

ROLLA CITY COUNCIL MEETING MINUTES
MONDAY, OCTOBER 20TH, 2025; 6:30 P.M.
ROLLA CITY HALL COUNCIL CHAMBERS
901 NORTH ELM STREET

Presiding: Mayor Pro-Tempore Kevin Greven

Council Members in Physical Attendance: August Rolufs, Andrew Behrendt, Aaron Pace, Nathan Chirban, Steve Jackson, William Hahn, Tom McNeven, Kevin Greven, David Shelby, Micheal Dickens and Tina Balch.

Council Members Absent: Ward 1 Vacancy, Mayor Louis Magdits IV

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

Mayor Pro-tempore Kevin Greven called the meeting to order at approximately 6:30 p.m. and asked Councilman Dickens to lead in the Pledge of Allegiance.

I. PUBLIC HEARINGS -

- A. **Public Hearing and Ordinance** to approve the annexation of certain property West of Woodcrest Dr. off Vichy Dr. into the City of Rolla corporate limits and assigning R-3, Multi-Family Residential zoning for the Audubon Ridge Development. Com. Dev. Director Dawn Bell explained this was a voluntary annexation into the city limits of about 17 acres. The entire tract is 77 acres, 8 of which are already in the city limits. The proposed first phase of the development (25 acres) would include 44 lots, intended for development mostly as 4-plex multi-family units. At 6:33 pm Mayor Pro-Tem Greven officially opened the public hearing. Caleb Homan with Archer Elgin and Mike Woessner of Investment Realty spoke on behalf of their project and answered Council questions. With no further questions or comments, Mayor Pro-Tem Greven closed the public hearing 6:45 pm. City Counselor James Klahr read the ordinance for its first reading, by title: AN ORDINANCE TO APPROVE THE ANNEXATION OF CERTAIN PROPERTY IN SECTION 35, TOWNSHIP 38 NORTH, RANGE 8 WEST INTO THE CORPORATE LIMITS OF THE CITY OF ROLLA AND ASSIGNING ZONING OF SAID PROPERTY AS THE R-3, MULTI-FAMILY RESIDENTIAL DISTRICT.

Note: At this time, Mayor Pro-Tem addressed the related agenda item IV, B. Minutes for this item will be in section IV, B.

II. ACKNOWLEDGMENTS and SPECIAL PRESENTATIONS –

Note: At this time, Mayor Pro-Tem Greven addressed items VIII B & C. Minutes on this will be in Section VIII.

