

ROLLA CITY COUNCIL MEETING MINUTES
MONDAY, April 21, 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, Rob Kessinger, Kevin Greven, Victoria Steen, and Tina Balch

Council Members Absent: Ward 5 Vacancy

New Council Members Present: August Rolufs, Andrew Behrendt, Aaron Pace, Tom Mc Neven, David Shelby, and Micheal Dickens.

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, Environmental Services Director Roger Pankey, City Planner Tom Coots and City Counselor Nathan Nickolaus.

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

I. OLD BUSINESS –

- A. Ordinance approving the formation of The Highland Community Improvement District (CID). (City Administrator John Butz) City Counselor Nathan Nickolaus read the ordinance for its final reading, by title: ORDINANCE 4851: AN ORDINANCE APPROVING A PETITION TO CREATE THE HIGHLANDS COMMUNITY IMPROVEMENT DISTRICT PURSUANT TO SECTIONS 67.1401 THROUGH 67.1571 OF THE REVISED STATUTES OF MISSOURI; CREATING THE HIGHLANDS COMMUNITY IMPROVEMENT DISTRICT AS A POLITICAL SUBDIVISION; DIRECTING THE CITY CLERK OF THE CITY OF ROLLA, MISSOURI TO REPORT THE CREATION OF THE COMMUNITY IMPROVEMENT DISTRICT TO THE MISSOURI DEPARTMENT OF ECONOMIC DEVELOPMENT AND STATE AUDITOR; ESTABLISHING AN EFFECTIVE DATE; AND DIRECTING AND AUTHORIZING CITY OFFICIALS TO TAKE CERTAIN ACTIONS RELATED TO THE SAME. A motion was made by Fridley, seconded by Kessinger, to approve the ordinance. A roll call vote showed: Ayes: Balch, Chirban, Greven, Jackson, Kessinger, Hahn, and Fridley. Nay: Vroman, Penner, Johnson, and Steen. Absent: none

- B. Ordinance to enter into an agreement with Olsson Inc for a Signal Design project at 10th and Holloway. (PW Director Darin Pryor) City Counselor Nathan Nickolaus read the ordinance for its final reading, by title: ORDINANCE 4852: AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF ROLLA, MISSOURI TO EXECUTE ON BEHALF OF THE CITY OF ROLLA, MISSOURI A CERTAIN AGREEMENT BETWEEN THE CITY OF ROLLA, MISSOURI AND OLSSON, INC. FOR PROFESSIONAL SERVICES FOR SIGNAL IMPROVEMENTS AT 10TH & HOLLOWAY STREETS. A motion was made by Johnson, seconded by Jackson, to approve the ordinance. A roll call vote showed: Ayes: Kessinger, Fridley, Steen, Vroman, Chirban, Balch, Johnson, Jackson, Penner, Hahn, and Greven. Nays: none. Absent: none.

- C. Ordinance to prohibit public urination/defecation. (Police Chief, Sean Fagan) City Counselor Nathan Nickolaus read the ordinance for its final reading, by title: ORDINANCE 4853: AN ORDINANCE AMENDING CHAPTER 30 OF THE ORDINANCES OF THE CITY OF ROLLA, MISSOURI BY ADDING A NEW SECTION 30-49 TO ESTABLISH THE PROHIBITION OF PUBLIC URINATION OR DEFECATION. A motion was made by Johnson, seconded by Jackson to approve the ordinance. Ayes: Jackson, Johnson, Chirban, Fridley, Vroman, Steen, Penner, Hahn, Blach, Greven, and Kessinger. Nays: none. Absent: none.

- D. Ordinance to enter into an agreement with Pierce Asphalt, LLC for Project 599, FY 2025 Phase II Asphalt (PW Director Darin Pryor) City Counselor Nathan Nickolaus read the ordinance for its final reading, by title: ORDINANCE 4854: AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE A CERTAIN AGREEMENT BETWEEN THE CITY OF ROLLA, MISSOURI, AND PIERCE ASPHALT, LLC. A motion was made by Fridley, seconded by Greven, to approve the ordinance. A roll call vote showed: Ayes: Johnson, Chirban, Fridley, Vroman, Steen, Penner, Hahn, Balch, Greven, and Kessinger. Nays: none. Absent none. Abstention: Jackson for employment reasons.

