



REGULAR CITY COUNCIL MEETING

Monday, August 17, 2026 at 6:30 pm

Please Note: The Council Meeting will be conducted at [Rolla City Hall, 901 North Elm Street, Rolla, MO 65401](#). 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

PRESIDING: MAYOR LISTER B. FLORENCE JR.

COUNCIL ROLL: MELISSA GANZ, VACANCY, ANDREW BEHRENDT, NATHAN CHIRBAN, STEVE JACKSON, AARON PACE, SUE BROWN, TOM MCNEVEN, ELIZABETH SPERRY, DAVID SHELBY, AMELIA MARKWELL AND MICHEAL DICKENS

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE - Council Representative David Shelby

3. CONSENT AGENDA

- a. Motion to accept the election results for August 4th Primary Election (City Administrator Keith Riesberg) page 3
- b. Motion to Accept the FY October 1, 2026 through September 30th, 2027 budgets for The Forum Plaza CID and The Highlands CID. page 5

4. PUBLIC HEARINGS - None

- a. Public Hearing and Bill 2026-15 to approve the 2026 Tax Rates. (Finance Director Steffanie Rogers) Public Hearing and First Reading page 11
Notice must be given seven days prior to the public hearing. Because we received our information without enough time to post proper notice, the public hearing will be opened on August 17th and then remain open. It will be closed with a final reading at the Council Budget Workshop on Monday, August 24th.
- b. Public Hearing and Bill 2026-16 to rezone certain properties adjacent to the downtown area from their current zoning designation to the C-C, Center-City district. (Community Development Director Dawn Bell) Public Hearing and First Reading page 14

5. ACKNOWLEDGMENTS and SPECIAL PRESENTATIONS

- a. RMU GM Floyd Wolf - Quarterly Report page 20

6. OLD BUSINESS

- a. Bill 2026-11, to establish a procedure for disclosure of potential conflicts of interest. (City Clerk Lorri Powell) Final Reading page 28
- b. Bill 2026- 12, authorizing the mayor to enter into a supplemental agreement with Woolpert, Inc. for \$353,355.00 for construction administration services page 33

- for the rehabilitation of Runway 13-31. (Public Works Director Darin Pryor)
Final Reading
- c. Bill 2026-14, entering into an agreement with Advanced Rehabilitation Technology regarding manhole lining services. (Public Works Director Darin Pryor) Motion to Award and Final Reading Page 55
 - d. Bill 2026-13, entering into an agreement with All-Type Fence, Inc for fencing at the Animal Shelter. (Public Works Director Darin Pryor) Final Reading Page 62
- 7. NEW BUSINESS**
- a. Resolution to adopt Training and Development Policy for Elected Officials. (City Administrator Keith Riesberg) Page 70
 - b. Resolution to adopt Council Goals & Objectives for FY 2027 (City Administrator Keith Riesberg) Page 76
 - c. Bill 2026-17 establishing a Voluntary Rental Inspection Program (Community Development Director Dawn Bell) First Reading Page 82
- 8. CLAIMS and/or FISCAL TRANSACTIONS**
- a. Motion to award bid to American Digital Security for the installation of a security system at the new animal shelter. (Public Works Directors Darin Pryor) Motion to award Page 91
 - b. Motion to award bid to Bobcat of Rolla for a zero-turn mower at the airport. (Public Works Director Darin Pryor) Page 106
- 9. CITIZEN COMMUNICATION**
- 10. MAYOR/CITY COUNCIL COMMENTS**
- a. Notice of resignation of Ward 1 Councilmember August Rolufs and announcement of vacancy.
- 11. COMMENTS FOR THE GOOD OF THE ORDER**
- a. Next City Council meeting, TUESDAY September 8th, 2026
- 12. CLOSED SESSION - Closed Session per RSMo 610.021 – (2) Real estate (1) Legal (12) Contract Negotiations**
- 13. ADJOURNMENT**



CITY COUNCIL AGENDA

DEPARTMENT: Administration

ACTION REQUESTED: Motion to Accept

SUBJECT: Motion to accept the certified August 4th, 2026 election results pertaining to Proposition S.

PREPARED BY: Keith Riesberg, City Administrator

ATTACHMENTS: Certified Election Results from the Phelps County Clerk

(CASE/PROJECT) NA

MEETING DATE: August 17th, 2026

Overview: On May 18th, 2026, Council approved Ordinance 4913 for the Proposition S tax initiative to be placed on the August 4th, 2026, Primary Election ballot. This would impose an additional tax of $\frac{1}{4}$ of 1% to fund operational and capital improvements associates with the recreational facility known as “The Centre”.

Background: The City Council approved placing a ballot measure on the August 4 election to consider the addition of a $\frac{1}{4}$ % sales tax to fund operational and capital improvements for the Centre. The ballot measure was approved by the Rolla voters, with 1,710 “yes” votes and 1,436 “No” votes. The Phelps County Clerk has issued the certified election results, which the City Council will vote to receive.

After the Council receives the election results, the City staff will notify the Department of Revenue of the election results and begin the process to ensure the new sales tax will be levied beginning January 1, 2027. The earliest the City will receive any funding from this sales tax will be March, 2027.

Fiscal considerations: Receiving the certified results of the election has no fiscal impacts.

Recommendation: Staff is requesting a motion to accept the certified election results.

Laura Johnson

PHELPS COUNTY CLERK

200 North Main, Suite 102
Rolla, Missouri 65401

Ph: 573-458-6101
Fax: 573-458-6119

August 7, 2026

City of Rolla
Attn: Lorri Powell, City Clerk
901 N. Elm St
Rolla, MO 65401

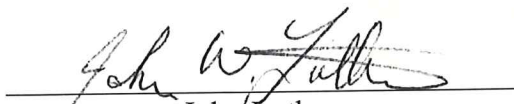
VERIFICATION BOARD CERTIFICATION OF ELECTION RESULTS AUGUST 4, 2026 PRIMARY ELECTION FOR THE CITY OF ROLLA

These results are for Phelps County only. If your district is in more than one county, please check with your other counties for complete results.

City of Rolla Proposition S (Vote for 1)

Precincts Reported: 6 of 6 (100.00%)

		Total	
Times Cast		3,181 / 11,230	28.33%
Candidate	Party	Total	
YES		1,710	54.35%
NO		1,436	45.65%


John Luther
Democratic Verification Judge


Ellen Williamson
Republican Verification Judge


Laura Johnson, Phelps County Clerk





CITY COUNCIL AGENDA

DEPARTMENT: Administration

ACTION REQUESTED: Receive via Consent
Agenda

SUBJECT: Receive the budget for The Highlands Community Improvement District (CID) and The Forum Plaza Community Improvement District (CID)

PREPARED BY: Keith Riesberg, City Administrator

ATTACHMENTS: The Highlands CID Budget and The Forum Plaza CID Budget FY 2026-2027 (October 1 through September 30th fiscal year.)

(CASE/PROJECT #)

MEETING DATE: August 17, 2026

Overview: Community Improvement Districts (CID's) are governed by the Missouri CID Act, found in RSMo Section 67.1401-67.1571. RSMo 67.1471.2 specifically requires a CID to submit its proposed budget to the municipality.

Background information:

On April 21, 2025 City Council approved Ord. 4851 that formed The Highlands Community Improvement District (CID). The CID assists by funding a portion of the costs to construct and install various public infrastructure improvements and related development costs within the District. The Developer estimated the CID to fund approximately \$3.4 million of the total estimated cost of over \$10 million for public infrastructure improvements to be installed for the Subdivision. The life of the CID itself is limited in term: it will terminate upon payoff of the note or 27 years from the date on which the Council approved the petition, whichever is sooner.

On December 15, 2014 City Council approved Ord. 4180 that formed The Forum Plaza Community Improvement District (CID). This was a renovation project of the 1970's Forum Plaza that is supported by a 1 cent CID tax overlay. The CID provided \$4 million of the \$14 million project to eliminate and reverse blight conditions. The 1 cent CID tax will run through 2039 unless paid off sooner.

Fiscal considerations: NA

Recommendation: State statute requires submittal of the District Budget to the City Council. Council can review and comment as desired. Council will document receipt of the budgets through approval of the Consent Agenda.

**FORUM PLAZA COMMUNITY IMPROVEMENT DISTRICT
OCTOBER 1, 2026– SEPTEMBER 30, 2027 BUDGET (FY-2027)**

BUDGET MESSAGE:

The Forum Plaza Community Improvement District (the “District”) was formed as a political subdivision of the State of Missouri on December 15, 2014, by virtue of an ordinance approved by the City Council of Rolla, Missouri. The stated purpose of the District is to provide funds for building construction of public improvements within the District, cleaning and maintenance services to public areas in order to improve the appearance and image within the District. The District adopted a fiscal year of October 1 to September 30.

Important Budget Features:

The District’s source of revenue is sales and use taxes pursuant to the Missouri Community Improvement District Act, Sections 67-1545 to 67-1551 of the Missouri Statutes (the “Act”) and approved by the qualified voters of the District by a sales tax election held on March 24, 2015.

Major Changes: None.

	<u>FYE 2027*</u>	<u>FYE 2026*</u>	<u>FYE 2025**</u>
FUNDS AVAILABLE:			
- Cash on Hand (Beginning of Fiscal Year)	\$28,837.00	\$62,037.00	\$105,440.00
ESTIMATED REVENUE:			
- Sales/Use Tax (1.0%)	\$300,000.00	\$300,000.00	\$308,918.00
TOTAL ESTIMATED FUNDS AVAILABLE & REVENUE:	\$328,837.00	\$362,037.00	\$414,358.00
ESTIMATED EXPENDITURES:			
-Operating Expenses	\$5,000.00	\$5,000.00	\$7,321.00
-City Administrative Fee	\$2,000.00	\$2,000.00	\$00.00
-Insurance	\$1,200.00	\$1,200.00	\$0.00
- Developer Reimbursement	\$300,000.00	\$325,000.00	\$345,000.00
TOTAL ESTIMATED EXPENDITURES	\$308,200.00	\$333,200.00	\$352,321.00
FUNDS AVAILABLE:			
- Cash on Hand End of Fiscal Year	\$20,637.00	\$28,837.00	\$62,037.00

*Estimated values.

**Actual values.

HUSCH BLACKWELL

Michael W. McMahon
Attorney

8001 Forsyth Boulevard, Suite 1500
St. Louis, MO 63105
Direct: 314.480.1986
Fax: 314.480.1505
michael.mcmahon@huschblackwell.com

July 30, 2026

VIA CERTIFIED MAIL

Ms. Lorri Powell
City of Rolla City Clerk
901 North Elm Street
Rolla, MO 65401

Re: Highlands Community Improvement District

Dear Ms. Powell:

The Highlands Community Improvement District (the "CID") is a community improvement district of the State of Missouri formed pursuant to Sections 67.1401 to 67.1571 RSMo. (the "CID Act") and an Ordinance of the City of Rolla (the "City"). Pursuant to subsection 67.1471.2 of the CID Act, the CID is required to submit to the governing body of the City its proposed annual budget. As such, please find enclosed the *Proposed Annual Budget Fiscal Year 2026-2027*.

Should you have any questions concerning the enclosed document, please do not hesitate to contact me.

Sincerely,



Michael W. McMahon

Enclosure

HUSCH BLACKWELL

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THE HIGHLANDS COMMUNITY IMPROVEMENT DISTRICT

FISCAL YEAR PROPOSED 2026-2027 ANNUAL BUDGET

This Proposed Annual Budget Fiscal Year 2026-2027 of The Highlands Community Improvement District (the "CID" or the "District") constitutes the proposed annual budget of the CID pursuant to Section 67.1471.2 RSMo. The CID was established by the City of Rolla, Missouri (the "City") pursuant to Ordinance No. 4851. The Fiscal Year of the CID is, pursuant to the CID Act, the same as the fiscal year of the City, which runs from October 1 to September 30 of each year. This proposed budget sets forth the expected and estimated revenues and expected and proposed expenditures of the CID as contemplated by its Board of Directors for the Fiscal Year which begins on October 1, 2026 and which ends on September 30, 2027, as of the date of adoption. Actual revenues and expenditures may vary due to a variety of factors that are at this time unknown, including, but not limited to, the amount of special assessments collected within the CID. This proposed budget is not intended to and does not limit the CID or its Board of Directors in any way in the event that actual revenues or expenditures vary from those stated herein. Capitalized terms not otherwise defined herein shall have the meaning given to them in Resolution 2025-07 of the CID.

1. Expected and Proposed Expenditures

It is estimated that the amount of such expenditures will equal approximately \$4,000.00. This amount is only a projected estimate, and is subject to change.

2. Expected and Estimated Revenues

It is estimated that the amount of such revenues will equal approximately \$65,201.00. This amount is only a projected estimate, and is subject to change.

3. Rates of Assessment

Pursuant to Resolution No. 2025-07, the CID has imposed an annual special assessment upon real property within the District as follows:

- a. For each residential lot in the A Class, the Special Assessment shall be levied at an annual rate of \$0 prior to the issuance of the Initial Certificate of Occupancy and at an annual rate of \$500.00 after the issuance of the Initial Certificate of Occupancy.
- b. For each residential lot in the B Class, the Special Assessment shall be levied at an annual rate of \$0 prior to the issuance of the Initial Certificate of Occupancy and at an annual rate of \$600.00 after the issuance of the Initial Certificate of Occupancy.

HUSCH BLACKWELL

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- c. For each residential lot in the C Class, the Special Assessment shall be levied at an annual rate of \$0 prior to the issuance of the Initial Certificate of Occupancy and at an annual rate of \$700.00 after the issuance of the Initial Certificate of Occupancy.
- d. For each residential lot in the D Class, the Special Assessment shall be levied at an annual rate of \$0 prior to the issuance of the Initial Certificate of Occupancy and at an annual rate of \$800.00 after the issuance of the Initial Certificate of Occupancy.

4. Rates of Taxes

The CID has not imposed any sales taxes within the District. The CID has not imposed any real property tax.

5. Debt and other District Obligations

The CID does not currently have any debt or other obligations.

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THE HIGHLANDS COMMUNITY IMPROVEMENT DISTRICT

FISCAL YEAR 2026-2027 ANNUAL BUDGET

ESTIMATED BEGINNING BALANCE:	\$0
ESTIMATED RECEIPTS:	
CID Special Assessment	\$65,201.00
Interest Earnings	<u>\$0</u>
TOTAL RECEIPTS	\$65,201.00
ESTIMATED DISBURSEMENTS:	
Administrative Costs	(\$4,000.00)
Payment of Principal and Interest on Obligations	<u>\$0</u>
TOTAL DISBURSEMENTS	(\$4,000.00)
ESTIMATED ENDING BALANCE	<u><u>\$61,201.00</u></u>



CITY COUNCIL AGENDA

DEPARTMENT: Finance

ACTION REQUESTED: Public Hearing/1st Reading

SUBJECT: Public Hearing & Ordinance Setting 2026 Tax Rate

PREPARED BY: Steffanie Rogers, Finance Director

ATTACHMENTS: Public Hearing Notice

(CASE/PROJECT #) NA

MEETING DATE: August 17, 2026

Overview:

Council is asked to consider the proposed ordinance establishing the 2026 real estate tax levy for the City of Rolla. State law requires that the tax rates be certified to the County Clerk by September 1. Due to the State time requirements, tonight will be the first reading with the final reading taking place at the Budget Hearing on Monday, August 24th.

Fiscal considerations:

Tax rates for the coming year remain the same as the previous year.

<u>Tax Levy Rates:</u>	<u>2026</u>	<u>2025</u>	<u>2024</u>
General Municipal Purposes	\$ 0.4190	\$ 0.4190	\$ 0.4329
Public Library Purposes	\$ 0.1749	\$ 0.1749	\$ 0.1807
Public Park Purposes	\$ 0.1032	\$ 0.1032	\$ 0.1066
TOTAL LEVY	\$ 0.6971	\$ 0.6971	\$ 0.7202

Projected revenues budgeted in 2027 for 2026 Assessed Valuation:

	<u>Budgeted Revenues</u>	<u>Increase from Current Year</u>
General Fund	\$ 1,152,100	\$ 57,841
Library	\$ 480,912	\$ 24,211
Parks	\$ 283,763	\$ 14,251

Recommendation: Motion to approve the ordinance to set the 2026 tax rates.

Bill No. 2026-15

Ordinance No. _____

AN ORDINANCE FIXING THE TAX LEVY FOR GENERAL REVENUE, LIBRARY AND PARK BY THE CITY OF ROLLA, MISSOURI, FOR THE YEAR 2026.

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

Section 1: There is hereby levied a tax on everyone hundred dollars (\$100.00) assessed valuation of all taxable real property within the corporate limits of the City of Rolla, Missouri, made taxable by law, for the year 2026, the following sums and amounts:

General Municipal Purposes	\$	0.4190
Public Library Purposes		0.1749
Park Purposes		0.1032
TOTAL	\$	0.6971

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 24TH DAY OF AUGUST 2026.

Approved: _____

Mayor, Lister B. Florence, Jr.

Attest: _____

City Clerk

Approved as to form: _____

City Counselor

NOTICE OF PUBLIC HEARING

Public Notice is hereby given by the Rolla City Council that a Public Hearing will be held at 6:30 p.m. on Monday, August 17, 2026 and 5:30 p.m. on Monday, August 24, 2026 in City of Rolla Council Chambers, 901 North Elm Street for the purpose of considering the 2026 tax rates, not to exceed the following:

For General Municipal Purposes	\$ 0.4190
For Public Library Purposes	\$ 0.1749
For Public Park Purposes	\$ 0.1032

NOTICE OF 2026 AGGREGATE ASSESSED VALUATION

State Assessed Railroad & Utility - Real Estate	\$ 6,351,519
Local Railroad & Utility - Real Estate	623,230
Real Estate - Residential	171,961,440
Real Estate - Agricultural & Horticultural	124,710
Real Estate - Forest Crop & Mineral Rights	0
Real Estate - Industrial, etc.	103,146,100
State Assessed Railroad & Utility - Personal Property	0
Local Railroad & Utility - Personal Property	0
Personal Property	0
Current Valuation	\$ 282,206,999
TIF Assessed Valuation	\$ 7,243,010
Total Current Valuation	\$ 274,963,989
New Construction	\$ 1,698,900

NOTICE OF 2025 AGGREGATE ASSESSED VALUATION

State Assessed Railroad & Utility - Real Estate	\$ 5,249,618
Local Railroad & Utility - Real Estate	601,390
Real Estate - Residential	170,142,000
Real Estate - Agricultural & Horticultural	140,480
Real Estate - Forest Crop & Mineral Rights	0
Real Estate - Industrial, etc.	103,390,090
State Assessed Railroad & Utility - Personal Property	0
Local Railroad & Utility - Personal Property	0
Personal Property	0
Current Valuation	\$ 279,523,578
TIF Assessed Valuation	\$ 7,243,010
Total Current Valuation	\$ 272,280,568
New Construction	\$ 3,546,270

PROJECTED REVENUE FOR 2026 AGGREGATE ASSESSED VALUATION

General	\$ 1,152,100
Library	\$ 480,912
Park	\$ 283,763

All persons for or against the proposed tax rates may be present at said Public Hearing and will be heard.

Given under my hand and Seal of the City of Rolla, Missouri, 11th day of August 2026.

