

Please Note: The Council Meeting will be conducted at Rolla City Hall. Citizens are encouraged to watch the proceedings live on the City of Rolla, Missouri YouTube page at https://www.youtube.com/@City_of_Rolla/streams

COUNCIL PRAYER
Ministerial Alliance

AGENDA OF THE ROLLA CITY COUNCIL
Monday, August 4th, 2025; 6:30 P.M.
City Hall Council Chambers
901 North Elm Street

PRESIDING: Mayor Louis J. Magdits IV

COUNCIL ROLL: MATTIAS PENNER, AUGUST ROLUFS, ANDREW BEHRENDT, NATHAN CHIRBAN, STEVE JACKSON, AARON PACE, WILLIAM HAHN, TOM MC NEVEN, KEVIN GREVEN, DAVID SHELBY, TINA BALCH AND MICHEAL DICKENS

PLEDGE OF ALLEGIANCE
Councilman Hahn

I. CONSENT AGENDA –

- A. Consider Approval of the City Council Minutes of:
1. City Council Minutes – July 7th, 2025
 2. Closed Session Minutes – July 7th, 2025
 3. City Council Minutes – July 21st, 2025
 4. Closed Session Minutes – July 21st, 2025

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

- a) Environmental Services Department Monthly Report June 2025
- b) Police Department Monthly Report – June 2025
- c) Animal Control Division Report – June 2025
- d) The Centre Income Statement ending May 2025
- e) Fire Incident Report for June 2025
- f) City of Rolla Financials for June 2025

III. PUBLIC HEARINGS - None

IV. ACKNOWLEDGMENTS and SPECIAL PRESENTATIONS –

- A. Jamie Schenck, Fundraising Manager for “Walk to End Alzheimer’s”: Alzheimer’s awareness/education and event information.
- B. Presentation of Mayoral Proclamation in support of Alzheimer’s Walk.
- C. Sara Buell, Marketing & Donor Relations Manager for The Mission: Annual report and Council update.

V. **OLD BUSINESS** –

- A. **Ordinance** to approve the re-zoning of property located at 931 Meriweather Road from the R-3, Multi-Family Residential District to the P, Public District. (City Planner Tom Coots) **Final Reading**

VI. **NEW BUSINESS** –

- A. **Resolution** to approve the Mayor’s signature to the Seller’s Listing Contract. (City Administrator John Butz) **Motion**
- B. **Resolution** to support the application of MHDC Tax Credits for proposed senior housing project on Lion’s Club Drive. (Comm. Dev. Director Dawn Bell)

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

VIII. **CITIZEN COMMUNICATION**

IX. **MAYOR/CITY COUNCIL COMMENTS**

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

- A. Next Meeting Date, Monday, August 18th, 2025
- B. Decision on Scheduling the September 15th City Council Meeting (MML Conflict)

XI. **CLOSED SESSION** –

- A. Closed Session per RSMo 610.021 – (12) Contract Negotiations

XII. **ADJOURNMENT** -

ROLLA CITY COUNCIL MEETING MINUTES
MONDAY, JULY 7th, 2025; 6:30 P.M.
ROLLA CITY HALL COUNCIL CHAMBERS
901 NORTH ELM STREET

Presiding: Mayor Pro-Tem Kevin Greven

Council Members in Physical Attendance: August Rolufs, Andrew Behrendt, Nathan Chirban, Aaron Pace, William Hahn, Tom Mc Neven, Kevin Greven, Tina Balch and Micheal Dickens

Council Members Absent: Steve Jackson, Mattias Penner, and David Shelby

Department Directors and Other City Officials in Physical Attendance: Public Works Director Darin Pryor, Fire Chief Jeff Breen, Police Chief Sean Fagan, Community Development Director Dawn Bell, Environmental Service Director Roger Pankey, Parks Director Floyd Jernigan, City Planner Tom Coots and City Counselor Nathan Nickolaus.

Mayor Pro-Tem Greven called the meeting to order at approximately 6:30 p.m. and proceeded to lead in the Pledge of Allegiance.

I. CONSENT AGENDA –

- A. Consider Approval of the City Council Minutes of:
 - A. City Council Minutes – June 2nd, 2025
 - B. Closed Session Minutes – June 2nd, 2025
 - C. City Council Minutes – June 16th, 2025
 - D. Closed Session Minutes – June 16th, 2025
 - E. Council Workshop Minutes – June 30th, 2025

A motion was made by Chirban, seconded by Balch to approve minutes. A voice vote showed 9 Ayes, zero Nays, 3 Absent.

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

- a) Building Codes monthly report – May & June 2025
- b) Environmental Services Department Monthly Report May 2025
- c) Police Department Monthly Report – May 2025
- d) Animal Control Division Report – May 2025
- e) Rolla Municipal Court summary – April, Corrected May (Note: May report submitted at the June 2nd meeting was incomplete), and June 2025
- f) The Centre Income Statement ending May 2025
- g) Fire Incident Report for May 2025
- h) P&Z Commission Minutes June 10th, 2025
- i) Rolla Board of Public Works Minutes for April 22nd, 2025
- j) Board of Adjustment Minutes for May 8th, 2025
- k) Parks Advisory Commission Minutes for May 29th, 2025
- l) City of Rolla Financials for May 2025

No questions were asked regarding the reports and minutes.

III. PUBLIC HEARINGS - None

IV. **ACKNOWLEDGMENTS and SPECIAL PRESENTATIONS** –

- A. Lauren Hill, SBA Representative (U.S. Small Business Administration) regarding disaster assistance. (Delayed due to traffic) Ms. Hill shared the different low interest rate loans to assist citizens for rent, economic loss, housing repairs etc. due to the March 14th tornado.

V. **OLD BUSINESS** –

- A. **Ordinance** to approve the vacation of a portion of 11th Street West of Powell Avenue. (City Planner Tom Coots) City Counselor Nathan Nickolaus read the ordinance for its final reading, by title: ORDINANCE 4864: AN ORDINANCE APPROVING THE VACATION OF A PORTION OF 11TH STREET GENERALLY LOCATED WEST OF POWELL AVENUE. A motion was made by Chirban, seconded by Hahn to approve the ordinance. A roll call vote showed: Ayes: Hahn, Dickens, Balch, McNeven, Chirban, Rolufs, Pace, Greven, Behrendt. Nays: none. Absent: Penner, Shelby and Jackson.
- B. **Ordinance** to enter into agreement with Meyer Electric for Wilson Field Lighting Project. (Park's Director Floyd Jernigan) City Counselor Nathan Nickolaus read the ordinance for its final reading, by title: ORDINANCE 4865: AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT BETWEEN THE CITY OF ROLLA, MISSOURI, AND MEYER ELECTRIC FOR THE REPLACEMENT OF WILSON FIELD LIGHTING. Greven clarified that this was an "installment" and not a replacement. A motion was made by Balch, seconded by Behrendt, to approve the ordinance. A roll call vote showed: Ayes: McNeven, Dickens, Rolufs, Greven, Behrendt, Balch, Pace, Hahn, and Chirban. Nays: none. Absent: Shelby, Penner and Jackson.
- C. **Ordinance** to enter into agreement with Qualite Sports Lighting Inc., for Kwantes Field Lighting Project. (Parks Director Floyd Jernigan) City Counselor Nathan Nickolaus read the ordinance for its final reading, by title: ORDINANCE 4866: AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT BETWEEN THE CITY OF ROLLA, MISSOURI, AND QUALITE SPORTS LIGHTING INC. FOR THE REPLACEMENT OF KWANTES FIELD LIGHTING. A motion was made by Balch, seconded by Pace to approve the ordinance. A roll call vote showed: Dickens, Rolufs, Greven, McNeven, Behrendt, Balch, Hahn, Chirban and Pace. Nays: none. Absent: Penner, Shelby, and Jackson.
- D. **Ordinance** to enter into an agreement with Pierce Asphalt, LLC for Project 601 – FY 2025 Asphalt Phase III. (PW Director Darin Pryor) City Counselor Nathan Nickolaus read the ordinance for its final reading, by title: ORDINANCE 4867: 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 Hahn, seconded by Pace to approve the ordinance. A roll call vote showed: Ayes: Greven, McNeven, Behrendt, Chirban, Pace, Dickens, Rolufs, Balch, and Hahn. Nays: none. Absent: Shelby, Jackson and Penner.

*At this time Lauren Hill with SBA entered the meeting and was able to give her presentation. See item IV.A.

VI. NEW BUSINESS –

- A. **Ordinance** amending Section 2-168 of the Rolla City Code pertaining to the removal of the city administrator. (City Administrator John Butz) Staff reviewed the current severance provisions under the City Administrator's employment contract, which allows six months' pay upon involuntary separation without cause. This differs from Sec. 2-168 of the Rolla Code, which specifies a two-month severance, though that section has not been updated in over three decades.

A proposed amendment would clarify that two months' severance remains the default unless modified by a specific employment contract approved by the Council. City Counselor Nathan Nickolaus read the ordinance for its first reading, by title: AN ORDINANCE AMENDING SECTION 2-168 OF THE ROLLA CITY CODE AND ENACTING A NEW SECTION 2-168 PERTAINING TO THE REMOVAL OF THE CITY ADMINISTRATOR.

- B. **Ordinance** to approve a tower lease agreement with Wisper ISP, LLC. (PW Director Darin Pryor) The lease agreement is to lease space at the airport water tower for purposes of providing wireless internet. 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 WISPER ISP LLC.

C. CLAIMS and/or FISCAL TRANSACTIONS –

- A. Review of Proposed Budget for The Highlands Community Improvement District. (City Administrator John Butz) City Administrator John Butz presented the FY25 and FY26 budget for The Highlands CID. CID statutes require submittal and review by the City Council prior to the CID Board action (no formal action needed by Council)

- B. **Motion to award bid and Ordinance** to enter into agreement with Pierce Asphalt for FY 2025 Asphalt Phase IV, Project 604. (PW Director Darin Pryor) A motion was made by Chirban, seconded by Balch to award the bid to Pierce Asphalt for \$199,819.40. A voice vote showed 9 Ayes, zero Nays and 3 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 PIERCE ASPHALT, LLC.

VII. CITIZEN COMMUNICATION

- A. Kristin Williams – South Murray Drive regarding the damage to her home from the sewer back-up and the letter she received denying her claim. City Counselor Nickolaus referred her to the insurance company for an appeal.

VIII. MAYOR/CITY COUNCIL COMMENTS

- A. Councilwoman Balch shared that Kids Safety Day was scheduled for July 9th from 10:00am to 2:00pm at Lions Club Park.
- B. Chief Fagan reminded Council of the Neighborhood Watch Program and to contact the Police Department to sign-up and receive resources if any are interested

IX. COMMENTS FOR THE GOOD OF THE ORDER

- A. Next Meeting Date, Monday, July 21st, 2025
- B. Request for rezoning was withdrawn by applicant: Map Amendment to rezone 112 W Lions Club Dr from the R-1, Suburban Residential district to the C-2, General Commercial district. No Action Needed.

X. CLOSED SESSION –

- A. Closed Session per RSMo 610.021 – (2) Real Estate, (3) Personnel, (12) Contract Negotiations and Sealed Bids

At 7:06 pm a motion was made by Chirban, seconded by Behrendt, to move into closed session. A roll call vote showed: Ayes: Dickens, Chirban, Greven, Hahn, Balch, Behrendt, Rolufs, McNeven, and Pace. Nays: none. Absent: Penner, Shelby and Jackson.

At 8:28 pm Council returned from Closed session where there were no reportable actions taken.

XI. ADJOURNMENT -

With nothing further to discuss, the meeting was adjourned at approximately 8:28 p.m.

CITY CLERK

MAYOR

ROLLA CITY COUNCIL MEETING MINUTES
MONDAY, JULY 21st, 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: Andrew Behrendt, Nathan Chirban, Aaron Pace, William Hahn, Tom McNeven, Kevin Greven, David Shelby and Tina Balch.

Council Members Absent: Mattias Penner, August Rolufs, Steve Jackson 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, Community Development Director Dawn Bell, Environmental Service Director Roger Pankey, Parks Director Floyd Jernigan, City Planner Tom Coots, City Administrator John Butz and City Counselor Nathan Nickolaus.

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

I. PUBLIC HEARINGS -

A. **Public hearing and ordinance** to approve the re-zoning of property located at 931 Meriweather Road from the R-3, Multi-Family Residential District to the P, Public District. (City Planner Tom Coots)

At 6:32 p.m. Mayor Magdits officially opened the public hearing. City Planner Tom Coots explained that the applicant, Rolla Municipal Utilities, recently purchased the subject property and intends to use the property for a booster pump station to maintain water pressure in the area. Chad Davis, RMU Engineering Manager, shared that the building, similar to that being constructed on Nagogami Drive, will be a 12'x20' concrete brick building with a metal roof accessible from Meriweather Rd. Only the necessary trees will be removed for construction and once completed, noise pollution will not be a concern. City Administrator John Butz suggested a picture of a comparable RMU facility be emailed for distribution to the council. With there being no further comments, at 6:42 p.m., Mayor Magdits closed the public hearing. City Counselor Nathan Nickolous read the Ordinance for its first reading: AN ORDINANCE TO APPROVE THE RE-ZONING OF PROPERTY LOCATED AT 931 MERIWEATHER RD FROM THE R-3, MULTI-FAMILY RESIDENTIAL DISTRICT TO THE P, PUBLIC DISTRICT.

II. CONSENT AGENDA –

A. **Motion** to accept Utility Easement from Curators of the University of Missouri. PW Director Darin Pryor explained that the University of Missouri preferred for the easement to be granted to the City of Rolla for the purpose of the construction of a new water main west of Watts Drive. A motion was made by Greven, seconded by Behrendt to accept the utility easement. A voice vote showed: 8 ayes, 0 Nays, 4 Absent.

III. ACKNOWLEDGMENTS and SPECIAL PRESENTATIONS –

- A. Rebecca West, MS&T Engagement/Outreach Program Manager shared plans for the 16th Annual Celebration of Nations, Saturday, September 20th, 2025. The parade will begin at 11:00 a.m and will display 160 different flags. Live performances will be on three separate stages. Additional financial and advertising support was made possible by The Route 66 Centennial Commission to help broaden regional attendance.

IV. OLD BUSINESS –

- A. **Ordinance** amending Section 2-168 of the Rolla City Code pertaining to severance pay for the City Administrator. (City Administrator John Butz) City Counselor Nathan Nickolaus read the ordinance for its final reading, by title: ORDINANCE 4869: AN ORDINANCE AMENDING SECTION 2-168 OF THE ROLLA CITY CODE AND ENACTING A NEW SECTION 2-168 PERTAINING TO THE REMOVAL OF THE CITY ADMINISTRATOR. A motion was made by Hahn, seconded by Pace, to approve the ordinance. A roll call vote showed: Ayes: Hahn, Shelby, Balch, McNeven, Chirban, Pace, Greven, and Behrendt. Nays: none. Absent: Penner, Jackson, Rolufs, and Dickens.
- B. **Ordinance** to approve a tower lease agreement with Wisper ISP, LLC. (PW Director Darin Pryor) City Counselor Nathan Nickolaus read the ordinance for its final reading, by title: ORDINANCE 4870: AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE A CERTAIN AGREEMENT BETWEEN THE CITY OF ROLLA, MISSOURI, AND WISPER ISP LLC. A motion was made by Chirban, seconded by Greven, to approve the ordinance. A roll call vote showed: Ayes: McNeven, Shelby, Greven, Behrendt, Balch, Pace, Hahn, and Chirban. Nays: none. Absent: Penner, Jackson, Rolufs, and Dickens.
- C. **Ordinance** to enter into agreement with Pierce Asphalt for FY 2025 Asphalt Phase IV, Project 604. (PW Director Darin Pryor) City Counselor Nathan Nickolaus read the ordinance for its final reading, by title: ORDINANCE 4871: 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 Greven, seconded by Behrendt, to approve the ordinance. A roll call vote showed: Ayes: Shelby, Greven, McNeven, Behrendt, Balch, Hahn, Chirban, and Pace. Nays: none. Absent: Penner, Rolufs, Jackson, and Dickens.

V. NEW BUSINESS –

- A. **Resolution** authorizing the execution of the Grant Agreement through the Delta Regional Authority for stormwater improvements. (PW Director Darin Pryor) City Counselor Nathan Nickolaus read the resolution for one reading by title: RESOLUTION 2069: A RESOLUTION ACCEPTING COMMUNITY INFRASTRUCTURE FUNDING THROUGH THE DELTA REGIONAL AUTHORITY FOR STORMWATER IMPROVEMENTS AND AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE RELATED DOCUMENTS. These improvements will begin next spring and will last all summer. PW Director Pryor has already began preparing the Downtown Businesses for the disruption and will continue to stay in close contact/communication throughout the project. A motion was made by Greven, seconded by Balch, to approve the resolution accepting the DRA grant and authorized the City Administrator to execute related documents. A voice vote showed: 8 Ayes, zero Nays, and 4 Absent.

VI. CLAIMS and/or FISCAL TRANSACTIONS –

- A. **Motion** to award contract to McQueen Emergency for the purchase of 10 sets of Athletics Turnout Gear. Fire Chief Jeff Breen shared that 1/3 of the Department gear gets replaced every year and has an overall life of 10 years. The City was fortunate to be awarded 50% grants for 2024 and 2025. A motion was made by Chirban, seconded by Behrendt to award the bid to McQueen Emergency for \$56,250. A voice vote showed: 8 Ayes, 0 Nays, 4 Absent.
- B. **Motion** to award bid to Wayde's Equipment for a 2025 zero turn radius mower. (Park Director Floyd Jernigan) The mowers usually have a life of 7-10 years and then transferred to the airport. A motion was made by Greven, seconded by Chirban to award the bid to Wayde's Equipment for \$19,047.41. A voice vote showed: 8 Ayes, 0 Nays, 4 Absent.

VII. CITIZEN COMMUNICATION - None

VIII. MAYOR/CITY COUNCIL COMMENTS

- A. Councilmember Balch shared her experience of Child Safety Day at Lions Club Park where she served on behalf of BPAC.
- B. Mayor Magdits recognized the Rolla Public Library for their successful summer reading program where 17,000 books have been read. Further compliments were made by Councilmember's Balch and Shelby.
- C. City Administrator John Butz reminded Council of the September Annual MML Conference and that Council will need to make a decision at the next August 4th meeting, as to the rescheduling of the September 15th meeting.

IX. COMMENTS FOR THE GOOD OF THE ORDER

- A. Next Meeting Date, Monday, August 4th, 2025

X. CLOSED SESSION –

- A. Closed Session per RSMo 610.021 – (9) Union Negotiations

At 7:13 p.m., a motion was made by Chirban, seconded by Shelby, to go into closed session. A roll call vote showed: Ayes: Chirban, Pace, Greven, Behrendt, Hahn, Shelby, Balch, and McNeven. Nays: none. Absent: Penner, Rolufs, Jackson, Dickens.