- E. Ordinance to enter into an agreement with Visu-Sewer of Missouri, LLC for Project 596, ARPA Stormwater CIPP. (PW Director Darin Pryor) City Counselor Nathan Nickolaus read the ordinance for its final reading, by title: ORDINANCE 4855: AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE A CERTAIN AGREEMENT BETWEEN THE CITY OF ROLLA, MISSOURI, AND VISU-SEWER OF MISSOURI, LLC. A motion was made by Jackson, seconded by Vroman, to approve the ordinance. A roll call vote showed: Ayes: Balch, Chirban, Greven, Vroman, Steen, Kessinger, Jackson, Hahn, Johnson, Fridley, and Penner. Nays: none. Absent: none.

II. CONSENT AGENDA

- A. Motion accepting the April 8th, 2025 Certified Election Results (City Administrator John Butz) A motion was made by Vroman, seconded by Hahn, to accept the April 8th, 2025 election results. A voice vote showed 11 Ayes, 0 Nays, 0 Absent.

III. ELECTED OFFICIALS SWEARING IN CEREMONY

- A. Comments/Recognitions of Outgoing Councilmembers:
 - i. Ward 1 Councilman Joshua Vroman
 - ii. Ward 2 Councilwoman Megan Johnson
 - iii. Ward 3 Councilman Matt Fridley
 - iv. Ward 4 Councilman Robert Kessinger
 - v. Ward 6 Councilwoman Victoria Steen

Mayor Magdits presented certificates of thanks to the five outgoing council members for their service.

- B. Swearing-In of Newly Elected Officials:
 - i. Ward 1 Councilman August Rolufs
 - ii. Ward 2 Councilman Andrew Behrendt
 - iii. Ward 3 Councilman Aaron Pace
 - iv. Ward 4 Councilman Tom McNeven
 - v. Ward 5 Councilman David Shelby
 - vi. Ward 6 Councilwoman Micheal Dickens

The six newly elected officials were administered the Oath of Office by the City Clerk. They then took their assigned positions for the remainder of the meeting.

- C. Appointment by Council of Mayor Pro-Tem - 1 year term. (expires April 2026) A motion was made by Jackson, seconded by Hahn, to nominate Greven for another 1 year term as Mayor Pro-Tem. A voice vote showed 11 Ayes, zero Nays, none Absent.
- D. Appointment of Council Representative for P&Z Commission - 1 year term (expires April 2026) A motion was made by Balch, seconded by Jackson, to nominate Chirban for another 1 year term as P&Z Council Representative. A voice vote showed: 11 Ayes, zero Nays, none Absent.
- E. Consideration of Council Representatives to the Chamber’s “Destination Rolla Grant Committee”. Mayor Magdits briefed Council on the relationship and agreements between the RACC and the City of Rolla. Consideration for Council Representatives to be appointed to the “Destination Rolla Grant Committee” will be brought back in a couple weeks.

