

**ROLLA CITY COUNCIL MEETING MINUTES
MONDAY, MARCH 3, 2025; 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, Matt Fridley, Steve Jackson, William Hahn, Kevin Greven, and Tina Balch

Council Members Absent: Rob Kessinger, Victoria Steen and Ward 5 Vacancy

Department Directors and Other City Officials in Physical Attendance: Public Works Director Darin Pryor, Fire Chief Jeff Breen, Police Chief Sean Fagan, Parks Director Floyd Jernigan, Finance Director Steffanie Rogers, Environmental Services Director Roger Pankey, City Planner Tom Coots, RMU GM Rodney Bourne and City Counselor Nathan Nickolaus.

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

I. CONSENT AGENDA –

A. Consider Approval of the City Council Minutes of:

A. City Council Minutes – February 3rd, 2025

A motion was made by Fridley and seconded by Johnson to approve the minutes. A voice vote showed 9 Ayes, 0 Nays, 2 Absent (Kessinger and Steen).

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

- a) Building Codes monthly report – January 2025
- b) Environmental Services Department Monthly Report January 2025
- c) Police Department Monthly Report – January 2025
- d) Animal Control Division Report – January 2025
- e) Rolla Municipal Court summary – January 2025
- f) The Centre Income Statement ending January 2025
- g) Rolla Board of Public Works Minutes for January 7, 2025
- h) P&Z Commission Minutes for February 11th, 2025
- i) Fire Incident Report for January 2025
- j) Board of Adjustment Minutes for January 23, 2025

III. PUBLIC HEARINGS –

- A. **Public Hearing and Ordinance** rezoning 602 N Olive Street from the C-1, Neighborhood Commercial district to the R-4, Urban Multi-family district. (City Planner Tom Coots)
At 6:38 pm Mayor Magdits opened the public hearing. Mr. William Benhardt with Blarney Stone Investments, LLC (the applicant) spoke on behalf of his request. With no further questions or comments, the public hearing was closed at 6:44 pm. City Counselor Nathan Nickolaus read the ordinance for its first reading by title: AN ORDINANCE TO APPROVE THE RE-ZONING OF PROPERTY LOCATED AT 602 N OLIVE STREET FROM THE C-1, NEIGHBORHOOD COMMERCIAL DISTRICT TO THE R-4, URBAN MULTI-FAMILY DISTRICT.
- B. **Public Hearing and Ordinance** vacating the remainder of an alley north of 11th Street between Bishop Avenue and State Street. (City Planner Tom Coots)
At 6:45 pm, Mayor Magdits opened the public hearing. Discussion followed. At 6:49 pm, with no further comments, Mayor Magdits closed the public hearing. City Counselor Nathan Nickolaus read the ordinance for its first reading by title: AN ORDINANCE APPROVING THE VACATION OF THE REMAINDER OF AN ALLEY IN TOWNSEND ADDITION TO THE CITY OF ROLLA, GENERALLY LOCATED NORTH OF 11TH STREET BETWEEN BISHOP AVENUE AND THE FORMER RIGHTS-OF-WAY OF STATE STREET.
- C. **Public Hearing and Ordinance** to approve Enhanced Enterprise Zone (EEZ) Tax Abatement – Home 2 Suites by Hilton. (City Administrator John Butz)
At 6:49 pm, Mayor Magdits opened the public hearing. Discussion followed. At 6:55 pm, with no further comments, Mayor Magdits closed the public hearing. City Counselor Nathan Nickolaus read the ordinance for its first reading by title: AN ORDINANCE APPROVING AN ENHANCED ENTERPRISE ZONE PROJECT AND AUTHORIZING THE CITY OF ROLLA, MISSOURI TO ENTER INTO AN ENHANCED ENTERPRISE ZONE AGREEMENT WITH PRISA HOTEL LLC.

IV. ACKNOWLEDGMENTS and SPECIAL PRESENTATIONS –

- A. Civilian Award Presentation: Police Chief Sean Fagan presented Civilian awards to Santiago Salazar & Austin Miller-McElroy for an incident that occurred on February 20th and Jessica Daniels and Claude Franklin for an incident that occurred on February 12th.
- B. RMU 1st Qtr. Financial Report: RMU GM Rodney Bourne shared 1st Quarter financial reports that reflected a total operating loss of \$738,301. Total operating expenses were \$8,886,786, a \$1,126,267 increase from 1st Quarter in 2024. Total Net Loss was \$337,175 which is a loss of over \$800,000 from 2024.
- C. Rolla Animal Shelter Update: City Administrator John Butz shared an update regarding the construction status of the new Animal Shelter. To date, there has been \$861,661 in donations received towards the estimated \$1.5M project. An additional \$450,000 +/- is still needed to complete and furnish the building. City Administrator John Butz asked Council if they would be willing to make an exception to the procurement policy, specific to this project, which would raise the requirement for Council approval on expenditures from \$10,000 to \$25,000. A resolution reflecting same will be presented to Council at the March 17th meeting.

V. OLD BUSINESS – None

VI. **NEW BUSINESS** –

- A. **Ordinance** to approve the vacation of an easement at 1527 Saint Maria’s Street. City Planner Tom Coots explained that changes to the original storm water plan during construction, rendered the easement unnecessary. Few questions were asked. City Counselor Nathan Nickolaus read the ordinance for its first reading by title: AN ORDINANCE APPROVING THE VACATION OF AN EASEMENT LOCATED AT 1527 SAINT MARIA’S STREET.