III. **OLD BUSINESS** –

- A. **Ordinance** to approve the renaming of Sandstone Street to Sandstone Drive. (City Planner Tom Coots) City Counselor James Klahr read the ordinance for its final reading, by title: ORDINANCE 4881: AN ORDINANCE TO CHANGE THE NAME OF SANDSTONE STREET TO SANDSTONE DRIVE. A motion was made by Pace, seconded by Jackson, to approve the ordinance. A roll call vote showed: Ayes: Hahn, Dickens, Jackson, Shelby, Balch, McNeven, Chirban, Rolufs, Pace, Greven and Behrendt. Nays: none.
- B. **Ordinance** authorizing a Municipal Agreement with the Missouri Highways and Transportation Commission for repairs to the 10th Street (Route BB) bridge over the railroad. (Public Works Director, Darin Pryor) City Counselor James Klahr read the ordinance for its final reading, by title: ORDINANCE 4882: AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF ROLLA, MISSOURI TO EXECUTE ON BEHALF OF THE CITY OF ROLLA, MISSOURI A CERTAIN MUNICIPAL AGREEMENT BETWEEN THE CITY OF ROLLA, MISSOURI AND MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION. A motion was made by Jackson, seconded by Pace, to approve the ordinance. A roll call vote showed: Ayes: McNeven, Dickens, Rolufs, Shelby, Greven, Behrendt, Balch, Pace, Jackson, Hahn and Chirban. Nays: none.
- C. **Ordinance** prohibiting parking on Little Oaks Road between Route 63 and Rolla Street. (PW Director Darin Pryor) City Counselor James Klahr read the ordinance for its final reading, by title: ORDINANCE 4883: AN ORDINANCE AMENDING SECTION 27-92 OF THE GENERAL ORDINANCES OF THE CITY OF ROLLA, MISSOURI KNOWN AS THE CODE OF THE CITY OF ROLLA, MISSOURI, RELATING TO PARKING. A motion was made by Chirban, seconded by Jackson, to approve the ordinance. A roll call vote showed: Ayes: Dickens, Rolufs, Shelby, Greven, McNeven, Behrendt, Balch, Hahn, Jackson, Chirban and Pace.
- D. **Ordinance** authoring the execution of an Airport Infrastructure Grant Agreement with the Missouri Highways and Transportation Commission. (PW Director Darin Pryor) City Counselor James Klahr read the ordinance for its final reading, by title: ORDINANCE 4884: AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF ROLLA, MISSOURI TO EXECUTE ON BEHALF OF THE CITY OF ROLLA, MISSOURI A CERTAIN AIRPORT INFRASTRUCTURE GRANT AGREEMENT BETWEEN THE CITY OF ROLLA, MISSOURI AND MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION. A motion was made by Jackson, seconded by Shelby, to approve the ordinance. A roll call vote showed: Ayes: Greven, McNeven, Behrendt, Jackson, Chirban, Pace, Dickens, Rolufs, Shelby, Balch, and Hahn. Nays: none.
- E. **Ordinance** regarding the rights and duties of pedestrians and motorists in roadways and intersections. (Police Chief Sean Fagan) A motion was made by Hahn, seconded by Dickens, to remand the ordinance to the Bicycle Pedestrian Advisory Committee (B-PAC) for their consideration before bringing it back to Council. The motion failed by voice vote with 4 Ayes and 7 Nays (McNeven, Jackson, Pace, Greven, Balch, Shelby and Chirban). City Counselor James Klahr read the ordinance for its final reading, by title: ORDINANCE 4885: AN ORDINANCE REGARDING THE RIGHTS AND DUTIES OF PEDESTRIANS AND MOTORISTS IN ROADWAYS AND INTERSECTIONS. A motion was made by Pace, seconded by Jackson, to approve the ordinance. A roll call vote showed: Ayes: Hahn, McNeven, Balch, Shelby, Jackson, Pace, Dickens, Rolufs, Greven, and Chirban. Nays: Behrendt.

IV. **NEW BUSINESS** –

- A. **Ordinance** to approve the vacation of a utility easement at 4020 Hypoint North. (City Planner Tom Coots) This vacation of this unused easement is necessary for a proposed project by the applicant. Hahn announced that he would be abstaining from this item, as the applicant is his employer City Counselor James Klahr read the ordinance for its first reading, by title: AN ORDINANCE APPROVING THE VACATION OF AN EASEMENT LOCATED AT 4020 HYPOINT NORTH.
- B. **Ordinance** to authorize the Mayor to enter into a Development Agreement with the Woods Mill Development LLC. (PW Engineer Matthew Kreyling explained this voluntary Development Agreement with Woods Mill Development LLC lays out key expectations and responsibilities regarding the development from sewer and water to connecting walking trails to the Audubon Park. City Counselor James Klahr read the ordinance for its first reading, by title: AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF ROLLA, MISSOURI TO EXECUTE ON BEHALF OF THE CITY OF ROLLA, MISSOURI A VOLUNTARY DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ROLLA, MISSOURI, AND WOODS MILL DEVELOPMENT LLC.
- C. **Ordinance** to amend Chapter 18 of the City Code pertaining to trash service fees. (Environmental Services Director Roger Pankey) City Counselor James Klahr read the ordinance for its first reading, by title: AN ORDINANCE REPEALING SECTION 18-14 (a), 18-16 (a), 18-23 AND SECTION 18-25 OF THE GENERAL ORDINANCES OF THE CITY OF ROLLA, MISSOURI KNOWN AS THE CODE OF THE CITY OF ROLLA, MISSOURI, AND ENACTING NEW SECTIONS IN LIEU THEREOF PERTAINING TO RESIDENTIAL, SPECIAL, AND COMMERCIAL REFUSE DISPOSAL AND COLLECTION.

