

**ROLLA CITY COUNCIL MEETING MINUTES
MONDAY, MARCH 17, 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, Rob Kessinger, Victoria Steen and Tina Balch

Council Members Absent: 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 Fridley to lead in the Pledge of Allegiance.

I. PUBLIC HEARINGS

- A. Public Hearing and Ordinance** approving the final plat of The Highlands, Phase I, a residential subdivision in the R-1, Suburban Residential district with a PUD (Planned Unit Development) zoning overlay to create 87 residential lots. (City Planner Tom Coots)

Mayor Magdits opened the public hearing at 6:43 pm. The applicant seeks to begin construction of Phase I of the large housing development. The Final Plat of the first phase of development is requested to be reviewed and approved.

Christian Miller was present to speak on behalf of the developer, but no questions were asked by Council. Mayor Magdits called for additional comments. There being none, the public hearing was closed at 6:45 pm. City Counselor Nathan Nickolaus read the ordinance for its first reading, by title: **AN ORDINANCE TO APPROVE THE FINAL PLAT OF THE HIGHLANDS, PHASE I.**

II. ACKNOWLEDGMENTS and SPECIAL PRESENTATIONS –

- A. Dr. Kyle Dare – Superintendent, Rolla Public Schools: Provided Council with a brief damage assessment on each school. Despite serious challenges, school is set to resume on March 31st.
- B. Mayor Magdits shared his feelings of community pride, citizen volunteerism, City employee performance, RMU efforts, and the many organizations that have banded together in the aftermath of this disaster.
- C. Special Council Workshop on Wednesday, March 19th regarding disaster updates/resources.
- D. Environmental Services Director Roger Pankey: Shared current arrangements for small- and large-scale debris disposal.

III. OLD BUSINESS –

- A. Ordinance** to approve the vacation of an easement at 1527 Saint Maria's Street. (City Planner Tom Coots) City Counselor Nathan Nickolaus read the ordinance for its final reading, by title: **ORDINANCE 4843: AN ORDINANCE APPROVING THE VACATION OF AN EASEMENT LOCATED AT 1527 SAINT MARIA'S STREET. A motion was made by Chirban, 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.**

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- B. **Ordinance** reasoning 602 N Olive Street from the C-1, Neighborhood Commercial district to the R-4, Urban Multi-family district. (City Planner Tom Coots) City Counselor Nathan Nickolaus read the ordinance for its final reading, by title: ORDINANCE 4844: 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. A motion was made by Kessinger, seconded by Hahn, a roll call vote showed: Ayes: Vroman, Jackson, Steen, Greven, Penner, Chirban, Fridley, Johnson, Kessinger, Hahn, and Balch. Nays: none. Absent: none.
- C. **Ordinance** vacating the remainder of an alley north of 11th Street between Bishop Avenue and State Street. (City Planner Tom Coots) City Counselor Nathan Nickolaus read the ordinance for its final reading, by title: ORDINANCE 4845: 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. A motion was made by Greven, seconded by Vroman to approve the ordinance. A roll call vote showed: Ayes: Fridley, Kessinger, Penner, Greven, Vroman, Steen, Chirban, Johnson, Hahn, and Jackson. Nays: none. Absent: None. Abstention: Balch.
- D. **Ordinance** to approve Enhanced Enterprise Zone (EEZ) Tax Abatement – Home 2 Suites by Hilton. (City Administrator John Butz) City Counselor Nathan Nickolaus read the ordinance for its final reading, by title: ORDINANCE 4846: 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. A motion was made by Greven, seconded by Vroman, to approve the ordinance. A roll call vote showed: Ayes: Stenn, Chirban, Penner, Vroman, Greven, Balch, Johnson, Kessinger, Jackson, Fridley, and Hahn. Nays: none. Absent: none.
- E. **Ordinance** to enter into agreement with NB West Contracting Company for Project 595, FY2025 Asphalt Phase I. (PW Director Darin Pryor) City Counselor Nathan Nickolaus read the ordinance for its final reading, by title: ORDINANCE 4847: AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE A CERTAIN AGREEMENT BETWEEN THE CITY OF ROLLA, MISSOURI, AND NB WEST CONTRACTING COMPANY. A motion was made by Johnson, seconded by Hahn, to approve the ordinance. A roll call vote showed: Ayes: Chirban, Balch, Greven, Vroman, Stee, Kessinger, Penner, Hahn, Fridley, and Johnson. Nays: none. Absent: none. Abstention: Jackson
- F. **Ordinance** to enter into agreement with G&W Overhead Door for Fire Station Bay Doors. (Fire Chief Breen) City Counselor Nathan Nickolaus read the ordinance for its final reading, by title: ORDINANCE 4848: AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE A CERTAIN AGREEMENT BETWEEN THE CITY OF ROLLA, MISSOURI, AND G&W OVERHEAD DOOR. A motion was made by Jackson, seconded by Chirban, to approve the ordinance. A roll call vote showed: Ayes: Greven, Penner, Steen, Fridley, Chirban, Balch, Johnson, Kessinger, Jackson, Hahn, and Vroman. Nays: none. Absent: none.