VII. **CLAIMS and/or FISCAL TRANSACTIONS** –

- A. **Motion to award** signal design services for 10th/Holloway Intersection to Olsson Engineering. (Public Works Director Darin Pryor) A motion was made by Vroman, seconded by Jackson, to select Olsson Engineering for signal design services. A voice vote showed 9 Ayes, 0 Nays, 2 Absent. A contract will be presented for Council consideration after the completion of scope and fee negotiations.
- B. **Motion to award** bid for Project 595, FY2025 Asphalt Phase I to NB West Contracting Company and **Ordinance** to enter into agreement with same. (PW Director Darin Pryor) A motion was made by Fridley, seconded by Johnson to award the bid to NB West Contracting Company for \$649,495.77. A voice vote showed 8 Ayes, 0 Nays, 2 Absent, and 1 Abstention (Jackson for employment reasons). City Counselor Nathan Nickolaus read the ordinance for its first reading, by title: AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE A CERTAIN AGREEMENT BETWEEN THE CITY OF ROLLA, MISSOURI, AND NB WEST CONTRACTING COMPANY.
- C. **Motion to award** design services to Cochran Engineering for Welcome and Wayfinding Signage Design. (PW Director Darin Pryor). A motion was made by Johnson and seconded by Jackson to select Cochran Engineering for design services. A voice vote showed 9 Ayes, 0 Nays, 2 Absent. A contract will be presented for Council consideration after the completion of scope and fee negotiations.
- D. **Motion** to award engineering services to HDR Engineering for an updated Integrated Management Plan (PW Director Darin Pryor) A motion was made by Greven and seconded by Hahn to select HDR Engineering. A voice vote showed 9 Ayes, 0 Nays, 2 Absent. A contract will be presented for Council consideration after the completion of scope and fee negotiations.
- E. **Motion to award** bid for Fire Station Bay Doors to G&W Overhead Door and **Ordinance** to enter into agreement with same. (Fire Chief Breen) A motion was made by Chirban, seconded by Johnson to award the bid to G&W Overhead Door. A voice vote showed 9 Ayes, 0 Nays, 2 Absent. City Counselor Nathan Nickolaus read the ordinance for its first reading by title: AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE A CERTAIN AGREEMENT BETWEEN THE CITY OF ROLLA, MISSOURI, AND G&W OVERHEAD DOOR.
- F. **Motion to award** Prevention Consultants of Missouri as the sub-recipient of Opioid settlement funds. (City Administrator John Butz) A motion was made by Vroman, seconded by Greven, to award funds to Prevention Consultants of Missouri. A voice vote showed 9 Ayes, 0 Nays, 2 Absent. A contract will later be presented to Council for consideration.

VIII. CITIZEN COMMUNICATION

- A. David Duke: Shared his opinion regarding perceived Council priorities.
- B. Ken Burgman: Encouraged the education of candidates regarding specific rules.

IX. MAYOR/CITY COUNCIL COMMENTS

- A. Consideration of Resolution to recognize Joe & Jane Dalton and the Rolla PRC – Councilman Vroman. A motion was made by Vroman, seconded by Chirban, to approve the resolution. A voice vote showed 9 Ayes, 0 Nays, 2 Absent.
- B. Consideration of Ordinance regarding local bid awards. – Councilman Vroman. A discussion ensued to gauge interest in drafting an ordinance to favor local companies if within 5% of lowest bidder. General opinion was lack of interest.
- C. Discussion regarding Ordinance 3939. – Councilman Vroman asked several questions regarding the Davis property located between Forum Dr. and McCutchen. Mayor Magdits answered questions as had recently met with the landowner.
- D. Mayor Magdits shared a recent discussion with the RACC regarding tourism services. He also shared that after the April election, once the new Council is seated, that 1 to 2 Councilmembers will need to be chosen by Council to be City representatives on the Destination Tourism Grant Committee.
- E. Councilwoman Balch shared her appreciation for Tom Coots who assisted her with her vehicle recently.
- F. Councilman Jackson asked if signs were being removed and reinforced that signs are not allowed in the rights-of-way. After a lengthy discussion a motion was made by Vroman and seconded by Johnson to place a moratorium on the enforcement of temporary signs for the next 45 days. A voice vote showed 7 Ayes, 2 Nays (Fridley and Hahn), and 2 Absent. Note: 45 days from March 3rd is Friday, April 18th.

X. COMMENTS FOR THE GOOD OF THE ORDER

- A. Next Meeting Date, Monday, March 17th, 2025
- B. St. Patrick's Day Festivities were shared by PW Director Darin Pryor.
- C. Chief Sean Fagan announced that Citizen Academy would be March 25th – April 29th.
- D. Mayor Magdits complimented Chief Fagan on an article recently in the paper regarding RPD and MS&T and the Crisis Intervention Team.

XI. CLOSED SESSION –

- A. Closed Session per RSMo 610.021, (12) Sealed Bids and Contracts

At 9:07 pm a motion was made by Chirban and seconded by Greven to go into closed session. A roll call vote showed the following: Ayes: Greven, Penner, Fridley, Chirban, Balch, Johnson, Jackson, Hahn, and Vroman. Nays: none. Absent Kessinger and Steen.

At 10:00 pm Council returned from closed session where there were no reportable actions taken.

XII. ADJOURNMENT –

With nothing further to discuss, the meeting was adjourned at 10:00 p.m.

CITY CLERK

MAYOR