At 7:42 p.m., Council returned from closed session where there were not final actions taken.

XI. ADJOURNMENT -

With nothing further to discuss, the meeting was adjourned at approximately 7:42 p.m.

CITY CLERK

MAYOR

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Rolla City Council
Budget Workshop Minutes
August 25th, 2025
Rolla City Hall, 901 N. Elm St., Rolla, MO 65401

Presiding: Mayor Louis J. Magdits IV

City Council Representatives Present: August Rolufs, Andrew Behrendt, Nathan Chirban, Steve Jackson, Aaron Pace, William Hahn, Tom McNeven, Kevin Greven, David Shelby, Tina Balch, Michael Dickens.

City Directors Present: City Administrator John Butz, Police Chief Sean Fagan, Fire Chief Jeff Breen, Public Works Director Darin Pryor, Finance Director Steffanie Rogers, Community Development Director Dawn Bell, and Parks Director Floyd Jernigan.

At approximately 5:30 p.m., Mayor Magdits called the workshop to order and turned the floor over to City Administrator John Butz.

City Administrator John Butz explained the proposed FY2026 budget for all nine funds (General Fund, Sewer Fund, Environmental Services Fund, Park Fund, Park Land Reserve Fund, Airport Fund, Cemetery Fund, Street Fund, and Recreation Fund). The budget projects revenues of \$40,260,403 and expenses of \$45,005,310, an intentional spend down of reserves primarily in the Street/Cap. Imp. Fund. The total sales tax is estimated at \$15,199,750 with total property tax projected at \$1,440,200.

Other topics of notable mention include the future of the Rec Centre including a possible April tax issue, future needs/options for the 25-year old Splash Zone pool (\$274,000 operating loss in FY25), the City Hall renovation debt being paid off in 2025, and proposed employee compensation of a 1% COLA in October and up to a 3% merit increase in January.

A Council Workshop on The Centre was scheduled for Tuesday, September 9th, which will begin with a closed session, followed by open session. Three citizens were present who asked various questions regarding the next action regarding the Centre pool, grant procedures, and the status of the Land and Water Fund. At 8:30 p.m. Mayor Magdits adjourned the workshop.

Minutes submitted by Lorri Powell, City Clerk

JUNE MATERIALS COLLECTED & SHIPPED FROM RECYCLING CENTER

(Based on Calendar Year)

Material	Jun 2025	May 2025	Jun 2024	Year-to-Date 2025	Year-to-Date 2024	Yearly Total 2024
Cardboard	106.4 ton	107.9 ton	106.4 ton	712.9 ton	729.5 ton	1,434.5 ton
Newspaper	18.5 ton	34.0 ton	16.2 ton	158.7 ton	139.5 ton	297.8 ton
High Grade Paper	0.0 ton	0.0 ton	0.0 ton	17.9 ton	17.3 ton	17.3 ton
Aluminum	2.4 ton	2.3 ton	2.3 ton	9.7 ton	7.0 ton	16.5 ton
Steel Cans/Scrap Metal	6.1 ton	2.9 ton	4.5 ton	25.1 ton	24.9 ton	45.4 ton
Plastic	0.0 ton	10.3 ton	10.9 ton	40.8 ton	50.2 ton	87.1 ton
Glass	27.8 ton	20.7 ton	23.3 ton	118.5 ton	116.6 ton	190.1 ton
Batteries	11b ton	0.0 ton	0.0 ton	2.7 ton	0.0 ton	0.9 ton
Electronic Waste	0.0 ton	6.6 ton	3.3 ton	18.9 ton	21.0 ton	39.1 ton
Household HW	0.0 ton	0.0 ton	0.0 ton	0.0 ton	0.0 ton	0.0 ton
TOTAL	161.2 ton	184.7 ton	166.9 ton	1,105.3 ton	1,106.0 ton	2,128.6 ton

SERVICES PROVIDED

Type of Service	Jun 2025	May 2025	Jun 2024	Year-to-Date 2025	Year-to-Date 2024	Yearly Total 2024
Special Pick-ups	69	39	52	225	223	414
Paper Shredding	3.8 hours	5.0 hours	3.8 hours	25.8 hours	36.8 hours	60.5 hours
Reported Trash Nuisances	0	0	0	0	0	0
Households Dropping Off Hazardous Waste	145	104	92	603	552	1132

DISPOSAL TONNAGE

(Sanitation Division)

Material	Jun 2025	May 2025	Jun 2024	Year-to-Date 2025	Year-to-Date 2024	Yearly Total 2024
Refuse	1,971.8 ton	1,951.2 ton	1,363.3 ton	10,348.3 ton	9,684.2 ton	19,044.5 ton

+ 6.86%

Rolla Police Department Monthly Report

YTD 2025

Part I Crimes

Calls that result in written reports are processed through the department's Records Management System (RMS) and ultimately reported to the MSHP and FBI. Beginning in 2020, we transitioned from the FBI's Uniform Crime Report (UCR) method, which counted only the most serious crime from each incident, to the National Incident-Based Reporting System (NIBRS), which counts each of the offenses per incident separately. NIBRS is now considered the FBI's standard method of reporting. The FBI has historically classified eight of the most serious offenses as "Part I Crimes" (these totals are somewhat fluid as investigations and report processing are not limited to monthly time frames):

	<u>Criminal Homicide</u>	<u>Rape</u>	<u>Robbery</u>	<u>Felony Assault</u>	<u>Burglary</u>	<u>Larceny</u>	<u>Auto Theft</u>	<u>Arson</u>	<u>Total</u>	<u>Change from Previous Yr</u>
June	0	1	0	4	4	25	2	1	37	
YTD 2025	0	7	1	34	27	165	15	2	251	
2024	0	13	4	60	59	427	42	4	609	-16.69%
2023	0	8	6	55	85	514	58	5	731	-8.85%
2022	0	7	6	94	119	528	44	4	802	-1.11%
2021	0	15	9	68	119	564	35	1	811	-23.20%
2020	1	12	1	99	172	711	59	1	1056	13.92%

Overdoses

The following data pertain to calls for service responded to by the Rolla Police Department in which an overdose was known or suspected. It is not an accurate representation of all overdoses occurring in Rolla, as these incidents aren't always reported since Narcan is readily available to citizens. Also, in many circumstances, law enforcement may not be called on to respond, as an overdose could be reported as a medical call, or the patient could be transported to the hospital by family/friends. Note the "Narcan Administered" column is ONLY for Narcan administered by RPD. Therefore, it cannot be used as a representation of the # of Narcan uses per overdose incident, as many times another responding agency (Fire, EMS, other LE) administers the Narcan. We do not have statistics for those agencies. Overdose Deaths are those deaths in which it is immediately known an overdose was involved. There is potential for this total to change as death investigations and/or lab results are finalized.

	<u>Overdose Calls for Service</u>	<u>Narcan Administered by RPD</u>	<u>Overdose Deaths</u>
June	10	1	1
YTD 2025	33	5	2
2024	73	13	2
2023	111	38	9
2022	132	42	10
2021	138	58	15

Rolla Police Department Monthly Report

YTD 2025

Calls for Service

"Calls for Service" refers to the general daily activity of the officers - and dispatchers, in some situations - of the Rolla Police Department, as recorded in the Computer Aided Dispatch (CAD) system. Each incident handled by one or more of those individuals, whether in response to a citizen's request for assistance, self-initiated by an officer, or scheduled, is recorded as a single "Call for Service". Call types are assigned based on the initial circumstances presented to the dispatcher and, therefore, should not be considered a reflection of the full nature of the call. "Calls for Service" should also not be mistaken for "Reports Taken". (*Note: CFS criteria were slightly adjusted in 2025, eliminating certain calls handled by dispatchers, in order to make the totals even more accurate.)

Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	2024 YTD	% Increase
Abandoned/Recovered Property	13	9	11	12	15	19							79	112	-29.46%
Abandoned Vehicle	15	16	15	17	17	15							95	112	-15.18%
Accident - Fatality	0	0	1	0	0	0							1	0	#DIV/0!
Accident - Injury	12	22	17	20	21	18							110	113	-2.65%
Accident - Leave The Scene	17	14	19	17	15	12							94	74	27.03%
Accident - No Injury	32	37	33	33	33	32							200	254	-21.26%
Accident - Private Property	18	24	23	31	22	20							138	132	4.55%
Accident - Road Blocked	8	5	6	10	10	8							47	31	51.61%
Adult Abuse	0	0	2	0	0	0							2	0	#DIV/0!
Alarm LE	79	48	67	62	52	43							351	381	-7.87%
Animal Bite/Attack	2	4	1	5	7	2							21	7	200.00%
Animal Control	69	71	77	94	116	86							513	622	-17.52%
Arson	0	0	0	0	0	0							0	0	#DIV/0!
Assault	3	3	14	9	14	7							50	78	-35.90%
Assist Agency Non-LEA	58	61	144	69	61	74							467	432	8.10%
Assist Citizen	12	10	27	9	11	22							91	72	26.39%
Assist LEA	7	11	11	9	14	19							71	63	12.70%
Assist Motorist	44	48	21	19	19	22							173	155	11.61%
Bomb Threat	0	1	0	0	0	0							1	1	0.00%
Building Lockout	0	0	0	0	0	0							0	3	-100.00%
Burglary	12	8	11	9	10	10							60	55	9.09%
Business/Building Check	451	291	268	256	236	176							1,678	1,416	18.50%
Call for Police	53	44	51	51	56	71							326	322	1.24%
Check Well Being	95	102	125	100	105	86							613	614	-0.16%
Child Abuse	3	4	7	6	2	0							22	22	0.00%
Child Exploitation/Pornography	0	1	0	1	1	0							3	3	0.00%
Confidential Investigation	0	0	0	3	0	2							5	2	150.00%
Conservation Violation	0	0	0	0	0	0							0	1	-100.00%
Court	8	8	17	10	10	12							65	51	27.45%
Crossing Guard (Officer coverage)	0	3	2	3	4	0							12	25	-52.00%
CWB 911 Hangup	58	58	82	69	68	71							406	847	-52.07%
Death	1	0	0	0	0	0							1	6	-83.33%
Destruction of Property	9	10	7	14	18	17							75	86	-12.79%
Disturbance-Fireworks	1	0	0	1	0	3							5	8	-37.50%
Disturbance-Liquor	0	0	2	1	2	0							5	5	0.00%
Disturbance-Other	44	48	85	69	76	51							373	359	3.90%
Domestic Violence	31	36	43	34	33	32							209	235	-11.06%
Driving While Intoxicated	7	4	8	16	14	10							59	73	-19.18%
Drown/Water Rescue	0	0	0	1	0	2							3	0	#DIV/0!
Drug Paraphernalia	5	2	6	2	5	4							24	37	-35.14%
Escape	0	0	0	0	0	0							0	0	#DIV/0!
Escort - Bank	0	1	0	0	0	0							1	0	#DIV/0!
Escort - Courtesy	9	6	8	3	3	9							38	37	2.70%
Escort - Funeral	10	10	5	8	7	9							49	60	-18.33%
Exparte Violation	1	5	2	4	15	5							32	29	10.34%
Field Interview	45	46	64	31	50	52							288	240	20.00%
Fight	2	5	2	4	3	8							24	11	118.18%
Fingerprints	1	0	2	0	0	2							5	19	-73.68%
Follow-up	115	115	121	119	119	92							681	582	17.01%
Foot Patrol	0	0	0	0	0	0							0	1	-100.00%
Forgery-Counterfeiting	0	4	2	4	3	2							15	9	66.67%
Found Body	0	0	0	0	0	1							1	0	#DIV/0!
Fraud - Checks/Credit Card	10	14	12	16	26	13							91	131	-30.53%
Harassment	17	16	23	18	23	26							123	148	-16.89%
Identity Theft	1	1	3	2	1	0							8	10	-20.00%
Information Request	246	254	310	235	284	261							1,590	1,714	-7.23%
Intoxicated Person	4	3	5	2	6	9							29	28	3.57%
Jail Incident	0	0	1	0	0	0							1	0	#DIV/0!
Juvenile Complaint	12	3	10	10	16	5							56	56	0.00%

Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	2024 YTD	% Increase
Keep the Peace/Standby	11	6	13	14	12	16							72	88	-18.18%
Kidnapping	0	1	0	1	0	0							2	1	100.00%
Leave without Pay	0	0	0	1	0	0							1	6	-83.33%
Liquor Violation	0	0	0	0	0	0							0	1	-100.00%
Littering/Dumping	2	1	2	2	3	0							10	17	-41.18%
Loitering	2	5	7	2	6	6							28	26	7.69%
Lost or Stolen Property	15	7	12	11	9	13							67	51	31.37%
Loud Noise Complaint	12	20	29	15	32	17							125	156	-19.87%
Malicious Mischief	0	1	1	1	2	3							8	15	-46.67%
Mental Health	21	19	35	14	32	21							142	194	-26.80%
Missing Person	5	2	4	5	5	6							27	35	-22.86%
Murder	0	0	0	0	0	0							0	0	#DIV/0!
Narcotics Violation	9	5	11	6	12	11							54	87	-37.93%
Notification	3	9	2	3	7	4							28	0	#DIV/0!
Negotiation Callout	0	0	0	0	0	0							0	0	#DIV/0!
No Business License	0	0	0	0	0	0							0	0	#DIV/0!
Open Door	2	4	11	4	5	2							28	28	0.00%
Other	0	0	0	0	0	0							0	0	#DIV/0!
Overdose	3	7	4	4	3	9							30	37	-18.92%
Paper Service	22	28	24	28	24	16							142	125	13.60%
Prisoner Transport	0	3	3	5	2	6							19	12	58.33%
Property Damage-Non Criminal	1	1	9	3	0	2							16	16	0.00%
Prostitution	0	0	0	0	0	0							0	2	-100.00%
Prowler	1	1	2	3	1	2							10	18	-44.44%
Public Indecency	0	4	3	1	1	3							12	13	-7.69%
Public Relations	7	7	23	15	22	12							86	35	145.71%
Pursuit	0	0	1	0	1	0							2	1	100.00%
Rape/Sexual Assault	1	0	3	1	2	1							8	7	14.29%
Robbery	0	0	0	2	1	2							5	2	150.00%
Runaway	6	11	8	9	1	10							45	46	-2.17%
Search Warrant	0	1	0	0	0	0							1	5	-80.00%
Vacation/Security Check	5	4	20	3	27	53							112	138	-18.84%
Selective Enforcement	0	0	0	0	0	0							0	0	#DIV/0!
Sewer Alarm	0	0	0	1	0	0							1	0	#DIV/0!
Sex Offenses	1	7	6	5	2	5							26	30	-13.33%
Shots Fired	2	2	7	2	1	4							18	18	0.00%
Soliciting	0	0	1	3	1	1							6	16	-62.50%
Stabbing	0	0	0	0	0	0							0	0	#DIV/0!
Stabbing or Shooting with Injury	0	0	0	0	0	0							0	2	-100.00%
Stalking	1	3	1	1	0	2							8	9	-11.11%
Stealing	39	40	61	58	54	57							309	378	-18.25%
Stolen Vehicle	8	5	3	4	8	9							37	63	-41.27%
Suicide	0	0	0	1	0	0							1	0	#DIV/0!
Suspicious Activity	60	42	72	54	72	73							373	445	-16.18%
Suspicious Package/Item	1	1	1	0	0	2							5	3	66.67%
SWAT Callout	0	0	0	0	0	0							0	0	#DIV/0!
Tampering	2	6	1	3	3	2							17	39	-56.41%
Telephone Harassment	8	14	12	13	18	18							83	102	-18.63%
Tow Sticker Expired	4	9	10	11	6	10							50	62	-19.35%
Traffic Complaint	154	138	194	123	130	184							923	779	18.49%
Traffic Stop	427	208	315	319	319	488							2,076	1,520	36.58%
Trespassing	30	29	42	41	41	35							218	236	-7.63%
Try to Contact	29	11	21	9	11	13							94	107	-12.15%
Vehicle Identification	46	18	41	30	48	25							208	183	13.66%
Vehicle Lockout	2	0	1	0	1	2							6	9	-33.33%
Vehicle Repossession	8	1	5	6	3	6							29	27	7.41%
Veterinary Call	0	2	2	3	5	0							12	13	-7.69%
Weapons Violation	1	1	7	3	6	5							23	25	-8.00%
Totals	2,591	2,170	2,803	2,361	2,562	2,596	0	0	0	0	0	0	15,083	15,112	-0.19%

ANIMAL CONTROL MONTHLY TOTALS

June 2025

ANIMALS IMPOUNDED

	Canine	Feline	Other Domestic	Wildlife	Monthly Total	2025 YTD Total	2024 YTD Total
City of Rolla	9	17	0	5	31	244	5
Rolla Area	7	0	0	0	7	13	0
City of Newburg	0	0	0	0	0	0	0
Newburg Area	0	0	0	0	0	0	0
Edgar Springs Area	0	0	0	0	0	0	0
Other Agencies	0	0	0	0	0	0	0
St. James Area	0	0	0	0	0	0	0
Ft. Leonard Wood	0	0	0	0	0	0	0
Monthly Total	16	17	0	5	38		
2025 YTD Total	127	86	0	45		257	
2024 YTD Total	134	24	2	57			5
Total Phelps County	7	0	0	0	7	13	4

ANIMAL DISPOSITION

	Canine	Feline	Other Domestic	Wildlife	Monthly Total	2025 YTD Total	2024 YTD Total
Animals Adopted ①	9	17	0	0	26	81	43
Animals Claimed	4	0	0	0	4	46	62
Euthanized(III/Injured)	0	1	0	0	1	1	5
Euthanized(Dangerous)	0	0	0	0	0	6	5
Euthanized(Un-Placed)②	0	0	0	0	0	0	0
Deceased on Arrival	0	0	0	2	2	33	39
Transferred to Rescue ③	0	1	0	1	2	32	0
Wildlife Relocated	0	0	0	2	2	15	4
Other	0	6	0	0	6	20	0
Monthly Total	13	25	0	5	43		
2025 YTD Total	113	74	0	46		234	
2024 YTD Total	107	13	2	36			158

ADDITIONAL STATISTICS

	Monthly Total	2025 YTD Total	2024 Total
Adoption Rate (① +③)÷(①+②+③)	100.00%	100.00%	100.00%
PR Programs	0	0	0
Calls for Service	82	850	569
Written Warnings	0	0	0
Citations	0	0	3
Total Incinerator Hours	0	0	0

The Centre Rolla's Health & Recreation Complex
Income Statement
For the 9 Months Ending
June 30, 2025