Lorri Powell
City Clerk



Report to:
ROLLA CITY COUNCIL

Case No.: ZON26-020

MEETING DATE: August 17, 2026

DEPARTMENT: Community Development

ACTION REQUESTED: Public Hearing/First Reading

SUBJECT: Map Amendment to rezone certain properties adjacent to the downtown area from their current zoning designation to the C-C, Center-City district

PRESENTED BY: Dawn Bell, Community Development Director

ATTACHMENTS: Public Notice Letter; Ordinance

Application and Notice:

Applicant - City of Rolla
Owner - Various property owners
Public Notice - Letters mailed to each property owner and property owners within 300 feet; Legal ad in the Phelps County Focus; signage posted in central locations; [The City of Rolla](#)
City Council Date - August 17, 2026 (postponed from July 20, 2026)

Background:

The Rolla 2050 Comprehensive Plan designates the subject areas for Downtown Core and Downtown Mixed-use Neighborhood uses. As a part of the plans goal to revitalize the downtown, the subject areas are proposed to be rezoned to the C-C, Center City zoning district to allow for uses and development which would be complimentary to the uses and development expected in a downtown.

Most of the subject properties are currently zoned C-1, Neighborhood Commercial or C-2, General Commercial (one is zoned R-3, Multi-family Residential). The C-2 district in particular allows for land uses such as car dealerships, sexually-oriented businesses, etc., which may not be desirable in a downtown setting. The C-1 and C-2 districts also require setbacks, lot coverage maximums, and parking that would prevent urban-scale development that would be desirable in a downtown setting.

The proposed rezoning of the subject areas to the C-C, Center City district will allow for more appropriate development and land uses, which are intended to help with the overall revitalization and development efforts of the entire downtown.

Property Details:

Current zoning - C-1, Neighborhood Commercial; C-2, General Commercial; and R-3, Multi-family Residential – proposed to be rezoned to C-C, Center City
Current use - Various commercial and multi-family uses
Land area - Total area proposed to be rezoned is about 14.4 acres (impacting all or a portion of 15 city blocks)

Comprehensive Plan: The Rolla 2050 Comprehensive Plan designates the subject area as being appropriate for Downtown Core and Downtown Mixed-use Neighborhood uses. The Downtown Core is described as including medium and high-density mixed-use commercial, dining, retail, office, and upper-story multi-family residential uses in a walkable environment. The Downtown Mixed-use Neighborhood is described as commercial and service businesses and mixed-use buildings surrounding the downtown core.

Discussion: The City of Rolla intends to follow through with the recommendations in the recently adopted Comprehensive Plan to enhance and revitalize the downtown core. The plan recommends future action items including creating a Community Improvement District, participating in Missouri Main Street Connection, adopting design guidelines, etc. The proposed rezoning is intended to allow for additional appropriate development without need for future variances or rezoning.

The proposed rezoning impacts a large area – about 14.4 acres. The existing land uses were studied to ensure compatibility with the proposed zoning. Out of the 44 properties, 24 were found to be legal-non-conforming for setbacks or use with their current zoning designation. The proposed C-C zoning would reduce the non-conforming properties to 7. Two properties would become legal-nonconforming for their use. Those uses may continue to operate, but would be restricted from expanding.

Findings:

1. The Comprehensive Plan does designate the subject property as being appropriate for Downtown Core and Downtown Mixed-use Neighborhood uses.
2. The subject properties are currently used for a variety of commercial and multi-family residential uses.
3. The proposed rezoning would decrease the number of legal non-conforming properties.
4. Any legal non-conforming uses which may be created by the proposed rezoning may continue to operate.

Recommendation:

The Rolla Planning and Zoning Commission conducted a public hearing on July 14, 2026; then continued the deliberations to the August 11, 2026 meeting and voted 3-4 to not recommend the City Council approve the request to rezone the subject properties. The Commission raised concerns regarding the extents of the area included, inclusion of churches in the area proposed to be rezoned, and potential impacts to parking.

AN ORDINANCE TO APPROVE THE RE-ZONING OF CERTAIN PROPERTIES
ADJACENT TO THE DOWNTOWN AREA FROM THEIR CURRENT ZONING
DESIGNATIONS TO THE C-C, CENTER-CITY DISTRICT

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 adopted Rolla 2050 Comprehensive Plan does recommend that additional areas adjacent to the downtown be rezoned to facilitate the intent of the comprehensive plan to achieve downtown revitalization; and

WHEREAS, the City of Rolla Planning and Zoning Commission met on July 14, 2026 to conduct a public hearing and after deliberations did not recommend the City Council approve the rezoning of the subject properties with a 3-4 vote; and

WHEREAS, the Rolla City Council, during its August 17, 2026 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 rezoning and by those citizens opposing said rezoning, 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 their current zoning designation to C-C (Center-City) Zoning described as follows:

Area 1:

Bishops Addition, all of Blocks 34, 37, 44, 45, and 46; Bishops Addition, Block 35 and Block 36, Lots 2, 3, 6, and 7; County Addition to Rolla, all of Block 62, including the vacated rights-of-way of 5th Street; Original Town of Rolla, Block 2, Lot 2, including the vacated rights-of-way of 5th Street; Original Town of Rolla, all of Block 3; And any vacated or unvacated alleys within or adjacent to said blocks.

Area 2:

County Addition to Rolla, all of Blocks 65, 66 (except any portion already zoned C-C, Center City), 67, and 68; Rolla Mill Addition, all of Block 6, 7, 65 and 66; Rolla Mill Addition, all of Block 8, except that portion zoned P, Public; and properties addressed as 116 E 7th Street and 200 E 7th Street, as recorded in Document 2019-3995 and 1996-4633; and all of that portion of the rights-of-way of 9th Street vacated by Ordinance 2985 which is zoned C-1, Neighborhood Commercial.

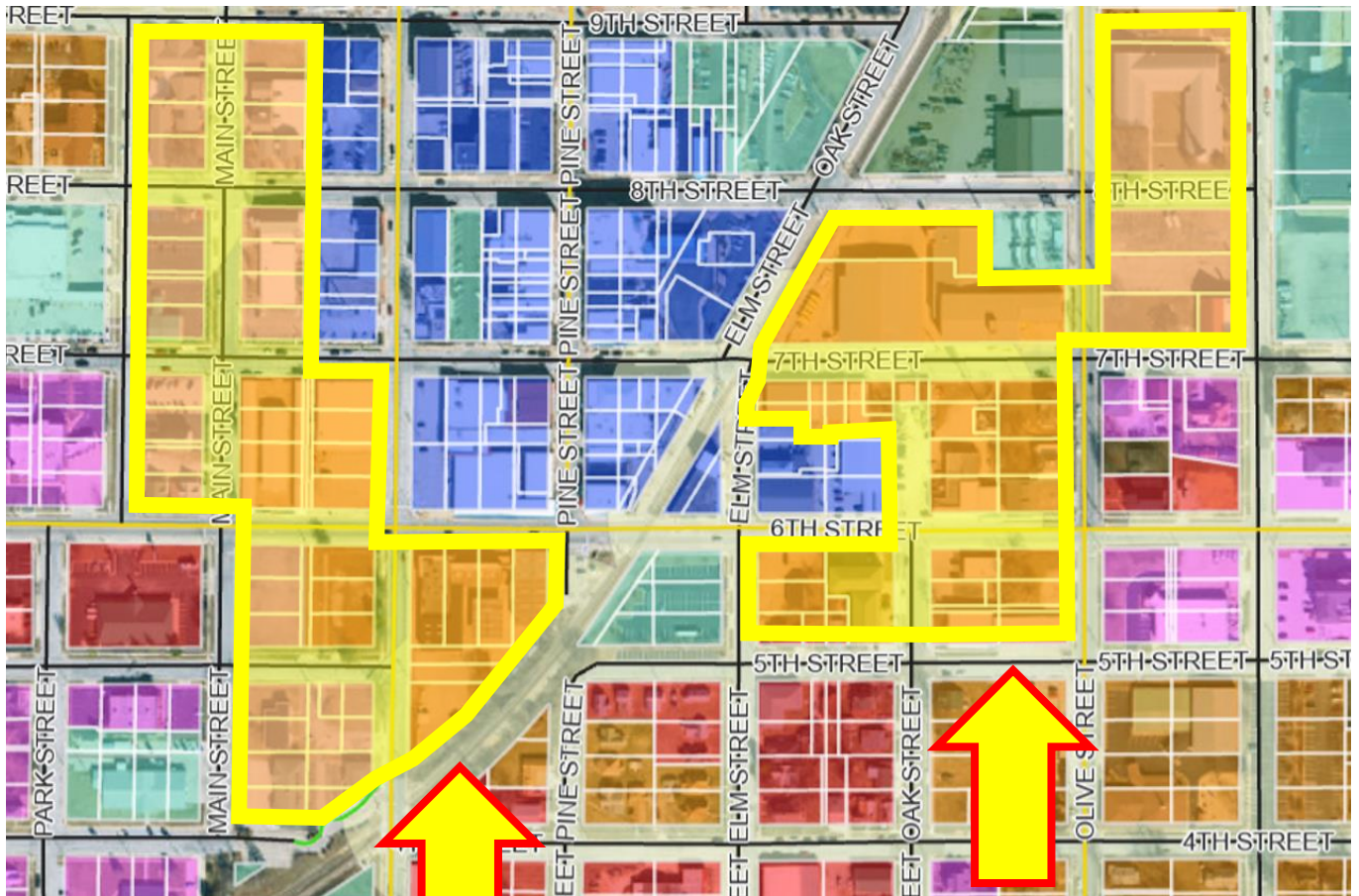
SECTION 2: This Ordinance shall be in full force and effect from and after the date of its passage and approval.

PASSED BY THE CITY COUNCIL OF THE CITY OF ROLLA, MISSOURI, AND APPROVED BY THE MAYOR OF THE CITY OF ROLLA, MISSOURI, ON THIS 8th DAY OF SEPTEMBER 2026.

Approved: _____
Mayor, Lister B. Florence, Jr.

Attest: _____
City Clerk

Approved as to form: _____
City Counselor



Project Information:

Case No: ZON26-020
 Location: Certain properties near the Rolla
 Downtown
 Applicant: City of Rolla
 Request:
 Rezoning properties from their current zoning
 designation to the C-C, Center-City district



Public Hearings:

Planning and Zoning
 Commission
July 14, 2026
5:30 PM
 City Hall: 1st Floor

 City Council
July 20, 2026
6:30 PM
 City Hall: 1st Floor



For More Information Contact:

Dawn Bell, Community
 Development
 dbell@rollacity.gov

 (573) 364-5333
 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

Area 1:

Bishops Addition, all of Blocks 34, 37, 44, 45, and 46; Bishops Addition, Block 35 and Block 36, Lots 2, 3, 6, and 7; County Addition to Rolla, all of Block 62, including the vacated rights-of-way of 5th Street; Original Town of Rolla, Block 2, Lot 2, including the vacated rights-of-way of 5th Street; Original Town of Rolla, all of Block 3; And any vacated or unvacated alleys within or adjacent to said blocks.

Area 2:

County Addition to Rolla, all of Blocks 65, 66 (except any portion already zoned C-C, Center City), 67, and 68; Rolla Mill Addition, all of Block 6, 7, 65 and 66; Rolla Mill Addition, all of Block 8, except that portion zoned P, Public; and properties addressed as 116 E 7th Street and 200 E 7th Street, as recorded in Document 2019-3995 and 1996-4633; and all of that portion of the rights-of-way of 9th Street vacated by Ordinance 2985 which is zoned C-1, Neighborhood Commercial.



2026

Fiscal Year 3rd Quarter Report



Rolla Municipal Utilities

Provided to Rolla City Council

August 17, 2026 Page 20

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A STATEMENT BY THE BOARD OF PUBLIC WORKS

The Electric Power and Water System of the City of Rolla will be known as the **ROLLA MUNICIPAL UTILITIES**. Mr. J. B. Bronson will continue as general manager.

It will be the policy of the Board to operate the Rolla Municipal Utilities strictly on a business basis. There will be no change in the general policies of the management. All rates will be the same for the present.

The Board has three primary obligations:

1. To give the best possible service to the Citizens of Rolla.
2. To accumulate funds for the payment of the indebtedness. (Bond Issue and Revenue Certificates).
3. To build up reserve funds for any emergency and for replacement of machinery and equipment.

Regarding Service Interruptions:

This trouble is not in the local system, but in the source of supply. We hope eventually to have other sources of supply available and improve the electric service in Rolla.

Beginning immediately, \$1000.00 per month from the profits will be paid to the General Fund of the City of Rolla, which is to replace the Franchise Tax formerly paid by the Missouri General Utilities.

No merchandise will be sold in competition with local merchants.

No repair service will be maintained in competition with local Electric Service men.

Next Monday, November 12th, our offices will open in our new building, formerly the Negro U. S. O. Building, 102 W. 9th Street. All business will be transacted from this location after that date. The Rolla Free Public Library will occupy the second floor, and the State Board of Health and the County Agent the basement of this building. These quarters are furnished to the above organizations without cost as a public service of the Rolla Municipal Utilities.

Rolla Board of Public Works

H. E. CASTLEMAN, President
F. H. FRAME, Vice-President
R. E. SCHUMAN, Secretary
F. A. CAMERON, Member

THIRD QUARTER FINANCIAL RECAP (Unaudited)

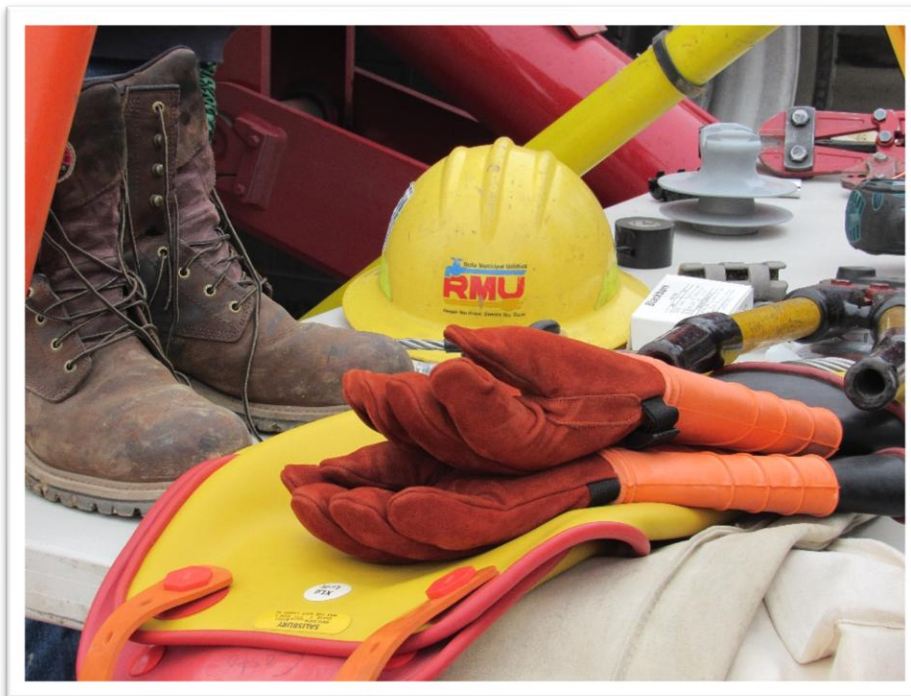
OPERATING INCOME and EXPENSES

	3rd Quarter FYTD 2025	3rd Quarter FYTD 2026	CHANGE
OPERATING REVENUES	\$25,476,620	\$27,875,327	\$2,398,707
OPERATING EXPENSES	(\$28,198,595)	(\$29,394,812)	\$1,196,217
OPERATING INCOME	(\$2,721,975)	(\$1,519,485)	(\$1,879,745)
OTHER INCOME & EXP.	\$2,136,723	\$1,602,205	(\$534,518)
NET INCOME	(\$585,252)	\$82,720	\$667,972

At the end of the 3rd quarter of Fiscal Year 2026, year-to-date operating revenues total \$27,875,327. This is an increase of \$2,398,707 compared to Fiscal Year 2025.

Total operating expenses through the 3rd quarter of 2026 are \$29,394,812. Operating expenses increased \$1,196,217 when compared to the end of 3rd quarter of 2025. This is due to increased power supply costs.

Total Net Gain year-to-date through the 3rd quarter of 2026 is \$82,720 which is an increase of \$667,972 compared to Fiscal Year 2025.



STATUS OF WORK PROJECTS



ELECTRIC DEPARTMENT

- Projects
 - Phelps Health - New Emergency Department
 - Audubon Ridge Subdivision
 - Highway E: Installed new roadway lights
 - Highway 63 from Lanning Lane to Oak Lane - Distribution system revisions
 - Generator at Downtown Substation – Repaired and back in service
 - US Department of Veterans Affairs Facility
 - RMU Service Center project
- Aesthetic Work
 - McCutchen Drive – Removal of RMU poles no longer utilized
 - Area of 14th Street, Fitch Street & Duane Ave – Revisions to electric distribution system in conjunction with work being done at Phelps Health
 - 901 East 18th Street – Reconfigured electric & fiber systems

WATER DEPARTMENT

- Projects
 - 5th Street – Service Lines Replaced
 - Audubon Drive – Water main extension to new residential subdivision
 - Nagogami Pressure Zone – White Columns Pump Station in operation
 - Little Oaks Road – Water main extension
 - Phelps Health – services for new addition
 - Beginning Rolla Street storm sewer system improvements

MISCELLANEOUS

➤ Awards

- MIRMA 100% Loss Prevention Evaluation Score – RMU was awarded a perfect loss prevention score for 2025, which is the 24th consecutive year to receive the award.

➤ MPUA/MoPEP Updates

- Dogwood Expansion Approved - MoPEP is advancing participation in the Dogwood Energy Facility expansion. Approximately 20 MW of capacity has been designated for MoPEP as a future resource obligation. This project strengthens long-term resource adequacy and helps address forecasted regional supply constraints.
- Marshall Energy Center Progress - Construction of Marshall Energy Center Phase 1 continues on schedule, with major equipment installations underway.
- Market and Budget Outlook - Load forecasts throughout regional transmission organizations continue to increase, driven largely by economic growth and emerging high-density computational loads such as AI data centers. At the same time, transmission expansion costs and utility rate increases across Missouri continue to place upward pressure on wholesale power costs.
- Large Load Policy - The policy establishes requirements for serving large computational customers such as AI data centers and cryptocurrency operations. Importantly, it protects existing utility customers by requiring those large-load customers to bear all costs associated with infrastructure upgrades, transmission, capacity obligations, and potential default risks. The policy also requires substantial financial security and long-term service commitments before such customers can be connected. This is intended to prevent risk from being shifted to existing municipal utility customers.

