

**ROLLA CITY COUNCIL MEETING MINUTES  
TUESDAY, SEPTEMBER 23RD, 2024; 6:30 P.M.  
ROLLA CITY HALL COUNCIL CHAMBERS  
901 NORTH ELM STREET**

**Presiding:** Mayor Pro-Tempore Kevin Greven

**Council Members in Physical Attendance:** Mattias Penner, Joshua Vroman, Megan Johnson, Nathan Chirban, Steve Jackson, Matt Fridley, William Hahn, Rob Kessinger, Kevin Greven, Victoria Steen, Tina Balch

**Council Members Absent:** Stanley Mayberry (resigned 09/03/24),

**Department Directors and Other City Officials in Physical Attendance:** Public Works Director Darin Pryor, Fire Chief Jeff Breen, Police Chief Sean Fagan, Finance Director Steffanie Rogers, Parks Director Floyd Jernigan and City Counselor Nathan Nickolaus.

**Note:** Millie Street substituted for City Clerk, Lorri Powell.

Mayor Pro-Tempore Kevin Greven called the meeting to order at approximately 6:30 p.m. and asked Councilman Fridley to lead in the Pledge of Allegiance.

**I. PUBLIC HEARINGS –**

- A. **Public Hearing and Ordinance** to rezone 410 W. Christy drive from R-1 and C-2 to R-3 and to remove a PUD overlay. City Planner Tom Coots explained the applicant seeks to develop the subject property for a large multi-family apartment complex. At 6:34 PM, Mayor Pro-Tem Greven, opened the public hearing for citizen comment. There were no citizen comments and at 6:40 PM, Mayor Pro-Tem Greven closed the public hearing.

City Counselor Nathan Nickolaus read the ordinance for its first reading, by title: AN ORDINANCE TO APPROVE THE RE-ZONING OF PROPERTY ADDRESSED AS 410 W CHRISTY DRIVE FROM THE R-1, SUBURBAN RESIDENTIAL AND C-2, GENERAL COMMERCIAL DISTRICTS TO THE R-3, MULTI-FAMILY RESIDENTIAL DISTRICT AND REMOVING A PUD, PLANNED UNIT DEVELOPMENT ZONING OVERLAY

- B. **Public Hearing and Ordinance** to vacate certain easements and a portion of Christy Drive at 410 W. Christy Drive. City Planner Tom Coots explained the applicants seek to vacate about 950 feet of rights-of-way of Christy Drive. At 6:40 PM, Mayor Pro-Tem Greven, opened the public hearing for citizen comment. There were no citizen comments and at 6:46 PM, Mayor Pro-Tem Greven closed the public hearing.

City Counselor Nathan Nickolaus read the ordinance for its first reading, by title: AN ORDINANCE APPROVING THE VACATION OF A PORTION OF CHRISTY DRIVE AND CERTAIN EASEMENTS.

- C. **Public Hearing and Ordinance** to vacate the remaining alleys of Newman’s Addition (area generally bound by 1<sup>st</sup> Street, Walnut Street, Hwy 72, and Oak Street). City Planner Tom Coots explained that a total of 6 alleys are proposed to be vacated, which are no longer needed. At 6:48 Mayor Pro-Tem Greven opened the public hearing for citizen comment.

Steve Wise, 1305 County Road 4940 - spoke regarding a 20 year old Comprehensive Plan being used for P&Z to vote on rezoning issues.

With no further comments, Mayor Pro-Tem Greven closed the public hearing at 6:57 PM.

City Counselor Nathan Nickolaus read the ordinance for its first reading, by title: AN ORDINANCE APPROVING THE VACATION OF THE REMAINING ALLEYS IN BLOCKS 1, 2, 4, 5, 6, AND 7 OF NEWMAN’S ADDITION TO THE CITY OF ROLLA.

## II. ACKNOWLEDGMENTS and SPECIAL PRESENTATIONS – None

## III. OLD BUSINESS –

- A. **Ordinance** to amend Ch. 28 of the Rolla City Code to establish the Administrative Search Warrant Process. (City Administrator John Butz) City Counselor Nathan Nickolaus read the ordinance for its final reading, by title: AN ORDINANCE TO AMEND CHAPTER 28 OF THE CODE OF ORDINANCES OF THE CITY OF ROLLA, MISSOURI, FOR THE PURPOSE OF UPDATING THE ADMINISTRATIVE SEARCH WARRANT PROCESS.

A motion was made by Fridley and seconded by Jackson to approve the ordinance as written.

A motion to amend was made by Chirban and seconded by Steen to amend the ordinance to only allow access to the exterior of the home. Chirban then withdrew his motion to amend.

A motion was then made by Chirban and seconded by Steen to approve a motion to postpone to look at the language to only allow access to the exterior through the administrative warrant process. A roll call vote showed: Ayes: Penner, Steen, Vroman, Chirban, Balch, Kessinger. Nays: Greven, Johnson, Jackson, Hahn, and Fridley. Absent: none.