	<u>Period To Date</u>	<u>PTD Budget</u>	<u>Variance</u>	<u>Last Year</u>	<u>Year To Date</u>	<u>YTD Budget</u>	<u>Variance</u>	<u>Last Year</u>
Members:								
New	111	83	34%	73	921	1,067	-14%	935
Net New & Reactivated Bridge/Freezes	(24)	(39)	38%	(39)	(94)	(54)	-74%	(54)
Cancelled	104	92	-13%	88	845	754	-12%	728
Net	(17)	(48)	65%	(54)	(18)	259	-107%	154
Total Members	1,866	2,261	-17%	2,056	1,866	2,261	-17%	2,056
Revenues								
Rental & Other:								
Conference Room & Other Rental	(\$520)	\$500	(\$1,020)	\$1,280	\$2,970	\$4,500	(\$1,530)	\$5,010
	(520)	500	(1,020)	1,280	2,970	4,500	(1,530)	5,010
Member Services:								
Membership Dues	67,173	77,999	(10,826)	69,077	596,300	669,689	(73,389)	546,748
Guest Fees	9,058	8,000	1,058	8,417	68,928	72,000	(3,072)	69,818
Locker Rent	264	75	189	30	1,419	675	744	1,237
	76,495	86,074	(9,579)	77,524	666,647	742,364	(75,717)	617,803
Fitness:								
Enrollment Fees/Health Assessments	3,071	2,081	990	1,487	13,537	26,680	(13,143)	11,878
Special Programs	240	100	140	990	1,140	900	240	1,829
	3,311	2,181	1,130	2,477	14,677	27,580	(12,903)	13,707
Ancillary:								
Swim Programs	9,033	11,000	(1,967)	9,241	52,470	99,000	(46,530)	70,988
General Medical Integration	1,240	2,475	(1,235)	1,092	8,296	14,850	(6,554)	5,906
Recreation	5,897	6,500	(603)	6,794	59,932	56,000	3,932	51,384
Café	1,171	1,250	(79)	1,541	10,680	11,250	(570)	10,463
Pro Shop	595	400	195	103	3,064	3,600	(536)	1,309
Personal Training	7,965	8,211	(246)	7,467	74,088	70,432	3,656	59,557
Children's Area	2,494	3,000	(506)	2,134	18,642	27,000	(8,358)	19,554
	28,396	32,836	(4,440)	28,371	227,173	282,132	(54,960)	219,161
Total Revenue	107,682	121,591	(13,909)	109,652	911,466	1,056,576	(145,110)	855,681
Expenses								
Salaries & Burden	107,208	90,128	(17,080)	101,441	858,087	804,948	(53,139)	823,937
Other Employee Expenses	1,676	700	(976)	6,701	10,190	6,300	(3,890)	31,451
General Supplies & Services	784	642	(142)	124	4,317	5,778	1,461	4,303
Environmental Supplies	2,369	1,500	(869)	5,600	18,277	13,500	(4,777)	17,390
Cost of Goods Sold	1,015	905	(110)	53	8,464	8,145	(319)	6,014
Minor Equipment	250	317	67	84	1,994	2,853	859	6,867
Repairs & Maintenance	4,032	3,100	(932)	1,300	101,626	27,900	(73,726)	52,258
Service Contracts & Licenses	8,602	10,759	2,157	9,293	89,394	96,831	7,437	80,755
Marketing & Collateral	2,862	7,100	4,238	5,413	55,428	63,900	8,472	62,645
Utilities	13,273	16,076	2,803	12,453	151,895	144,684	(7,211)	142,185
Bank Fees & Miscellaneous	4,504	4,810	306	4,119	39,191	43,290	4,099	31,165
Other Taxes & Fees	250	450	200	(2,250)	3,215	4,050	835	2,424
Total Expenses	146,824	136,487	(10,337)	144,331	1,342,078	1,222,179	(119,899)	1,261,393
Net Operating Income	(39,142)	(14,896)	(24,246)	(34,679)	(430,612)	(165,603)	(265,009)	(405,712)
Management Fees	8,000	10,000	2,000	8,000	74,000	90,000	16,000	78,000
Net Income (Loss)	(\$47,142)	(\$24,896)	(\$22,246)	(\$42,679)	(\$584,612)	(\$355,603)	(\$249,009)	(\$516,902)
Ancillary Services Net Income (Loss)								
Swim Programs (Net)	\$4,350	\$5,170	(\$820)	\$5,697	\$21,299	\$46,530	(\$25,231)	\$40,133
Recreation (Net)	(\$232)	\$3,700	(\$3,932)	\$2,063	\$38,278	\$31,800	\$6,478	\$28,681
Café (Net)	\$476	\$625	(\$149)	\$1,541	\$4,447	\$5,625	(\$1,178)	\$5,397
Pro Shop (Net)	\$276	\$120	\$156	\$50	\$833	\$1,080	(\$247)	\$361
Personal Training (Net)	\$2,770	\$3,284	(\$514)	\$2,330	\$27,148	\$28,173	(\$1,025)	\$10,955
Children's Area (Net)	(\$575)	\$844	(\$1,419)	(\$773)	(\$13,156)	\$7,596	(\$20,752)	\$1,985
Total Ancillary Services Net Income (Loss)	\$7,066	\$13,743	(\$6,677)	\$10,908	\$78,848	\$120,804	(\$41,956)	\$87,512

The Centre Rolla's Health & Recreation Complex
Operations Report
June 2025

Billable Members:

	Current Month			Last Year Actual	Fiscal Year 2025			Last Year Actual
	Actual	Budget	Variance		Actual	Budget	Variance	
New	111	83	28	73	921	1,067	(146)	936
Net New & Reactivated Bridge/Freeze	(24)	(39)	15	(39)	(94)	(54)	(40)	(54)
Cancelled	104	92	(12)	88	845	754	(91)	728
Net	(17)	(48)	-65%	(54)	(18)	259	-107%	154
Total Members	1,866	2,261	-17%	2,056	1,866	2,261	-17%	2,056

Members - Trend

	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	June 2025	PW Avg June
New Members	72	187	59	124	89	95	111	128
Net New & Reactivated Bridge/Freeze	(12)	6	(20)	(8)	(16)	(20)	(24)	(55)
Cancellations	96	61	139	76	95	79	104	131
Net Gain/Loss	(36)	132	(100)	40	(22)	(4)	(17)	(58)
Total Members	1,837	1,969	1,869	1,909	1,887	1,883	1,866	3,878
Total Bridge/Freezes	84	72	87	92	103	120	135	185

Financials

	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25
Total Revenue	\$ 91,261	\$ 99,599	\$ 104,185	\$ 98,890	\$ 106,571	\$ 114,081	\$ 107,682
Total Operating Expenses	\$ 163,718	\$ 136,278	\$ 145,639	\$ 136,885	\$ 153,527	\$ 151,293	\$ 146,824
Net Operating Income	\$ (72,457)	\$ (36,679)	\$ (41,454)	\$ (37,995)	\$ (46,956)	\$ (37,212)	\$ (39,142)
Membership Dues	\$ 64,479	\$ 64,156	\$ 67,404	\$ 66,581	\$ 68,942	\$ 68,154	\$ 67,173
Guest Fees	\$ 6,324	\$ 9,091	\$ 8,073	\$ 7,726	\$ 6,900	\$ 12,498	\$ 9,058
Personal Training Revenue	\$ 6,924	\$ 7,482	\$ 7,484	\$ 7,873	\$ 11,136	\$ 8,862	\$ 7,965
Swim Revenue	\$ 2,836	\$ 6,143	\$ 5,794	\$ 5,745	\$ 7,397	\$ 7,600	\$ 9,033
Recreation Revenue	\$ 5,661	\$ 7,043	\$ 7,913	\$ 3,584	\$ 7,133	\$ 8,963	\$ 5,897
Medical Integration	\$ 336	\$ 496	\$ 1,736	\$ 925	\$ 1,037	\$ 992	\$ 1,240

Ancillary Services

	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	June 2025	PW Avg June
Personal Training Sessions	217	253	253	262	327	265	246	464
Personal Training Participants as % of Members	2.89%	4.01%	3.85%	3.56%	3.66%	3.24%	3.05%	3.20%
Swim Sessions	36	44	36	28	46	46	98	188
MyFitRx Enrollments	5	7	22	18	14	19		
NPS Score	55	82	33	38	38	63	43	68
Total Visits	8,569	9,473	9,262	8,622	10,679	9,593	10,120	21,218
Visits per Member	4.7	4.8	5.0	4.5	5.7	5.1	5.4	5.5
Monthly Attrition	5.13%	3.32%	7.06%	4.07%	4.98%	4.19%	5.52%	3.35%
Length of Stay (months)- Cancellations	25.38	16.74	32.51	17.30	14.32	16.39	13.89	22.96
Length of Stay (months)- Current Members	25.50	23.36	23.59	23.28	23.85	23.95	24.16	40.42
Dues per Billable Member	\$ 35.10	\$ 32.58	\$ 37.22	\$ 36.11	\$ 37.51	\$ 37.35	\$ 37.34	\$ 55.00

**Fire Incident Report
Calendar Year 2025**

JUNE 2025

MAJOR INCIDENT TYPE	JUNE 2025 #	JUNE 2024 #	YTD 2025 #	YTD 2024 #	CHANGE 2024 - 2025 # RESPONDED
False Alarm & False Call	27	26	168	206	-22.62%
Fire	5	4	52	39	33.33%
Good Intent Call	21	26	122	170	-28.24%
Hazardous Condition (No Fire)	10	9	88	65	35.38%
Overpressure Rupture, Explosion, Overheat (No Fire)	-	-	-	1	-100.00%
Rescue & Emergency Medical Service	109	145	848	934	-9.21%
Service Call	9	7	62	37	67.57%
Severe Weather & Natural Disaster	-	-	17	3	466.67%
Special Incident Type	-	1	2	3	-33.33%
TOTAL	181	218	1,359	1,458	-6.79%

CITY OF ROLLA
CASH ANALYSIS REPORT
June 30, 2025

GENERAL FUND

CASH IN BANK	\$	100,634.33
NIB GENERAL FUND	\$	3,494.37
ROLLA MUNICIPAL COURT	\$	8,344.50
ASI FLEX 125	\$	17,071.50
TIF ACCOUNT - EATS	\$	22,691.18
TIF ACCOUNT - PILOT	\$	15.43
INVESTMENT - GOLDMAN	\$	-
INVESTMENTS - GENERAL FUND	\$	3,201.89
USE TAX MMA	\$	1,531,828.41
MMA - GENERAL FUND RESERVE REBUILD	\$	3,034,151.88
POLICE EVIDENCE FUNDS	\$	21,932.79
CITY SEIZURES & FORFEITURES	\$	7,718.25
TASKFORCE SEIZURES & FORFEITURES	\$	154.86
ANIMAL CONTROL SHELTER COMM PARTNER	\$	151,369.97
ANIMAL CONTROL SHELTER RESERVE	\$	2,154.73
ANIMAL CONTROL SHELTER COMM ENDOW	\$	351.74
ANIMAL CONTROL SHELTER DONATIONS - PAYPAL	\$	-
PROPERTY FIRE DAMAGE ACCOUNT	\$	15.41
GENERAL FUND CREDIT CARD ACCOUNT	\$	905.28
INVESTMENT CLEARING ACCOUNT	\$	57.90
INVESTMENTS - CDS	\$	-
GENERAL FUND TOTALS	\$	4,906,094.42

SEWER FUND

CASH IN BANK	\$	1,927,860.45
NIB GENERAL FUND	\$	603,369.44
SEWER FUND MMA	\$	302,533.35
SEWER FUND DEPREC & RESERVE	\$	421,566.15
INVESTMENTS - GENERAL FUND	\$	5,005.73
GENERAL FUND CREDIT CARD ACCOUNT	\$	3,444.00
INVESTMENT - CDS	\$	-
SEWER FUND TOTALS	\$	3,263,779.12

ENVIRONMENTAL SERVICES FUND

CASH IN BANK	\$	206,927.38
NIB ENV SVS FUND	\$	863.00
INVESTMENTS - GENERAL FUND	\$	8,233.50
GENERAL FUND CREDIT CARD ACCOUNT	\$	1,232.82
MMA PCB	\$	1,395,150.34
ENV SVS CC	\$	230,941.90
INVESTMENT - CDS	\$	-
ENV SVS FUND TOTALS	\$	1,843,348.94

ARPA FUNDING

CASH IN BANK	\$	-
ARPA FUNDING MMA	\$	25,204.11
ARPA FUND TOTALS	\$	25,204.11

CITY OF ROLLA
CASH ANALYSIS REPORT
June 30, 2025

AIRPORT FUND

CASH IN BANK	\$ (100,229.78)
NIB GENERAL FUND	\$ -
GENERAL FUND CREDIT CARD ACCOUNT	\$ 23.00
INVESTMENTS - MMA	\$ 109.23
INVESTMENTS - MMA (BREWER LEASE AGREE)	\$ 36,738.00
AIRPORT FUND TOTALS	\$ (63,359.55)

CEMETERY FUND

CASH IN BANK	\$ 16,300.00
CASH - MMA	\$ 19,027.97
INVESTMENTS - RESTRICTED	\$ 360,362.83
CEMETERY FUND TOTALS	\$ 395,690.80

STREET FUND

CASH IN BANK	\$ 1,241,918.25
NIB GENERAL FUND	\$ 191,803.22
TDD PROPERTY RENTAL	\$ 23,611.13
GENERAL FUND MMA	\$ 9,150.00
GENERAL FUND CREDIT CARD ACCOUNT	\$ 13,809.00
CASH - MMA	\$ 5,501,425.72
MODOT RESERVE	\$ 3,086,261.00
INVESTMENT - CDS	\$ 533,375.45
STREET FUND TOTALS	\$ 10,601,353.77

RECREATION FUND

CASH IN BANK	\$ (194,634.96)
GENERAL FUND CREDIT CARD ACCOUNT	\$ -
RECREATION FUND TOTALS	\$ (194,634.96)

HEALTH INSURANCE FUND

HEALTH INSURANCE RESERVE	\$ 522,061.08
CASH - HEALTH ACCOUNT	\$ 498,248.26
GENERAL FUND CREDIT CARD ACCOUNT	\$ 4,046.00
HEALTH FUND TOTALS	\$ 1,024,355.34

PARK FUND

CASH IN BANK	\$ -
NIB GENERAL FUND	\$ -
GENERAL FUND CREDIT CARD ACCOUNT	\$ -
INVESTMENTS - GOLDMAN	\$ -
INVESTMENTS - PARK SALES TAX	\$ 960.84
PARKS CC	\$ 548.74
PARK FUND TOTALS	\$ 1,509.58

PARK LAND RESERVE FUND

CASH IN BANK	\$ -
PARK LAND RESERVE ACCOUNT	\$ 781.96
PARK LAND RESERVE FUND TOTALS	\$ 781.96

GRAND TOTAL ALL FUNDS	\$ 21,778,919.42
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ANY AND ALL FINANCIAL RECORDS ARE OPEN TO THE PUBLIC

01 -GENERAL FUND
FINANCIAL SUMMARY[illegible]

CITY OF ROLLA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

01 -GENERAL FUND
FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
SERVICES	68,580.00	4,992.00	0.00	47,200.81	0.00	21,379.19	68.83
MAINTENANCE & IMPROVEMNT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CAPITAL EXPENDITURES	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL LEGAL	98,805.00	7,310.62	0.00	69,065.40	0.00	29,739.60	69.90
COURT							
PERSONNEL	132,775.00	9,100.50	0.00	89,424.91	0.00	43,350.09	67.35
SUPPLIES & BUILDING MAIN	4,000.00	641.45	0.00	3,120.50	0.00	879.50	78.01
SERVICES	11,855.00	332.50	0.00	10,003.46	0.00	1,851.54	84.38
MAINTENANCE & IMPROVEMNT	100.00	0.00	0.00	0.00	0.00	100.00	0.00
CAPITAL EXPENDITURES	<u>2,700.00</u>	<u>192.48</u>	<u>0.00</u>	<u>1,870.22</u>	<u>0.00</u>	<u>829.78</u>	<u>69.27</u>
TOTAL COURT	151,430.00	10,266.93	0.00	104,419.09	0.00	47,010.91	68.96
TELECOMMUNICATIONS							
PERSONNEL	1,318,700.00	99,040.91	0.00	982,891.62	0.00	335,808.38	74.53
SUPPLIES & BUILDING MAIN	79,700.00	10,792.01	0.00	67,181.19	0.00	12,518.81	84.29
SERVICES	224,500.00	493.75	0.00	123,694.42	0.00	100,805.58	55.10
MAINTENANCE & IMPROVEMNT	9,625.00	151.58	0.00	4,997.10	0.00	4,627.90	51.92
CAPITAL EXPENDITURES	<u>1,150.00</u>	<u>59.70</u>	<u>0.00</u>	<u>480.09</u>	<u>0.00</u>	<u>669.91</u>	<u>41.75</u>
TOTAL TELECOMMUNICATIONS	1,633,675.00	110,537.95	0.00	1,179,244.42	0.00	454,430.58	72.18
ANIMAL CONTROL							
PERSONNEL	133,600.00	7,740.43	0.00	79,826.95	0.00	53,773.05	59.75
SUPPLIES & BUILDING MAIN	8,300.00	585.03	0.00	7,326.22	0.00	973.78	88.27
SERVICES	27,600.00	10.00	0.00	18,864.04	0.00	8,735.96	68.35
MAINTENANCE & IMPROVEMNT	9,400.00	124.15	0.00	2,631.04	0.00	6,768.96	27.99
CAPITAL EXPENDITURES	252,860.00	13,065.90	0.00	135,937.16	0.00	116,922.84	53.76
USE TAX EXPENDITURES	<u>24,175.00</u>	<u>3,164.17</u>	<u>0.00</u>	<u>29,554.66</u>	<u>0.00</u>	<u>(5,379.66)</u>	<u>122.25</u>
TOTAL ANIMAL CONTROL	455,935.00	24,689.68	0.00	274,140.07	0.00	181,794.93	60.13
POLICE							
PERSONNEL	3,426,300.00	196,048.26	0.00	2,403,575.22	0.00	1,022,724.78	70.15
SUPPLIES & BUILDING MAIN	63,175.00	5,757.64	0.00	38,864.71	0.00	24,310.29	61.52
SERVICES	552,980.00	5,680.56	0.00	364,986.87	0.00	187,993.13	66.00
MAINTENANCE & IMPROVEMNT	285,100.00	27,358.94	0.00	211,671.18	0.00	73,428.82	74.24
CAPITAL EXPENDITURES	530,900.00	4,072.96	0.00	384,913.58	26,814.50	119,171.92	77.55
USE TAX EXPENDITURES	<u>590,500.00</u>	<u>37,446.07</u>	<u>0.00</u>	<u>448,646.31</u>	<u>0.00</u>	<u>141,853.69</u>	<u>75.98</u>
TOTAL POLICE	5,448,955.00	276,364.43	0.00	3,852,657.87	26,814.50	1,569,482.63	71.20
FIRE							
PERSONNEL	2,590,075.00	161,109.38	0.00	1,765,316.35	0.00	824,758.65	68.16
SUPPLIES & BUILDING MAIN	59,000.00	3,971.97	0.00	43,694.71	0.00	15,305.29	74.06
SERVICES	358,980.00	4,157.63	0.00	296,525.57	0.00	62,454.43	82.60
MAINTENANCE & IMPROVEMNT	216,700.00	37,172.47	0.00	191,930.36	0.00	24,769.64	88.57
CAPITAL EXPENDITURES	424,000.00	131,025.13	0.00	235,030.92	0.00	188,969.08	55.43
USE TAX EXPENDITURES	<u>568,250.00</u>	<u>36,450.48</u>	<u>0.00</u>	<u>334,823.14</u>	<u>0.00</u>	<u>233,426.86</u>	<u>58.92</u>
TOTAL FIRE	4,217,005.00	373,887.06	0.00	2,867,321.05	0.00	1,349,683.95	67.99
ROLLA RURAL FIRE							
PERSONNEL	0.00	46,497.31	0.00	444,089.13	0.00	(444,089.13)	0.00