IV. PUBLIC HEARINGS

- A. Public Hearing and Ordinance to reconsider rezoning of 21 Stephendale Ct. From R-1, suburban Residential district to the C-1, Neighborhood Commercial district. Mayor Magdits opened the public hearing at 7:10 pm. The owner submitted a site plan showing 11 possible parking spaces, contingent on the purchase of 400 W Highway 72. Approval by P&Z is contingent on subject property gaining access to Highway 72. Mayor called for additional comments. There being none, the Mayor called for the public hearing to close at 7:16 pm. City Counselor Nathan Nickolaus read the ordinance for its first reading: AN ORDINANCE TO APPROVE THE RE-ZONING OF PROPERTY LOCATED AT 21 STEPHENDALE COURT FROM THE R-1, SUBURBAN RESIDENTIAL DISTRICT TO THE C-1, NEIGHBORHOOD COMMERCIAL DISTRICT
- B. Move To Postponed: Public Hearing and Ordinance pertaining to a Text Amendment to Chapter 42, Planning and Zoning of the city of Rolla Ordinances Section 42-344 through 42-346, pertaining to signage regulations. (City Planner Tom Coots) A motion was made by Chirban, seconded by Balch to postpone the public hearing as requested to allow time for P&Z to review further modifications to the text. A voice vote showed 12 Ayes, zero Nays, none Absent.
- C. Public Hearing and Ordinance to approve the vacation of the remainder of an alley north of 18th Street between Elm Street and Oak Street. Mayor Magdits opened the public hearing at 7:21 pm. The City of Rolla is the applicant for this vacation as it is no longer needed for right-of-way access. Mayor called for additional comments. There being none, the Mayor called for the public hearing to close at 7:25 pm. City Counselor Nathan Nickolaus read the ordinance for its first reading: AN ORDINANCE APPROVING THE VACATION OF THE REMAINDER OF AN ALLEY IN SCHUMAN’S ADDITION TO THE CITY OF ROLLA, GENERALLY LOCATED NORTH OF 18TH STREET BETWEEN OAK STREET ELM STREET.

V. ACKNOWLEDGMENTS and SPECIAL PRESENTATIONS – None

VI. NEW BUSINESS –

- A. Motion to approve use of RNA fields for Greek Week Games in September 2025 with beer sales. (PW Director Darin Pryor) A motion was made by Greven, seconded by Chirban to approve the use of the Rolla National Airport fields. A voice vote showed 12 ayes, zero Nays, zero Absent.

VII. CLAIMS and/or FISCAL TRANSACTIONS –

- A. Motion to award bid and Ordinance to enter into agreement with BuildTec Construction LLC for Project 541, New Animal Shelter – Phase 2B Kennel Masonry. (PW Director Darin Pryor) A motion was made by Chirban, seconded by Hahn to award the bid to BuildTec Construction LLC for \$165,000. A voice vote showed 12 ayes, zero nays, zero Absent.

- B. Motion to approve the purchase of a 2025 Ford F350 for \$11,565.53. (Fire Chief Jeff Breen) A motion was made by Penner, seconded by Balch to approve the vehicle purchase. The city's portion is \$11,565.53 and \$42,272.47 will be paid by a Homeland Security Grant (Total \$53,838). A voice vote showed: 12 Ayes, zero Nays, zero Absent.

VIII. CITIZEN COMMUNICATION

IX. MAYOR/CITY COUNCIL COMMENTS

- A. Mayor Magdits presented a National Day of Prayer Proclamation to Dr. Adam Bloch. National Day of Prayer observance will be on May 1st.
- B. Motion to re-appoint Zach Robinson to the Industrial Development Authority Board for a 6-year term (exp March 2031). A motion was made by Greven, seconded by Jackson to approve the re-appointment. A voice vote showed 12 Ayes, zero Nays, zero Absent.

X. COMMENTS FOR THE GOOD OF THE ORDER

- A. Next Meeting Date, Monday, May 5th, 2025
- B. PW Director Darin Pryor shared plans for the Spring Craft Festival, Saturday, April 26th.
- C. Councilman Hahn commented on the new areas of storm run-off due to the deforestation of the tornado and asked citizens to work with their neighbors to mitigate the new flow. Public Works Director Darin Pryor was asked to share the information about the “Reforest Rolla” program.
- D. City Counselor Nathan Nickolaus shared an upcoming training hosted by the Lauber Municipal Law Firm in Rolla on May 16th.

XI. CLOSED SESSION –

- A. Closed Session per RSMo 610.021 – (3) Personnel

At 7:49 pm, a motion was made by Chirban, seconded by Penner to go into closed session. A roll call vote showed: Ayes: Greven, Mc Neven, Behrendt, Balch, Hahn, Jackson, Penner, Rolufs, Shelby, Dickens, Chirban, and Pace. Nays: None. Absent: none.

At 9:00, Council returned from closed session where there were no reportable actions taken.

XII. ADJOURNMENT –

With nothing further to discuss, the meeting was adjourned at 9:00 p.m.

CITY CLERK

MAYOR