FY2027 Budget

RMU Budget Timeline

- RMU's Fiscal Year is October 1 through September 30
- RMU starts the budget process in March with input from Board on:
 - Capital Projects
 - Operating Expenses
 - Rate Restructuring & Adjustments
 - Fees/Policy Changes
- Then staff completes:
 - Projections for Current Fiscal Year
 - Projections for the Upcoming Fiscal Year
- The Board reviews a preliminary budget in May
- Public Hearing on the budget and any proposed rate adjustments is held in June
- Final Budget Approval in July by RBPW
- RMU General Manager presents the approved budget and any approved rate changes to City Council for comment 30 days prior to effective date (Rolla City Code, Sec. 35-158)

BUDGET SUMMARY ANALYSIS - FY2027 BUDGETED

	FY2027 - BUDGETED			
	ELECTRIC	WATER	POWER PROD	TOTAL
OPERATING REVENUE	\$34,618,515	\$4,979,649	\$1,830,000	\$41,428,164
OPERATING EXPENSE	<u>-\$34,551,200</u>	<u>-\$4,583,800</u>	<u>-\$350,000</u>	<u>-\$39,485,000</u>
BUDGETED OPERATING MARGIN	\$67,315	\$395,849	\$1,480,000	\$1,943,164
OTHER REVENUE & EXPENSE	<u>\$1,319,175</u>	<u>\$935,415</u>	<u>\$143,910</u>	<u>\$2,398,500</u>
BUDGETED NET INCOME	\$1,386,490	\$1,331,264	\$1,623,910	\$4,341,664
NON-CASH REVENUE				
Donated Capital Assets (Contributed Capital)	-\$96,000	-\$54,000	\$0	-\$150,000
NON-CASH EXPENSE				
Depreciation - RMU **	\$1,619,200	\$1,210,800	\$50,000	\$2,880,000
CAPITAL EXPENDITURES **	<u>-\$12,346,400</u>	<u>-\$6,421,600</u>	<u>-\$1,500,000</u>	<u>-\$20,268,000</u>
BUDGETED RESERVE TRANSFER	-\$9,436,710	-\$3,933,536	\$173,910	-\$13,196,336
CASH ACCOUNT FOR FY2027				
AS OF OCTOBER 1, 2027 - budgeted				\$9,684,358
Less OCTOBER 1, 2026 - projected				<u>-\$21,430,694</u>
CHANGE IN CASH				-\$11,746,336

Comparative Rates Study

Water Ranking

4000 Gallons	
Owensville	\$16.01
St. James	\$16.60
Lebanon	\$19.34
Sullivan	\$23.97
Waynesville	\$27.55
Cuba	\$28.00
Richland	\$29.00
Rolla FY 26	\$29.60
Newburg	\$30.45
Rolla FY 27	\$31.00
Hermann	\$31.50
Houston	\$32.48
Salem	\$38.00
Public Water #2	\$43.24
Average	\$28.34

Electric Ranking

600kwh		1100 kWh		2000 kWh	
Cuba	\$62.65	Cuba	\$106.40	Cuba	\$182.75
Sullivan	\$70.57	Sullivan	\$114.59	Sullivan	\$187.49
Houston	\$72.00	Houston	\$114.65	Houston	\$191.06
Richland	\$79.06	Richland	\$121.61	Richland	\$198.20
Rolla FY 26	\$80.60	Rolla FY 26	\$126.10	Rolla FY 26	\$208.00
St. James	\$82.50	Rolla FY 27	\$133.00	Rolla FY 27	\$218.50
Salem	\$84.56	St. James	\$138.00	Lebanon	\$234.40
Rolla FY 27	\$85.50	Lebanon	\$139.27	St. James	\$237.90
Lebanon	\$86.42	Laclede	\$147.25	Laclede	\$238.15
Hermann	\$93.96	Hermann	\$147.26	Hermann	\$243.20
Waynesville	\$95.14	Salem	\$148.36	Intercounty	\$243.50
Laclede	\$96.75	Three Rivers	\$151.10	Three Rivers	\$243.78
Three Rivers	\$98.67	Cascosage	\$152.90	Cascosage	\$246.50
Newburg	\$99.21	Newburg	\$153.10	Newburg	\$250.11
Gascosage	\$100.90	Intercounty	\$155.39	Crawford	\$253.85
Crawford	\$102.01	Waynesville	\$156.09	Salem	\$263.20
Intercounty	\$106.44	Crawford	\$156.24	Waynesville	\$265.80
Avefage	\$88.06	Average	\$138.90	Average	\$229.79

Planned Water & Electric Rate Adjustments

Following comprehensive Cost-of-Service Studies in the Electric and Water Departments, RMU is having to increase revenue through minor rate increases in both departments. Simply put, the current rates are not recovering the cost of service with wholesale power purchases being the dominant reason for a necessary increase.

RBPW approved the rate increases on July 28th to be implemented beginning October 1, 2026.

Suggested Rate Increases FY2027

Description	Rate Class	Current	FY2026
Water Service	All	\$4.65	\$4.75
SAF Water	< 1" meter	\$11.00	\$13.00
	1.0" meter	\$15.00	\$20.00
	1.5" meter	\$25.00	\$35.00
	2.0" meter	\$35.00	\$45.00
	3.0" meter	\$75.00	\$90.00
	4.0" meter	\$125.00	\$145.00
	6.0" meter	\$270.00	\$300.00
Fire Sprinkler Line	<or= 4"	\$35.00	Same
	6"	\$60.00	Same
	8"	\$100.00	Same
	10"	\$200.00	Same

Electric Service	Rate Class	Current	FY2026
Residential	kWh	\$0.091	\$0.095
	SAF Single Phase	\$26.00	\$28.50
	SAF Three Phase	\$50.00	\$55.00
Commercial	kWh	\$0.091	\$0.095
	SAF Single Phase	\$26.00	\$28.00
	SAF Three Phase	\$50.00	\$55.00
Power Service	kWh	\$0.071	\$0.075
	Demand	\$9.00	\$9.50
	SAF	\$250.00	\$270.00
Industrial	kWh	\$0.069	\$0.073
	Demand	\$9.50	\$10.00
	SAF	\$1,000.00	\$1,040.00
Area Lighting	kWh	\$0.078	\$0.088
	LR10	\$4.90	\$5.50
	LR40	\$20.00	\$22.50



CITY COUNCIL AGENDA

DEPARTMENT: Administration

ACTION REQUESTED: Final Reading

SUBJECT: Conflict of Interest Ordinance

PREPARED BY: Lorri Powell, City Clerk

ATTACHMENTS: Ordinance

(CASE/PROJECT) NA

MEETING DATE: August 17, 2026

Overview: The attached ordinance is one that must be adopted every two years or the more stringent State rules for financial disclosure will apply (RSMo 105.485 (4)).

Background: Rather than applying to all City elected officials Rolla's ordinance stipulates the City Administrator, Mayor, Finance Director and RMU General Manager must annually file the financial disclosure statements with the Missouri Ethics Commission. In addition, any Council Member would need to disclose any financial transactions with the City in excess of \$500. A certified copy of the ordinance must be submitted to the Missouri Ethics Commission by September 15, 2026

Fiscal considerations: NA

Recommendation: Staff is requesting a final reading of the ordinance.

Bill #:2026-11
Ordinance # _____

AN ORDINANCE OF ROLLA, MISSOURI TO ESTABLISH A PROCEDURE FOR DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST AND SUBSTANTIAL INTERESTS FOR CERTAIN OFFICIALS

WHEREAS, the proper operation of government requires that public officials and employees be independent, impartial and responsible to the people; that government decisions and policy be made in the proper channels of the governmental structure; that public office not be used for personal gain; and that the public have confidence in the integrity of its government; and

WHEREAS, in recognition of these goals, there is hereby established a procedure for disclosure by certain officials and employees of private financial or other interests in matters affecting the City of Rolla; and

WHEREAS, the City Council is allowed, pursuant to Section 105.483 and Section 105.485 of the Revised Statutes of Missouri, to adopt its own ordinance regarding conflicts of interest; and

WHEREAS, when the City Council adopts the conflict of interest ordinance biannually before September 15th, the City is exempt from the requirement of filing financial statements as required in Section 105.485.2 of the Revised Statutes of Missouri; and

WHEREAS, the City Council last adopted the conflict of interest ordinance on August 5, 2024; and

WHEREAS, the City Council, in order to continue to comply with Sections 105.483 and 105.485 of the Revised Statutes of Missouri, desires to adopt and reaffirm the requirements for a conflict of interest ordinance.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROLLA, MISSOURI, THAT SECTION 2-209 BE REPEALED AND NEW SECTION 2-209 BE REENACTED AS FOLLOWS:

- (a) The proper operation of government requires that public officials and employees be independent, impartial and responsible to the people; that government decisions and policy be made in the proper channels of the governmental structure; that public office not be used for personal gain; and that the public have confidence in the integrity of its government. In recognition of these goals, there is hereby established a procedure for disclosure by certain officials and employees of private financial or other interests in matters affecting the political subdivision.

- (b) All elected and appointed officials as well as employees of the City of Rolla shall comply with conflict of interest statutes under Chapter 105 of the Missouri Revised Statutes as well as any other state law governing official conduct.
- (c) The Mayor or any member of the City Council who has a “substantial personal or private interest” as defined in Section 105.450, RSMo, in any measure, bill, order or ordinance proposed or pending before such governing body must disclose that interest to the City Clerk and such disclosure shall be recorded in the minutes of the City Council. Substantial personal or private interest is defined as ownership by the individual, individual’s spouse, or the individual’s dependent children, whether singularly or collectively, directly or indirectly of: (1) 10% or more of any business entity; or (2) an interest having a value of \$10,000 or more; or (3) the receipt of a salary, gratuity, or other compensation or remuneration of \$5,000, or more, per year from any individual, partnership, organization, or association within any calendar year.
- (d) The Mayor, each City Council member, the City Administrator, the City Finance Director, and the General Manager of the Rolla Municipal Utilities shall disclose, in writing, the following information by May 1, or the appropriate deadline as referenced in Section 105.487 RSMo, if any such transactions occurred during the previous calendar year.
 - (1) For such person, and all persons within the first degree of consanguinity or affinity of such person, the date and the identities of the parties to each transaction with a total value in excess of five hundred dollars (\$500), if any, that such person had with the political subdivision, other than compensation received as an employee or payment of any tax, fee or penalty due to the City of Rolla, Missouri, and transfers for no consideration to the City of Rolla, Missouri; and
 - (2) The date and the identities of the parties to each transaction known to the person with a total value in excess of five hundred dollars (\$500), if any, that any business entity in which such person had a substantial interest, had with the City of Rolla, Missouri, other than payment of any tax, fee or penalty due to the City of Rolla, Missouri, or transaction involving payment for providing utility service to the City of Rolla, Missouri, and transfers for no consideration to the City of Rolla, Missouri.
 - (3) The Mayor, each City Council member, the City Administrator, the City Finance Director, and the General Manager of the Rolla Municipal Utilities, also shall disclose by May 1, or the appropriate deadline as referenced in Section 105.487, RSMo., the following information for the previous calendar year:

- (4) The name and address of each of the employers of such person from whom income of one thousand dollars (\$1,000) or more was received during the year covered by the statement;
 - (5) The name and address of each sole proprietorship that they owned; the name, address, and the general nature of the business conducted of each general partnership and joint venture in which they were a partner or participant; the name and address of each partner or co-participant for each partnership or joint venture unless such names and addresses are filed by the partnership or joint venture with the Secretary of State; the name, address and general nature of the business conducted of any closely held corporation or limited partnership in which the person owned ten percent (10%) or more of any class of the outstanding stock or limited partnership units; and the name of any publicly traded corporation or limited partnership that is listed on a regulated stock exchange or automated quotation system in which the person owned two percent (2%) or more of any class or outstanding stock, limited partnership units or other equity interests;
 - (6) The name and address of each corporation for which such person served in the capacity of a director, officer, or receiver.
- (e) The financial interest statements required to be filed shall be filed with the City Clerk and the Missouri State Ethics Commission no later than May 1 of each year.
 - (f) The financial interest statements shall be available for public inspection and copying during normal business hours.
 - (g) The financial interest statements shall be filed at the following times, but no person is required to file more than one (1) financial interest statement in any calendar year;
 - (1) Each person required to file a financial interest statement and appointed to office shall file the statement within thirty (30) days of such appointment or employment covering the calendar year ending the previous December 31;
 - (2) Every other person required to file a financial interest statement shall file the statement annually not later than May 1 and the statement shall cover the calendar year ending the immediately preceding December 31; provided, that any member of the City Council may supplement the financial interest statement to report additional interests acquired after December 31 of the covered year until the date of filing of the financial interest statement.
 - (h) A certified copy of the ordinance adopted prior to September 15th shall be sent within ten days of its adoption to the Missouri Ethics Commission.

- (i) This ordinance shall be in full force and effect from and after the date of its passage and approval and shall remain in effect until amended or repealed by the City Council.

PASSED BY THE CITY COUNCIL OF THE CITY OF ROLLA, MISSOURI, AND
APPROVED BY THE MAYOR THIS 17TH DAY OF AUGUST 2026.

APPROVED:

ATTEST:

MAYOR

CITY CLERK

APPROVED AS TO FORM:

CITY COUNSELOR



CITY COUNCIL AGENDA

DEPARTMENT: Public Works

ACTION REQUESTED: Ordinance

SUBJECT: Airport Runway Construction Administration Agreement

PREPARED BY: Darin Pryor

ATTACHMENTS: Ordinance/Agreement No. 1

(CASE/PROJECT #)

MEETING DATE: August 17, 2026

Overview: Staff has negotiated a supplemental agreement with Woolpert, Inc. for construction administration services for the rehabilitation of Runway 13-31 at the Rolla National Airport.

Background information: Council approved an agreement with Woolpert Inc in February of 2026 for design services for the runway rehabilitation at the Rolla Nation Airport. The agreement will provide construction administration services during construction including reporting to MoDOT and the FAA.

Fiscal considerations: The cost for the construction administration services will be included in the FY26-27 budget with a 95% matching grant from MoDOT.

Recommendation:

Staff is requesting the final reading of the ordinance authorizing the mayor to enter into the supplemental agreement with Woolpert, Inc. for \$353,355.00

BILL # 2026-12
ORDINANCE # _____

AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE ON BEHALF OF THE CITY OF ROLLA, MISSOURI A SUPPLEMENTAL CONSULTANT AGREEMENT BETWEEN THE CITY AND WOOLPERT, INC.

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

Section 1: That the Mayor of the City of Rolla, Missouri be and is hereby authorized and directed to execute on behalf of the City of Rolla a Supplemental Consultant Agreement between the City of Rolla and Woolpert, Inc, a copy of said agreement being attached hereto and marked Exhibit A.

Section 2: This ordinance will be 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 17TH DAY OF AUGUST 2026.

Approved: _____
Mayor, Lister B. Florence, Jr.

Attest: _____
City Clerk

Approved as to form: _____
City Counselor

Airport Name: Rolla National
Project No.: 26-056A-1
County: Maries/Phelps

**AVIATION PROJECT CONSULTANT SUPPLEMENTAL AGREEMENT NO. 1
CONSTRUCTION SERVICES**

THIS SUPPLEMENTAL AGREEMENT NO. 1 for Construction Services is entered into by the City of Rolla, Missouri (hereinafter, "Sponsor") and Woolpert, Inc.(hereinafter, "Consultant").

WITNESSETH:

WHEREAS, the Sponsor and the Consultant entered into an Agreement on February 10, 2026, to accomplish a project at the Rolla National Airport, (hereinafter, "Original Agreement"); and

WHEREAS, the Sponsor and the Consultant now desire to enter into Supplemental Agreement No. 1 to otherwise complete, extend or continue the Original Agreement as provided herein.

NOW, THEREFORE, in consideration of the mutual promises, covenants, and representations contained herein the parties agree as follows:

(1) SCOPE OF SERVICES:

(A) The Services to be provided by the Consultant under Supplemental Agreement No. 1 are additional services which are beyond the scope of services provided in the Original Agreement. These additional professional services are generally described and defined in Section (17) of the Original Agreement and Exhibit II - SA1, which is attached hereto and incorporated herein by reference.

(2) FEES AND PAYMENTS:

(A) The Consultant shall be reimbursed in accordance with Section (8)(State) or (9)(Federal) of the Original Agreement.

(B) The costs of Supplemental Agreement No. 1 shall be in addition to the cost of the Original Agreement.

(C) The lump sum fee and maximum amount payable included in Section (9) of the Original Agreement are hereby modified for Supplemental Agreement No. 1 to be cost plus fixed fee not to exceed as follows:

	ORIGINAL AMOUNT	SUPPLEMENTAL AGREEMENT NO. 1	TOTAL
Fixed Fee	\$0.00	\$14,500.00	\$14,500.00
Max. Fee Payable	\$267,641.00	\$353,355.00	\$620,996.00

(D) Estimated costs for the services in Supplemental Agreement No. 1 are defined in Exhibit IV - SA1 and Exhibit V - SA1, which are attached hereto and incorporated herein by reference.

(3) PERIOD OF SERVICE: Exhibit VI, Performance Schedule, of the Original Agreement is hereby revised to include time for the performance of these additional services. The projected completion date is revised to December 31, 2026, which includes time for performance of all remaining services in the Original Agreement and the services in Supplemental Agreement No. 1 and submittal of all deliverables.

(4) DISADVANTAGED BUSINESS ENTERPRISE (DBE) REQUIREMENTS:

(A) DBE Goal: The following DBE goal has been established for this Supplemental Agreement No. 1. The dollar value of services and related equipment, supplies, and materials used in furtherance thereof which is credited toward this goal will be based on the amount actually paid to DBE firms. The goal for the percentage of services to be awarded to DBE firms is 0% of the total Supplemental Agreement No. 1 dollar value.

(B) DBE Participation Obtained by Consultant: The Consultant has obtained DBE participation, and agrees to use DBE firms to complete 0% of the total services to be performed under this Supplemental Agreement No. 1 by dollar value. The DBE firms which the Consultant shall use, and the type and dollar value of the services each DBE will perform, is as follows:

DBE FIRM NAME, STREET AND COMPLETE MAILING ADDRESS	TYPE OF DBE SERVICE	TOTAL \$ VALUE OF THE DBE SUBCONTRACT	CONTRACT \$ AMOUNT TO APPLY TO TOTAL DBE GOAL	% OF SUBCONTRACT \$ VALUE APPLICABLE TO TOTAL GOAL
N/A	N/A	N/A	N/A	N/A

(5) SUBCONSULTANTS:

(A) The Consultant agrees that except for those firms and for those services listed below, there shall be no transfer of engineering services performed under this Supplemental Agreement No. 1 without the written consent of the Sponsor. Subletting, assignment, or transfer of the services or any part thereof to any other corporation, partnership, or individual is expressly prohibited. Any violation of this

clause will be deemed cause for termination of this Supplemental Agreement No. 1.

Exceptions (Subconsultant Information):

FIRM NAME	COMPLETE ADDRESS	NATURE OF SERVICES
Terracon Consultants, Inc.	403 Schofer St, Rolla, MO 65401	Quality Assurance Testing

(6) ORIGINAL AGREEMENT: Except as otherwise modified, amended, or supplemented by this Supplemental Agreement No. 1, the Original Agreement between the parties shall remain in full force and effect and the terms of the Original Agreement shall extend and apply to this Supplemental Agreement No. 1.

IN WITNESS WHEREOF, the parties have entered into this Supplemental Agreement No. 1 on the date last written below.

Executed by the Consultant this _____ day of _____, 2026.

Executed by the Sponsor this _____ day of _____, 2026.

CONSULTANT:
Woolpert, Inc.

SPONSOR:
City of Rolla

By _____

By _____

Title Vice President

Title _____

ATTEST:

ATTEST:

By _____

By _____

Title _____

Title _____

EXHIBIT II - SA1
SCOPE OF SERVICES

**SCOPE OF WORK
FOR
ROLLA NATIONAL AIRPORT
Vichy, MO
MoDOT Project No. 26-056A-1
Runway 13/31 Rehabilitation (CA/CM)**

This is an Appendix attached to, made a part of and incorporated by reference with the Professional Services Agreement dated December 31, 2025, between Rolla National Airport and Woolpert, Inc., for providing professional services. For the remainder of this scope the Rolla National Airport is indicated as "Sponsor" and Woolpert, Inc., is indicated as "Engineer." The construction budget for this project is \$3,415,645.50. This construction budget does not include administrative, legal, or professional fees.

