

ROLLA CITY COUNCIL MEETING MINUTES  
MONDAY, NOVEMBER 3RD, 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: August Rolufs, Andrew Behrendt, Aaron Pace, Nathan Chirban, Steve Jackson, Tom McNeven, David Shelby, Micheal Dickens and Tina Balch.

Council Members Absent: Ward 1 Vacancy, Kevin Greven and William Hahn.

Department Directors and Other City Officials in Physical Attendance: Public Works Director Darin Pryor, Fire Chief Jeff Breen, Community Development Director Dawn Bell, Environmental Service Director Roger Pankey, Parks Director Floyd Jernigan, City Planner Tom Coots, Police Chief Sean Fagan, Finance Director Steffanie Rogers, City Administrator John Butz, Incoming City Administrator Keith Riesberg, and City Counselor Todd Smith.

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

**I. CONSENT AGENDA –**

- A. Consider Approval of the City Council Minutes of:
  - A. City Council Minutes – October 6th, 2025
  - B. City Council Minutes – October 20th, 2025
  - C. City Council Closed Session Minutes – October 20th, 2025

A motion was made by Jackson, seconded by Pace to approve the minutes. Motion passed unanimously by voice vote.

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

- a) Environmental Services Department Monthly Report September 2025
- b) Building Codes monthly report – September 2025
- c) Rolla Municipal Court summary – September 2025
- d) The Centre Income Statement ending September 2025
- e) Fire Incident Report for September 2025

There were no questions regarding the reports.

**III. PUBLIC HEARINGS - NONE**

**IV. ACKNOWLEDGMENTS and SPECIAL PRESENTATIONS – NONE**

**V. OLD BUSINESS –**

- A. **Ordinance** to approve the vacation of a utility easement at 4020 Hypoint North. (Community Development Director Dawn Bell) City Counselor Todd Smith read the ordinance for its final reading, by title: ORDINANCE 4886: AN ORDINANCE APPROVING THE VACATION OF AN EASEMENT LOCATED AT 4020 HYPOINT NORTH. A motion was made by Chirban, seconded by Jackson to approve the ordinance. A roll call vote showed: Ayes: Balch, Dickens, Chirban, Jackson, McNeven, Pace, Shelby, Behrendt, and Rolufs. Nays: None.

B. **Ordinance** to authorize the Mayor to enter into a Development Agreement with the Woods Mill Development LLC. (PW Director Darin Pryor) City Counselor Todd Smith read the ordinance for its final reading, by title: ORDINANCE 4887: AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF ROLLA, MISSOURI TO EXECUTE ON BEHALF OF THE CITY OF ROLLA, MISSOURI A VOLUNTARY DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ROLLA, MISSOURI, AND WOODS MILL DEVELOPMENT LLC. A motion was made by Jackson, seconded by Pace, to approve the ordinance. A roll call vote showed: Ayes: Behrendt, Jackson, Dickens, Shelby, Rolufs, Pace, Chirban, Balch, and McNeven. Nays: None

C. **Ordinance** to amend Chapter 18 of the City Code pertaining to trash service fees. (Environmental Services Director Roger Pankey) City Counselor Todd Smith read the ordinance for its final reading, by title: ORDINANCE 4888: AN ORDINANCE REPEALING SECTION 18-14 (a), 18-16 (a), 18-23 AND SECTION 18-25 OF THE GENERAL ORDINANCES OF THE CITY OF ROLLA, MISSOURI KNOWN AS THE CODE OF THE CITY OF ROLLA, MISSOURI, AND ENACTING NEW SECTIONS IN LIEU THEREOF PERTAINING TO RESIDENTIAL, SPECIAL, AND COMMERCIAL REFUSE DISPOSAL AND COLLECTION. A motion was made by Pace, seconded by Behrendt, to approve the ordinance. A roll call vote showed: Ayes: Dickens, Jackson, Shelby, Balch, McNeven, Chirban, Rolufs, Pace, and Behrendt. Nays: None

D. **Ordinance** to approve the annexation of certain property West of Woodcrest Dr. off Vichy Dr. into the city of Rolla corporate limits and assigning R-3, Multi-Family Residential zoning for the Audubon Ridge Development. (Com. Dev. Director Dawn Bell) City Counselor Todd Smith read the ordinance for its final reading, by title: ORDINANCE 4889: AN ORDINANCE TO APPROVE THE ANNEXATION OF CERTAIN PROPERTY IN SECTION 35, TOWNSHIP 38 NORTH, RANGE 8 WEST INTO THE CORPORATE LIMITS OF THE CITY OF ROLLA AND ASSIGNING ZONING OF SAID PROPERTY AS THE R-3, MULTI-FAMILY RESIDENTIAL DISTRICT. A motion was made by Jackson, seconded by Chirban to approve the ordinance. A roll call vote showed: Ayes: McNeven, Dickens, Rolufs, Shelby, Behrendt, Balch, Pace, Jackson, and Chirban. Nays: None