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

- A. **Resolution** authorizing an Award Agreement with the Missouri Dept. of Public Safety/Office of Homeland Security for the acceptance of a MO Blue Shield Grant. (Police Chief Sean Fagan) City Counsel James Klahr read the resolution for one reading by title: RESOLUTION 2074: RESOLUTION AUTHORIZING THE MAYOR OF THE CITY OF ROLLA, MISSOURI TO EXECUTE ON BEHALF OF THE CITY OF ROLLA, MISSOURI AN AGREEMENT WITH THE MISSOURI DEPARTMENT OF PUBLIC SAFETY/OFFICE OF HOMELAND SECURITY FOR THE ACCEPTANCE OF FUNDING THROUGH THE MISSOURI BLUE SHIELD GRANT PROGRAM AWARDED TO THE ROLLA POLICE DEPARTMENT FOR THE PURCHASE OF EQUIPMENT. A motion was made by Pace, seconded by Chirban, to approve the resolution. Motion passed unanimously by voice vote.
- B. **Resolution** authorizing the preparation and submission of a CDBG grant application on behalf of and in coordination with Ozark Actors Theatre for the purpose of rehabilitating the Pine Street Studio façade. (Com. Dev. Director Dawn Bell) City Counsel James Klahr read the resolution for one reading by title: A RESOLUTION OF THE CITY OF ROLLA, MISSOURI, STATING INTENT TO SEEK FUNDING THROUGH THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM AND AUTHORIZING THE MAYOR TO PURSUE ACTIVITIES IN ATTEMPT TO SECURE FUNDING. A motion was made by Hahn, seconded by Pace, to approve the resolution. Motion passed unanimously by voice vote.

VI. CITIZEN COMMUNICATION

- A. David Dukes: Informed Council of Opioid-like substances that are being legally sold at the gas stations and smoke shops. Chief Fagan added that the Police Chiefs' Association as well as the Sheriffs' Association are currently working together to present a state statute to make these substances illegal. The issue of the in-store gambling devices needs to be addressed either by the courts or the Legislature.

VII. MAYOR/CITY COUNCIL COMMENTS

- A. Jackson shared that he and Greven had each attended the ground breaking ceremony for the new Habitat for Humanity home; the 12th to be built in the Rolla community.
- B. Behrendt shared an "Official Travel Guide of Missouri" that he picked-up while traveling and noticed that the City of Rolla tourism was not represented in the publication.
- C. Chirbat asked if anything had come of the citizen request from a previous meeting where more bike parking racks were requested in Downtown. City Administrator John Butz noted that there are bike racks on nearly every block of downtown including City Hall.
- D. Greven shared:
- Salute to Valor Luncheon at the Red Shed in Doolittle on October 30th
 - Veteran's Day Parade on November 8th
 - Pheasant Hunt for Veterans on October 25th and 26th.
 - Tax Challenges Workshop for Military Personnel on November 13. Register at taxrepllc.com
 - Hero's Marathon on November 15th
 - Christkindle Market on December 5th and 6th
 - National Wreaths Across America day December 13th.
- E. Councilman Hahn shared congratulatory remarks for Adam Meyer, who recently completed another Chicago Marathon, raising \$3,700 for Ronald McDonald House Charities. Over the years, Adam has raised approximately \$20,000 through his marathon efforts.

VIII. COMMENTS FOR THE GOOD OF THE ORDER

- A. Next City Council meeting, Monday, November 3rd.
- B. RACC Executive Director Stevie Kears shared details of the 1st Veterans Day Parade scheduled on Saturday, November 8th at 10:00 am.
- C. RDBA Rachel Guth shared details regarding Boo-Palooza scheduled for Friday, October 31st, from 5:00 to 8:00 pm at the Downtown Bandshell lot.

- IX. **CLOSED SESSION** – Closed Session per RSMo 610.021 (2) Leasing of Real Estate and (12) Negotiated Contract. Closed session was held at 5:30 pm on the 3rd floor and posted as a separate notice to reflect same.

- X. **ADJOURNMENT** – With nothing further to discuss, the meeting was adjourned at 8:18 pm.

CITY CLERK

MAYOR