This SOW is an amendment to the current professional services agreement between the Sponsor and the Engineer. This amendment adds Construction Administration, Post-Construction Coordination, On-Site Construction Coordination, and On-Site Construction Survey for the Runway 13/31 Rehabilitation Project. This scope of work is for the consulting services provided by the Engineer for the Sponsor. See Exhibit No. 1 below for the project location.



EXHIBIT NO. 1

DESCRIPTION

This project shall consist of rehabilitating Runway 13/31. This will include a mill and fill of Runway 13/31 (except for the intersection) and a mill and fill of Taxiway A to the hold bar on either side of the runway, along with repairing the blow ups at the edge of concrete at both ends of Runway 13/31.

The intersection of Runway 13/31 and Runway 4/22 underwent full depth reclamation in 2020. The runway is 100 feet wide, and 5,500 feet long. Runway 13/31 intersects Runway 4/22 and has adjoining taxiways, Taxiway A, on each side.

The engineering fees for this project consist of the executed Part A Agreement and the proposed **Part B-Special Services**, which includes; 5) Construction Administration Phase, 6) Post-Construction Coordination Phase, 7) On-Site Construction Survey Phase, 8) On-Site Construction Coordination Phase or Field Engineering, and Reimbursable Costs During Survey and Construction. Additional services that will be completed by subconsultants to the Engineer, including the proposed quality assurance testing during construction. Part B and the four phases are described in more detail below.

PART B - SPECIAL SERVICES consists of the Construction Administration, and Post-Construction Coordination Phases which will be invoiced on a lump sum basis. On-Site Construction Coordination, and the On-Site Construction Survey Phases will be invoiced on a cost-plus fixed fee basis.

5.0 Construction Administration Phase

5.01 Prepare Project Scope of Work and Contract. This task includes establishing the scope of work. Fees shall be negotiated with the Sponsor and may be subject to an independent fee estimate conducted by a third party hired by the Sponsor. This task also includes drafting the contract amendment for the work to be completed by the Engineer for the Sponsor once negotiations are complete.

5.02 Prepare Construction Contract and Documents. In agreement with the FAA, the Engineer shall prepare the Notice of Award, Notice to Proceed, and Contract Agreements, including bonds and insurance documents, which will be updated to include all addenda items issued during bidding, for the Sponsor's approval and signatures. Five copies will be submitted to the successful Contractor for their signatures.

The Engineer will ensure the construction contracts are in order, the bonds have been completed, and the Contractor has been provided with adequate copies of the Construction Plans, Specifications, and Contract Documents, which will be updated to include all addenda items issued during bidding.

5.03 Provide Project Coordination. The Engineer shall provide project management and coordination services to ensure the completion of all construction management tasks required of the Engineer. This is assumed to average one hour per day per contract day for the project manager with support from, a senior project manager, an EIT, an Engineering Technician, and a project coordinator. These duties include:

- Time the Engineer spends planning, organizing, securing and scheduling resources, and providing instruction to staff to meet project objectives as defined in the approved scope of work.
- Additional items to be accomplished include compiling and sending additional information requested from the office to related parties, maintaining project files as necessary and other items necessary in day-to-day project coordination.
- The Project Manager will review progress reports weekly and monthly.
- Assist with change orders and supplemental agreements as necessary. All change orders and supplemental agreements will be coordinated with the Sponsor and FAA staff prior to execution. All change orders and supplemental agreements will be prepared in accordance with the FAA Standard Operating Procedure (SOP) 7.0, *Airport Improvement Program Construction Project Change Orders*.

- Senior construction management staff will consult with and provide guidance to the on-site Construction Manager regarding unique project elements; material quality, production, and/or placement issues; and any other difficulties encountered during construction.
- Clerical staff shall prepare the quantity sheets, testing sheets, construction report format, etc.
- Office engineering staff, CAD personnel and clerical staff shall be required to assist the Field Personnel as necessary during construction. Specific tasks to be accomplished include providing secondary engineering opinions on issues arising during construction, maintaining project files as necessary and various other tasks necessary in the day-to-day operations.
- The Engineer will prepare and submit monthly invoicing.

The Engineer will complete the following tasks:

- Provide the Sponsor with a monthly Project Status Report (PSR), in writing, reporting on Engineer's progress and any problems that may arise while performing the work. The PSR must include an update of the project schedule, as described in this section, when schedule changes are expected.
- Prepare quarterly performance reports.

5.04 Review Environmental Documentation. This task includes the review of the overall environmental exhibit in relation to final construction documents as well as coordination throughout construction to ensure environmental commitments are maintained and environmental resources are protected. During bidding the contractors asked for additional haul roads, therefore this task will include time for a planner/environmental specialist to update the CATEX and update the plans accordingly.

5.05 Coordinate Quality Assurance Testing. This task includes preparing the requirements for quality assurance testing. Negotiating with the quality assurance firm for a cost to perform the work is also included in this task.

5.06 Prepare/Conduct Pre-Construction Meeting. The Engineer will conduct a pre-construction meeting to review FAA requirements as required per FAA AC 150/5370-12 (Current Edition), *Quality Management for Federally Funded Airport Construction Projects*, prior to the commencement of construction. It is anticipated that representatives of the Engineer will include the Project Manager, Construction Manager, and a Senior Construction Manager. As a part of this meeting, the Engineer will also discuss the environmental plan sheet, surveyed areas, and environmental commitments. The meeting will be held at the airport and will include the Sponsor, FAA (if possible), Contractor, subcontractors, and airport tenants affected by the project.

5.07 Prepare/Submit Construction Management Plan. This task includes preparing and submitting the Construction Management Plan, which includes resumes of project personnel representing the stakeholders, detailed inspection procedures, required submittal processes, quality control testing methods, quality assurance testing methods, final test result summary forms, and the Contractor's Quality Control Program (CQCP). The Construction Management Plan shall be prepared to follow the requirements of FAA AC 150/5370-12 (Current Edition), *Quality Management for Federally Funded Projects*.

5.08 Review Contractor's Safety Plan Compliance Document. This task includes reviewing and providing comments on the Contractor's Safety Plan Compliance Document (SPCD) as required per FAA AC 150/5370-2 (Current Edition), *Operational Safety on Airports During Construction*. The Engineer shall review to ensure that all applicable construction safety items are addressed and meet the requirements of AC 150/5370-2 (Current Edition) and the Contract's Construction Safety and Phasing Plan (CSPP). The

intent of the SPCD is to detail how the Contractor will comply with the CSPP. Following award of the project to the successful Contractor, and prior to the issuance of the Notice to Proceed, the Engineer will review the SPCD, provide comments, and, ultimately, approval of the document. It is anticipated that the document will require at least one re-submittal by the Contractor to address any missing information. An approved copy of the SPCD shall be provided to the FAA.

5.09 Review Contractor's Quality Control Program. This task includes reviewing and providing comments on the Contractor's Quality Control Program (CQCP) as required per Item C-100 of FAA AC 150/5370-10 (Current Edition), *Standard Specifications for Construction of Airports*. The Engineer shall review the CQCP to ensure that all applicable quality control items are addressed and meet the requirements of Item C-100 and the project's technical specifications. The intent of the CQCP is to detail the methods and procedures that will be utilized to ensure that all materials and construction items are provided and completed in conformance with the project's plans, technical specifications, and/or other applicable requirements. Furthermore, the CQCP shall establish and describe corrective action plans to be implemented should any materials or production processes vary beyond pre-established quality control limits. Following the award of the project to the successful Contractor, and prior to the issuance of the Notice to Proceed, the Engineer will review the CQCP, provide comments, and, ultimately, approval of the document. It is anticipated that the document will require at least one re-submittal by the Contractor to address any missing information. The approved CQCP will be incorporated into the Engineer's Construction Management Plan and submitted to the FAA.

5.10 Review Construction Submittals. This task includes the review of construction submittals, including shop drawings and materials proposed for use on the project, submitted by the Contractor, for general conformance with the Construction Plans, Specifications, and Contract Documents. The Engineer will prepare and maintain a submittal register to log the submittals received. The submittal register will include information on the submitted items including date received, date returned, and action taken, and will be made available to the Sponsor and Contractor upon request. The submittals anticipated to be required and the estimated time it will take to review each submittal are detailed below.

Submittal Description	Estimated Time to Review (Hours)
Item C-100 Contractor Quality Control Program	4
Item C-102 Erosion Control Products	2
Item P-101 Pavement Removal Means & Methods	4
Item P-208 Aggregate Base Course	4
Item P-401 Asphalt Mix Design	8
Item P-603 Bituminous Material Certification	2
Item P-605 Joint Seal Materials	2
Item P-620 Runway Paint	3
Item P-620 Runway Beads	2
Item T-901 Seed/Fertilizer/Tackifier/Hydromulch	2
Item ST-P-315 Asphalt Pavement Reinforcement Grid	4
Total Review Time	37

Additionally, it is anticipated that there will be a number of resubmittals or additional items for the various submittals to address comments from the Engineer's initial review. It is estimated that reviews of these resubmittals and additional items will add approximately 25%, or 6 hours, to the estimated submittal review time from the table above, resulting in an overall estimated submittal review time of 46 hours.

5.11 Prepare Requests for Reimbursement. This task includes preparing the FAA Standard Form 271 for Sponsor reimbursement of eligible expenses incurred on a monthly basis. The Engineer will submit the

completed form along with appropriate supporting documentation to the Sponsor for review and approval. Upon approval, the Engineer or the Sponsor will submit the completed forms and supporting documentation to the FAA for reimbursement. It is estimated there will be four RFRs for expenses incurred during the construction and closeout phase of the project.

5.12 Coordinate and Attend Quality Assurance/Quality Control Workshop. Per FAA AC 150/5370-10 (Current Edition), *Standard Specifications for Construction of Airports*, the FAA requires a Quality Assurance (QA)/Quality Control (QC) workshop when paving operations are anticipated to be greater than \$500,000. The Engineer will attend the workshop, which will be facilitated by the Contractor, to review project and FAA requirements prior to the commencement of construction. The location of the meeting will be coordinated by the Engineer and Contractor and will include representatives from the Sponsor, Engineer, FAA (if possible), Contractor, subcontractors, quality assurance, quality control, and any other necessary parties. It is anticipated that representatives of the Engineer will include the Project Manager and the Construction Manager. Paving operations will not be permitted prior to this meeting's occurrence.

5.13 Perform Site Visits During Construction. The Project Manager shall make on-site visits, as required, throughout the duration of the project. At this time, it is estimated that the Project Manager will make up to one site visit per week of construction with seven total visits, four of the visits will be half days and three will be all day visits. Additionally, during critical stages of construction, a Senior Engineering Project Manager and/or an Engineer In Training will be on-site to assist the Construction Manager in ensuring that key project elements are completed in accordance with the project plans and specifications, within the time period allotted for construction, and according to best construction practices. It is anticipated that the Senior Project Manager and the Engineer In Training will make two site visits of up to 12 hours each for a total of 24 hours each on-site during construction.

TASK 5 DELIVERABLES	TO FAA/STATE	TO SPONSOR
5.01 Construction SOW and Contract	✓	✓
5.02 Notice of Award, Notice to Proceed, and Contract Agreement	✓	✓
5.02 Issue Construction Plans, Specifications, and Contract Documents	✓	✓
5.03 Monthly Invoice and Monthly PSR	✓	✓
5.03 Pay Request Review Documentation		✓
5.03 Weekly/Monthly Reports	✓	✓
5.03 Quarterly Performance Reports	✓	✓
5.03 Change Orders/Supplemental Agreements	✓	✓
5.06 Pre-Construction Agenda and Meeting Minutes	✓	✓
5.07 Construction Management Plan	✓	✓
5.08 Approved Safety Plan Compliance Document (SPCD)	✓	✓
5.09 Approved Contractor Quality Control Program (CQCP)	✓	✓
5.11 Requests for Reimbursement		✓
5.12 QA/QC Workshop Meeting Minutes	✓	✓

TASK 5 MEETINGS/SITE VISITS	LOCATION/ATTENDEES/DURATION
5.06 Conduct Pre-Construction Meeting	- Rolla, MO - One (1) Project Manager, one (1) Construction Manager, one (1) Senior Project Manager and (1) EIT - Assume full day site visit (1 site visit) - Assume travel to/from Denver, CO to Rolla, MO (flight) with one (1) overnight stay for construction manager

	Assume travel to/from Kansas City, MO for Senior PM and EIT.
5.12 Attend QA/QC Workshop	Rolla, MO One (1) Project Manager and one (1) Construction Manager Assume full day site visit (1 site visit) Assume travel to/from Denver, CO to Rolla, MO (flight) with one (1) overnight stay for construction manager for the site visit
5.13 Perform Site Visits During Construction	Rolla, MO One (1) Project Manager Assume (4) four half day site visits & (3) three full day visits (7 total site visits) Assume travel to/from Rolla, MO to Vichy, MO
5.13 Site Visits During Critical Construction Activities	Rolla, MO One (1) Senior Construction Manager and (1) EIT. Assume full day site visit (2 site visits) Assume travel to/from Kansas City, MO to Rolla, MO

6.0 Post-Construction Coordination Phase

6.01 Prepare Final Testing Report. The Engineer will submit the quality assurance testing summary report, which will include a narrative of tests taken, verification for minimum number of tests, discussion of problems and tests necessary, and a table (from Construction Management Plan) including the actual number of tests taken for each specification item to the FAA for review and approval.

6.02 Perform As-Built Aeronautical Survey Data Collection. The Engineer will collect as-built survey data after construction is complete. This survey will follow the standards and specifications outlined in the following Advisory Circulars (AC):

- ➔ FAA Advisory Circular 150/5300-16 (Current Version), *General Guidance and Specifications for Aeronautical Surveys: Establishment of Geodetic Control and Submission to the National Geodetic Survey.*
- ➔ FAA Advisory Circular 150/5300-18 (Current Version), *General Guidance and Specifications for Submission of Aeronautical Surveys to NGS: Field Data Collection and Geographic Information System (GIS) Standards.*

The following items will be performed as a part of this survey:

- ➔ Establish or validate airport Geodetic Control. If the airfield has existing PACS and SACS, the Engineer will validate according to the requirements in the applicable advisory circulars. If the airfield does not have PACS and SACS, or if it is determined the PACS and SACS are lost and/or disturbed, Temporary Survey Marks (TSMs) will be established in accordance with -16B and utilized as the basis of control for this project.
- ➔ Survey, monument, and document runway critical points (ends, thresholds, blast pads, stopways) for contracted runways only.
 - Determine runway length and width.
 - Determine runway profile on all runways using 50-foot stations. (10-foot stations and 10-foot offset left and right for all Part 139 airports).

The As-Built Survey shall be completed by, or under the direct supervision of, a state-licensed Professional Land Surveyor.

6.03 Prepare Clean-up Item List. The Engineer will ensure the Contractor has removed all construction equipment and construction debris from the airport, that all access points have been re-secured (fences repaired, gates closed and locked, keys returned, etc.), and the site is clean.

6.04 Conduct Final Inspection. The Engineer, along with the Sponsor and FAA (if available), shall conduct the final inspection. The quality assurance testing summary report must be accepted by the FAA prior to final inspection. Because the engineer cannot control the contractor's or the FAA's schedule we cannot assume the Site Representative will still be mobilized and must include a mobilization in the fee.

6.05 Prepare Engineering Record Drawings. The Engineer will prepare the record drawings indicating modifications made during construction. The record drawings will be provided to the FAA electronically.

6.06 Prepare Final Construction Report. The Engineer will prepare the final construction report to meet the applicable FAA closeout checklist requirements.

6.07 Summarize Project Costs. The Engineer will be required to obtain all administrative expenses, engineering fees and costs, testing costs, and construction costs associated with the project and assemble a total project summary. The summary will be analyzed with the associated project funding.

TASK 6 DELIVERABLES	TO FAA/STATE	TO SPONSOR
6.01 Final Testing Report	✓	✓
6.02 As-Built Survey		✓
6.03 Clean-up List	✓	✓
6.04 Punchlist	✓	✓
6.05 Record Drawings	✓	✓
6.06 Final Construction Report	✓	✓
6.07 Project Cost Summary	✓	✓

TASK 6 MEETINGS/SITE VISITS	LOCATION/ATTENDEES/DURATION
6.02 As-Built Survey	Rolla, MO One (1) Survey Crew Chief Assume full day site visit (2 site visits) Assume travel to/from Denver, CO to Rolla, MO with one (1) overnight stay for the Surveyor for each site visit
6.04 Conduct Final Inspection	Rolla, MO One (1) Project Manager, one (1) senior project manager, and one (1) Construction Manager II. Assume full day site visit Assume senior PM travel to/from Kansas City, MO to Rolla, MO Assume Construction Manager travel to/from Denver, CO to Rolla, MO (flight) with (1) overnight stay

7.0 On-Site Construction Survey Phase

7.01 Provide Construction Survey Control. Prior to the beginning of construction, the Surveyor will verify existing project control and move/set additional control outside of grading limits to control the project. Project control will be tied to existing airport control points and updated positions will be provided to the Contractor for use during the project. Surveying will be performed under the direct supervision of a state-licensed Professional Land Surveyor.

7.02 Provide Project Reference Staking. Prior to the beginning of construction, the Surveyor will install reference lath every 250 feet along the project corridor. Staking will show project stationing only and shall not be used as vertical control. It is the responsibility of the Contractor to maintain the reference staking throughout the project. Surveying will be performed under the direct supervision of a state-licensed Professional Land Surveyor.

TASK 7 DELIVERABLES	TO FAA/STATE	TO SPONSOR
7.01 Provide Updated Survey Control Sheet		✓

TASK 7 MEETINGS/SITE VISITS	LOCATION/ATTENDEES/DURATION
7.01 Provide Survey Control	- Rolla, MO - One (1) Surveyor - Assume full day site visit (4 site visits) - Assume travel to/from Denver, CO to Rolla, MO with one (1) overnight stay for the Surveyor for each site visit
7.02 Provide Project Reference Staking	- Rolla, MO - One (1) Surveyor - Mobilization will be combined with Task 7.01 and will not require additional overnight stays.

8.0 On-Site Construction Coordination Phase

This phase will consist of providing one Resident Project Representative (RPR). It shall be the responsibility of the RPR to facilitate sufficient on-site construction coordination to ensure that the project is completed according to good construction practice and the Project Manager's direction. It is estimated that it will take **50 calendar days** to complete construction of the project.

8.01 Provide Resident Engineering. It is estimated that the Resident Project Representative (RPR) will work approximately **12 hours per day**. It is assumed that the RPR(s) will be able to complete all daily project documentation during the course of their shift. The total time allotted for the completion of construction is anticipated to be **50 calendar days**. It is assumed that the Contractor will work **six (6) days** per week during the construction period **resulting in 43 working days**. Should the contractor be required to work seven (7) days per week or longer than anticipated hours to maintain the project schedule, the RPR's efforts may increase from those estimated here.

In addition to the time provided for on-site construction coordination during the project calendar day contract period, the RPR's travel time, mobilization, and demobilization to and from the project location are also included under this task. It is assumed that this will consist of **four (4) eight (8)-hour days**.