CITY OF ROLLA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

01 -GENERAL FUND
FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
SUPPLIES & BUILDING MAIN	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SERVICES	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL ROLLA RURAL FIRE	0.00	46,497.31	0.00	444,089.13	0.00	(444,089.13)	0.00
BUILDING MAINT							
PERSONNEL	22,775.00	1,342.36	0.00	15,620.00	0.00	7,155.00	68.58
SUPPLIES & BUILDING MAIN	39,200.00	3,075.38	0.00	25,652.01	0.00	13,547.99	65.44
SERVICES	36,055.00	275.00	0.00	25,857.09	2,114.00	8,083.91	77.58
MAINTENANCE & IMPROVEMNT	15,100.00	604.46	0.00	30,280.41	0.00	(15,180.41)	200.53
CAPITAL EXPENDITURES	<u>13,500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>9,280.27</u>	<u>0.00</u>	<u>4,219.73</u>	<u>68.74</u>
TOTAL BUILDING MAINT	126,630.00	5,297.20	0.00	106,689.78	2,114.00	17,826.22	85.92
COMMUNITY DEVELOP							
PERSONNEL	510,600.00	35,046.92	0.00	364,037.92	0.00	146,562.08	71.30
SUPPLIES & BUILDING MAIN	8,300.00	159.77	0.00	1,860.88	0.00	6,439.12	22.42
SERVICES	101,395.00	3,214.50	0.00	60,102.51	43,956.00	(2,663.51)	102.63
MAINTENANCE & IMPROVEMNT	4,300.00	255.72	0.00	3,161.70	0.00	1,138.30	73.53
CAPITAL EXPENDITURES	<u>2,400.00</u>	<u>213.43</u>	<u>0.00</u>	<u>1,832.56</u>	<u>0.00</u>	<u>567.44</u>	<u>76.36</u>
TOTAL COMMUNITY DEVELOP	626,995.00	38,890.34	0.00	430,995.57	43,956.00	152,043.43	75.75
ECONOMIC DEVELOP							
SUPPLIES & BUILDING MAIN	25.00	0.00	0.00	69.06	0.00	(44.06)	276.24
SERVICES	60,335.00	0.00	0.00	41,146.00	0.00	19,189.00	68.20
MAINTENANCE & IMPROVEMNT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CAPITAL EXPENDITURES	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL ECONOMIC DEVELOP	60,360.00	0.00	0.00	41,215.06	0.00	19,144.94	68.28
TOTAL EXPENDITURES							
	15,520,875.00	1,077,755.71	0.00	11,132,835.44	72,884.50	4,315,155.06	72.20
	=====	=====	=====	=====	=====	=====	=====
REVENUE OVER/ (UNDER) EXPENDITURES	(185,910.00)	529,313.05	0.00	152,896.84	(72,884.50)	(265,922.34)	0.00
	=====	=====	=====	=====	=====	=====	=====

*** END OF REPORT ***

CITY OF ROLLA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

02 -SEWER
FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
INTERGOVERNMENTAL	835,000.00	273,410.62	0.00	708,353.47	0.00	126,646.53	84.83
CHARGES FOR SERVICE	5,530,000.00	483,619.07	0.00	3,648,159.02	0.00	1,881,840.98	65.97
MISCELLANEOUS	329,125.00	(75,218.75)	0.00	(215,156.25)	0.00	544,281.25	65.37-
CONTRIBUTIONS TO/FROM CATEGORY 9	(185,975.00)	(46,493.75)	0.00	(139,481.25)	0.00	(46,493.75)	75.00
	0.00	0.00	0.00	0.00	0.00	0.00	0.00
** TOTAL REVENUES **	6,508,150.00	635,317.19	0.00	4,001,874.99	0.00	2,506,275.01	61.49
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
SEWER							
PERSONNEL	1,214,300.00	75,734.51	0.00	813,831.56	0.00	400,468.44	67.02
SUPPLIES & BUILDING MAIN SERVICES	388,000.00	41,233.10	0.00	295,957.18	0.00	92,042.82	76.28
	819,481.00	17,446.31	0.00	421,859.85	0.00	397,621.15	51.48
MAINTENANCE & IMPROVEMNT	708,000.00	37,474.14	0.00	341,769.80	15,061.72	351,168.48	50.40
CAPITAL EXPENDITURES	<u>3,565,000.00</u>	<u>147,295.26</u>	<u>0.00</u>	<u>1,477,494.53</u>	<u>73,638.00</u>	<u>2,013,867.47</u>	<u>43.51</u>
TOTAL SEWER	6,694,781.00	319,183.32	0.00	3,350,912.92	88,699.72	3,255,168.36	51.38
TOTAL EXPENDITURES	6,694,781.00	319,183.32	0.00	3,350,912.92	88,699.72	3,255,168.36	51.38
	=====	=====	=====	=====	=====	=====	=====
REVENUE OVER/(UNDER) EXPENDITURES	(186,631.00)	316,133.87	0.00	650,962.07	(88,699.72)	(748,893.35)	0.00
	=====	=====	=====	=====	=====	=====	=====

*** END OF REPORT ***

CITY OF ROLLA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

03 - ENVIRONMENTAL SERVICES
FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
INTERGOVERNMENTAL	39,000.00	2,291.53	0.00	14,415.37	0.00	24,584.63	36.96
CHARGES FOR SERVICE	4,205,500.00	399,186.50	0.00	3,004,967.73	0.00	1,200,532.27	71.45
MISCELLANEOUS	417,500.00	1,107.64	0.00	323,954.89	0.00	93,545.11	77.59
CONTRIBUTIONS TO/FROM	(236,975.00)	(59,243.75)	0.00	(177,731.25)	0.00	(59,243.75)	75.00
CATEGORY 9	0.00	0.00	0.00	0.00	0.00	0.00	0.00
** TOTAL REVENUES **							
	4,425,025.00	343,341.92	0.00	3,165,606.74	0.00	1,259,418.26	71.54
EXPENDITURE SUMMARY							
RECYCLING							
PERSONNEL	328,250.00	21,838.66	0.00	239,158.73	0.00	89,091.27	72.86
SUPPLIES & BUILDING MAIN	11,530.00	571.37	0.00	7,402.42	0.00	4,127.58	64.20
SERVICES	62,585.00	1,982.01	0.00	48,593.36	0.00	13,991.64	77.64
MAINTENANCE & IMPROVEMNT	99,400.00	3,511.90	0.00	83,425.90	0.00	15,974.10	83.93
CAPITAL EXPENDITURES	6,000.00	0.00	0.00	2,400.50	0.00	3,599.50	40.01
TOTAL RECYCLING	507,765.00	27,903.94	0.00	380,980.91	0.00	126,784.09	75.03
SANITATION							
PERSONNEL	1,308,075.00	77,850.35	0.00	853,964.25	0.00	454,110.75	65.28
SUPPLIES & BUILDING MAIN	14,000.00	2,070.63	0.00	12,179.43	0.00	1,820.57	87.00
SERVICES	250,928.00	9,544.72	0.00	183,310.98	0.00	67,617.02	73.05
MAINTENANCE & IMPROVEMNT	1,344,300.00	135,730.55	0.00	1,200,036.16	0.00	144,263.84	89.27
CAPITAL EXPENDITURES	312,500.00	146.50	0.00	590,929.07	0.00	(278,429.07)	189.10
TOTAL SANITATION	3,229,803.00	225,342.75	0.00	2,840,419.89	0.00	389,383.11	87.94
VEHICLE MAINT							
PERSONNEL	253,800.00	14,459.18	0.00	171,410.27	0.00	82,389.73	67.54
SUPPLIES & BUILDING MAIN	278,210.00	21,519.24	0.00	253,350.28	0.00	24,859.72	91.06
SERVICES	34,285.00	0.00	0.00	21,363.15	0.00	12,921.85	62.31
MAINTENANCE & IMPROVEMNT	3,100.00	820.77	0.00	2,268.57	0.00	831.43	73.18
CAPITAL EXPENDITURES	22,000.00	9,057.04	0.00	9,656.04	0.00	12,343.96	43.89
TOTAL VEHICLE MAINT	591,395.00	45,856.23	0.00	458,048.31	0.00	133,346.69	77.45
TOTAL EXPENDITURES							
	4,328,963.00	299,102.92	0.00	3,679,449.11	0.00	649,513.89	85.00
REVENUE OVER/(UNDER) EXPENDITURES							
	96,062.00	44,239.00	0.00	(513,842.37)	0.00	609,904.37	0.00

*** END OF REPORT ***

COMMUNITY DEVELOPMENT

CITY OF ROLLA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

04 -ARPA FUNDS
FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
CAPITAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL COMMUNITY DEVELOPMENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
ANIMAL CONTROL							
CAPITAL EXPENDITURES	0.00	0.00	0.00	5,691.81	0.00	(5,691.81)	0.00
TOTAL ANIMAL CONTROL	0.00	0.00	0.00	5,691.81	0.00	(5,691.81)	0.00
TOTAL EXPENDITURES							
	305,000.00	30,000.00	0.00	812,392.41	12,025.00	(519,417.41)	270.30
REVENUE OVER/(UNDER) EXPENDITURES							
	(300,000.00)	(29,329.95)	0.00	(690,641.73)	(12,025.00)	402,666.73	0.00

*** END OF REPORT ***

CITY OF ROLLA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

05 -AIRPORT
FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
INTERGOVERNMENTAL	256,750.00	0.00	0.00	4,471.06	0.00	252,278.94	1.74
CHARGES FOR SERVICE	400,000.00	15,091.50	0.00	273,557.67	0.00	126,442.33	68.39
MISCELLANEOUS	343,100.00	52,556.49	0.00	250,979.64	0.00	92,120.36	73.15
CONTRIBUTIONS TO/FROM	(48,800.00)	(12,200.00)	0.00	(36,600.00)	0.00	(12,200.00)	75.00
** TOTAL REVENUES **	951,050.00	55,447.99	0.00	492,408.37	0.00	458,641.63	51.78
EXPENDITURE SUMMARY							
AIRPORT							
PERSONNEL	215,950.00	16,270.12	0.00	148,678.67	0.00	67,271.33	68.85
SUPPLIES & BUILDING MAIN	13,500.00	887.75	0.00	10,498.78	0.00	3,001.22	77.77
SERVICES	654,010.00	3,133.92	0.00	275,870.94	0.00	378,139.06	42.18
MAINTENANCE & IMPROVEMNT	42,500.00	3,473.10	0.00	36,606.70	0.00	5,893.30	86.13
CAPITAL EXPENDITURES	<u>133,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>218,330.70</u>	<u>0.00</u>	<u>(85,330.70)</u>	<u>164.16</u>
TOTAL AIRPORT	1,058,960.00	23,764.89	0.00	689,985.79	0.00	368,974.21	65.16
TOTAL EXPENDITURES	1,058,960.00	23,764.89	0.00	689,985.79	0.00	368,974.21	65.16
REVENUE OVER/(UNDER) EXPENDITURES	(107,910.00)	31,683.10	0.00	(197,577.42)	0.00	89,667.42	0.00

*** END OF REPORT ***

CITY OF ROLLA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

06 -CEMETERY
FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>							
INTERGOVERNMENTAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00
MISCELLANEOUS	19,400.00	2,120.31	0.00	30,060.74	0.00	10,660.74	154.95
** TOTAL REVENUES **	19,400.00	2,120.31	0.00	30,060.74	0.00	10,660.74	154.95
<u>EXPENDITURE SUMMARY</u>							
<u>CEMETERY</u>							
CAPITAL EXPENDITURES	3,000.00	0.00	0.00	0.00	0.00	3,000.00	0.00
TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL CEMETERY	3,000.00	0.00	0.00	0.00	0.00	3,000.00	0.00
TOTAL EXPENDITURES	3,000.00	0.00	0.00	0.00	0.00	3,000.00	0.00
REVENUE OVER/ (UNDER) EXPENDITURES	16,400.00	2,120.31	0.00	30,060.74	0.00	13,660.74	0.00

*** END OF REPORT ***

CITY OF ROLLA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

PAGE: 1

07 -STREET
FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
TAXES	6,692,500.00	579,143.89	0.00	5,062,497.38	0.00	1,630,002.62	75.64
LICENSES & PERMITS	36,000.00	3,525.00	0.00	6,615.00	0.00	29,385.00	18.38
INTERGOVERNMENTAL	1,116,000.00	55,592.65	0.00	204,626.22	0.00	911,373.78	18.34
CHARGES FOR SERVICE	150,000.00	0.00	0.00	104,318.43	0.00	45,681.57	69.55
MISCELLANEOUS	410,275.00	37,462.46	0.00	247,383.64	0.00	162,891.36	60.30
CONTRIBUTIONS TO/FROM	(249,875.00)	(62,468.75)	0.00	(187,406.25)	0.00	(62,468.75)	75.00
CATEGORY 9	0.00	0.00	0.00	0.00	0.00	0.00	0.00
** TOTAL REVENUES **							
	8,154,900.00	613,255.25	0.00	5,438,034.42	0.00	2,716,865.58	66.68
EXPENDITURE SUMMARY							
STREET							
PERSONNEL	1,430,000.00	94,737.47	0.00	994,788.03	0.00	435,211.97	69.57
SUPPLIES & BUILDING MAIN	33,100.00	2,270.89	0.00	24,680.85	0.00	8,419.15	74.56
SERVICES	664,140.00	39,446.15	0.00	317,668.62	0.00	346,471.38	47.83
MAINTENANCE & IMPROVEMNT	1,498,000.00	45,807.06	0.00	480,352.83	15,947.00	1,001,700.17	33.13
CAPITAL EXPENDITURES	4,891,000.00	71,384.00	0.00	1,656,301.79	463,301.49	2,771,396.72	43.34
TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL STREET	8,516,240.00	253,645.57	0.00	3,473,792.12	479,248.49	4,563,199.39	46.42
MOVE ROLLA TDD							
PERSONNEL	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SUPPLIES & BUILDING MAIN	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SERVICES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
MAINTENANCE & IMPROVEMNT	75,000.00	0.00	0.00	0.00	0.00	75,000.00	0.00
CAPITAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CATEGORY 6	0.00	0.00	0.00	0.00	0.00	0.00	0.00
USE TAX EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL MOVE ROLLA TDD	75,000.00	0.00	0.00	0.00	0.00	75,000.00	0.00
ENGINEERING							
PERSONNEL	999,000.00	70,959.99	0.00	730,804.20	0.00	268,195.80	73.15
SUPPLIES & BUILDING MAIN	7,200.00	439.02	0.00	4,428.84	0.00	2,771.16	61.51
SERVICES	142,555.00	68,190.67	0.00	207,836.74	55,865.36	(121,147.10)	184.98
MAINTENANCE & IMPROVEMNT	7,500.00	4,226.67	0.00	10,027.32	0.00	(2,527.32)	133.70
CAPITAL EXPENDITURES	47,200.00	360.20	0.00	3,929.72	0.00	43,270.21	8.33
TOTAL ENGINEERING	1,203,455.00	144,176.55	0.00	957,026.89	55,865.36	190,562.75	84.17
TOTAL EXPENDITURES							
	9,794,695.00	397,822.12	0.00	4,430,819.01	535,113.85	4,828,762.14	50.70
REVENUE OVER/(UNDER) EXPENDITURES							
	(1,639,795.00)	215,433.13	0.00	1,007,215.41	(535,113.85)	(2,111,896.56)	0.00

*** END OF REPORT ***

CITY OF ROLLA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

08 -RECREATION
FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>							
TAXES	150.00	7.97	0.00	98.74	0.00	51.26	65.83
INTERGOVERNMENTAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CHARGES FOR SERVICE	4,000.00	0.00	0.00	0.00	0.00	4,000.00	0.00
MISCELLANEOUS	100,000.00	0.00	0.00	100,000.00	0.00	0.00	100.00
CONTRIBUTIONS TO/FROM	435,000.00	108,750.00	0.00	326,250.00	0.00	108,750.00	75.00
** TOTAL REVENUES **	539,150.00	108,757.97	0.00	426,348.74	0.00	112,801.26	79.08
<u>EXPENDITURE SUMMARY</u>							
<u>AQUATIC</u>							
PERSONNEL	3,700.00	0.00	0.00	2,060.73	0.00	1,639.27	55.70
TOTAL AQUATIC	3,700.00	0.00	0.00	2,060.73	0.00	1,639.27	55.70
<u>ADMINISTRATION</u>							
SUPPLIES & BUILDING MAIN	150.00	0.69	0.00	41.31	0.00	108.69	27.54
SERVICES	425,235.00	35,082.61	0.00	539,839.49	0.00	114,604.49	126.95
MAINTENANCE & IMPROVEMNT	1,000.00	0.00	0.00	0.00	0.00	1,000.00	0.00
CAPITAL EXPENDITURES	48,200.00	30.93	0.00	33,563.27	0.00	14,636.73	69.63
TOTAL ADMINISTRATION	474,585.00	35,114.23	0.00	573,444.07	0.00	98,859.07	120.83
<u>MAINTENANCE</u>							
PERSONNEL	2,675.00	160.94	0.00	2,793.38	0.00	118.38	104.43
SUPPLIES & BUILDING MAIN	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SERVICES	50,825.00	0.00	0.00	35,207.86	0.00	15,617.14	69.27
MAINTENANCE & IMPROVEMNT	11,500.00	0.00	0.00	34,482.99	0.00	22,982.99	299.85
TOTAL MAINTENANCE	65,000.00	160.94	0.00	72,484.23	0.00	7,484.23	111.51
TOTAL EXPENDITURES	543,285.00	35,275.17	0.00	647,989.03	0.00	104,704.03	119.27
REVENUE OVER/(UNDER) EXPENDITURES	(4,135.00)	73,482.80	0.00	(221,640.29)	0.00	217,505.29	0.00