- B. **Ordinance** to approve the FY 2025 Budget. (City Administrator John Butz)

City Administrator Butz briefly reviewed the FY2025 Budget for final action.

A motion was made by Vroman, seconded by Penner, to amend the budget to remove \$400K from the Centre’s operating budget and to move \$250K to the Police Department and \$150K to the Airport. Vroman clarified that the Centre pool would need to be closed to free these funds.

City Counselor Nathan Nickolaus read the ordinance for its final reading, by title: ORDINANCE 4820: AN ORDINANCE ADOPTING AN ANNUAL BUDGET FOR THE FISCAL YEAR BEGINNING ON OCTOBER 1, 2024, AND APPROPRIATING FUNDS PURSUANT THERETO.

A motion was made by Vroman, seconded by Steen, to amend the budget to only allow enough funds to operate the Centre for 60 days and then come back for a discussion in 60 days, with the information that administration was told to provide council.

With Counselor Nickolaus’s assistance,

Vroman then corrected his motion to read: “A motion to adopt the budget, subject to allowing enough funds to operate the Centre for 60 days and then come back for a discussion in 60 days, with the information that administration was told to give council.

A motion was made by Hahn, seconded by Vroman to add a Section 4 “any Budgeted expense at the line-item level defined herein will not be exceeded without prior approval from City Council.” A roll call vote showed: Ayes: Hahn. Nays: Blach, Chirban, Greven, Vroman, Steen, Kessinger, Jackson, Johnson, Fridley, and Penner. Absent: none.

Further discussion ensued and Mr. Butz added that there would be a Council Workshop in October, date TBA. Vroman expressed that he wanted public hearings to be scheduled regarding the Centre but after the workshop.

Vroman amended his motion, seconded by Steen, to amend the second section of the ordinance to read “the Rec Fund is appropriated 25% of the proposed budget amount to be revisited December 16, 2024, following a monthly tracking of financial performance from October 2024 – December 2024. A roll call votes showed: Ayes: Johnson, Steen, Vroman, Penner, Chirban, Balch, Greven, Kessinger, Jackson, Hahn. Nays: Fridley. Absent: none.

- C. **Ordinance** to approve the 2024-2025 service availability fee increase. (PW Director Darin Pryor) City Counselor Nathan Nickolaus read the ordinance for its final reading, by title: ORDINANCE 4821: AN ORDINANCE AMENDING CERTAIN SECTIONS OF CHAPTER 35 OF THE GENERAL ORDINANCES OF THE CITY OF ROLLA, MISSOURI, KNOWN AS THE CODE OF THE CITY OF ROLLA, MISSOURI, RELATING TO SEWERS AND WATER. A motion was made by Kessinger and seconded by Johnson to approve the ordinance: A roll call vote showed: Ayes: Hahn, Chirban, Greven, Vroman, Steen, Kessinger, Penner, Balch, Johnson, Fridley, and Jackson. Nays: none. Absent: none.

- D. **Ordinance** to amend Chapter 37 for the Lodging Tax Rate Increase. (City Administrator John Butz) City Counselor Nathan Nickolaus read the ordinance for its final reading, by title: ORDINANCE 4822: AN ORDINANCE REPEALING SECTIONS 37-52 THROUGH 37-60 OF THE ROLLA CITY CODE, AND REPLACING IT WITH NEW SECTIONS 37-52 THROUGH 37-60, PERTAINING TO THE HOTEL/MOTEL “LODGING” TAX.

A motion was made by Hahn and seconded by Jackson to change the last sentence of Section 37-56 to “before the final day of the following month.” A voice vote showed 11 Ayes, 0 Nays, 0 Absent.

A motion was made by Fridley and seconded by Johnson to approve the ordinance as amended: A roll call vote showed: Ayes: Fridley, Kessinger, Penner, Greven, Vroman, Steen, Chirban, Balch, Johnson, Hahn, and Jackson. Nays: none. Absent: none.

- E. **Ordinance** to enter into an agreement with Donald Maggi Inc. for the Route E Sidewalk Improvements Project 419. (PW Director Darin Pryor) Counselor Nathan Nickolaus read the ordinance for its final reading, by title: ORDINANCE 4823: AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE A CERTAIN AGREEMENT BETWEEN THE CITY OF ROLLA, MISSOURI AND DONALD MAGGI INC. Councilman Jackson noted that his company was the second lowest bidder on the list. A motion was made by Steen and seconded by Fridley to approve the ordinance: A roll call vote showed: Ayes: Steen, Chirban, Penner, Vroman, Greven, Balch, Johnson, Kessinger, Jackson, Fridley, and Hahn. Nays: 0 Absent: 0

- F. **Ordinance** to enter into an agreement with Midwest Infrastructure Coating, LLC for Project 586 Manhole Lining. (PW Director Darin Pryor) Counselor Nathan Nickolaus read the ordinance for its final reading, by title: ORDINANCE 4824: AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF ROLLA, MISSOURI TO EXECUTE ON BEHALF OF THE CITY OF ROLLA, MISSOURI A CONTRACT AGREEMENT BETWEEN THE CITY OF ROLLA, MISSOURI AND MIDWEST INFRASTRUCTURE COATING, LLC. A motion was made by Johnson and seconded by Hahn to approve the ordinance: A roll call vote showed: Ayes: Chirban, Balch, Greven, Vroman, Steen, Kessinger, Penner, Hahn, Jackson, Fridley, and Johnson. Nays: none. Absent: none.