The following tasks will be performed during the course of a typical day's shift during construction:

- a. Review survey data and other construction tasks for general compliance with the construction documents.
- b. Coordinate, review, and provide a response to construction and general project Requests for Information (RFIs).
- c. Prepare and process field directives and change orders.
- d. Conduct labor standards interviews of the Contractor's and subcontractor's employees, and review weekly payroll records as required by the FAA. As part of this effort, all payrolls must be reviewed and logged when received. A log identifying current status of reviews, and any action taken to correct noted discrepancies, will be provided for Sponsor review at time of Request for Reimbursement processing, as appropriate.
- e. Review quality control and quality assurance testing results for conformance with the project specifications.
- f. Maintain record of the progress of construction, record as-built conditions, and review the quantity records with the Contractor on a periodic basis.
- g. Prepare the periodic construction cost estimates and review the quantities with the Contractor. The RPR, Sponsor, and Contractor will resolve discrepancies or disagreements with the Contractor's records. After compiling all costs, the RPR will submit the periodic construction cost estimate to the Sponsor for payment.
- h. Maintain daily logs of construction activities for the duration of time on site, including the Construction Project Daily Safety Inspection Checklist as required by the CSPP and SPCD.
- i. Verify that construction activities associated with restricted areas, roads, staging areas, stockpiles, borrow/waste areas, etc. are all remaining within the areas cleared under environmental documentation.
- j. Prepare a weekly status report using FAA Form 5370-1, *Construction Progress and Inspection Report*. The report will be submitted to the Sponsor, the FAA, and the office following the week of actual construction activities performed.
- k. Review payments to subcontractors and ensure timely payment of retainage to subcontractors when payment to the Contractor is made.

- I. Coordinate and attend weekly construction progress meetings with the Contractor, Sponsor, and other relevant parties.

8.02 Provide Resident Engineering for Punchlist Work. It is anticipated that, following the substantial completion of the project within the allotted calendar day contract period, it will be necessary for the Contractor to return to the project site to address or correct any outstanding incomplete or unacceptable work items. It is estimated that up to **two (2) 12-hour workdays**, along with **two (2) eight (8)-hour travel days** will be required of **one (1)** Resident Project Representative (RPR) for this task.

TASK 8 DELIVERABLES	TO FAA/STATE	TO SPONSOR
8.01b Coordinate RFIs	✓	✓
8.01c Field Directives and Change Orders	✓	✓
8.01d Payroll Reviews	✓	✓
8.01e Quality Assurance/Quality Control Results Compilation	✓	✓
8.01g Periodic Cost Estimates	✓	✓
8.01j Weekly Reports	✓	✓

TASK 8 ON-SITE PERIODS	LOCATION/STAFFING/DURATION
8.01 Provide Resident Engineering	Rolla, MO Two (1) Resident Project Representatives Assume 50 calendar days for project and four (4) travel days for a total of 43 nights of lodging
8.02 Provide Resident Engineering for Punchlist Work	Rolla, MO One (1) Resident Project Representative Assume two (2) working days and two (2) travel days for a total of three (3) nights of lodging

EX Reimbursable Costs During Survey and Construction. This section includes reimbursable items such as auto rental, lodging, per diem, travel and other miscellaneous costs incurred in order to complete **Part B – Special Services**. Section 5 and 6 Reimbursables are invoiced on a lump sum basis, and Section 7 and 8 Reimbursables are invoiced on a cost plus fixed fee basis.

Special Considerations

Quality Assurance Testing. Quality assurance testing will be performed by an independent testing firm under the direct supervision of the Engineer. All quality assurance test summaries must be accepted by the FAA prior to final inspection. Certified materials technicians will perform the necessary material quality assurance testing for the following items, as detailed in the project specifications:

- ➔ Item P-101 Preparation/Removal of Existing Pavements
- ➔ Item P-401 Plant Mix Bituminous Pavements

Assumptions

The scope of services described previously, and the associated fees, are based on the following rates and assumed responsibilities of the Engineer and Sponsor.

1. For the purposes of estimating the amount of reimbursable expenses which will be incurred by the Engineer, the cost of per diem and lodging are calculated in accordance with current

- GSA rates. The actual amounts to be invoiced for per diem and lodging will be on a lump sum basis.
2. It is anticipated there will be a minimum number of trips and site visits to the airport to facilitate the completion of the various phases listed in this scope. The number of trips, as well as the anticipated lengths and details of the trips, are included at the end of each phase above.
 3. The Sponsor will coordinate with tenants as required to facilitate field evaluations.
 4. All engineering work will be performed using accepted engineering principles and practices and provide quality products that meet or exceed industry standards. Dimensional criteria will be in accordance with FAA AC 150/5300-13 (Current Edition), *Airport Design*, and related circulars. Construction specifications will be in accordance with FAA AC 150/5370-10 (Current Edition), *Standard Specifications for Construction of Airports*, and the Central Region's Regional Updates for Specifying Construction of Airports and related circulars. Project planning, design, and construction will further conform to all applicable standards, including all applicable current FAA Advisory Circulars and Orders required for use in AIP-funded projects and other national, state, or local regulations and standards, as identified and relevant to an airfield design and construction project.
 5. The Engineer will utilize the following plan standards for the project:
 - ➔ Plans will be prepared using the Engineer's standards, unless the Sponsor provides its own standards upon Notice to Proceed.
 - ➔ Plan elevations will be vertical datum NAVD 88 derived from the existing control network.
 - ➔ Plan coordinates will be based on horizontal datum NAD 83/2011 State Plane Coordinates derived from the existing control network.
 - ➔ All plans will be stamped and signed by a state-licensed Professional Engineer, or Professional Land Surveyor, as required.
 - ➔ Plans prepared by subconsultants will be prepared using the same base maps, the same coordinate systems and the same plan layout and format as plans prepared by the Engineer.
 - ➔ The guidance included in FAA Memorandum, *FAA Review of Construction Plans and Specifications for AIP Funded Projects*, will be reviewed, incorporated and will supplement the Engineer's standards.
 6. The Engineer will utilize the following assumptions when preparing the project manual for bidding and construction of the project:
 - ➔ The project manual Contract Documents will be developed jointly by the Sponsor and the Engineer.
 - ➔ The Engineer is responsible for developing the contents of the document and including the Front-End documents which will be supplied by the Sponsor.
 - ➔ FAA General Provisions and required contract language will be used.
 7. The Engineer must maintain records of design analyses and calculations consistent with typical industry standards, as required by the FAA, for a period of three years after the project is closed by the FAA.

8. Because the Engineer has no control over the cost of construction-related labor, materials, or equipment, the Engineer's opinions of probable construction costs will be made on the basis of experience and qualifications as a practitioner of his/her profession. The Engineer does not guarantee that proposals for construction, construction bids, or actual project construction costs will not vary from Engineer's estimates of construction cost.
9. An AC 150/5300-18B (or Current Edition) compliant survey is not required as a part of this project. No data will be submitted to Airports GIS (AGIS) through the Airport Data and Information Portal (ADIP).

Additional Services

The following items are not included under this agreement but will be considered as extra work:

- ➔ Due to the recent changes to the Federal DBE program, no services for setting DBE Program or Project Goals can be provided at this time, and are not included in this scope of work. If these services are requested after the new certification process has been completed, and notice of completion is provided by the Civil Rights Office, Certifying Agencies, or FAA, they will be under a separate scope of work, or an amendment to this scope of work.
- ➔ Redesign for the Sponsor's convenience or due to changed conditions after previous alternate direction and/or approval.
- ➔ Submittals or deliverables in addition to those listed herein.
- ➔ If a project audit occurs, the Engineer is prepared to assist the Sponsor in gathering and preparing the required materials for the audit.
- ➔ Serving as an expert witness for the Owner in any litigation, surety claim, contractor bond activation, or other proceeding involving the project.
- ➔ Additional or extended services during construction made necessary by extension of contract time, non-concurrent work, or changes in the work.
- ➔ Legal, surety, or insurance support, coordination, and representation.

Extra Work will be as directed by the Sponsor in writing for an additional fee as agreed upon by the Sponsor and the Engineer.

EXHIBIT IV - SA1

DERIVATION OF CONSULTANT PROJECT COSTS (CONSTRUCTION)

2

EXHIBIT V - SA1

ENGINEERING CONSTRUCTION SERVICES-COST BREAKDOWN



WOOLPERT

LABOR HOUR BREAKDOWN

TASK				LABOR CATEGORY											
Start Date: 6/15/2026		End Date: 5/20/2027		Practice Operations Leader	Senior Engineer Project Mgr I	Engineer Project Mgr III	Engineer in Training I	Project Coordinator I	Engineering Techn I	Contracts Administrator I	Planner III	Grants Administrator I	Construction Manager II	Eng Designer I	Phase Item Costs
5.0	Construction Administration Phase (Lump Sum)			Jason Virzi	Kevin Scheer	Bradley Clay	Nicole Borzu	Sierra Gharst	Shelby Eagen	4	4				
5.01	Prepare Project Scope of Work and Contract			1	1	8		4		4					\$ 5,300.00
5.02	Prepare Construction Contract and Documents			1	1	8	4	8						8	\$ 5,860.00
5.03	Provide Project Coordination				16	56	56	16						16	\$ 34,960.00
5.04	Review Environmental Documentation					2					16			8	\$ 6,510.00
5.05	Coordinate Quality Assurance Testing					8									\$ 2,900.00
5.06	Prepare/Conduct Pre-Construction Meeting				12	8	12	2					12		\$ 10,570.00
5.07	Prepare/Submit Construction Management Plan					4	4	4	12						\$ 4,620.00
5.08	Review Contractor's Safety Plan Compliance Document					4	4							8	\$ 3,320.00
5.09	Review Contractor's Quality Control Program					4	4	4						8	\$ 3,860.00
5.10	Review Construction Submittals				4	16							24		\$ 10,200.00
5.11	Prepare Requests for Reimbursement								4			16			\$ 4,120.00
5.12	Coordinate and Attend Quality Assurance/Quality Control Workshop					8	4						12		\$ 5,180.00
5.13	Perform Site Visits During Construction					24	40	24							\$ 22,640.00
TOTALS				2	58	170	120	38	8	4	16	16	76	32	\$ 120,140.00
PERCENT AGES				0%	11%	31%	22%	7%	1%	1%	7%	3%	14%	6%	

TASK			LABOR CATEGORY												
Start Date:	5/20/2027	End Date:	7/1/2027	Senior Engineer Project Mgr I	Engineer Project Mgr III	Engineer in Training I	Project Coordinator I	Eng Designer I	Geospatial Project Mgr I	Surveyor III	Survey Crew Chief	Geospatial Technician II	Construction Manager II		Phase Item Costs
6.0	Post Construction Coordination Phase (Lump Sum)			Kevin Scherr	Bradley Clay	Nicole Borzu	Sierra Gharst	Violet Bernal	Adam Khier	Daniel Kuxhausen	Ben Christie	Jacob Gill	Construction Manager II		
6.01	Prepare Final Testing Report			4	3	2	4		8	4	36	8			\$ 4,680.00
6.02	Perform As-Built Aeronautical Survey Data Collection				4								8		\$ 10,180.00
6.03	Prepare Clean-up Item List				4	4							8		\$ 3,320.00
6.04	Conduct Final Inspection			8	8								12		\$ 6,960.00
6.05	Prepare Engineering Record Drawings				8	8		24					4		\$ 8,320.00
6.06	Prepare Final Construction Report			4	4		8						40		\$ 11,020.00
6.07	Summarize Project Costs			4	4	8	4						4		\$ 5,040.00

[illegible]



CITY COUNCIL AGENDA

DEPARTMENT: Public Works

ACTION REQUESTED: Ordinance

SUBJECT: Manhole Lining

PREPARED BY: Darin Pryor

ATTACHMENTS: Ordinance/Contract/Map

(CASE/PROJECT #) 611

MEETING DATE: August 3, 2026

Overview: Staff is requesting to use a contract negotiated by Purchasing Cooperative of America (PCA) to rehabilitate 37 manholes within the City.

Background information: PCA is a national purchasing cooperative active in all 50 states, the U.S. Territories, and Canada and Mexico. The PCA MISSION is to provide innovative BEST VALUE contracts, employ the HIGHEST ETHICAL STANDARDS in public procurement, and provide REAL time and money savings for all PCA Members and Awarded Contractors. There is no cost to join PCA, MEMBERSHIP includes public sector entities including educational institutions K-12 through universities including charter schools; local, state, Federal and special district governmental agencies; Indian Tribal Governments; hospitals; law enforcement; and non-profit, non-taxed organizations.

Fiscal considerations: The adopted FY 26 budget appropriated \$540,000 for Sewer Maintenance & Improvements – (Sewer) Materials. Project 610 appropriated \$313,281 for sewer lining leaving \$226,719 for other projects.

Recommendation:

Staff is requesting the first reading of the ordinance authorizing the mayor to enter into the contract with Advanced Rehabilitation Technology for \$101,120.60 for manhole lining using the PCA cooperative purchasing program.

BILL # 2026-14
ORDINANCE # _____

AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE ON BEHALF OF THE CITY OF ROLLA, MISSOURI A MANHOLE LINING AGREEMENT BETWEEN THE CITY AND ADVANCED REHABILITATION TECHNOLOGY.

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

Section 1: That the Mayor of the City of Rolla, Missouri be and is hereby authorized and directed to execute on behalf of the City of Rolla a Manhole Lining Agreement between the City of Rolla and Advanced Rehabilitation Technology, a copy of said agreement being attached hereto and marked Exhibit A.

Section 2: This ordinance will be 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 17TH DAY OF AUGUST 2026.

Approved: _____
Mayor, Lister B. Florence, Jr.

Attest: _____
City Clerk

Approved as to form: _____
City Counselor

EXHIBIT A



PCA - City of Rolla, MO - MH Lining Rolla, MO

Rolla

901 N. Elm Street
Rolla, Missouri 65401

Matthew Kreyling

City Engineer
mkreyling@rollacity.gov
5734266962

Reference: 20260702-081111986

Quote created: July 2, 2026

Quote valid till: August 1, 2026

Advanced Rehabilitation Technology

525 Winzeler Drive
Bryan, Ohio 43506
United States

Prepared by:

Cole Andres

Client Support Mgr.

cole@artcoatingtech.com
+14196308745

PRODUCTS & SERVICES	UNIT QUANTITY	UNIT PRICE	TOTAL
OBIC Multi Layer System 4' DIA Manhole	295.82	\$330.00	\$97,620.60
Mobilization	1	\$3,500.00	\$3,500.00
Total			\$101,120.60

**The OBIC Armor Liner System Provides a 10 Year Labor & Material Limited Warranty
Lining of Manholes of Approximately 295.82 Vertical Feet.
@ \$330.00 per vertical Foot.
Mobilization: \$3,500.00 / Lsum.**

Quote Total: \$101,120.60
PCA OD-347-26

Notes:

- Owner/Contractor to provide Application Truck access within 100' of the structure.
- This proposal is based on one mobilization. If additional mobilizations are required, an additional \$5,000 may be added for each.
- Off road locations may require assistance from the owner/contractor to access.
- Grout costs \$150.00 per gallon and \$275.00 per hour after first 2 gallons used.
- DOT traffic control to be supplied by others if needed. Our crews will supply cones for immediate area.
- By-pass pumping is not included.
- Owner/Contractor must provide a water supply near the work site via hydrant or spigot (with water meter use free of charge).

General Terms and Conditions:

Terms & Conditions

- The quoted prices are exclusive of applicable state and local sales taxes.
- Payment terms: Net 30 days. Interest may be added to balances outstanding after 30 days.
- Pricing is contingent on the work as stated in this proposal. Advanced Rehabilitation Technology (ART) reserves the right to adjust unit rate and/or overall bid proposal accordingly to account for any changes (increase or decrease) from this scope.
- ART's bid proposal shall be incorporated into the subcontract agreements. ART will initiate this project upon receipt of this signed proposal as well as, receipt of a subcontract or purchase order agreeing to this proposal.
- Pricing does not include working nights, holidays, or weekends. Additional cost will be required for these situations.
- Non-weather-related delays (may include job site not prepared to allow ART to begin; road closures due to community, city, or private events; traffic control not ready or any work stoppages outside the control of ART) may result in a \$5,000/day mobilization fee.
- Fellow OBIC Installer, Midwest Infrastructure Coatings, will work as Subcontractor carrying out the scope of work quoted.
- A 2% Cost Increase may be applied to projects when bonds are required.

Purchase Order Number: _____

Billing Contact Email: _____

CPR Email (when applicable)_____

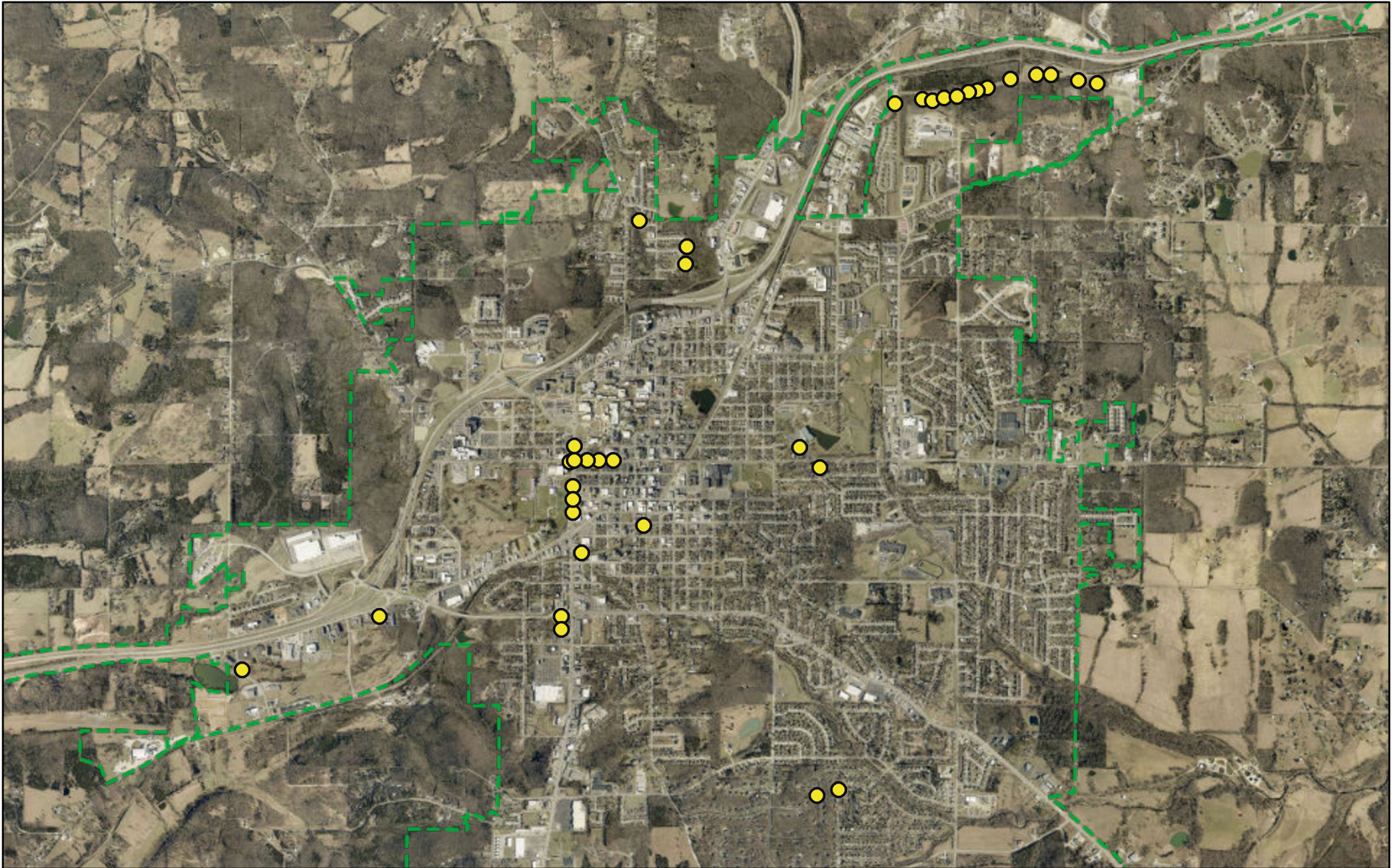
Signature

Signature

Date

Printed name

2026 Manhole Lining



7/29/2026



CITY COUNCIL AGENDA

DEPARTMENT: Public Works

ACTION REQUESTED: Ordinance

SUBJECT: Project 541 – New Animal Shelter Phase 3 - Fencing

PREPARED BY: Darin Pryor

ATTACHMENTS: Contract

(CASE/PROJECT #) 541

MEETING DATE: August 17, 2026

Overview: City staff received bids for exterior fencing and kennels for the New Animal Shelter. The bids were as follows:

Mid-Missouri Fence Company \$ 120,370.00
13460 Maries Road 607
Dixon, MO 65459

Central Fence, LLC IRREGULAR
10621 Highway 28 Spur
Vienna, MO 65582

All-Type Fence, Inc. \$ 106,100.00
3841 Highway T
Steelville, MO 65565

This bid is for constructing the dog kennels and exterior fencing at the New Animal Shelter.