*** END OF REPORT ***

CITY OF ROLLA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2025

PAGE: 1

11 -PARK
FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
TAXES	1,777,075.00	77,045.49	0.00	1,388,155.97	0.00	388,919.03	78.11
INTERGOVERNMENTAL	110,000.00	0.00	0.00	50,233.95	0.00	59,766.05	45.67
CHARGES FOR SERVICE	249,130.00	56,079.25	0.00	149,923.95	0.00	99,206.05	60.18
MISCELLANEOUS	12,500.00	1,502.95	0.00	5,289.98	0.00	7,210.02	42.32
CONTRIBUTIONS TO/FROM	(98,675.00)	(24,668.75)	0.00	(354,006.25)	0.00	255,331.25	358.76
** TOTAL REVENUES **	2,050,030.00	109,958.94	0.00	1,239,597.60	0.00	810,432.40	60.47
EXPENDITURE SUMMARY							
ADMINISTRATION							
PERSONNEL	212,500.00	23,054.94	0.00	164,862.72	0.00	47,637.28	77.58
SUPPLIES & BUILDING MAIN	1,600.00	0.00	0.00	856.78	0.00	743.22	53.55
SERVICES	43,035.00	950.71	0.00	40,967.24	0.00	2,067.76	95.20
MAINTENANCE & IMPROVEMNT	0.00	0.00	0.00	28.48	0.00	(28.48)	0.00
CAPITAL EXPENDITURES	2,900.00	0.00	0.00	1,251.13	0.00	1,648.87	43.14
TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATION	260,035.00	24,005.65	0.00	207,966.35	0.00	52,068.65	79.98
PARKS							
PERSONNEL	626,300.00	57,337.79	0.00	424,440.19	0.00	201,859.81	67.77
SUPPLIES & BUILDING MAIN	29,600.00	2,734.93	0.00	23,384.21	0.00	6,215.79	79.00
SERVICES	120,460.00	4,015.78	0.00	110,134.85	0.00	10,325.15	91.43
MAINTENANCE & IMPROVEMNT	127,000.00	17,815.39	0.00	101,472.22	0.00	25,527.78	79.90
CAPITAL EXPENDITURES	159,495.00	15,042.64	0.00	168,524.99	1,629.00	(10,658.99)	106.68
TOTAL PARKS	1,062,855.00	96,946.53	0.00	827,956.46	1,629.00	233,269.54	78.05
SPLASHZONE							
PERSONNEL	194,800.00	38,602.07	0.00	97,166.38	0.00	97,633.62	49.88
SUPPLIES & BUILDING MAIN	68,500.00	46,134.26	0.00	60,279.30	0.00	8,220.70	88.00
SERVICES	25,190.00	1,950.55	0.00	20,815.96	0.00	4,374.04	82.64
MAINTENANCE & IMPROVEMNT	36,800.00	10,671.88	0.00	(38,709.97)	0.00	75,509.97	105.19
CAPITAL EXPENDITURES	11,500.00	0.00	0.00	74,362.65	0.00	(62,862.65)	646.63
TOTAL SPLASHZONE	336,790.00	97,358.76	0.00	213,914.32	0.00	122,875.68	63.52
OUTDOOR RECREATION							
PERSONNEL	176,600.00	28,264.05	0.00	80,666.55	0.00	95,933.45	45.68
SUPPLIES & BUILDING MAIN	20,350.00	2,580.46	0.00	14,274.33	0.00	6,075.67	70.14
SERVICES	13,370.00	155.00	0.00	10,086.03	0.00	3,283.97	75.44
MAINTENANCE & IMPROVEMNT	300.00	0.00	0.00	846.04	0.00	(546.04)	282.01
CAPITAL EXPENDITURES	1,000.00	0.00	0.00	0.00	0.00	1,000.00	0.00
TOTAL OUTDOOR RECREATION	211,620.00	30,999.51	0.00	105,872.95	0.00	105,747.05	50.03
TOTAL EXPENDITURES	1,871,300.00	249,310.45	0.00	1,355,710.08	1,629.00	513,960.92	72.53
REVENUE OVER/(UNDER) EXPENDITURES	178,730.00	(139,351.51)	0.00	(116,112.48)	(1,629.00)	296,471.48	0.00

*** END OF REPORT ***

12 -PARK LAND RESERVE
FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>							
INTERGOVERNMENTAL	{ 17,500.00)	0.00	0.00	0.00	0.00	{ 17,500.00)	0.00
MISCELLANEOUS	30,150.00	0.84	0.00	5.99	0.00	30,144.01	0.02
CONTRIBUTIONS TO/FROM	0.00	0.00	0.00	(18,032.32)	0.00	18,032.32	0.00
** TOTAL REVENUES **	12,650.00	0.84	0.00	(18,026.33)	0.00	30,676.33	142.50-
<u>EXPENDITURE SUMMARY</u>							
<u>PARK LAND RESERVE</u>							
CAPITAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL PARK LAND RESERVE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
REVENUE OVER/ (UNDER) EXPENDITURES	12,650.00	0.84	0.00	(18,026.33)	0.00	30,676.33	0.00
 *** END OF REPORT ***							

SEPTEMBER 27, 2025

PHELPS COUNTY WALK

JOIN US IN THE FIGHT TO END ALZHEIMER'S!

ROLLA LIONS CLUB PARK

1061 S BISHOP AVE, ROLLA, MO 65401

REGISTRATION: 8:00 AM - CEREMONY: 9:00 AM - WALK: 9:45 AM



VISIT US

ALZ.ORG/ROLLAWALK

PROCLAMATION

Walk to End Alzheimer's Day

WHEREAS, Alzheimer's disease is a progressive and devastating condition that affects more than 6 million Americans and their families, robbing individuals of their memories, independence, and dignity; and

WHEREAS, the Alzheimer's Association is the leading voluntary health organization in Alzheimer's care, support, and research, and its mission is to eliminate Alzheimer's disease through the advancement of research, to provide and enhance care and support for all affected, and to reduce the risk of dementia through the promotion of brain health; and

WHEREAS, the Walk to End Alzheimer's is the world's largest event to raise awareness and funds for Alzheimer's care, support, and research, bringing together people of all ages and backgrounds who are committed to ending this disease; and

WHEREAS, funds raised through the Walk to End Alzheimer's directly support local programs and services in Rolla and surrounding communities, including caregiver support groups, educational workshops, and a free 24/7 Helpline that provides information, guidance, and emotional support to individuals and families affected by Alzheimer's and other forms of dementia; and

WHEREAS, the 2025 Walk to End Alzheimer's in Phelps County will take place on Saturday, October 11th at Lion's Club Park in Rolla, Missouri, uniting the community in a powerful display of solidarity, remembrance, and hope; and

WHEREAS, the City of Rolla and Phelps County recognize the importance of supporting individuals and families affected by Alzheimer's and other forms of dementia and are committed to raising awareness and promoting brain health for all residents.

NOW, THEREFORE, I, Louis J. Magdits IV, Mayor of Rolla, Missouri, do hereby proclaim October 11, 2025, as **"WALK TO END ALZHEIMER'S DAY"**.

And encourage all citizens to participate in this meaningful event, to honor those we have lost, support those currently living with the disease, and help bring us closer to a world without Alzheimer's.

Louis J. Magdits IV, Mayor



**CITY OF ROLLA
CITY COUNCIL AGENDA**

DEPARTMENT: Community Development

ACTION REQUESTED: Final Reading

SUBJECT: Map Amendment (rezoning): 931 Meriweather Rd from the R-3, Multi-family Residential district to the P, Public district

(ZON25-05)

MEETING DATE: August 4, 2025

Application and Notice:

Applicant- Rolla Municipal Utilities (RMU)
Owner - City of Rolla
Public Notice - Letters mailed to property owners within 300 feet; Legal ad in the Phelps County Focus; signage posted on the property; <https://www.rollacity.org/agenda.shtml>

Background: The applicant is Rolla Municipal Utilities, which is a public utility provider. Although under the purview of the city, RMU operates as a separate entity from the City of Rolla. RMU recently purchased the subject property and intends to use the property for a booster pump station to maintain water pressure in the area. The pumps would be located inside a proposed building.

The P, Public zoning district is intended for governmental and public/semi-public uses.

Property Details:

Current zoning - R-3, Multi-family Residential; to be rezoned to P, Public
Current use - vacant/undeveloped
Proposed use - Public (water utility infrastructure)
Land area - About 25,800 square feet

Public Facilities/Improvements:

Streets - The subject property has frontage on Meriweather Rd, a local street; and frontage on White Columns Drive, a collector street, however the lot is not proposed to access White Columns Drive due to terrain.
Sidewalks - No sidewalks currently exist along the White Columns Drive frontage, although a sidewalk is located on the opposite side of the street. No sidewalk is required along the Meriweather Rd frontage.
Utilities - The subject property should have access to all needed public utilities. Water infrastructure in the area is being constructed in conjunction with the booster pump station.

Comprehensive Plan: The Comprehensive Plan designates the property as being appropriate for Medium/High density residential uses. Page 87-89 of the Comprehensive Plan does provide guidance regarding the development of water infrastructure. Infrastructure which supports the existing developed areas of the city is encouraged.

Discussion: The request may be reviewed for compliance with the Comprehensive Plan and any potential impact to the adjacent property owners. The pump would be located inside a building, minimizing the sound. As many trees as possible will be retained on the White Columns Rd frontage and the side property lines, screening the site from view and further reducing the sound. The pump station must be located in the vicinity to tie in with the water system and provide the water pressure needed.

Planning and Zoning Commission Recommendation:

The Rolla Planning and Zoning Commission conducted a public hearing on July 15, 2025 and voted 4-0 to approve the site development plan and recommend the City Council approve the request.

Prepared by: Tom Coots, City Planner

Attachments: Public Notice Letter; Site Plan; Ordinance

ORDINANCE NO. _____

AN ORDINANCE TO APPROVE THE RE-ZONING OF PROPERTY LOCATED AT 931 MERIWEATHER RD FROM THE R-3, MULTI-FAMILY RESIDENTIAL DISTRICT TO THE P, PUBLIC DISTRICT

(ZON25-05)

WHEREAS, an application for a rezoning was duly filed with the Community Development Department requesting the property described above be rezoned according to the Basic Zoning Ordinance of the City of Rolla, Missouri, so as to change the class of the real property hereinafter described; and

WHEREAS, a public notice was duly published in the Phelps County Focus for this according to law which notice provided that a public hearing would be held at Rolla City Hall, 901 N. Elm, Rolla, Missouri; and

WHEREAS, the City of Rolla Planning and Zoning Commission met on July 15, 2025 and recommended the City Council approve the rezoning of the subject property; and

WHEREAS, the Rolla City Council, during its July 21, 2025 meeting, conducted a public hearing concerning the proposed rezoning to hear the first reading of the attached ordinance;

WHEREAS, after consideration of all the facts, opinions, and evidence offered to the City Council at the hearing by those citizens favoring the said change of zoning and by those citizens opposing said change, the City Council found the proposed rezoning would promote public health, safety, morals and the general welfare of the City of Rolla, Missouri, and would be for the best interest of said City;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROLLA, MISSOURI AS FOLLOWS:

SECTION 1: That the Zoning and Subdivision Regulations Ordinance No. 4762, Chapter 42 of the Code of the City of Rolla, Missouri which zoning ordinances adopts zoning regulations, use districts, and a zoning map in accordance with the Comprehensive Plan is hereby amended by changing the zoning classification of the following property situated within the City of Rolla, Missouri, from R-3 (Multi-family Residential) to P (Public) Zoning described as follows:

Sylvan Hills Subdivision 1, Lot 14, City of Rolla, Phelps County, Missouri

SECTION 2: This Ordinance shall be in full force and effect from and after the date of its passage and approval.

**PASSED BY THE CITY COUNCIL OF THE CITY OF ROLLA, MISSOURI AND
APPROVED BY THE MAYOR THIS 4TH DAY OF AUGUST, 2025.**

APPROVED:

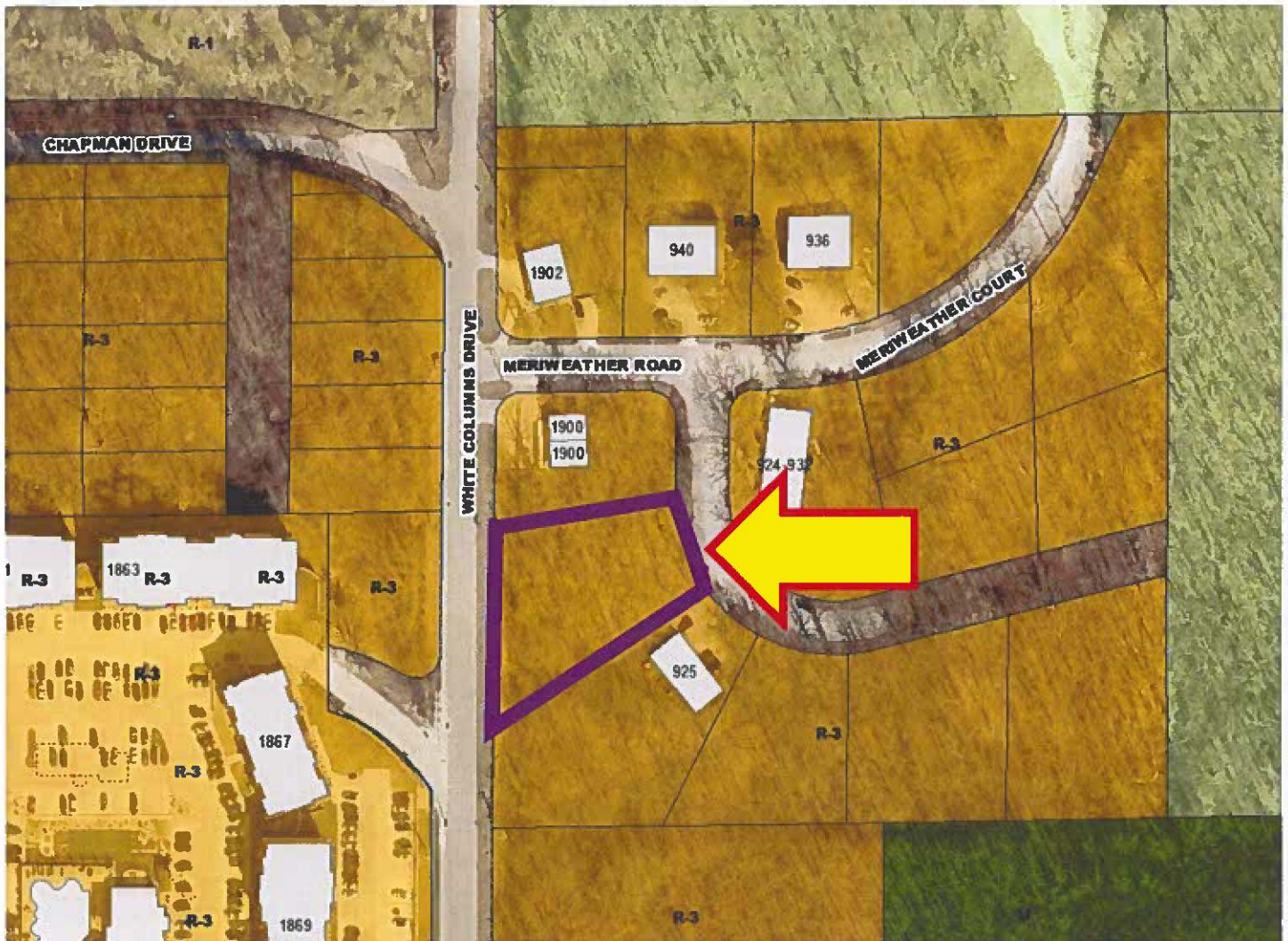
ATTEST:

Mayor

City Clerk

APPROVED AS TO FORM:

City Counselor



Project Information:

Case No: ZON25-05
 Location: 931 Meriweather Rd
 Applicant: Rolla Municipal Utilities
 Request:
 Rezoning from R-3, Multi-family Residential to P, Public



Public Hearings:

Planning and Zoning
 Commission
July 15, 2025
5:30 PM
 City Hall: 1st Floor

 City Council
July 21, 2025
6:30 PM
 City Hall: 1st Floor



For More Information Contact:

Tom Coots, City Planner
 tcoots@rollacity.org

 (573) 426-6974
 901 North Elm Street
 City Hall: 2nd Floor
 8:00 – 5:00 P.M.
 Monday - Friday



Who and What is the Planning and Zoning Commission?

The Planning and Zoning Commission is an appointed group of citizens from Rolla who are charged with hearing and deciding land use applications, such as zoning and subdivisions. The Commission takes testimony and makes a recommendation to the City Council.

What is a Rezoning (Map Amendment)?

A Rezoning is a request to change the zoning of a property from one zoning district to another. Usually a rezoning would allow for a property to be used differently than in the past, or may allow for development or redevelopment.

What is Zoning?

The City of Rolla has adopted zoning regulations that divide the city into separate areas that allow for specified uses of property. For example, generally only residential uses are allowed in residential zones; commercial uses in commercial zones; etc..

How Will This Impact My Property?

Each case is different. Adjacent properties are more likely to be impacted. Please contact the Community Development Office at (573) 426-6974 if you have any questions.

What If I Have Concerns About the Proposal?

If you have any concerns or comments, please try to attend the meeting. You may learn details about the project at the meeting. You will be given an opportunity to ask questions or make comments.

You do have the right to gather signatures for a petition. If a petition is received by 30% of the land owners (by land area) within 185 feet of the subject property, such request would require approval of 2/3 of the City Councilors. Please contact the Community Development Office for a property owner list.

What If I Cannot Attend the Meeting?

Please try to attend the meeting if you have any questions or concerns. However, if you are unable to attend the meeting, you may provide written comments by letter or email. These comments will be presented to the Board.

What If I Have More Questions?

Please contact the Community Development Office if you have any additional questions.