#### IV. NEW BUSINESS –

- A. **Information** regarding Rolla Public Schools Homecoming Parade 2024, Thursday, September 26<sup>th</sup>, 6:00 PM. PW Director Darin Pryor shared the final parade route and street closures.
- B. **Information** on the 45<sup>th</sup> Annual Arts and Crafts Festival Street Closure, October 5<sup>th</sup>, 2024. PW Director Darin Pryor shared the street closures for the festival, which will be closed from 6:00 AM to 4:00 PM on that day.
- C. **Ordinance** to approve the final plat of Cedar Trail Planned Unit Development plat #4. City Planner Tom Coots explained the applicant recently restarted development of the property by building a 3-unit townhouse and finishing the construction of the road to serve the lots. The applicant seeks to dedicate the street as a public street, Colonial Hills Drive. City Counselor Nathan Nickolaus read the ordinance for its first reading, by title: AN ORDINANCE TO APPROVE THE FINAL PLAT OF CEDAR TRAIL PLANNED UNIT DEVELOPMENT PLAT NO. 4 (AMENDED).
- D. **Resolution** to grant multiple electric easements to Ameren. PW Director Darin Pryor explained that Ameren is requesting additional easements on City of Rolla property. The offers are based on 50% of the fair market value using comparable sales. City Counselor Nathan Nickolaus read the resolution for one reading, by title: Resolution 2040: A RESOLUTION AUTHORIZING THE CITY OF ROLLA TO GRANT MULTIPLE ELECTRIC EASEMENTS TO UNION ELECTRIC TRANSMISSION COMPANY D.B.A AMEREN MISSOURI. A motion was made by Johnson and seconded by Balch to approve the resolution: A voice vote showed: 11 Ayes, 0 Nays, 0 Absent.

#### V. CLAIMS and/or FISCAL TRANSACTIONS –

- A. **Motion** to authorize Staff to file an application for LWCF grant funding for Ber Juan Park Phase 2 improvements. Parks Director Floyd Jernigan shared that the maximum available is \$500,000 with a 50% match. This funding would be for Ber Juan Park Phase 2 improvements. A motion was made by Kessinger and seconded by Balch to approve the application for funds. A voice vote showed: 11 Ayes, 0 Nays, 0 Absent.
- B. **Motion to Award** quote for Health Insurance excess Coverage to Sunlife. Finance Director Steffanie Rogers explained that 2 quotes were received on behalf of the City of Rolla by our benefit consultant broker, Brown & Brown and the mechanics of Stop Loss Insurance. For better rates, she requested to modify the original recommendation. It is the recommendation to move the stop loss cap from \$75,000 to \$100,000 which will reduce the premium from \$1.2M to \$1,019,456 (a 19% increase over last years premiums instead of 48%) and to renew Health Insurance Excess Coverage with Sunlife. A motion was made by Kessinger and seconded by Vroman to approve the award. A voice vote showed: 11 Ayes, 0 Nays: 0 Absent.

**VI. CITIZEN COMMUNICATION**

- A. David Dukes – Shared a story, cautioned the possible misuse of the Administrative Warrant process, and the perceived lack of prosecution or enforcement of laws.

**VII. MAYOR/CITY COUNCIL COMMENTS**

- A. Councilman Vroman thanked City Planner Tom Coots for his assistance on a project. He continued to speak on housing in his Ward that don't have driveways and are getting ticketed for parking violations. He stated he would like to bring back for discussion the possible amending of City Code 27-85(d). The situations spoken of were regarding unhitched trailers and broken-down vehicles that are parked on the streets. City Administrator John Butz said that derelict vehicles and detached trailers quickly bring down the appearance of a neighborhood. City Administrator John Butz indicated staff can attempt a query on tickets in that area.
- B. Councilman Fridley talked about possibly restructuring the order of the agenda to better accommodate presentations at the beginning of the meeting.

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

- A. Next Meeting Date, Monday, October 7<sup>th</sup>, 2024
- B. City Administrator John Butz shared there would be a presentation at Green Acres Park for Ken Chymiak, 9AM, Saturday, September 28<sup>th</sup> for recognition of the \$250K donation for the new pickleball courts.
- C. Mayor Pro-Tem Greven commented about CASA and a conference they hosted that used all the non-profits in the area.

**IX. CLOSED SESSION –**

- A. Closed Session per RSMo 610.021- None

**X. ADJOURNMENT -**

With nothing further to discuss, at 9:25 a motion was made by Kessinger and seconded Hahn to dismiss the meeting. A voice vote showed 11 Ayes, 0 Nays, 0 Absent.

Minutes respectfully submitted by Millie Street and City Clerk Lorri Powell.

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CITY CLERK

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MAYOR