Background information: The work included in this project is needed to facilitate opening the New Animal Shelter.

Fiscal considerations: This project will be paid for from donated funds specifically for the animal shelter construction.

Recommendation:

Staff is requesting the final reading of the ordinance authorizing the Mayor to enter into the contract with All-Type Fence, Inc for \$ 106,100.00.

BILL # 2026-13
ORDINANCE # _____

AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE A CERTAIN AGREEMENT BETWEEN THE CITY OF ROLLA, MISSOURI, AND ALL-TYPE FENCE, INC.

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

Section 1: That the Mayor of the City of Rolla, Missouri be and is hereby authorized and directed to execute on behalf of the City of Rolla an agreement between the City of Rolla and All-Type Fence, Inc., a copy of said agreement being attached hereto and marked Exhibit "A".

Section 2: This ordinance 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 17TH DAY OF AUGUST 2026.

Approved: _____
Mayor, Lister B. Florence, Jr.

Attest: _____
City Clerk

Approved as to form: _____
City Counselor

CONTRACT AGREEMENT

THIS AGREEMENT, made and entered into this _____ Day of _____ by and between the City of Rolla, Missouri, Party of the First Part and hereinafter called Owner, and **All-Type Fence, Inc.** Party of the second Part and hereinafter called the Contractor.

WITNESSETH:

THAT WHEREAS, the Owner has caused to be prepared, in accordance with law, specifications, plans, and other Contract Documents for the work herein described, and has approved and adopted said documents, and has caused to be published and advertised for and in connection with the construction of: **New Animal Shelter, Phase 3 - Fencing, Project 541**, in complete accord with the Contract Documents and the said plans and specifications; and

WHEREAS, the said Contractor, in response to such advertisement, has submitted to the Owner, in the manner and at the time specified, a sealed proposal in accordance with the terms of said advertisement; and

WHEREAS, the Owner, in the manner prescribed by law, has publicly opened, examined and canvassed the proposals submitted in response to the published invitation therefore, and as a result of such canvass has determined and declared the aforesaid Contractor to be lowest and best bidder for the said work and has duly awarded to the said Contractor a contract therefore, for the sum or sums named in the Contractor's proposal, a copy thereof being attached to and made a part of this contract.

NOW THEREFORE, in consideration of the compensation to be paid to the Contractor and of the mutual agreement herein contained, the parties to these presents have agreed and hereby agree, the Owner for itself and its successors, and the Contractor for itself, himself, or themselves, or its, his or their successors and assigns, or its, his, or their executors and administrators, as follows:

ARTICLE I. That the Contractor shall (a) furnish all tools, equipment, supplies, superintendent, transportation, and other construction accessories, services and facilities; (b) furnish all materials, supplies, and equipment specified and required to be incorporated in, and form a permanent part of the completed work except the items specified to be furnished by the Owner; (c) provide and perform all necessary labor, and (d) in a good, substantial, and workmanlike manner, and in accordance with the provisions of the General Conditions and the Special Conditions of the Contract, which are attached hereto and made a part hereof, and in conformity with the Contract Plans and Specifications designated and identified therein, execute, construct, and complete all work included in, and covered by the Owner's official award of this Contract to the said Contractor, such award being based on the acceptance by the Owner of the Contractor's proposal, for the construction of **New Animal Shelter, Phase 3 - Fencing, Project 541**.

It is further stipulated that not less than the prevailing hourly rate of wages as found by the Department of Labor and Industrial Relations of the State of Missouri, or determined by the Court of Appeal shall be paid to all workers performing work under this Contract.

ARTICLE II. Contractor acknowledges that Section 285.530, R.S.Mo, prohibits any business entity or employer from knowingly employing, hiring for employment, or continuing to employ an unauthorized alien to perform work within the State of Missouri. Contractor therefore covenants that it is not knowingly in violation of Subsection 1 of Section 285.530, R.S.Mo, and that it will not knowingly employ, hire for employment, or continue to employ any unauthorized aliens to perform work on the Project, and that its employees are lawfully eligible to work in the United States.

ARTICLE III. Occupational Safety and Health Administration (OSHA)

Safety Training:

- a. Contractor shall provide a ten (10) hour Occupational Safety and Health Administration (OSHA) construction safety program for all employees who will be on-site at the project. The construction safety program shall include a course in construction safety and health that is approved by OSHA or a similar program approved by the Missouri Department of Labor and Industrial Relations which is at least as stringent as an approved OSHA program as required by Section 292.675, R.S.Mo.
- b. Contractor shall require its on-site employees to complete a construction safety program within sixty (60) days after the date work on the project commences.
- c. Contractor acknowledges and agrees that any of Contractor's employees found on the project site without the documentation of the successful completion of a construction safety program shall be required to produce such documentation within twenty (20) days, or will be subject to removal from the project.
- d. Contractor shall require all of its subcontractors to comply with the requirements of this Section and Section 292.675, R.S.Mo.

Notice of Penalties for Failure to Provide Safety Training

- a. Pursuant to Section 292.675, R.S.Mo, Contractor shall forfeit to City as a penalty two thousand five hundred dollars (\$2,500.00), plus one hundred dollars (\$100.00) for each on-site employee employed by Contractor or its Subcontractor, for each calendar day, or portion thereof, such on-site employee is employed without the construction safety training required in Safety Training section of Article III above.
- b. The penalty described in above subsection A of this section shall not begin to accrue until the time periods described in Sections B and C Safety Training of Article III above have elapsed.
- c. Violations of Article III – Safety Training above and imposition of the penalty described in this Section shall be investigated and determined by the Missouri Department of Labor and Industrial Relations.

ARTICLE IV. That the Contractor shall construct and complete the work designated and described in the foregoing proposal and attached specifications in accordance with the Notice to Bidders, Instruction to Bidders, Proposal, Bond, General Conditions, Special Conditions, Technical Specifications, Drawings, Addenda, and other component parts of the Contract

Documents hereto attached, all of which documents from the Contract and are as fully a part hereto as if repeated verbatim herein.

ARTICLE V. That the Owner shall pay to the Contractor for the performance of the work described as follows: Complete construction of the improvements in accordance with plans and specifications; and the Contractor will accept as full compensation therefore, the sum (subject to adjustment as provided by the Contract) of \$ 106,100.00 for All work covered by and included in the contract award and designated in the foregoing Article I. Payment therefore shall be made in the manner provided in the General Conditions attached hereto.

ARTICLE VI. That the Contractor shall begin assembly of materials and equipment within ten (10) days after receipt from the Owner of executed copies of the Contract.

Liquidated Damages - Should the contractor fail to complete the work on or before the completion date specified the contractor will be charged liquidated damages in the amount of \$500.00 per calendar day for each full calendar day that the work is not fully completed. Liquidated damages will not be charged for weekends and holidays.

ARTICLE VII. Before the final payment can be made to the Contractor on the project, the Contractor must complete and return the Affidavit Compliance with the Prevailing Wage Law form furnished at the end of the Special Conditions section.

ARTICLE VIII. Before the final payment can be made on the project to the Contractor, the Contractor must complete and return the Contractor's Affidavit Regarding Settlement of Claims form furnished at the end of the Special Conditions section.

ARTICLE IX. This Contract will not be binding and effective until confirmed by the Owner.

IN WITNESS-WHEREOF: The parties have executed this Contract as of the day and year first above written.

CITY OF ROLLA, MISSOURI

CONTRACTOR

BY _____
Mayor, Owner, Party of the First Part

BY _____

Printed Name

Printed Name/Title

STATE OF MISSOURI)
SS)
County of Phelps)

On this _____ day of _____ before me appeared _____ ,
to me personally known, who, being by me duly sworn, did say that he is the Mayor of the City
of Rolla, Missouri, a municipal corporation, and the seal affixed to said instrument is the
corporate seal of said municipal corporation and that said instrument is the corporate seal of said
municipal corporation and that said instrument was signed under authority of the City Council of
of the City of Rolla, Missouri; and the said _____ Acknowledged
said instrument to be the free act and deed of said municipal corporation.

My commission expires: _____

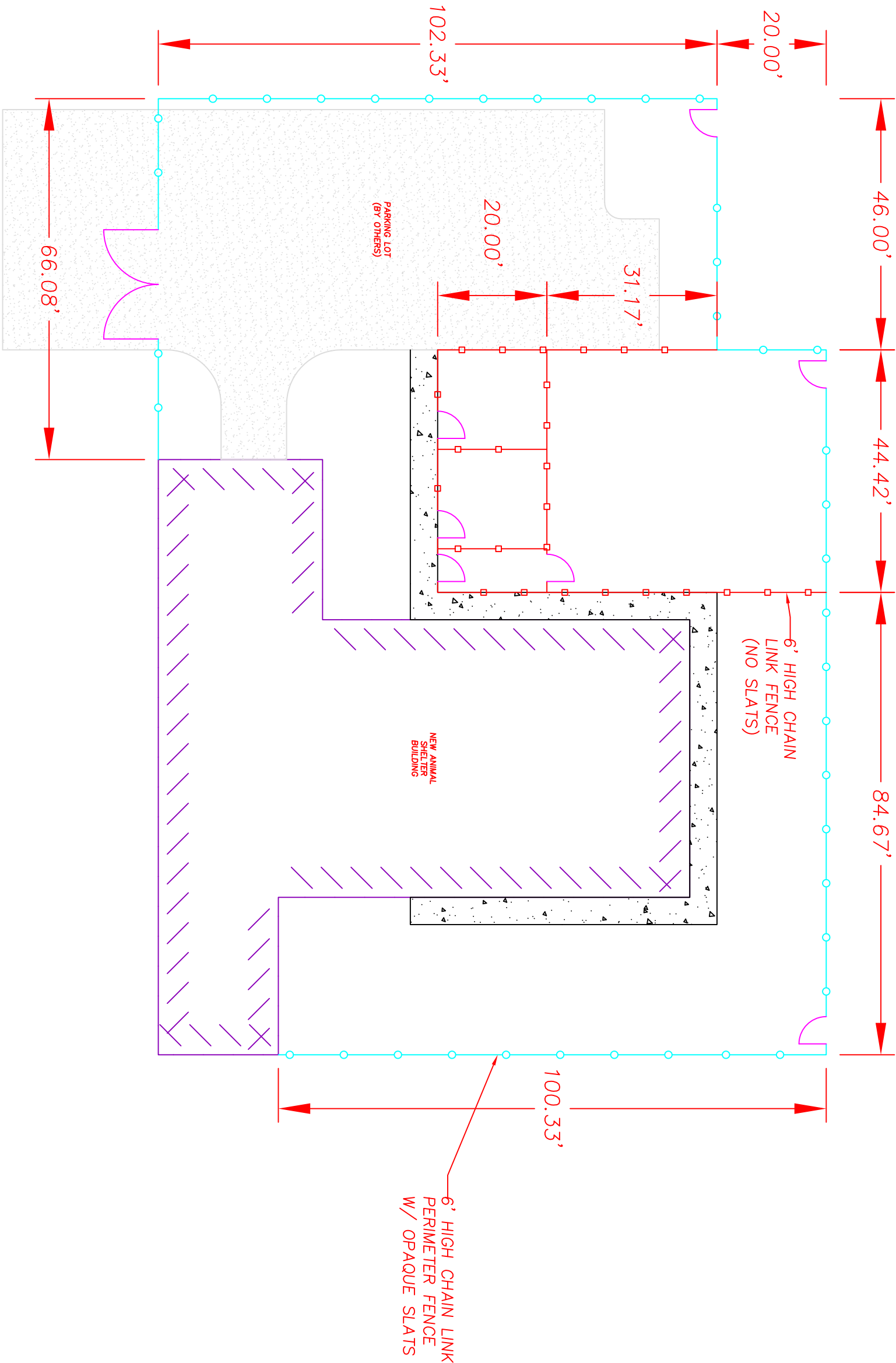
Notary Public

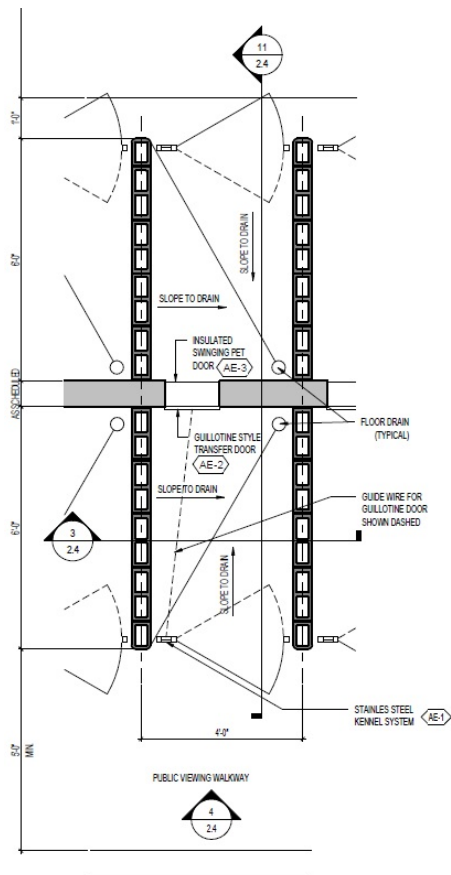
STATE OF MISSOURI)
SS)
County of Phelps)

On this _____ day of _____ before me appeared _____ ,
to me personally known, who, being by me duly sworn, did say that (s)he is the _____
of _____
and that the seal affixed to said instrument is the corporate seal of said corporation by authority
of its board of directors; and the said _____ acknowledged said
instrument to be the free act and deed of said corporation.

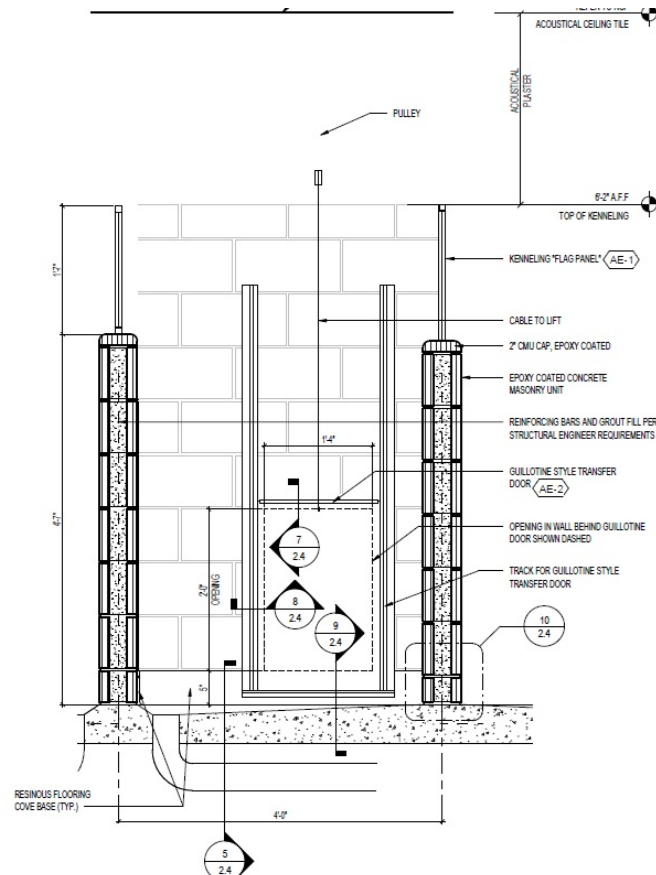
My commission expires: _____

Notary Public

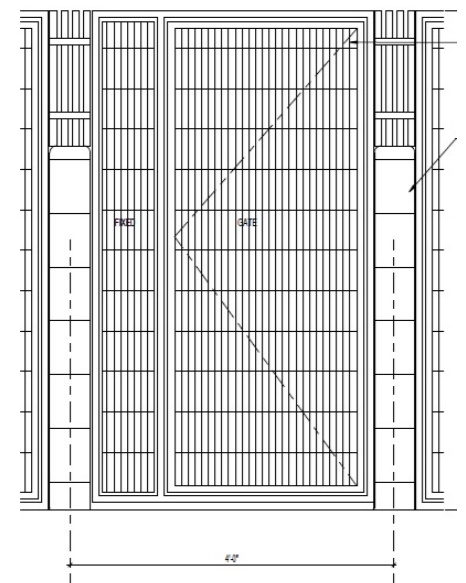




2 ENLARGED 4'-0" WIDE KENNEL
1/2" = 1'-0"



3 STANDARD SECTION AT 4'-0" WIDE KENNEL
1" = 1'-0"



4 STANDARD KENNEL ELEVATION 4'-0"
1" = 1'-0"



CITY COUNCIL AGENDA

DEPARTMENT: Administration

ACTION REQUESTED: Resolution

SUBJECT: Adoption of Training and Development Policy for Elected Officials

PREPARED BY: City Administrator, Keith Riesberg

ATTACHMENTS: Resolution and Final Draft Council Training Policy

(CASE/PROJECT) NA

MEETING DATE: August 17, 2026

Overview: City Council is being asked to consider adoption of a comprehensive Training and Development Policy for Elected Officials. This policy establishes guidelines for foundational and advanced training, budget administration, attendance expectations, and reimbursement requirements.

Background: The policy has been developed to ensure consistency, transparency, and fiscal accountability in administering training and professional development opportunities for elected officials. This policy has been reviewed by the Finance Audit Committee.

Fiscal considerations: No additional fiscal impact is anticipated beyond current budgeted training allocations.

Recommendation: Staff recommends approval of the resolution to adopt the Training and Development Policy for Elected Officials.