## **VI. NEW BUSINESS –**

A. **Motion** to Select Architectural/Planning Services for the Centre's Natatorium and Related Spaces (City Administrator Keith Riesberg) Six qualifications were received and four were interviewed. Staff recommends moving forward with the selection of Cordogan Clark. Staff would then negotiate a scope of services contract that is broken down into tasks. Staff does not feel that an April election will allow for the firm to do a suitable job. In an April election, the voters would be asked to fix what we have and nothing more. An August election would provide a more holistic approach and would better benefit from the firm who would provide more opportunity for community engagement. City Administrator Riesberg explained an error sited in the paper that said the cost to engage would be \$400,000, when in reality, it is anticipated the cost to be \$50,000. May 26<sup>th</sup>, 2026, would be the filing deadline for the August 2026 Election. A motion was made by Rolufs, seconded by Shelby, directing staff to proceed in negotiations with Cordogan Clark for scope of services and contract. Jackson abstained from voting due to having a professional relationship with one or more of the firms. Motion passed unanimously by voice vote. Staff will return in two weeks with a draft Scope of Services Contract.

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

A. **Motion** to secure the purchase of a refuse collection truck from Armor Equipment. (Environmental Services Director Roger Pankey) A motion was made by Jackson, seconded by Behrendt, to approve the purchase of the 4<sup>th</sup> automated trash truck. Motion passed unanimously by voice vote.

## **VIII. CITIZEN COMMUNICATION**

A. David Dukes reiterated ongoing concerns about 70H and Kratom being sold at local gas stations. City Counselor Todd Smith explained that regulating controlled substances falls under state jurisdiction. Mayor Magdits emphasized that if the City cannot regulate these substances, it should focus on educating the community. He suggested reaching out to Jamie Meyers and David Chirban to determine whether they are actively addressing the issue. A meeting is scheduled for tomorrow at 11:30 a.m. in the Sky Room of the Phelps County Courthouse to discuss the use of Opioid Settlement Funds. Chief Fagan acknowledged the concern, noting that while the substances are not currently illegal, this limits law enforcement's ability to take action. He added that outside organizations are working diligently to address the issue at the state level.

## **IX. MAYOR/CITY COUNCIL COMMENTS**

- A. SCRVG Recognition (Mayor Magdits) -This item was set aside by Mayor Magdits for a future meeting.
- B. Recognition of S&T students regarding the 1501 train engine project. Parks Director Floyd Jernigan shared that the Frisco 1501 is the train at Schuman Park. The builders plate had been vandalized or stolen over the years. Dr. Laura Bartlett explained that Mo S&T is one of the few schools with Metallurgical Engineering and a credited foundry program. With the use of a 3D printer, students made a computer cad model of the plate, loaded it into a 3D printer to remake the 1501 Builders Plate. Dr. Bartlett shared that November 15<sup>th</sup> from 9am – noon in Room 244 in McNutt Hall, is open foundry day. Anyone from the community can come and participate. Mayor and Council thanked Dr. Bartlett and students for recreating the plate.
- C. Recognition of City Administrator John Butz on his retirement. (Mayor Magdits) Mayor Magdits presented retiring City Administrator John Butz with a Proclamation of Gratitude for his years of service to the community who then shared some parting thoughts.
- D. **Motion** to re-appoint Eric Showalter for the Board of Public Works (exp Aug 2028).  
A motion was made by Jackson, seconded by Rolufs, to approve the re-appointment. The motion passed unanimously by voice vote.
- E. **Motion** to re-appoint Joe Polizzi to the Board of Public Works (exp Aug 2029)  
A motion was made by Jackson, seconded by Rolufs, to approve the re-appointment. The motion passed unanimously by voice vote.
- F. Councilmember Dickens shared that he and Councilmember Balch have been dealing with a trash issue in their Ward since May and asked to revisit the topic of Administrative Search Warrants. City Counselor Todd Smith was asked to shared his expertise on the matter. Mr. Smith stated he encourages the use of Administrative Warrants. Mayor Magdits shared the concerns from past Councilmembers which ultimately voted the process down. City Counselor Todd Smith explained the number of ways to address a concern that this process would be grossly abused. City Administrator Riesberg said that staff would gather information and bring it forward to Council for review at a later date; at which time Council can decide whether the majority would like to officially revisit the topic for discussion.

## **X. COMMENTS FOR THE GOOD OF THE ORDER**

- A. Next City Council meeting, Monday, November 17th.
- B. Opening day of Candidate Filing: Tuesday, December 9<sup>th</sup>, 2025 at 8:00 am on the 3<sup>rd</sup> floor of the City Hall.
- C. Dickens reminded everyone of the food distribution at the Phelps County Dream Center.

D. Jackson asked the Mayor to move forward with the development of a coalition to discuss solutions regarding homelessness in the area.

**IX. CLOSED SESSION** – Closed Session per RSMo 610.021 – (3) Personnel

At 8:21pm, a motion was made by Jackson, seconded by Pace to go into closed session. A roll call vote showed: Ayes: McNeven, Behrendt, Jackson, Pace, Dickens, Rolufs, Balch, Shelby, and Chirban. Nays: None

At 8:27 pm, Council returned from closed session where a personnel matter was discussed. No final action taken.

**X. ADJOURNMENT** - With nothing further to discuss, Mayor Magdits dismissed the meeting at 8:27 pm

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CITY CLERK

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MAYOR