

ROLLA CITY COUNCIL MEETING MINUTES
MONDAY, JULY 15th, 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: Mattias Penner, Joshua Vroman, Megan Johnson, Nathan Chirban, Steve Jackson, William Hahn, Rob Kessinger, Kevin Greven, Stanley Mayberry, and Victoria Steen

Council Members Absent: Matt Fridley and Tina Balch

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, Centre Recreation Director Marci Fairbanks and City Counselor Nathan Nickolaus.

Mayor Magdits asked for a moment of silence for the passing of Peggy Chirban Mitchell, Councilman Chirban's mother.

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

I. PUBLIC HEARINGS –

- A. **Public Hearing and Ordinance** to approve the map amendment rezoning 408 E 5th Street from the R-3, multi-family district to the R-4, Urban Multi-family district. (City Planner Tom Coots) The applicant seeks to redevelop the subject property with a mixed-use building with commercial space on the ground floor, and apartment units above. At 6:41 pm Mayor Magdits opened the public hearing. There were no citizen comments, and the public hearing was closed at 6:42 pm. City Counselor Nathan Nickolas read the ordinance for its first reading, by title: AN ORDINANCE TO APPROVE THE REZONING OF PROPERTY ADDRESSED AS 406/408 E 5TH FROM THE R-3, MULTI-FAMILY RESIDENTIAL DISTRICT TO THE R-4, URBAN MULTI-FAMILY DISTRICT.
- B. **Public Hearing and Ordinance** to approve the map amendment rezoning property located at the SW corner of Hwy 72/Osage Drive and the SE corner of Osage Drive/Country Ridge Rd to apply a PUD, Planned Unit Development zoning overlay; and to rezone a portion of the property from the C-2, General Commercial district to the R-1, Suburban Residential district. (City Planner Tom Coots) This 145-acre property would include a cluster development of 587 single-family homes on platted lots with 35 acres of greenspace and extra amenities.

At 7:33 pm, Mayor Magdits opened the public hearing for citizen comment.

1. Doug Magel – 1872 Longview: shared his concerns regarding the cluster like development and how that footprint isn't consistent with what Rolla currently offers its citizens. He encouraged developers to put the houses on normal lots and encouraged Council to look at current developments by McBride Homes in Pacific.

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2. Teresa Magel – 30 year resident of 1872 Longview: shared her concerns regarding the lot sizes being offered for the price range discussed (\$250K-\$600K). She believes the tight mold of this development isn't a good fit for Rolla.
3. John Money – Phelps Health Representative: Stated that from an employer perspective they appreciate the options for additional housing. It adds to the level of people they can recruit to the area as well as an increase in economic activity.
4. Stevie Kearse – Executive Director of RACC: spoke in favor of the development saying the housing shortage has a negative impact on local businesses and the community and encouraged Council to work with the developer on the project.
5. Fred Stone – MS&T Representative: stated that new housing was key in meeting the current growth goals in place by the University and shared that people have accepted positions then rescinded after they were unable to find the housing they were seeking.
6. Katherine Moore - Developer Representative with McBride Homes: shared the details of the development and answered multiple questions, including the MoDot requested traffic study on Hwy 72, water and sewer easements, depth of sidewalks and sufficient width on the cul-de-sacs (for fire trucks). PW Director Darin Pryor, Fire Chief Breen and City Planner Tom Coots also assisted in answering some of the above questions. Ms. Moore shared results of an impact statement prepared by PGAV Planners that stated the Highlands could bring in more than 1,200 residents and \$10.5M in annual retail spending power to support local businesses which could add up to approximately \$236,000 in sales tax revenue for the city on an annual basis.
7. Ben Tipton – President of RREC referenced the current deadlock with housing and how the proposed development will create movement in the housing market and confirmed that there were a little over 500 jobs that need filled by the end of 2027 and will need viable housing.

With no further comments, Mayor Magdits closed the public hearing at 8:25 pm.

City Counselor Nathan Nickolas read the ordinance for its first reading, by title: AN ORDINANCE TO APPROVE THE RE-ZONING OF PROPERTY LOCATED AT THE SOUTHWEST CORNER OF HWY 72 AND OSAGE DRIVE AND THE SOUTHEAST CORNER OF OSAGE DRIVE AND COUNTRY RIDGE ROAD TO APPLY A PUD, PLANNED UNIT DEVELOPMENT ZONING OVERLAY; AND TO REZONE A PORTION OF SAID PROPERTY FROM THE C-2, GENERAL COMMERCIAL DISTRICT TO THE R-1, SUBURBAN RESIDENTIAL DISTRICT.