Resolution No. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROLLA, MISSOURI,
ADOPTING A TRAINING AND DEVELOPMENT POLICY FOR ELECTED
OFFICIALS.**

WHEREAS, the City Council recognizes the importance of providing elected officials with training and educational opportunities that enhance effective governance, promote informed decision-making, and encourage responsible stewardship of public resources; and

WHEREAS, the City Council finds that establishing a formal policy will provide consistency, transparency, and fiscal accountability in the administration of training, conferences, and professional development opportunities for elected officials; and

WHEREAS, the proposed Training and Development Policy establishes eligibility requirements, funding guidelines, attendance expectations, budget administration procedures, and reimbursement requirements for elected officials participating in City-funded training; and

WHEREAS, the City Council has reviewed the proposed policy and finds that its adoption is in the best interests of the City of Rolla and its citizens.

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

Section 1: The City Council hereby adopts the Training and Development Policy for Elected Officials, attached hereto as “Exhibit A” and incorporated herein by reference.

Section 2: That this resolution 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 17TH DAY OF AUGUST 2026.

Approved: _____
Mayor, Lister B. Florence, Jr.

Attest: _____
City Clerk

Approved as to form: _____
City Counselor



Training & Development Policy for Elected Officials

Section 1. Purpose

The purpose of this policy is to establish a fair, consistent, and fiscally responsible approach for providing training and development opportunities to elected officials of the City of Rolla, in support of effective governance and informed decision making.

Section 2. Scope

This policy applies to all elected officials including the Mayor and members of the Rolla City Council.

Section 3. Principles

- a) Training opportunities shall be distributed equitably and aligned with the needs and responsibilities of the position.
- b) First-year officials shall receive priority for foundational training.
- c) Advanced training shall be available after foundational training is completed and after one year of service.
- d) Exception would be for the Mayor, who would be immediately eligible for all training.
- e) City funds shall be used responsibly and only for approved training-related expenses.
- f) The Finance Director shall administer all budget tracking/project accounting for training.
- g) Optional or social events not essential to training shall be paid by the attendee.

Section 4. Foundational Training (First-Year Priority)

The following training programs shall be made available to newly elected officials, (pending budgetary allowance). This is not an all-inclusive list:

- a) Lauber Law City Officials Training (COT)
- b) Missouri Municipal League (MML) Elected Officials Training (EOT)



Section 5. Advanced/Continuing Education

After one year of service and upon completion of foundational training, Elected officials may attend the MML Annual Conference.

- a) The City shall cover the cost of registration, lodging, and travel.
- b) The City shall cover the cost of the official's banquet ticket (optional attendance, must know at registration).
- c) Spouse/guest tickets shall be the responsibility of the elected official.
 - City Clerk must know at registration if the spouse will be attending the banquet and must have the reimbursement within two weeks or both banquet tickets will be cancelled.
- d) Elected Officials shall be eligible for one (1) MML Annual Conference per 2-year term.
 - The opportunity to attend a second MML Conference in the same term **may** present itself **if** interest by those eligible is low and budget allows.

Section 6. Chamber of Commerce Events

The City's current membership tier includes three (3) luncheon tickets per event.

- a) Priority assignment of those tickets shall be:
- b) Mayor – as the primary public representative
- c) City Administrator – as the operational leader
- d) Rotating Department Representative – important to share updates on current projects within the City.
- e) Additional tickets may be purchased by the City if relevant to municipal operations and/or supports working relationships with area businesses and organizations.
- f) Council members may attend two luncheons a year at the City's expense.
- g) Further lunch tickets may be purchased at the Councilmember's personal expense.
- h) Tickets for the Annual Rolla Chamber Awards Banquet will purchased by the City and limited to Mayor, Council and Leadership Team and will include their spouses.

Section 7. Budget Tracking and Administration

- a) The Finance Director shall oversee training expenditures, project accounting, and compliance with budgetary limits.
- b) The City Clerk shall coordinate training notifications, registration, travel arrangements, and attendance tracking.



Section 8. No-Show and Late Cancellation Policy

- a) If an elected official fails to attend a training or cancels after the deadline for refund eligibility, that official shall reimburse the City for any non-refundable costs.
 - **Note:** An elected official who has an outstanding reimbursement obligation under this policy shall be ineligible to participate in any future City-funded training, conferences, or similar events until the non-refundable costs have been repaid in full.
- b) The City Administrator may approve a waiver in cases of documented emergency or extenuating circumstances.
- c) Elected officials who cancel with insufficient notice during working hours, or who cancel after business hours, will be responsible for managing and cancelling their own hotel reservations.

Section 9. Budget Limitations

Training opportunities are subject to available budget and may be adjusted annually. Priority shall be given to:

- a) Foundational training for first-year officials
- b) Training directly related to current City issues
- c) Programs offering a high value of educational benefit

Section 10. Dual Roles at Training Conferences and Vendor-Sponsored Events Prohibited

- a) Elected officials who are employed by organizations that sponsor, exhibit, or participate in conferences, training, or events attended by the City must clearly separate their roles as City representatives and private employees.
- b) When attending a conference as a representative of the City of Rolla, the official shall:
 - Participate in scheduled training sessions, meetings, and workshops applicable to their role.
 - Follow all attendance and conduct expectations under this policy.
 - Have registration, travel, and lodging covered by the City as applicable.
- c) When attending a conference as a vendor, exhibitor, or representative of their employer, the official shall:
 - Not receive City financial support for registration, travel, lodging, or vendor-related activities.
 - Not represent the City in any official capacity during vendor activities.



- Not count vendor/exhibitor time as City training or conference attendance.
 - Be transparent and timely in notifying the City Clerk and Finance Director in advance of their vendor role.
- d) An elected official may not combine roles during the same conference day in any way that:
- Causes the City to pay for time spent performing vendor duties, or
 - Conflicts with required or scheduled City-related training sessions

Section 11. Administration and Review

- a) This policy shall be administered by the City Administrator with oversight by the City Clerk and Finance Director and will be reviewed as needed.
- b) This policy will be presented each year to Council as part of orientation.

Adopted: date

Reviewed: date

Amended: date



CITY COUNCIL AGENDA

DEPARTMENT: Administration

ACTION REQUESTED: Approval by resolution

SUBJECT: Adoption of Goals & Objectives for FY 2027

PREPARED BY: Keith Riesberg, City Administrator

ATTACHMENTS: Resolution; Revised Goals & Objectives for consideration

(CASE/PROJECT #)

MEETING DATE: August 17, 2026

Overview: Earlier this year the Mayor and City Council members held a strategic planning meeting to discuss topics ranging from rules of procedures to desired goals and objectives. On August 3 a draft set of Goals & Objectives was presented for the Governing Body's review and discussion. At the meeting feedback was provided and the consensus of the Governing Body was to continue advancing the goals and objectives for consideration and formal adoption. The attached resolution is presented for the Council's consideration.

Background information: As part of their strategic planning meeting, the Governing Body was asked to identify top priorities to be accomplished in the next 1 – 3 years. These priorities or objectives help guide staff efforts and provides input for the development of the City's budget and future fiscal plans. All goals are to be aligned with the objectives outlined in adopted long range plans such as the Rolla 2050 Comprehensive Plan.

The draft Goals & Objectives that were initially presented were modified to address feedback from the Council. Changes made include:

- Showing the goals as bullets as opposed to numbering
- Including the Centre within the bullet pertaining to City facility planning
- Clarifying the intent to develop policies and guidelines pertaining to annexation and facility management
- Adding a point calling for education relating to housing development to meet Rolla's needs.

As noted in the previous staff memo, the Goals & Objectives are intended to provide broad direction with staff filling in the details on how to achieve the task. This is more of a directional guide (travel north by northwest) as opposed to a "turn by turn" direction (complete task 1 by June first, then proceeding to task 2). The Goals & Objectives as listed are not sequential and should be addressed concurrently. The goals should generally be listed in order of priority, meaning staff should allocate more efforts to higher goals (don't focus on goal 7 to the exclusion of goal 2). The Goals & Objectives established by the Governing Body are not exclusive to the foundational purposes of the departments

and should not direct basic operations (the Street Department knows to fill potholes and maintain traffic signals.)

The focus of objectives are short-term, with larger, long-term projects (development of an outer bypass road) to be incorporated into some of the policies to be brought forward. Some have proposed adding staff members to specific departments as a goal or objective. The adding of staff is something that could be considered to achieve a specified objective (unless the objective is to increase personnel costs). The objective to be accomplished should be outlined (increase visibility of patrol officers in the downtown, improve the beautification of key gateway entrances to Rolla) and then staff should be given the opportunity to determine how that objective will be accomplished. It could be through reassignment of staffing, elimination of other duties, etc.

Fiscal considerations: The adoption of Goals & Objectives does not have a direct fiscal impact. Fiscal consideration will be given for the specific items that must be undertaken to achieve the individual goal or objective.

Recommendation: The resolution adopting the Goals & Objectives is presented for Council consideration and discussion.

Resolution No. _____

A RESOLUTION APPROVING AND ADOPTING THE CITY OF ROLLA COUNCIL
GOALS AND OBJECTIVES FOR FISCAL YEAR 2026-2027.

WHEREAS, the City of Rolla has prepared a comprehensive list of priorities, goals, and objectives to guide City operations and community development for FY 2026 and beyond; and

WHEREAS, these goals include supporting economic development, improving and diversifying the City's housing stock, establishing policies for growth and public investment, updating governing policies, improving budget and capital planning, addressing employee compensation, enhancing citizen communication, advancing facility planning, implementing technology improvements, and promoting a City culture of excellence.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROLLA, MISSOURI, that the Council hereby approves and adopts the Goals and Objectives for FY 2026-2027 as presented.

PASSED BY THE CITY COUNCIL OF THE CITY OF ROLLA, MISSOURI, AND
APPROVED BY THE MAYOR THIS 17th DAY OF AUGUST 2026.

APPROVED:

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY COUNSELOR

Priorities and objectives for FY 27 and beyond

- Support economic development initiatives throughout Rolla
 - Encourage downtown redevelopment/reinvestment through formation of appropriate districts (CID) and use of Chapter 353 redevelopment corporation
 - Encourage Missouri S & T plans for continued investment and growth of projects such as the Protoplex, Bioplex and other anchor projects
 - Use appropriate incentives (Chapter 100 bonds) to advance projects creating jobs for the community
 - Encourage retail and other commercial development within the City
- Support the improvement and diversification of Rolla's housing stock
 - Encourage construction of new housing within Rolla at various price points
 - Pursue renovation of existing housing stock through appropriate code enforcement and housing improvement programs
 - Hold educational session to discuss resources and options to address Rolla's housing needs
- Develop policies and guidelines for growth and public investment
 - Annexation - Establish guidelines and expectations for consideration for voluntary annexation petitions
 - Utility services - Establish guidelines for extending utility services within Rolla and supporting utilities and providing services outside City limits
 - Infrastructure investments – Develop guidelines for infrastructure investments to leverage and support private investment
- Review and adopt updated policies and guidelines as warranted
 - Governing Body Rules of Procedures
 - Personnel regulations
 - Purchasing guidelines
- Improve budget planning, compensation planning and capital planning
 - Develop a 5-year capital improvement plan
 - Undertake fiscal forecasting and planning through the Finance & Audit Committee
 - Pursue grant opportunities
- Develop plan of action for addressing employee compensation challenges
 - Undertake a compensation and benefit analysis
 - Establish future plans for funding
- Improve citizen communication – residential, commercial and not-for-profits

- Explore the development of an electronic news letter
 - Consider events such as a State of the City
- Focus on facility planning to address growth and future community needs
 - Completion of Rolla Animal Shelter
 - Dispose of excess City properties and pursue strategic acquisitions
 - Execute on facility improvements for the Centre and the natatorium with focus on affordability of the facility and ensuring community engagement
 - Determine time frame for planning a third fire station
 - Consider new or revised plans for Police Department facilities
- Undertake technology improvements within City operations as budget and opportunities support
- Establish a City government (Council and staff) culture of excellence
 - Conduct regular citizen satisfaction survey



**CITY OF ROLLA
CITY COUNCIL AGENDA**

DEPARTMENT: Community Development

ACTION REQUESTED: First Reading

SUBJECT: Ordinance establishing a Voluntary Rental Inspection Program

PREPARED BY: Dawn Bell, Community Development Director

ATTACHMENTS: Ordinance (with Exhibit A – Inspection Checklist and Exhibit B – Fee Schedule)

(CASE/PROJECT #): N/A

MEETING DATE: August 17, 2026

Background:

City staff receives recurring inquiries, particularly at the beginning of each academic semester, from prospective tenants and their families seeking information about rental housing in Rolla. The City of Rolla does not currently operate a rental inspection program of any kind.

The Rolla 2050 Comprehensive Plan identifies under Goal 2 (High-Quality Housing & Neighborhoods) Strategy 2.6, which calls on the City to establish an occupancy inspection program for rental housing to promote a safe and sustainable rental housing inventory.

In response, staff has prepared the attached ordinance establishing a Voluntary Rental Dwelling Inspection Program, to be administered by the Community Development Department. The Program would be available to owners of single-family dwellings, townhomes, apartments, and Group Residences (including fraternity and sorority houses, rooming and boarding houses, and similar group living arrangements operated by religious or other organizations) who choose to participate. Participation is entirely voluntary — there is no penalty under the ordinance if an owner chooses not to participate.

An owner who requests and passes an inspection under the standardized checklist would receive a Certificate of Inspection. A Certificate would be valid for twenty-four (24) months. The Community Development Department would maintain a current list of properties holding a valid Certificate of Inspection.

An inspection fee, based on property type, is proposed to recover a portion of the Department's administrative and staff costs without discouraging voluntary participation. The fee schedule would be set and adjusted by resolution of the City Council rather than by ordinance, allowing it to be updated over time without an ordinance amendment.

Recommendation:

Staff recommends approval of the first reading of the attached ordinance establishing a Voluntary Rental Inspection Program.

BILL NO. 2026-17

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ROLLA, MISSOURI, ADDING A NEW ARTICLE TO CHAPTER 20 (HOUSING) OF THE CODE OF THE CITY OF ROLLA, MISSOURI, ESTABLISHING A VOLUNTARY RENTAL DWELLING INSPECTION PROGRAM FOR SINGLE-FAMILY, TOWNHOME, APARTMENT, AND GROUP RESIDENCE RENTAL DWELLINGS;

WHEREAS, the City Council of the City of Rolla, Missouri (the “City”) recognizes that safe, and sanitary rental housing benefits tenants, property owners, and the community as a whole; and

WHEREAS, the Rolla Planning and Zoning Commission adopted the Rolla 2050 Comprehensive Plan by resolution #26-01 on March 10, 2026 and the City Council subsequently adopted resolution #2086 in support of the Plan on April 6, 2026; and the Plan, under Goal 2 (High-Quality Housing & Neighborhoods), includes Strategy 2.6, calling on the City to establish an occupancy inspection program for rental housing to promote a safe and sustainable rental housing inventory; and

WHEREAS, the City does not currently have a rental inspection program, and the City Council finds it appropriate to first establish a voluntary program to build capacity, gather data, and gauge landlord and tenant participation before considering a mandatory, citywide rental inspection program; and

WHEREAS, the City receives recurring requests, particularly at the beginning of each academic semester, from prospective tenants and their families for information regarding a list of landlords and rental properties, and the City finds it in the public interest to make records of voluntarily inspected properties available to the public; and

WHEREAS, the City Council finds it appropriate to make the Program available to owners of single-family rental dwellings, townhomes, apartments, and Group Residences (including fraternity and sorority houses, rooming and boarding houses, and similar group living arrangements operated by religious or other organizations), so that any such owner who wishes to participate may do so through a single, consistent City process; and

WHEREAS, the City Council finds that this Program should operate on a bi-annual cycle during its voluntary pilot phase, with the expectation that a longer, three- to five-year certification cycle would be established if and when the City Council adopts a required rental inspection program; and

WHEREAS, the City Council finds that a modest inspection fee, based on property type, is necessary to recover a portion of the City's administrative and staff costs without discouraging voluntary participation; and

WHEREAS, the City Council finds that adoption of this Ordinance is necessary for the preservation of the public health, safety, and welfare;

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

SECTION 1: Chapter 20 (Housing) of the Code of the City of Rolla, Missouri, is hereby amended by adding a new Article IV, to be codified at Sections 20-50 through 20-62, to read as follows:

Sec. 20-50. Title.

This Article shall be known as the “Voluntary Rental Inspection Program.”

Sec. 20-51. Purpose and Findings.

The purpose of this Article is to:

- Implement Strategy 2.6 of the Rolla 2050 Comprehensive Plan (Goal 2: High-Quality Housing & Neighborhoods), which calls for establishing an occupancy inspection program for rental housing to promote a safe and sustainable rental housing inventory;
- Establish a voluntary rental dwelling inspection program administered by the Community Development Department (“Department”) as a pilot program to potential future adoption of a required, citywide rental inspection program;
- Make the Program available on a voluntary basis to owners of single-family dwellings, townhomes, apartments, and Group Residences (including fraternity/sorority houses, rooming/boarding houses, and similar group living arrangements) alike;
- Establish minimum inspection standards and a standard inspection checklist;
- Authorize a fee schedule that offsets a reasonable portion of Program costs without being cost-prohibitive to participating owners; and
- Provide for public access to a list of properties that have received a current inspection.

Sec. 20-52. Definitions.

- (a) “Apartment” means a rental dwelling unit that has three (3) or more dwelling units located within a single building under common ownership.
- (b) “Certificate of Inspection” means the written or electronic document issued by the Department to an Owner following a Passing Inspection, valid for the period set forth in Section 20-58.
- (c) “Department” means the Community Development Department, or its designee.
- (d) “Group Residence” means a residential structure, other than a Single-Family Dwelling, Townhome, or Apartment, that is owned, leased, or operated by, or on behalf of, a fraternity

or sorority chapter, religious order or organization, club, society, or other similar group, and used to provide shared living accommodations to its members, affiliates, or associated residents – including, without limitation, fraternity and sorority houses and rooming or boarding houses as those terms are used in the City's zoning regulations. “Group Residence” does not include a nursing home, residential care facility, foster home, or emergency or overnight shelter, as those uses are separately regulated.

- (e) “Inspection Checklist” means the standard checklist adopted by the Department pursuant to Section 20-55, as may be amended administratively by the Department from time to time to reflect changes in applicable building, fire, or property maintenance codes.
- (f) “Owner” means the record owner, property manager, or other person or entity legally authorized to act on behalf of the record owner of a Rental Dwelling.
- (g) “Rental Dwelling” means a Single-Family Dwelling, Townhome, Apartment unit, or Group Residence that is leased or offered for lease to one or more tenants who are not the Owner.
- (h) “Single-Family Dwelling” means a detached rental dwelling structure designed for occupancy by one household.
- (i) “Townhome” means a rental dwelling unit that is one of a series of attached units, each with its own ground-level entrance, typically separated by party walls.

Sec. 20-53. Establishment and Administration of Program.

There is hereby established a Voluntary Rental Inspection Program to be administered by the Department. The Department shall have the authority to develop administrative procedures, forms, and scheduling protocols necessary to carry out this Article, provided such procedures are consistent with this Article.

Sec. 20-54. Participation.

(a) Voluntary Participation. Participation in the Program is voluntary. An Owner of a Single-Family Dwelling, Townhome, Apartment, or Group Residence may request an inspection at any time by submitting an application and paying the applicable fee under Section 20-59. The City does not require participation by any property type as a condition of doing business, leasing, or operating within the City, and this Article imposes no independent City penalty for declining to participate.