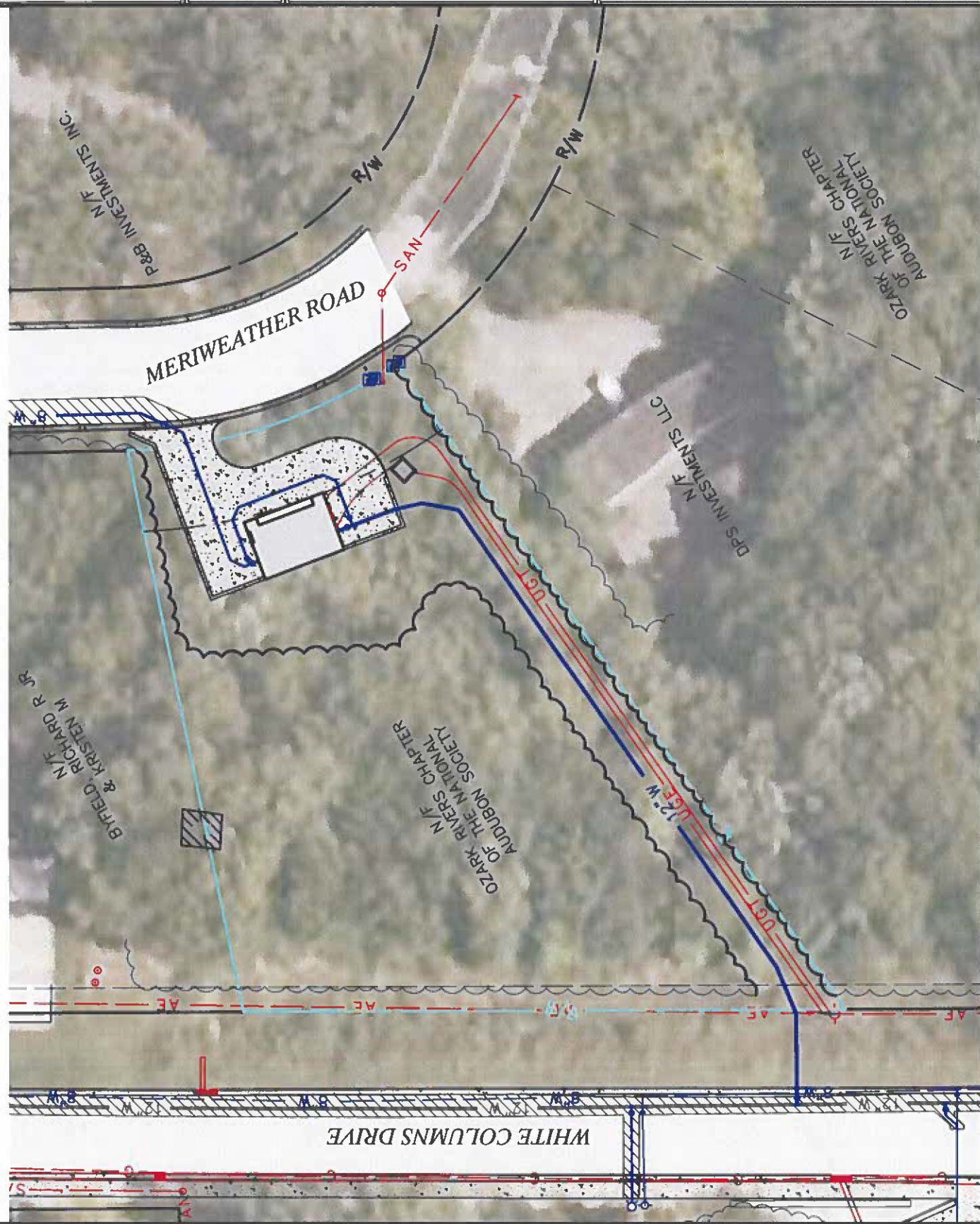
LEGAL DESCRIPTION

Sylvan Hills Subdivision 1, Lot 14, City of Rolla, Phelps County, Missouri

CHORAN
LISA E. BERNARDINI, D.P.
Linda, Missouri 63064
Civil Engineering
Land Surveying
Architecture
Site Development
General Consulting
Master Planning

For more information, call 1-800-368-7272 or write to: National Association of Broadcasters, 2000 M Street, N.W., Washington, D.C. 20036.

WATER SYSTEM IMPROVEMENTS
NAGOGAMI PRESSURE ZONE
ROLLA MUNICIPAL UTILITIES

[illegible]

CITY OF ROLLA
CITY COUNCIL AGENDA

DEPARTMENT HEAD: John Butz, City Administrator ACTION REQUESTED: Resolution

ITEM/SUBJECT: Active Listing of 34 acres of Westside Dr. Declared Surplus

BUDGET APPROPRIATION : \$850,000 +/- list price DATE: August 4th, 2025

COMMENTARY:

The City of Rolla and UTW Development partnered on the Westside Market Place TIF project from 2015 until its opening in 2019. After project development the City received the balance of property acquired from UTW as excess (34 acres +/-) The City has considered development opportunities on the property including prospective sites for both ECC and the new VA clinic.

The City solicited for real estate brokerage services in May and June and received one proposal submitted from Investment Realty. Attached is the “Sellers’ Agency Listing Contract” that proposes a value of \$850,000 for the 34 acres. Investment Realty would earn a 6% commission on the final accepted price (shared with a Buyer’s Agent if applicable).

Recommendation: Motion to approve the Resolution authorizing the Mayor’s signature to the Seller’s Listing Contract.

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE MAYOR OF THE CITY OF ROLLA, MISSOURI, TO EXECUTE THE SELLER'S AGENCY LISTING CONTRACT WITH INVESTMENT REALTY FOR THE MARKETING AND SALE OF SURPLUS PROPERTY ALONG WESTSIDE MARKET DRIVE

WHEREAS, the City of Rolla entered into a partnership with UTW Development for the development of the Westside Market Place TIF project from 2015 through its completion and opening in 2019; and

WHEREAS, upon the conclusion of the project, the City of Rolla received from UTW Development the remaining property identified as excess land, comprising approximately 34 acres, located adjacent to the completed development; and

WHEREAS, the City initiated a solicitation process for professional real estate brokerage services during May and June, resulting in the submission of one proposal from Investment Realty.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROLLA, MISSOURI:

Section 1: That the Mayor is hereby authorized to execute the Seller's Agency Listing Contract with Investment Realty for the sale of approximately 33.93 acres of City-owned surplus property along Westside Dr. as set forth in the terms submitted and attached hereto.

Section 2: This resolution will be in full force and effect from and after the date of its passage and approval.

PASSED BY THE CITY COUNCIL OF THE CITY OF ROLLA, MISSOURI, AND APPROVED BY THE MAYOR THIS 4TH DAY OF AUGUST 2025.

Approved:

Louis J. Magdits, Mayor

Attest:

Lorri M Powell, City Clerk



Seller's Agency Vacant Land Listing Contract (Exclusive Right to Sell)

This document has legal consequences. If you do not understand it, consult your attorney.

1 City of Rolla (whether one or more, "Owner")

2 who represent to be all of the owners of the following described Property, appoints (*Insert Brokerage Co. name*)

3 Investment Realty, Inc. ("REALTOR®"), as the sole and
4 exclusive agent with exclusive right to sell, to find a buyer for the following property, consisting of 33.93 acres
5 more or less (the "Property"):

6 <u>West side Dr. - 33.93 m/l Acres</u>	<u>Rolla</u>	MO	<u>65401</u>	<u>Phelps</u>
7 <u>Street Address</u>	<u>City</u>		<u>Zip Code</u>	<u>County</u>
8 (<i>Complete as applicable:</i>) <u>10</u>	<u>37</u>	<u>8</u>	<u>See line 296</u>	
9 <u>Section</u>	<u>Township</u>	<u>Range</u>	<u>Lot or Parcel ID No.</u>	

10 for the period beginning with the Effective Date and ending at 11:59 p.m. on August, 31, 2027

11 (together with any written extension thereof, the "Listing Period") at the sale price of \$850,000.00
12 and terms of cash, or for any other price or terms to which Owner shall consent, and under the following special
13 terms (*if any*):

14 _____

15 ☐ (**Check box if legal description attached. If no legal description is provided, then the legal description on**
16 **Owner's vesting deed(s) to govern, which may however be confirmed by a survey, if any, obtained pursuant to a**
17 **sale contract for the Property hereafter entered into by Owner).**

18 Owner acknowledges that the efforts and endeavors of REALTOR® to procure a buyer, by expenditure of time and
19 money, through advertising, co-brokers or otherwise, shall constitute good and sufficient consideration for this
20 Listing Contract. Owner will refer all inquiries and prospects Owner may receive during the Listing Period, from any
21 source, to REALTOR® to avoid the possibility of confusion over agency or brokerage relationships and
22 misunderstandings about liability for compensation.

23 **BROKER COMPENSATION, COOPERATION AND SHARED COMPENSATION POLICY. Note: The amount or**
24 **rate of broker compensation (including shared compensation) is not set by law and is negotiable.**

25 (*Check and complete all that apply*)

26 ☐ **(1) Retainer Fee:**

27 Owner shall pay REALTOR® as partial compensation in the form of a nonrefundable "Retainer Fee" in the amount
28 of (insert dollar amount) \$n/a for services rendered hereunder regardless of whether or not the
29 Property is sold.

30 The Retainer Fee (*check one*) ☐ **WILL** ☐ **WILL NOT** be credited against any other Compensation owed to
31 REALTOR® for services rendered hereunder in the event the Property is sold under this Listing Contract.

32 The Retainer Fee shall be due and payable to REALTOR® (*check and complete all that apply*):

- 33 ☐ on the Effective Date of this Listing Contract
34 ☐ within n/a days after the Effective Date of this Listing Contract
35 ☐ other: n/a

36 ☒ **(2) Compensation:**

37 Owner shall pay REALTOR®, as "Compensation" due REALTOR® for services rendered hereunder if during the
38 term of this Listing Contract, a ready, willing and able buyer is procured by REALTOR®, its affiliated licensee(s),
39 Owner, or any other broker or person during the Listing Period. (*check and complete all that apply*):

- 40 ☐ A fee in the amount of \$ _____
41 ☒ A fee in the amount of 6.000 % of the sale price
42 ☐ Other: _____

43 **Unrepresented Buyer.** If the procured buyer is not represented by another licensed real estate broker
44 ("Unrepresented Buyer"), then REALTOR®'s Compensation set forth above is adjusted to:

- 45 ☒ No change, Compensation remains the same as indicated above
46 ☐ A fee in the amount of \$ _____
47 ☐ A fee in the amount of _____ % of the sale price
48 ☐ Other: _____

☒ (3) **Cooperation and Shared Compensation:** *Note: Owner understands that any cooperating broker may represent the interests of buyers only, even if compensated by REALTOR® or Owner.*

REALTOR®'s company policy authorizes REALTOR® or its representatives to **cooperate** with other brokers acting pursuant to the following brokerage relationships, as defined by Section 339.710 RSMo. If REALTOR®'s company policy authorizes any such cooperation, Owner authorizes REALTOR® to share a portion of its Compensation above ("**Shared Compensation**") up to the amount indicated below:

(check all applicable boxes to indicate whether cooperation is authorized with each of the following brokerage relationships and if so, specify the dollar amount or the percentage of sale price that will be offered for each ("0" if left blank))

☐ subagents of REALTOR®; (i.e., limited agents representing Owner)

\$ n/a or n/a % of sale price or ☐ Consider at a later date

☒ buyer's agents; (i.e., limited agents representing prospective buyers)

\$ _____ or 2.500 % of sale price or ☐ Consider at a later date

☒ transaction brokers; (i.e., neutral licensees representing neither party)

\$ _____ or 2.500 % of sale price or ☐ Consider at a later date

Owner (check one):

☒ Authorizes REALTOR® to disclose whether Shared Compensation is being offered and the amount

☐ Authorizes REALTOR® to disclose whether Shared Compensation is being offered, but not the amount

☐ Does not authorize REALTOR® to disclose whether Shared Compensation is being offered, nor the amount

☐ (check only if applicable) REALTOR®'s offer of compensation excludes the following specific brokers; or is otherwise limited (explain): _____

☐ (4) **Other Compensation:** Check this box and complete below only if REALTOR® is charging any Other Compensation.

Owner agrees to pay REALTOR® Other Compensation (check and complete all that apply):

☐ A fee in the amount of \$ n/a due and payable: n/a

☐ Other (attach additional pages if necessary): n/a

PROTECTION PERIOD:

Any Compensation due under this Listing Contract shall also be paid if the Property is exchanged, optioned, sold, conveyed or otherwise transferred within 180 days after expiration of the Listing Period (the "**Protection Period**") to anyone who was introduced to the Property by anyone during the Listing Period. The Protection Period shall only apply if REALTOR® has provided Owner notice in writing, which includes the names of the prospective buyers, before or upon expiration of the Listing Period. It is understood and agreed that REALTOR®'s presentation of an offer during the Listing Period will be sufficient notice with respect to the prospects identified thereon.

However, Owner shall not be obligated to pay any Compensation to REALTOR® if a new valid exclusive listing contract is entered into during the Protection Period with another licensed real estate broker, the exchange, option, sale, conveyance, or transfer of the Property is made during the Protection Period, and Owner pays the new listing broker compensation on the closing of that transaction.

OWNER "SELLER" CONCESSIONS:

Owner authorizes REALTOR® to advertise seller concessions: (check one):

☐ Yes, in the amount of \$ _____ ☐ No ☒ Consider at a later date.

Seller concessions are generally negotiated in a sale contract, and may be applied towards buyer's closing costs, prepaids, inspections, lender fees, charges and expenses, Title Commitment, Owner's Policy or lender title insurance policy costs and fees paid by buyer, buyer's broker fees, or any other expenses/fees associated with the closing, all as approved by buyer's lender.

DISCLOSURE AUTHORIZATIONS. Owner (check one)

Motivating Factors. ☒ DOES ☐ DOES NOT permit REALTOR® to disclose the following motivating factors for Owner in selling the Property: ...interest in selling

Offers. ☐ DOES ☒ DOES NOT permit REALTOR® to disclose the existence of offers on the Property.

Terms. ☐ **DOES** ☒ **DOES NOT** permit REALTOR® to disclose the terms of offers on the Property; provided, however, that REALTOR® is permitted to disclose such terms as may be required by the MLS, applicable brokerage law or the National Association of REALTORS® Code of Ethics and Standards of Practice (e.g., that the Property is "under contract").

CURRENT EXCLUSIVE REPRESENTATION AGREEMENT. Owner (check one)

☐ **IS** ☒ **IS NOT** a party to any other exclusive representation agreement with respect to the sale of the Property. If Owner is a party to such an exclusive representation agreement, such agreement ends (date) _____.

GENERAL CONDITIONS

1. Owner Disclosures.

A. Property Data and Disclosure Statement. Owner acknowledges having read and approved the information contained in the Property Data Form (if any) regarding the Property, and that REALTOR® is authorized to rely upon said information in advertising and promoting the Property.

Owner (check one) ☐ **DOES** ☒ **DOES NOT** agree to complete and deliver to REALTOR® a Disclosure Statement form.

Owner authorizes REALTOR® to provide to prospects, inspectors, appraisers and prospective lenders and insurance companies, any such Disclosure Statement and information contained in any such Property Data Form. Owner represents that all information in the Disclosure Statement and Property Data Form (if any) is (or when delivered will be) true and accurate to the best knowledge of Owner, and that Owner will fully and promptly disclose in writing to REALTOR® any new information pertaining to the Property that is discovered by or made known to Owner at any time prior to closing or settlement and constitutes an adverse material fact or would make any existing information in the Disclosure Statement or Data Form false or materially misleading, and to sign such revised form(s) as may be necessary. Owner further agrees to promptly furnish REALTOR® with all inspection reports (if any) regarding the Property, and authorizes REALTOR® to disclose and provide such reports to prospects.

B. Representations. Owner represents that, except as may be noted on a Disclosure Statement, Property Data Form or otherwise in writing: (1) Owner knows of no actual or proposed special subdivision, homeowner's association or condominium assessments; (2) Owner knows of no other adverse material facts which negatively affect the value of the Property; and (3) to the best of Owner's knowledge, all of the utilities available at the Property (if any) are in proper working condition or will be restored as may be required pursuant to the terms of any sale or other contract entered into by Owner affecting the Property and governed by this Listing Contract. These representations shall not be construed to be a warranty of condition, but only of the knowledge and opinion of Owner. Owner agrees to fully inform and advise REALTOR® if there is a likelihood that Owner's net sale proceeds will be insufficient to pay off at closing, all loans secured by the Property plus any liens and closing costs. In such case, it may be necessary to attach MR form MSC-1025 (Short Sale Supplement to Listing Contract).

Owner represents that Owner (check one) ☐ **IS** ☒ **IS NOT** a "foreign person" as described in the Foreign Investment in Real Property Tax Act ("FIRPTA"), 26 U.S.C. §1445.

A "foreign person" is a nonresident alien individual, foreign corporation that has not made an election to be treated as a domestic corporation, foreign partnership, trust or estate. It does not include a U.S. citizen or resident alien individual. If Owner is a foreign person as defined in FIRPTA, then (among other things) mandatory withholding of funds from the sale proceeds may be required, unless an exception applies or Owner provides written documentation from the IRS that withholding is not required prior to Closing. For more information on FIRPTA, see <https://www.irs.gov/individuals/international-taxpayers/firpta-withholding>. Due to the complexity and potential risks of FIRPTA, Owner should seek legal and tax advice regarding compliance, particularly if an exception is claimed to apply or to be relied upon.

C. Indemnity. Owner agrees to hold REALTOR®, all cooperating brokers and their respective affiliated licensees and employees harmless for any damages, actions, claims, demands, suits, losses or expenses (including reasonable attorney's fees) arising out of any misrepresentation, nondisclosure or concealment by Owner in connection with the sale or lease of the Property, including without limitation, the inaccuracy of information contained in any Property Data Form or Disclosure Statement or otherwise provided or omitted by Owner. Owner agrees to thoroughly review all listing information prepared by REALTOR® and advise REALTOR® immediately in writing of any errors or omissions. Owner agrees that Owner will personally assume all responsibility for any claims made by a buyer, tenant or other third party at any time with respect to any omissions or errors contained in any information provided to REALTOR®. REALTOR® shall not be responsible in any manner for any such errors or omissions.

2. Title/Survey. Owner shall furnish an abstract certified to date showing marketable title, a policy of title insurance, or evidence of insurability, and shall convey the Property if and when sold by a good and sufficient warranty deed as may be required pursuant to the terms of any sale or other contract affecting the Property and governed by this Listing Contract. Owner agrees to promptly furnish REALTOR® with a copy of any available survey report.

3. Taxes and Assessments. Owner shall pay in full all state, county and municipal taxes and assessments, general and special, which are a lien on the Property, except taxes for the calendar year in which the closing occurs, which shall be prorated as of the date of delivery of the deed.

Alternatively (*and applicable only if the following blank is completed*), Owner agrees to pay the taxes until _____. If the current amount of taxes cannot be then ascertained, proration may be computed on the amount of taxes for the preceding calendar year.

4. Earnest Money/Liquidated Damages. Owner authorizes REALTOR® to accept earnest money to be applied on the sale price and to place the earnest money in an escrow account until closing, or as otherwise directed in any contract accepted by Owner. Unless subsequently agreed to the contrary in a written agreement specifically mentioning and amending this General Condition 4, in the event of nonperformance by a buyer under a contract, through no fault of REALTOR®, any earnest money surrendered to Owner shall go first toward reimbursing expenses of Owner or REALTOR® incurred in connection with such contract and the balance to be paid one-half (1/2) to Owner and one-half (1/2) to REALTOR® in lieu of further compensation; provided, however, REALTOR® shall in no event receive any more money in lieu of compensation than the total amount agreed to herein as compensation for brokerage services.