II. ACKNOWLEDGMENTS and SPECIAL PRESENTATIONS – none

III. OLD BUSINESS – none

IV. NEW BUSINESS –

- A. **Discussion** on Urban deer population issues (John George and Darrin Wood, Missouri Department of Conservation) John George shared his experience with the current civilian bow hunting program in Columbia and recommended Council consider removing the 3-acre land requirement from the current deer hunting code for the City. He shared the training requirements, notification signs, and other ways that Columbia has made it safe to utilize citizen bow hunters on public and privately owned lands to ultimately reduce the urban deer population. Darrin Wood responded to the question of whether Rolla has a problem or a nuisance issue by saying it's relevant to who is being asked. Mr. George explained the nuances of a "managed hunt". He also discouraged feeding deer in the city limits. When inquired about the Share the Harvest program, both agents replied that currently there was not a processor in this area, but it is a great program. Mayor Magdits said that citizens would have around 4 weeks to get with their Councilmembers regarding this topic which will be revisited at an August Council meeting.
- B. **Ordinance** to re-adopt procedure to disclose potential conflicts of interest. (City Administrator John Butz) This ordinance must be adopted every two years and submitted to the Missouri Ethics Commission or the more stringent state rules for financial disclosure will apply (RSMo 105.485 (4)), requiring all elected officials to file annually a personal financial disclosure report. With the ordinance, Councilmembers will only have to file a PFD report if they have any financial transactions with the City in excess of \$500. The Mayor, City Administrator, Finance Director, and RMU General Manager would be required to file the annual report. City Counselor Nathan Nickolas read the ordinance for its first reading, by title: AN ORDINANCE OF THE CITY OF ROLLA, MISSOURI, REPEALING SECTION 2-237 OF THE CODE OF THE CITY OF ROLLA, MISSOURI, A PROCEDURE TO DISCLOSE POTENTIAL CONFLICTS OF INTEREST AND SUBSTANTIAL INTERESTS FOR CERTAIN MUNICIPAL OFFICIALS AND ENACTING A NEW SECTION IN LIEU THEREOF.

V. CLAIMS and/or FISCAL TRANSACTIONS – None

VI. CITIZEN COMMUNICATION

- A. David Dukes – spoke on the current drug issues and gambling machines (illegal in section 17-1 and 17-2 of the Rolla City code) and lack of prosecution on crime in general. City Counselor Nathan Nickolaus shared that Prosecutors on a county level are not generally willing to prosecute the gambling machines because of cost of prosecution and vagueness in State Law. He mentioned there is an ordinance that was crafted by the riverboat gambling legal teams that is more specific to the gambling machines in question that could be presented for Council consideration.

VII. MAYOR/CITY COUNCIL COMMENTS - None

VIII. COMMENTS FOR THE GOOD OF THE ORDER

- A. Next Meeting Date, Monday, August 5th, 2024
- B. Discussion to consider rescheduling the Monday, September 16th City Council meeting. A motion was made by Chirban and seconded by Greven to move the September 16th meeting to September 23rd. A voice vote showed 10 Ayes, zero Nays, 2 Absent.
- C. Reminder of the City Council Workshop on the Centre – 5:30 pm, Tuesday, August 6th at The Centre.

- D. Councilwoman Johnson asked about the progress of the Splash Zone repairs after the fire. City Administrator John Butz shared that things were progressing along and there is a chance that it may reopen in the next week.
- E. Councilman Kessinger encouraged citizens to contact their Councilmembers regarding the aforementioned deer harvest.
- F. City Administrator John Butz shared that the Pickleball courts are close to being done but the city has not yet been able to assume possession of the courts for them to open due to final installations of wind screens and some other details that need completed. PW Director Pryor confirmed this.
- G. Mayor Magdits asked PW Director Pryor why the Oak Knoll roads were being torn up. Mr. Pryor shared that there were water main replacements that should be done at the end of the month, followed by an overlay.
- H. Councilman Jackson asked about Pine Street progress and wanted to know if it would be complete by the time MS&T started again in the fall. Mr. Pryor commented that things were progressing along but would not be complete by the time school starts.
- I. Mayor Magdits asked PW Director Pryor about the progress of the Redundant Line Study in Hypoint and the Watershed Study. Mr. Pryor said the Redundant Line Study is 90% done but the Watershed Study has not yet begun.
- J. Councilman Greven thanked all involved in making the 4th of July parade a success.
- K. City Administrator John Butz announced that Centre Recreation Director Marci Fairbanks has tendered her resignation, and her last day is Friday. Ms. Fairbanks shared her work history with the City of Rolla and her love of The Centre. Operations Manager Josh Stephens will be stepping into her place as Interim Director.

IX. CLOSED SESSION –

- A. Closed Session per RSMo 610.021- None

X. ADJOURNMENT –

With nothing further to discuss, the meeting was adjourned at 9:23 pm.

Minutes respectfully submitted by City Clerk Lorri Powell.

CITY CLERK

MAYOR