IV. NEW BUSINESS –

- A. **Resolution** for a temporary exception relating to the procurement policy of the new animal shelter. (City Administrator John Butz) City Counselor Nathan Nickolaus read the resolution for one reading, by title: RESOLUTION 2060: A RESOLUTION AMENDING RESOLUTION 1358 – ROLLA PURCHASING MANUAL. A motion was made by Fridley, seconded by Greven, to approve the resolution. A voice vote showed 11 Ayes, 0 Nays, 0 Absent.
- B. **Resolution** authorizing MOU with Rolla chamber – Rte 66 Sign (City Administrator John Butz) City Counselor Nathan Nickolaus read the resolution for one reading, by title: RESOLUTION 2061: A RESOLUTION AUTHORIZING A MOU BETWEEN THE CITY OF ROLLA, MISSOURI AND THE ROLLA CHAMBER OF COMMERCE (RACC) FOR ROUTE 66 SIGNAGE. A motion was made by Johnson, seconded by Hahn, to approve the resolution. A voice vote showed 11 Ayes, 0 Nays, 0 Absent.
- C. **POSTPONED: Resolution** approving a managed deer hunt program for the 2025-2026 deer season. (Comm Dev Director Dawn Bell)
- D. **Ordinance** to enter into an agreement with Cochran Engineering for Welcome and Wayfinding Signage Design. (PW Director Darin Pryor). This agreement is for sign design services at the 12th/Pine intersection with Cochran Engineering who was selected by Council on March 3rd. 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 COCHRAN ENGINEERING.
- E. **Motion** to accept easement granted by the Curators of the University of Missouri for water distribution system improvements between White Columns Drive and Collegiate Boulevard. A motion was made by Vroman, seconded by Kessinger, to accept the easement. A voice vote showed 10 Ayes, 0 Nays, 0 Absent, 1 Abstention.
- F. **Motion** to approve of the disposal of various records pursuant to the Missouri Records Retention Law. (City Administrator John Butz) A motion was made by Jackson, seconded by Vroman to approve the disposal of listed records. A voice vote showed 11 Ayes, 0 Nays, 0 Absent.

V. CLAIMS and/or FISCAL TRANSACTIONS – None

VI. CITIZEN COMMUNICATION

- A. Michael Kaelin – Owner of K-9 Academy: Voiced his opposition regarding the decision to continue with the St. Patrick's parade.
- B. David Shelby – Asked the Mayor about the decision to continue with the parade and why? Mayor Magdits explained that it was a cooperative decision between himself, S&T Police Chief Roberts, Chancellor Dehghani, and Police Chief Fagan.
- C. Gale Andrews: Shared complaints of continuous excessive noise from the Sigma Nu house, 4 blocks away.

VII. MAYOR/CITY COUNCIL COMMENTS

- A. Councilman Vroman shared his community clean-up experience.
- B. Councilwoman Johnson shared her community clean-up experience.
- C. Councilman Greven shared his appreciation for fire and police that individually stopped for safety checks throughout the first 24 hours.
- D. Chief Fagan: Warned the public to beware of scam artists.
- E. Fire Chief Breen emphasized the burn ban that will be in effect until further notice.
- F. Fire Chief Breen spoke on fire safety issues regarding electric surges and generators.
- G. City Counselor Nathan Nicholaus invited Council to Municipal Officials Training hosted by his law firm.

VIII. COMMENTS FOR THE GOOD OF THE ORDER

- A. Next Meeting Date, Monday, April 7th, 2025
- B. Citywide Spring Clean-up – Saturday, April 5th, 2025 (Environmental Services Director Roger Pankey)

IX. CLOSED SESSION –

- A. Closed Session per RSMo 610.021, (12) Sealed Proposals/Contracts
At 8:43 pm, a motion was made by Johnson, seconded by Vroman, to enter into closed session. A roll call vote showed: Ayes: Steen, Chirban, Penner, Vroman, Greven, Balch, Johnson, Kessinger, Jackson, Fridley, and Hahn. Nays: none. Absent: none.

At 9:12pm, Council returned from closed session with no reportable actions taken.

X. ADJOURNMENT -

With nothing further to discuss, the meeting was adjourned at 9:12 p.m.

CITY CLERK

MAYOR