discussion, a motion was made by Greven and seconded by Kessinger to table the first reading of the proposed ordinance and send delegation from City to speak with the Mission. A roll call vote showed: Ayes: Penner, Vroman, Greven, Balch, Kessinger, Jackson, and Fridley. Nays: Mayberry and Johnson. Absent: Steen, Chirban, and Hahn. There was a question as to whom the delegates might be. Mayor Magdits replied that it likely would be himself and City Administrator John Butz. City Counselor Nathan Nikolaus added that the talk might be more efficient with legal counsel from both parties present.

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

**VIII. CITIZEN COMMUNICATION**

- A. David Dukes: Shared his concerns regarding the housing shortage, high rent, drug epidemic, and his disappointment with the current elected Phelps County Prosecutor.
- B. Dale Wands: Encouraged Council to keep the ordinance pertaining to overnight shelters as is. He asked for clarification on transitional housing and encouraged transparency and to hold everyone to the same standards.
- C. Felicia Richards: Invited Council to an event by the Mission called “Community Conversation” on July 25<sup>th</sup>.
- D. Joel Kidwell- Pastor at 1<sup>st</sup> United Methodist: Shared that the Mission has been a good neighbor and does not want Council using his church as a reason to evict the Mission. The fence that the church built around the preschool was for general protection and wasn’t triggered by anything done by the Mission and expressed how the Mission promptly responds to any issues that arise. He encouraged Council to have a dialogue with the Mission.

**IX. MAYOR/CITY COUNCIL COMMENTS**

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

- A. Next Meeting Date, Monday, July 15th, 2024
- B. Discussion to consider whether to keep or reschedule the September 16<sup>th</sup> City Council meeting. With the absence of City Administrator John Butz, it was decided to postpone this discussion until the July 15<sup>th</sup> meeting.
- C. Council Workshop on the Centre has been re-scheduled for Tuesday, August 6, 2024 at The Centre.
- D. Changes made to residential collection routes effective 08/16/2024 - Environmental Services Director Roger Pankey shared that changes to the collection routes will change from Monday collection to Friday collection. He announced that the 2<sup>nd</sup> automated truck has arrived. Trash service for the 4<sup>th</sup> of July will be collected on Wednesday along with normal Wednesday pick-up. Pick-up will be on Friday as usual.
- E. Darin Pryor shared details of the July 4<sup>th</sup> Freedom Parade on Pine Street at 10:00AM.
- F. Councilman Greven shared details of the Lions Club Carnival on July 3<sup>rd</sup>-6<sup>th</sup>.
- G. Councilwoman Balch shared the Phelps County Dream Center food distribution on Wednesday, July 3<sup>rd</sup>.

**XI. CLOSED SESSION –**

- A. Closed Session per RSMo 610.021- None

**XII. ADJOURNMENT –**

With nothing further to discuss, the meeting was adjourned 8:37 pm.

Minutes respectfully submitted by City Clerk Lorri Powell.

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CITY CLERK

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MAYOR