5. MLS/Cooperation. Owner authorizes REALTOR®: **(A)** to file part or all of the information set forth in this Listing Contract with the MLS for dissemination to other MLS participants in accordance with the rules of the MLS and any agreements between REALTOR® and individual participants, and to provide such participants, the Association/Boards of REALTORS®, their members, member prospects, appraisers and other professional users of real estate sales data, with information, including the sale price and Property address, both prior to and after the closing of any sale of the Property; and **(B)** to cooperate with and offer compensation to other brokers acting pursuant to any brokerage relationship in accordance with REALTOR®'s company policy as set forth herein, and to allow same to show the Property.

6. Advertising. Owner authorizes REALTOR® to take and use photographs and videotapes of the Property, to place a "For Sale" sign on the Property, to remove all other signs, and to otherwise advertise the Property in any manner deemed wise by REALTOR®, including but not limited to (unless specified otherwise) advertising on the Internet, virtual tours, web-sites, trade journals and any other medium, and communications via e-mail and facsimile.

7. Inspections/Access. Owner authorizes **(A)** REALTOR®, cooperating brokers and their respective licensee(s) to show the Property to prospects; and **(B)** the foregoing, plus such prospects and their lenders, appraisers and inspectors, to make, or allow third parties to make, such inspections of the Property as are deemed necessary, including but not limited to taking photographs or videotapes of the interior and exterior of the improvements located on the Property; upon reasonable notice to Owner and at all reasonable times. Owner should remove any items of a personal nature that Owner does not want to be photographed, recorded or transmitted (e.g., family photos, paperwork and other personally identifiable information). Owner will arrange, at Owner's expense, to have all utilities turned on during any inspection and "walk-through" of the Property. The opinions resulting from such inspections may be disclosed to interested parties. Owner agrees to remove or to secure and (if Owner so desires) insure all property and valuables (including but not limited to firearms, money, medicine, and jewelry), to assume the risk for any vandalism, theft or damage of any kind, and to maintain the Property in good repair through the date of closing.

Owner also acknowledges that it is impossible for REALTOR® to screen and/or monitor all individuals who may access the Property (e.g. buyer prospects and agents, inspectors, appraisers, contractors and others) in order to complete a sale and closing. Accordingly, Owner assumes the risk of, and hereby releases and agrees to hold REALTOR®, its agents and employees harmless from and against, any and all claims and liability resulting from exposure to any airborne virus or other disease-causing organism or object (e.g., the flu or COVID-19) as a consequence of such access.

8. Recordings Within the Property. Owner understands recording, remote monitoring or transmitting audio or video of prospective purchasers or their representatives may result in a violation of State, Local and/or Federal laws. Owner hereby releases and indemnifies REALTOR®, its agents and employees, from any liability which may result from Owner's recording, monitoring or transmitting of audio or video on the Property, and from any other person photographing, recording or transmitting any audio, images or video of the Property.

9. Legal and Professional Advice. REALTOR® suggests Owner seek legal, tax and other professional advice relative to any real estate transaction. REALTOR® makes no representation or warranty respecting the advisability of any transaction, and is not an expert in matters relating to law, tax, financing, surveying, soils or geotechnical conditions, hazardous materials, engineering or other specialized topics. Owner is encouraged to seek expert help in such areas. REALTOR® will cooperate with experts selected and engaged by Owner, but REALTOR® shall have no liability pertaining to such matters.

10. Default/Remedies. If Owner shall breach this Listing Contract or it becomes necessary for REALTOR® to retain an attorney to enforce any of the terms hereof, then without limiting any other right or remedy hereunder or otherwise available at law or in equity, REALTOR® shall be entitled to recover all costs and expenses of litigation

incurred, including but not limited to court costs and reasonable attorney fees. The provisions of this Section shall survive the expiration or any earlier termination of this Listing Contract.

11. Franchise Disclosure. (REALTOR® to check box only if applicable).

☐ REALTOR® is a member of a franchise and pursuant to the terms of its franchise agreement, the franchisor has no legal liability for the actions of REALTOR®, despite its use of franchisor's trade name or insignia.

12. Equal Opportunity. The Property shall be offered for sale without regard to race, color, religion, sex, disability/handicap, familial status, national origin, sexual orientation, or gender identity, and in accordance with all local, state, and federal fair housing laws.

13. Owner Consent to Brokerage Relationships:

A. Seller Limited Agency as Starting Point; Effect of In-House Sales. Pursuant to this Listing Contract, REALTOR® will initially be acting in the capacity of Owner's limited agent, with the duties and obligations of a seller's limited agent under Missouri law as set forth following the parties' signatures below. However, Owner acknowledges that from time to time, a prospective buyer may engage REALTOR® to act in one of several possible capacities with respect to that buyer, depending on what brokerage relationships are permitted by REALTOR®'s company policy. The following subsections describe circumstances where Missouri law may permit or require a conversion of the REALTOR®'s brokerage relationship with Owner to a different brokerage relationship. Complete each subsection. Disclosure of any conversion to a different brokerage relationship shall be made upon its occurrence as may be required by rule or regulation.

The following is to be completed only if designated agency is permitted and authorized as of the Effective Date. REALTOR® hereby appoints the following affiliated licensee(s) as designated agent(s) to represent Owner to the exclusion of all other affiliated licensees:

By: _____ Date: _____
Designated Broker (or office manager/supervising broker)

B. Conversion to Dual Agency Where REALTOR® Is Engaged by Buyer to Act as Buyer's Agent. If a prospective buyer has engaged REALTOR® to act in the capacity of a buyer's agent, Missouri law permits REALTOR® to show the Property to and otherwise represent the buyer, as a dual agent representing both Owner and the buyer, with the written consent of all parties. In such case, REALTOR® may act as a dual agent with the duties and obligations of a dual agent under Missouri law as set forth following the parties' signatures below.

Does Owner consent to REALTOR® representing both Owner and a buyer as a dual agent? (Check one):

☒ Yes ☐ No ☐ Not applicable, dual agency is not offered by REALTOR®'s company policy.

C. Designated Agents for Owner and Buyer; Possible Conversion to Dual Agency or Transaction Brokerage. Missouri law permits REALTOR® to appoint one or more licensees affiliated with REALTOR® as designated agent(s), to represent Owner as limited agent(s), to the exclusion of all other affiliated licensees.

Does Owner consent to REALTOR®'s appointment of designated agent(s)? (Check one):

☐ Yes ☐ No ☒ Not applicable, designated agency is not offered by REALTOR®'s company policy.

An individual broker, designated broker or office manager/supervising broker affiliated with REALTOR® shall not be considered to be a dual agent or transaction broker solely because such broker has appointed one or more affiliated licensee(s) to represent Owner to the exclusion of all other affiliated licensees of REALTOR®; however, any licensee who personally represents both Owner and the buyer in the same transaction shall be a dual agent or a transaction broker. Further, if such broker supervises the licensees for both sides of a transaction, that broker will be a dual agent or a transaction broker upon learning confidential information about either party to a transaction or upon being consulted by any licensee involved in the transaction. Also, when the broker supervises the licensee representing or assisting one (1) side of the transaction and personally represents or assists the other side, that broker will be a dual agent or a transaction broker. Any such broker or licensee shall be required to comply with the provisions regarding dual agent or transaction brokers under Missouri law as set forth following the parties' signatures below.

D. Conversion to Transaction Brokerage Where REALTOR® Is Engaged by Buyer to Act as Buyer's Agent or Transaction Broker. If a prospective buyer has engaged REALTOR® to act in the capacity of buyer's agent or transaction broker, Missouri law permits REALTOR® to show the Property to and otherwise assist the buyer, as a transaction broker assisting both Owner and the buyer without an agency relationship to either of them, with the written consent of all parties. In such case, REALTOR® may act as a transaction broker with the duties and obligations of a transaction broker under Missouri law as set forth following the parties' signatures below. **Note:** If REALTOR® wishes to convert to transaction brokerage but Owner does not consent to such conversion, then

REALTOR® may without liability withdraw from representing Owner. Such withdrawal shall not prejudice the ability of REALTOR® to continue to represent the other client in the transaction or limit REALTOR® from representing Owner in another transaction not involving transaction brokerage.

Does Owner consent to REALTOR® assisting both Owner and a buyer as a transaction broker? (Check one):

☒ Yes ☐ No ☐ Not applicable, transaction brokerage is not offered by REALTOR®'s company policy.

E. Designated Transaction Broker for Owner and Buyer. Missouri law permits REALTOR® to appoint one or more licensees affiliated with REALTOR® as designated transaction broker(s), to assist Owner without an agency relationship, to the exclusion of all other affiliated licensees.

Does Owner consent to REALTOR®'s appointment of designated transaction broker(s)? (Check one):

☐ Yes ☐ No ☒ Not applicable, designated transaction brokerage is not offered by REALTOR®'s company policy.

14. Minimum Brokerage Services (§339.780.7 R.S. Mo.). Owner acknowledges having read the applicable "Duties and Obligations" on the following pages of this form, and that pursuant to Missouri law, REALTOR®, through its designated broker and/or through one or more affiliated licensees, shall provide, at a minimum, the following services:

1. Accept delivery of and present to Owner or customers offers and counteroffers to buy, sell, or lease Owner's Property;
2. Assist Owner or customers in developing, communicating, negotiating, and presenting offers, counteroffers, and notices that relate to the offers and the counteroffers until a lease or purchase agreement is signed and all contingencies are satisfied or waived; and
3. Answer Owner or customer questions relating to the offers, counteroffers, notices, and contingencies.

15. Licensee Personal Interest Disclosure. (complete only if applicable)

_____ (insert name of licensee)

is a real estate broker or salesperson, and is (check one or more, as applicable):

- ☐ a party to this transaction;
- ☐ a principal of and/or has a direct or indirect ownership interest in ☐ Owner ☐ Buyer, and/or
- ☐ an immediate family member of ☐ Owner ☐ Buyer.

16. Special Agreements. _____

Tax id's for this listing are 71-09-2.0-10-002-001-034.005 & 71-09-2.0-10-002-002-034.006.

14.17 m/l acres north of Westside Dr. can be sold for \$350,000

19.76 m/l acres south of Westside Dr. can be sold for \$500,000

17. Signatures. This Listing Contract may be executed in multiple counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument. For purposes of executing this Listing Contract, a document signed and/or transmitted by any electronic form deemed valid in accordance with the Missouri Uniform Electronic Transactions Act, including but not limited to by facsimile machine, digital signature or a scanned image, such as a pdf via e-mail, is to be treated as an original signature and document. At the request of any party, the others will confirm facsimile or scanned image signatures by signing an original instrument.

☒ (Check Box only if applicable) By checking this box, Owner and REALTOR® expressly acknowledge and agree that changes to this Listing Contract may be made by the persons identified below via email sent to and from their respective email addresses set forth below.

18. Effective Date. The "Effective Date" shall be the date of final acceptance hereof, as indicated by the date adjacent to the signature of the last party to sign this Listing Contract or (specify if otherwise) _____.

314

LISTING CONTRACT ACCEPTED

315
316
317
318

By signing below, Owner indicates that Owner has ACCEPTED this Listing Contract and acknowledges receipt of one (1) copy hereof. Owner also confirms receipt of a Missouri Real Estate Commission Broker Disclosure Form on or before signing this Listing Contract, or upon REALTOR®'s obtaining any personal or financial information, whichever occurred first.

319

☐ Check box if additional signatures are needed and attach Additional Signature Page (MSC-5070).

320

Investment Realty, Inc.

Owner: _____

321

Insert Listing REALTOR®'s printed Firm Name

Print Name: City of Rolla

322

Date: _____

323

By: Mike Woessner

Email Address: jbutz@rollacity.gov

324

Name: Mike Woessner

Phone Number: _____

325

Email Address: mike@inv-rel.com

Owner's Address: _____

326

Title: President

Owner: _____

327

Date: _____

Print Name: _____

328

Date: _____

329

Email Address: _____

330

Phone Number: _____

331

(If applicable, insert additional name, title and email address of Broker and/or Agent authorized to make changes by email)

Owner's Address: _____

332

333

334

Name: _____

If signing on behalf of a trust or other legal entity, please print its name and your title below:

335

Title: _____

Printed Entity Name _____

336

Email Address: _____

Title(s): _____

Approved by legal counsel for use exclusively by members of the Missouri REALTORS®, Columbia, Missouri. No warranty is made or implied as to the legal validity or adequacy of this Listing Contract, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practice, and differing circumstances in each transaction, may each dictate that amendments to this Listing Contract be made. Last Revised 12/2/24. ©2024 Missouri REALTORS®

SELLER'S (OR LANDLORD'S) AGENT'S DUTIES AND OBLIGATIONS (§ 339.730, R.S.Mo.)

1. A licensee representing a seller or landlord as a seller's agent or a landlord's agent shall be a limited agent with the following duties and obligations:

(A) To perform the terms of the written agreement made with the client;

(B) To exercise reasonable skill and care for the client;

(C) To promote the interests of the client with the utmost good faith, loyalty, and fidelity, including:

(i) Seeking a price and terms which are acceptable to the client, except that the licensee shall not be obligated to seek additional offers to purchase the Property while the Property is subject to a contract for sale or to seek additional offers to lease the Property while the Property is subject to a lease or letter of intent to lease;

(ii) Presenting all written offers to and from the client in a timely manner regardless of whether the Property is subject to a contract for sale or lease or a letter of intent to lease;

(iii) Disclosing to the client all adverse material facts actually known or that should have been known by the licensee; and

(iv) Advising the client to obtain expert advice as to material matters about which the licensee knows but the specifics of which are beyond the expertise of the licensee.

(D) To account in a timely manner for all money and Property received;

(E) To comply with all requirements of sections 339.710 to 339.860, subsection 2 of section 339.100, and any rules and regulations promulgated pursuant to those sections; and

(F) To comply with any applicable federal, state, and local laws, rules, regulations, and ordinances, including fair housing and civil rights statutes and regulations.

2. A licensee acting as a seller's or landlord's agent shall not disclose any confidential information about the client unless disclosure is required by statute, rule or regulation or failure to disclose the information would constitute a misrepresentation or unless disclosure is necessary to defend the affiliated licensee against an action of wrongful conduct in an administrative or judicial proceeding or before a professional committee. No cause of action shall arise against a licensee acting as a seller's or landlord's agent for making any required or permitted disclosure.

3. A licensee acting as a seller's or landlord's agent owes no duty or obligation to a customer, except that a licensee shall disclose to any customer all adverse material facts actually known or that should have been known by the licensee. A seller's or landlord's agent owes no duty to conduct an independent inspection or discover any adverse material facts for the benefit of the customer and owes no duty to independently verify the accuracy or completeness of any statement made by the client or any independent inspector.

4. A seller's or landlord's agent may show alternative properties not owned by the client to prospective buyers or tenants and may list competing properties for sale or lease without breaching any duty or obligation to the client.

5. A seller or landlord may agree in writing with a seller's or landlord's agent that other designated brokers may be retained and compensated as subagents. Any designated broker acting as a subagent on the seller's or landlord's behalf shall be a limited agent with the obligations and responsibilities set forth in subsections 1 to 4 of this section.

DUAL AGENT'S DUTIES AND OBLIGATIONS (§ 339.750, R.S.Mo.)

A dual agent shall be a limited agent for both the seller and buyer or the landlord and tenant and shall have the following duties and obligations:

1. Except as provided below, a dual agent may disclose any information to one client that the licensee gains from the other client if the information is material to the transaction unless it is confidential information as defined in section 339.710(8), R.S.Mo.

2. The following information shall not be disclosed by a dual agent without the consent of the client to whom the information pertains:

(A) That a buyer or tenant is willing to pay more than the purchase price or lease rate offered for the Property;

(B) That a seller or landlord is willing to accept less than the asking price or lease rate for the Property;

(C) What the motivating factors are for any client buying, selling, or leasing the Property;

(D) That a client will agree to financing terms other than those offered; and

(E) The terms of any prior offers or counter offers made by any party.

3. A dual agent shall not disclose to one client any confidential information about the other client unless the disclosure is required by statute, rule or regulation or failure to disclose the information would constitute a misrepresentation or unless disclosure is necessary to defend the affiliated licensee against an action of wrongful conduct in an administrative or judicial proceeding or before a professional committee. No cause of action for any person shall arise against a dual agent for making any required or permitted disclosure. A dual agent does not terminate the dual agency relationship by making any required or permitted disclosure.

4. In a dual agency relationship there shall be no imputation of knowledge or information between the client and the dual agent or among persons within an entity engaged as a dual agent.

TRANSACTION BROKER'S DUTIES AND OBLIGATIONS (§ 339.755, R.S.Mo.)

1. A real estate licensee may provide real estate service to any party in a prospective transaction without an agency or fiduciary relationship to one or more parties to the transaction. Such licensee shall be called a transaction broker.
2. A transaction broker shall have the following duties and obligations:
 - (A) To perform the terms of any written or oral agreement made with any party to the transaction;
 - (B) To exercise reasonable skill, care and diligence as a transaction broker, including but not limited to:
 - (i) Presenting all written offers and counteroffers in a timely manner regardless of whether the Property is subject to a contract for sale or lease or a letter of intent unless otherwise provided in the agreement entered with the party;
 - (ii) Informing the parties regarding the transaction and suggesting that such parties obtain expert advice as to material matters about which the transaction broker knows but the specifics of which are beyond the expertise of such broker;
 - (iii) Accounting in a timely manner for all money and Property received;
 - (iv) To disclose to each party to the transaction any adverse material facts of which the licensee has actual notice or knowledge;
 - (v) Assisting the parties in complying with the terms and conditions of any contract;
 - (vi) The parties to a transaction brokerage transaction shall not be liable for any acts of the transaction broker.
3. The following information shall not be disclosed by a transaction broker without the informed consent of the party or parties disclosing such information to the broker;
 - (A) That a buyer or tenant is willing to pay more than the purchase price or lease rate offered for the Property;
 - (B) That a seller or landlord is willing to accept less than the asking price or lease rate for the Property;
 - (C) What the motivating factors are for any party buying, selling or leasing the Property;
 - (D) That a seller or buyer will agree to financing terms other than those offered;
 - (E) Any confidential information about the other party, unless disclosure of such information is required by law, statute, rules or regulations or failure to disclose such information would constitute fraud or dishonest dealing.
4. A transaction broker has no duty to conduct an independent inspection or investigation for adverse material facts for the parties.
5. A transaction broker has no duty to conduct an independent investigation of the buyer's financial condition.
6. A transaction broker may do the following without breaching any obligation or responsibility:
 - (A) Show alternative properties not owned by the seller or landlord to a prospective buyer or tenant;
 - (B) List competing properties for sale or lease;
 - (C) Show properties in which the buyer or tenant is interested to other prospective buyers or tenants;
 - (D) Serve as a single agent, subagent or designated agent or broker, limited agent, disclosed dual agent for the same or for different parties in other real estate transactions.
7. In a transaction broker relationship each party and the transaction broker, including all persons within an entity engaged as the transaction broker if the transaction broker is an entity, are considered to possess only actual knowledge and information. There is no imputation of knowledge or information by operation of law between any party and the transaction broker or between any party and any person within an entity engaged as the transaction broker if the transaction broker is an entity.
8. A transaction broker may cooperate with other brokers and such cooperation does not establish an agency or subagency relationship.
9. Nothing in this section prohibits a transaction broker from acting as a single limited agent, dual agent or subagent whether on behalf of a buyer or seller, as long as the requirements governing disclosure of such fact are met.
10. Nothing in this section alters or eliminates the responsibility of a broker as set forth in this section for the conduct and actions of a licensee operating under the broker's license.
11. A transaction broker shall:
 - (A) Comply with all applicable requirements of sections 339.710 to 339.860, subsection 2 of section 339.010 and all rules and regulations promulgated pursuant to such sections; and
 - (B) Comply with any applicable federal, state and local laws, rules, regulations and ordinances, including fair housing and civil rights statutes and regulations.



Measurements Disclaimer

This disclaimer applies to the following real estate (the "Property"):

Westside Dr. - 33.93 m/l Acres Rolla MO 65401 Phelps
 Street Address City Zip Code County

SOURCE OF MEASUREMENTS:

The undersigned Brokerage Firm(s) and its affiliated licensee(s) **Have Not** measured the acreage of the Property or the square footage of any improvement located thereon. Any information shared regarding acreage or square footage ("Measurements") has been provided from another source(s) as indicated (*Check applicable box(es) below*):

Source of Measurements Information:

- ☐ Prior appraisal
☐ Building Plans
☒ Assessor's Office
☐ Other _____

Any Measurements information shared has not been independently verified and is for purposes of marketing only. Measurements are an approximation and may not be exact. Measurements are not to be relied upon for purpose of a loan, valuation or for any other purpose.

If exact acreage or square footage is a concern, the Property should be independently measured.

Any independent measurement or investigation should be completed by Buyer on or before the Survey Deadline (*with respect to acreage*) and/or the Property Data Review Period (*with respect to improvements*) of the Contract.

Broker's Firm Assisting Buyer

By (Signature) _____
 Licensee Print Name: _____
 Date: _____

Broker's Firm Assisting Seller Investment Realty, Inc.

By (Signature) Mike Woessner
 Licensee Print Name: Mike Woessner
 Date: _____

The undersigned acknowledge(s) receipt of this Disclaimer:

BUYER _____ **Date** _____
 Print Name _____

SELLER _____ **Date** _____
 Print Name City of Rolla

BUYER _____ **Date** _____
 Print Name _____

SELLER _____ **Date** _____
 Print Name _____

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DSC-8001

Page 1 of 1

Investment Realty, Inc., 1703 N. Bishop Ave. Rolla MO 65401
 Mike Woessner

Phone: 5733648111 Fax: _____
 Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Westside Dr. 33.93

Submitted to: City of Rolla, Missouri

Submitted by: Mike Woessner, President

Date: June 6, 2025

Letter of Interest

To Whom It May Concern,

I am pleased to submit this proposal on behalf of Investment Realty, Inc., to provide real estate brokerage services for the sale of the City-owned 34 +/- acre property located immediately west of Menard's along Westside Drive in Rolla, Missouri.

Investment Realty, Inc., established in 1984, is the largest full-service real estate firm in south-central Missouri. We maintain offices in Rolla, St. Robert, and Springfield, allowing us to serve a broad region with local insight and presence. Our Rolla office, located at 1703 N. Bishop Ave., places us squarely in the heart of Phelps County and within minutes of the subject property.

Our team includes over thirty-five experienced professionals and support staff. With nearly five decades of real estate experience, I bring a proven track record of marketing, selling, and closing real estate transactions of all types—including large-scale commercial properties.

We appreciate your consideration and look forward to the opportunity to assist the City in maximizing the value and visibility of this important property.

Sincerely,

Mike Woessner

President, Investment Realty, Inc.

Email: mike@inv-rel.com

Phone: 573-578-4050

6-18-25
11:07CP

Company Description

Company Name: Investment Realty, Inc.
Address: 1703 N. Bishop Avenue, Rolla, MO 65401
Phone: 573-578-4050
Email: mike@inv-rel.com
Website: www.inv-rel.com

Founded: 1984
Offices: Rolla, St. Robert, Springfield
Licensed: Yes, in the State of Missouri and City of Rolla
Local Presence: Yes, Phelps County office in Rolla
Employees in Phelps County: Over 17
Total Employees: Over 35
Annual Sales Production Volume (2024): \$74,435,363.00

Key Staff Experience

Mike Woessner – President / Broker-Officer
License #: 1999022373
Years of Experience: 47
2024 Sales Production Volume: \$43.3 Million
Phone: 573-578-4050
Email: mike@inv-rel.com
Member: NAR, MAR, SCBR, NARPM, MARIS

Matt Woessner – Vice President / Broker-Officer
License #: 2008011356
Years of Experience: 17
2024 Sales Production Volume: \$8.5 Million
Phone: 573-308-7006
Email: matt@inv-rel.com

Additional support will be provided by long-standing licensed team members based in Rolla, including Crystal McCracken, who brings 24 years of experience, and Barbara Huhn, with 28 years of experience. They handle contract coordination, marketing, and communications.

Marketing Plan

Our marketing strategy will include:

1. Targeted National Exposure

- Listings on commercial MLS platforms (LoopNet, CoStar, Crexi, and MARIS)
- Syndication to national broker networks and investor lists

2. Regional and Local Campaigns

- Direct outreach to developers and retailers with interest in C-2 zoned highway commercial properties
- On-site tours

3. Custom Signage

- Professionally designed signage installed on-site for drive-by visibility

4. Digital and Social Media

- Property drone video and photo marketing on social media and real estate channels
- Email campaigns to buyer/investor lists

5. Broker-to-Broker Outreach

- Active engagement with brokers across Missouri to generate interest

Suggested Selling Value

It is our understanding that a commercial appraisal has been done on these 2 parcels. Once that is shared, I would be happy to enter into discussion about the marketable value of the properties.

Commission and Fees

Commission: 6% of the final sale price at closing

Buyer's Agent Split: Included— a portion of the commission will be offered to cooperating brokers to enhance market exposure among site locators and brokerages nationwide.

Other Fees: No additional broker fees or marketing fees will be charged by Investment Realty, Inc.

Customary Activities Handled:

- Market analysis and advertising
- Showings, site tours, and buyer engagement
- Negotiations and contract management
- Coordination with City representatives and monthly updates through closing

EXPERIENCE

Project 1: Westside Marketplace

- **Client:** Woessner Trust to UTW Rolla Development
 - **Sold:** 2017
 - **Representative:** Mike Woessner, President
 - **Summary:** Brokered the sale of the commercial property that was developed into Westside Marketplace, a \$50 million+ shopping center and vibrant retail destination in a high-traffic area. This successful transaction facilitated significant commercial growth and contributed to the economic development of the City of Rolla.
-

Project 2: 1400 Independence Rd., Rolla, MO

- **Client:** Helmkamp Trust to East Central College
 - **Sold:** 2024
 - **Representative:** Mike Woessner, President
 - **Summary:** Oversaw the sale of 105,000+ square foot commercial building (the former USGS building) to East Central College for educational use. Handled valuation, marketing, and negotiations, resulting in a seamless transaction that supported the institution's regional expansion.
-

Project 3: 13063 Old Wire Outer Rd., Rolla, MO

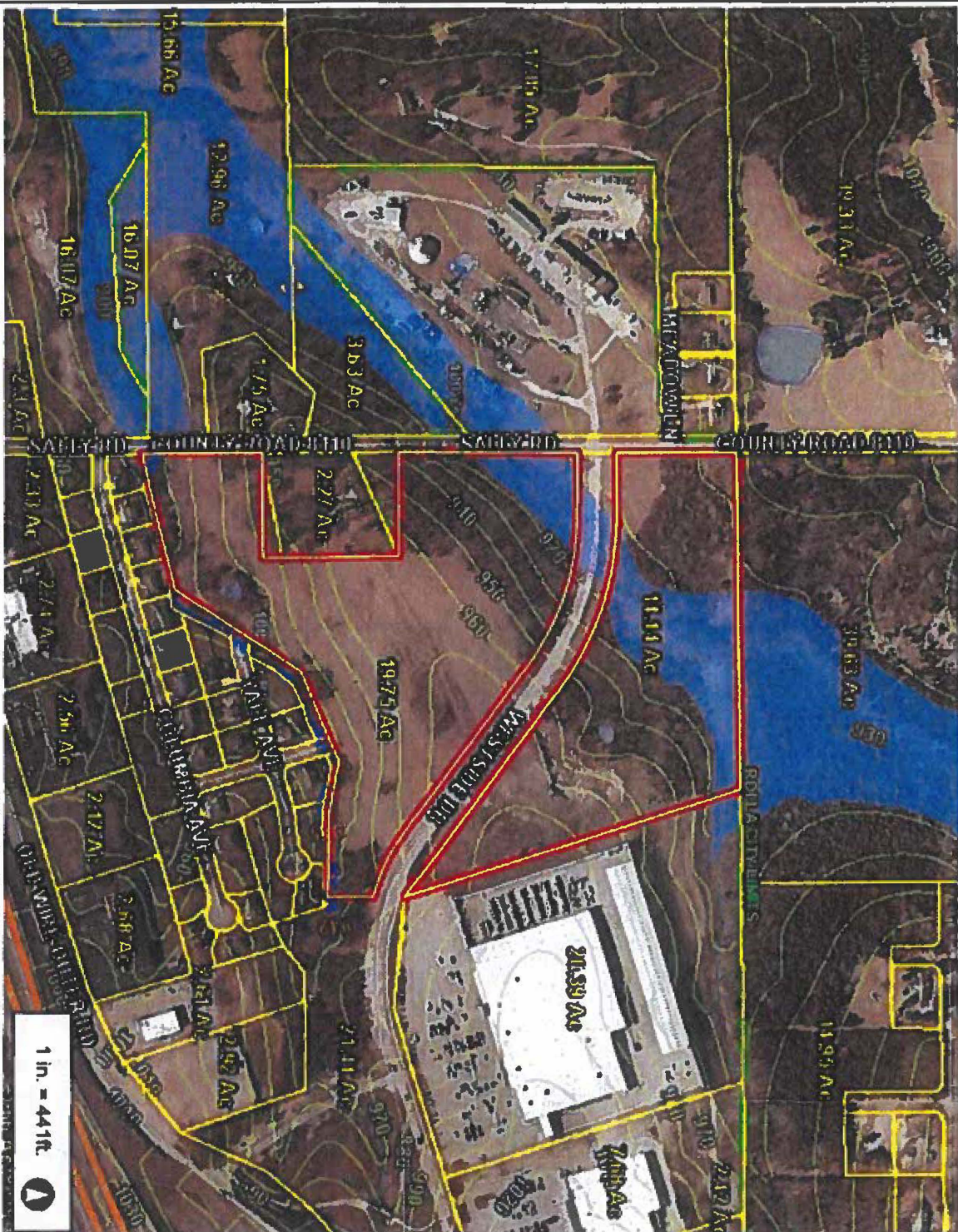
- **Client:** Hayes to Specialized Engineering Solutions
- **Sold:** 2025
- **Representative:** Mike Woessner, President
- **Summary:** Facilitated the sale of a 16.5-acre commercial site to Specialized Engineering Solutions for the construction of a 75,000 square foot veterans administration outpatient clinic bringing over 100 new jobs to the Rolla area. Oversaw valuation, marketing, and negotiations, ensuring a successful outcome aligned with federal and community goals.

Conflict of Interest Statement

Investment Realty, Inc. has no conflicts of interest regarding this engagement and will act in the best interests of the City of Rolla throughout the sale process.

Conclusion

With unmatched experience, extensive reach, and a strong local presence, Investment Realty, Inc. is uniquely positioned to represent the City of Rolla on this important project. Mike Woessner's many years of dedicated service and involvement in the community have played a vital role in shaping Rolla's commercial landscape. His deep understanding of local needs and connections with key stakeholders ensure a thoughtful and effective approach. We would be honored to assist in maximizing the value and potential of the Westside Marketplace property, leveraging our proven strategy to achieve optimal results for the City and its residents.



- Legend**
-  Parcel Boundary
 -  Taxable Acres
 -  Land Hook
 -  Dashed Land Hook
 -  Solid Land Hook
 -  Corporate Limit Line
 -  County Boundary
 -  Road
 -  <all other values>
 -  INTERSTATE HIGHWAY
 -  US HIGHWAY
 -  NUMBERED STATE HIGHWAY
 -  LETTERED STATE HIGHWAY
 -  Base Flood Elevation
 -  Flood Zone
 -  100 Year
 -  100 Year BRE
 -  Stream
 -  Water Boundary
 - Contour Lines

THIS MAP IS NOT TO BE USED FOR NAVIGATION



**CITY OF ROLLA
CITY COUNCIL AGENDA**

DEPARTMENT HEAD: Dawn Bell, Community Development Director

ACTION REQUESTED: Resolution

ITEM/SUBJECT: Support for the Application of MHDC Tax Credits for Proposed Senior's Housing Project on Lion's Club Dr

BUDGET APPROPRIATION: NA

DATE: August 4, 2025

Commentary:

MLB Development Co. has approached the City with a proposal to build a senior housing community on the southeast corner of E Lion's Club Drive and O Highway. As part of their financing strategy, the developer is applying for tax credits through the Missouri Housing Development Commission (MHDC). Local government support is a key component in the tax credit scoring process, and points are awarded for such backing. The City has provided such resolutions of support for successful senior and work force housing projects off Old St. James Rd. and Lanning Ln. (and unsuccessful projects on S. Rolla St. and Pine Tree Rd.).

If the developer's application for tax credits is successful, they will submit a request for rezoning (from R-1 single family to R-3), which will require public hearings and approval by the Planning and Zoning Commission and the City Council. It is important to note that the passage of this Resolution does not obligate the City to approve any rezoning if it is not deemed appropriate following the public hearing process.

The City of Rolla, under the 1999 southside annexation agreement, is obligated to extend sanitary sewer infrastructure to this area. The estimated cost to extend the sewer to the project site is approximately \$58,400. Under the annexation agreement and to help offset this expense, the City assesses a special connection/access fee for each unit constructed.

Phase I of the proposed development includes approximately 40 units, with a variety of amenities such as a community room with a kitchen, laundry facilities, a fitness room that will also function as a storm shelter, and outdoor spaces for residents. Should the developer's MHDC application be successful, a second phase of the project will be constructed, mirroring the first phase in size and scope.

Staff requests that the City Council pass a resolution to demonstrate the City's support for a possible senior housing project including our commitment to extend sanitary sewer to serve the project at a value of approximately \$58,400.

Attachments: Resolution, proposed site plan

Resolution No. _____

A RESOLUTION EXPRESSING SUPPORT FOR MBL DEVELOPMENT CO.'S PROPOSED SENIOR HOUSING PROJECT AND ITS APPLICATION TO THE MISSOURI HOUSING DEVELOPMENT COMMISSION FOR TAX CREDITS.

WHEREAS, the City of Rolla recognizes the need for quality, affordable senior housing within the community; and

WHEREAS, MBL Development Co. has proposed the construction of a senior housing development within the City of Rolla to address this need; and

WHEREAS, MBL Development Co. intends to submit an application to the Missouri Housing Development Commission (MHDC) for Low-Income Housing Tax Credits (LIHTC) to finance the development of the project; and

WHEREAS, the MHDC encourages local governmental support and evidence of infrastructure commitment as part of the tax credit application process; and

WHEREAS, the City of Rolla supports the goals of the proposed senior housing project and desires to assist in making the project feasible by supporting the installation of necessary sanitary sewer infrastructure.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Rolla, as follows:

Section 1. The City of Rolla hereby expresses its full support for the proposed senior housing development by MBL Development Co. within the City limits of Rolla.

Section 2. The City further commits to support the project through the installation or facilitation of sanitary sewer infrastructure necessary to serve the development, as generally described in the memorandum attached hereto as Exhibit A, subject to the usual planning, engineering, and budgetary processes of the City.

Section 3. This Resolution shall be submitted by MBL Development Co. as evidence of local government support in its application to the Missouri Housing Development Commission for Low-Income Housing Tax Credits.

Section 4. This Resolution shall become effective upon passage.

PASSED BY THE CITY COUNCIL OF THE CITY OF ROLLA, MISSOURI, AND
APPROVED BY THE MAYOR THIS 4TH DAY OF AUGUST 2025.

APPROVED:

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY COUNSELOR

EXHIBIT A

City of Rolla Public Works Department

MEMORANDUM

Date: Aug

To: Missouri Housing Development Commission

From: Darin Pryor, Public Works Director

Subject: Estimated Sanitary Sewer Installation Costs – MBL Development Co. Senior Housing Project

The City of Rolla is committed to supporting MBL Development Co.'s proposed senior housing project. As part of this support, the City has reviewed the anticipated sanitary sewer infrastructure needs for the development and provides the following preliminary cost estimate:

Description	Estimated Cost
Sanitary Sewer Main Extension	\$ 50,400 (1260' of 8" sewer main)
Manholes	\$ 8,000 (4 precast concrete)
Total Estimated Cost	\$ 58,400

These estimates are preliminary and subject to final design and procurement. The City anticipates coordinating the installation through standard public infrastructure procedures and funding sources and intends this memo to serve as documentation of local infrastructure support for the purposes of the MHDC tax credit application.

Should you have any questions or require additional documentation, please feel free to contact our office.

Sincerely,

Darin Pryor
Director Public Works
City of Rolla, Missouri

CLIENT LOGO
IF AVAILABLE

ROLLA SENIOR HOUSING

ROLLA, PHELPS COUNTY, MISSOURI

AP2



UNITS		
TYPE	QUANTITY	
2-BR UNIT (51)	40	
TOTAL	40	

AMENITIES	
(1) COMMUNITY ROOM/RECEPTION	
(1) COMMUNITY KITCHEN	
(1) PHARMACY	
(1) OUTDOOR BATHING AREA	

PARKING PROVIDED	
TOTAL PARKING PROVIDED IS INDICATED	
TYPE	QUANTITY
STANDARD SPACES	51
STANDARD ACCESSIBLE SPACES	3
VAN ACCESSIBLE SPACES	1
TOTAL PARKING PROVIDED	55

SITE INFORMATION	
LAND AREA	4.50 ACRES
EXISTING USE	VACANT
EXISTING ZONING	SINGLE-FAMILY
PROPOSED USE	RESIDENTIAL

UNIT TYPE LEGEND
PMA = PARE HOUSING ACT
JFPA = JEFFERSON PARK ACT
LPA = LINDSEY PARK ACT
UP = URBAN PLANNING ACT

SITE LEGEND

UP UNITS - ACCESSIBLE

AUTOMATIC (OC)
REASONABLE (PO)
ACCESSIBLE

PROPOSED SITE PLAN

SCALE: 1" = 100'-0"

DEER BROOK VILLAS
SEDALIA, MO