(b) Use to Satisfy Third-Party Requirements. An Owner may participate in the Program, and may share a resulting Certificate of Inspection, in order to satisfy a requirement imposed by a third party (for example, a university, national fraternal or sororal organization, religious organization, insurer, or lender). The City is not a party to, and takes no position on, any such third-party requirement; the Program simply provides a consistent inspection process and Certificate of Inspection that an Owner may choose to use for that purpose.

- (c) No Effect on Other Code Requirements.** Nothing in this Article relieves an Owner of any obligation to comply with the City's building, fire, property maintenance, zoning, or other applicable codes, whether or not the Rental Dwelling participates in this Program.

Sec. 20-55. Inspection Standards; Checklist.

Inspections conducted under this Program shall be performed using the Inspection Checklist attached to the enacting ordinance as Exhibit A. The Department may update the Inspection Checklist administratively, without further action of the City Council, to correct errors or to reflect changes in applicable codes, provided that any substantive expansion of scope shall be reported to the City Council annually.

Sec. 20-56. Application; Scheduling; Access.

- (a)** An Owner seeking a voluntary inspection shall submit an application, in a form prescribed by the Department, and pay the applicable fee under Section 20-59 prior to scheduling.
- (b)** The Department shall make reasonable efforts to schedule inspections within five (5) business days of receipt of a complete application and fee payment.
- (c)** The Owner or the Owner's authorized representative shall provide the Department's inspector with access to all areas of the Rental Dwelling identified on the Inspection Checklist. Failure to provide access on the scheduled date may result in a rescheduling fee as set by the fee schedule referenced in Section 20-59.

Sec. 20-57. Inspection Results.

- (a) Passing Inspection.** A Rental Dwelling that satisfies all items on the Inspection Checklist shall receive a Certificate of Inspection.
- (b) Failing Items.** If one or more items on the Inspection Checklist are not satisfied, the Department shall provide the Owner a written list of deficiencies. The Owner may correct the deficiencies and request a re-inspection under Section 20-58.
- (c) No Warranty.** A Certificate of Inspection reflects only that the Rental Dwelling satisfied the items on the Inspection Checklist as of the date of inspection. It is not a warranty or guarantee of habitability, code compliance beyond the scope of the Checklist, or fitness for any particular purpose, and the City assumes no liability arising from reliance on a Certificate of Inspection.

Sec. 20-58. Certificate Validity; Re-Inspection.

- (a)** During the voluntary pilot phase of the Program, a Certificate of Inspection shall be valid for twenty-four (24) months from the date of issuance, unless earlier revoked for cause by the Department upon evidence that conditions no longer meet the Inspection Checklist.

- (b) An Owner may request a re-inspection following correction of deficiencies identified under Section 20-57(b) upon payment of the re-inspection fee set forth in Section 20-59.

Sec. 20-59. Fee Schedule.

The fees for inspections under this Program shall be as set forth in the fee schedule adopted, and as necessary amended, by resolution of the City Council. The initial fee schedule is set forth in Exhibit B attached to the enacting ordinance, and reflects the following principles:

- Fees are intended to recover a reasonable portion of the Department's direct costs of administering the Program (staff time, travel, and administrative overhead) and are not intended to fully fund the Program or to generate revenue beyond cost recovery.
- Fees are structured by property type to reflect the relative time and complexity of inspection, with a reduced per-unit rate for multi-unit Apartment buildings to reflect efficiencies gained from inspecting multiple units in a single site visit.
- The City Council may adjust the fee schedule by resolution from time to time without amending this Article.

Fees are due at the time of application and are non-refundable once an inspection has been performed, regardless of outcome.

Sec. 20-60. Public Availability of Inspection Records.

- (a) The Department shall maintain a current list of Rental Dwellings holding a valid, unexpired Certificate of Inspection, including the property address and the date and expiration date of the Certificate.
- (b) The list described in subsection (a) shall be made available to any member of the public upon request, consistent with the Missouri Sunshine Law, Chapter 610 of the Revised Statutes of the State of Missouri and the City's records request procedures. The Department is authorized to make this list available on the City's website.
- (c) Nothing in this Section requires disclosure of the underlying inspection report or list of deficiencies for a specific property beyond confirmation of whether a current Certificate of Inspection has been issued, except as otherwise required by law or authorized by the Owner.

Sec. 20-61. Enforcement.

Because participation in the Program is voluntary for all property types under this Article, no City penalty attaches to an Owner's decision not to participate, and no City penalty attaches to a Rental Dwelling that does not hold a Certificate of Inspection; provided, that nothing herein limits the City's enforcement authority under other applicable codes. An Owner's obligation, if any, to obtain a Certificate of Inspection in order to satisfy a third party's separate requirements is a matter between the Owner and that third party and is not enforced by the City under this Article.

SECTION 2: If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause, and phrase thereof, irrespective of the fact that any one or more sections, subsections, clauses, or phrases be declared invalid or unconstitutional.

SECTION 3: This Ordinance shall be in full force and effect from and after its passage and approval.

**PASSED BY THE CITY COUNCIL OF THE CITY OF ROLLA, MISSOURI, AND
APPROVED BY THE MAYOR THIS 8TH DAY OF SEPTEMBER 2026.**

Approved: _____
Mayor, Lister B. Florence, Jr

ATTEST: _____
City Clerk

APPROVED
AS TO FORM: _____
City Counselor

EXHIBIT A – RENTAL INSPECTION CHECKLIST

The following checklist establishes the minimum standard items to be verified during an inspection under this Program. The Department may adopt a more detailed field form for inspector use, provided it addresses at least the following items:

- Sanitation (inside and outside)
 - no litter, garbage or waste.
 - Appears free of insect or rodent infestation
- Address clearly posted on building/unit
- Foundation walls
 - No visible cracks/breaks
- Lockable front door
 - Deadbolt must be operational without the use of a key, tool, or special knowledge from the inside
- All windows in good working condition
 - Good repair and weather tight
 - Easily openable (if not a fixed window)
- Smoke and/or carbon monoxide detectors installed and working
- Electrical
 - GFCI outlets within six (6) feet of a water source
 - Breaker box labeled, with no missing knockouts
 - No observable wiring hazards (loose or frayed wires)
 - Switches and outlets in working order with cover plates
 - Lighting fixtures in working order and secure
- Interior doors
 - Shall be capable of being open and closed
 - No locks on bedroom doors from the outside
- Deck/porch in good repair
- Permanent heating source (no space heaters as a primary heat source)
- Mechanical equipment working and in good repair (water heater, A/C)
- Plumbing fixtures working and draining properly
- Graspable handrail on interior and exterior stairs (if required)
- Sidewalks/driveways
 - Kept in proper state of repair

EXHIBIT B – FEE SCHEDULE

Property Type	Initial Inspection Fee	Re-Inspection Fee	Basis
Single-Family Rental Dwelling	\$40.00 flat	\$25.00	One inspection trip per structure.
Townhome (per unit)	\$40.00 per unit	\$25.00 per unit	Inspected individually; comparable scope to single-family.
Apartment Unit (multi-unit building, per unit)	\$25.00 per unit (maximum of \$200/building)	\$15.00 per unit	Reduced per-unit rate reflects efficiency of inspecting multiple units in one site visit.
Group Residence (fraternity/sorority house, rooming/boarding house, or similar)	\$100.00 flat, or \$10.00 per sleeping room, whichever is greater	\$50.00	Larger footprint, higher occupancy load, and additional life-safety systems increase inspection time.



CITY COUNCIL AGENDA

DEPARTMENT: Public Works

ACTION REQUESTED: Motion

SUBJECT: Animal Shelter Security System

PREPARED BY: Darin Pryor

ATTACHMENTS: Contract

(CASE/PROJECT #)

MEETING DATE: August 17, 2026

Overview: City staff negotiated a contract to provide a security system for the new animal shelter including access control and cameras. America Digital Security is proposing a Motorola Alta cloud based system for the project.

Background information: Staff issued a Request for Qualifications for firms interested in providing security cameras and access control for the City in February of 2026. We received 12 submissions for RFQ. The RFQ's were scored and the top 3 firms were selected for interviews. American Digital Security was selected as the most qualified firm to provide the security services.

Fiscal considerations: Donated funds will be used for this project. Motorola and ADS are donating the hardware for this project.

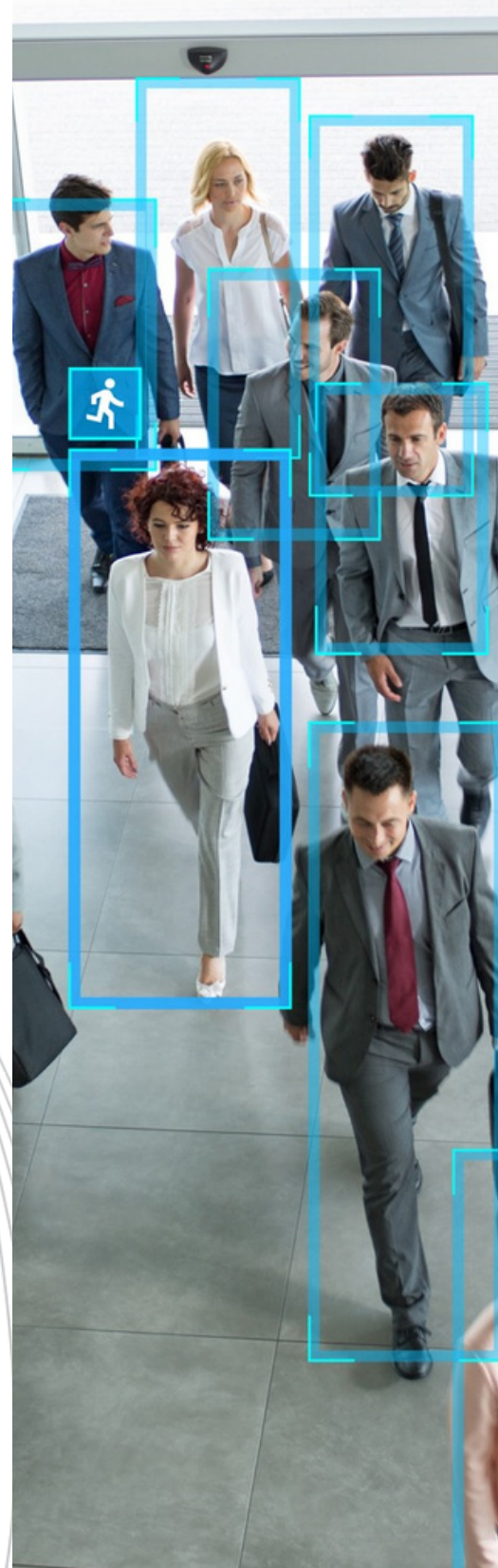
Recommendation:

Staff is requesting a motion to award the contract to American Digital Security for \$36,317.00 for installation of a security system at the new animal shelter.

City of Rolla

Animal Shelter Security Systems

This proposal contains all details and relevant information regarding the scope of work, pricing and terms requested by City of Rolla.



PRESENTED BY:

ToddMahaney

todd.mahaney@americandigitalsecurity.com
573.854.1687

PRESENTED TO:

DarinPryor

City of Rolla

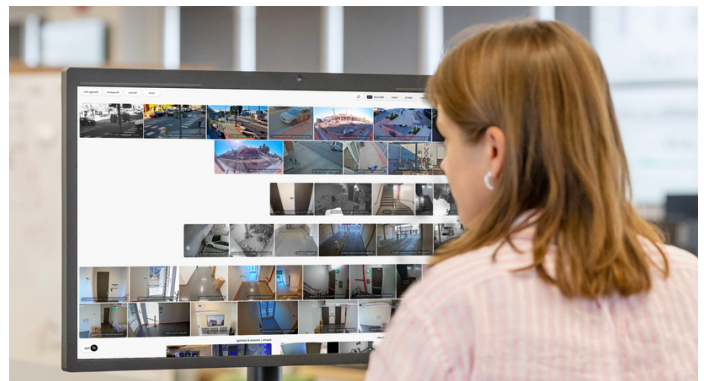
**INTEGRATING SECURITY
AND TECHNOLOGY.**

americandigitalsecurity.com

contact@americandigitalsecurity.com

888.833.4237

AMERICAN DIGITAL SECURITY

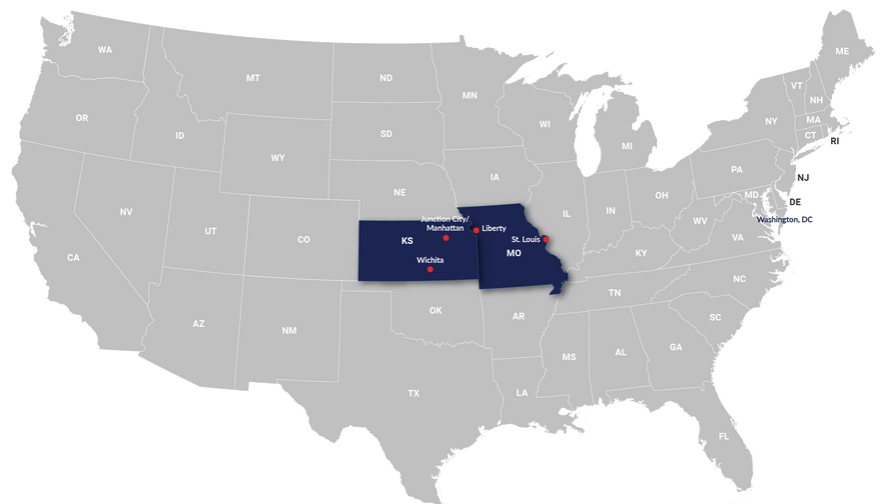


VIDEO SURVEILLANCE | ACCESS CONTROL | EMERGENCY NOTIFICATION | PANIC BUTTONS
WEAPONS DETECTION | INTRUSION ALARMS | SYSTEM DESIGN | CLOUD-BASED SOLUTIONS

Your Security Solution Partner

American Digital Security (ADS) is a leading security systems company based throughout the Midwest, and adding offices through acquisition every year. We specialize in the planning, design, installation, service, and maintenance of your security needs. Our customers range from all types of educational facilities, commercial properties, and specialty facilities throughout the Midwest.

For the past 23 years, ADS has developed outstanding customer relationships through designing physical security solutions that unify access control, visitor management systems, audio/video intercoms, emergency notification systems, alarm systems, weapons detection, panic buttons, and video surveillance systems.



\$70 Million

Due to our relationships with key suppliers, we're able to secure HUGE cost savings on parts, which we pass on to our customers.

Over 800 Customers

Have relied on ADS for their security solutions in the last 23 years.

Over 3,000 Locations

We are proud to announce that we have serviced over 3,000 locations since 2002.

OUR VALUES

THE VALUES THAT MAKE UP OUR COMPANY'S DNA.

Our Core Values

We embrace a culture dedicated to our four core values: People-Centric, Mastery, Results-Driven, and Agile. Therefore, our business philosophy is built around trust, partnerships, and leveraging proven technologies that will provide you with the maximum value and reliability for years to come.



People-Centric

We build strong relationships by treating everyone with respect, kindness, and care.



Mastery

We are experts in our craft, committed to excellence and continuous growth.



Results-Driven

We solve problems with urgency, focus, and a winning mindset.



Agile

We embrace change with humility, innovation, and forward thinking.

Giving Back to Our Community

In tandem with our core values, a fundamental aspect of our commitment at American Digital Security lies in our contributions to the community. Here's a glimpse of the organizations we've had the privilege of supporting:



Giving the Basics

THE HUMANE SOCIETY
OF GREATER KANSAS CITY



OUR SOLUTIONS

REST ASSURED, WE WILL HELP FIND THE
BEST SOLUTION THAT FITS YOUR NEEDS.



Video Surveillance

Enhance your security operations with our cutting-edge video management software, designed to provide unparalleled situational awareness. Our scalable and cost-effective video surveillance solutions minimize the need for excessive cameras while maximizing coverage and efficiency. With seamless deployment and intuitive operation, you gain superior security insights while saving time and money.



Access Control

Take complete control over who enters your facilities with our advanced access control solutions. Featuring cloud-based management and seamless integrations, our systems scale effortlessly to support thousands of users across multiple locations. Unlock doors from your smartphone, centralize security operations, and enhance protection with robust software—whether deployed in the cloud or on-premises.



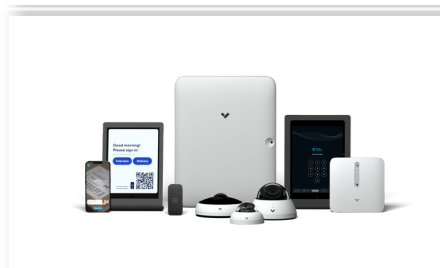
Intrusion Alarms

Protect your property 24/7 with custom-tailored intrusion alarm systems designed for simplicity, reliability, and advanced security. Our intelligent solutions integrate remote access, central station monitoring, and real-time notifications, ensuring you're always informed of potential threats. Whether securing a small business or a large enterprise, ADS delivers state-of-the-art protection with user-friendly functionality.



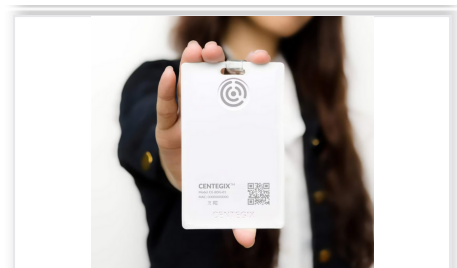
Weapons Detection

Proactively safeguard your spaces with the most advanced concealed weapons detection technology available. Utilizing AI-driven sensors and intelligent analytics, our systems identify concealed threats with remarkable accuracy, providing an essential layer of security. Designed for ease of use and seamless deployment, these solutions enhance safety without disrupting operations.



Cloud-Based Solutions

Protect your digital infrastructure with our cloud-based security solutions, offering real-time threat detection, automated response workflows, and continuous monitoring. Seamlessly integrate with platforms like AWS, Microsoft, and Google to safeguard sensitive data, close security gaps, and ensure compliance with best practices—all through advanced analytics and AI-driven automation.



Panic Buttons

In emergencies, every second matters. Our panic button solutions empower individuals to discreetly request help at the press of a button. With precise location tracking, instant alerts, and reliable operation even without Wi-Fi or cellular service, responders receive real-time, actionable information—ensuring a swift and effective response to any crisis.

OUR SOLUTIONS

REST ASSURED, WE WILL HELP FIND THE
BEST SOLUTION THAT FITS YOUR NEEDS.



Vape Detectors

Protect indoor environments with advanced vape detection technology. Designed for schools, offices, and public spaces, our detectors identify and alert staff to vaping and air quality concerns in real time. With cloud-based monitoring, automated alerts, and discreet operation, administrators can take swift action to maintain a safe and healthy environment.



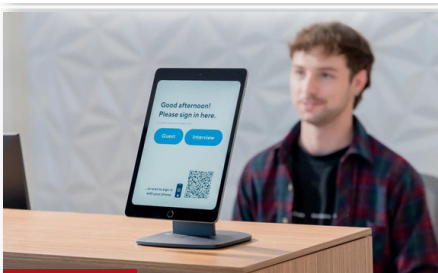
Gunshot Detection

Enhance safety with instantaneous gunshot detection and response technology. Using AI-driven acoustic sensors, our systems accurately distinguish gunfire from other loud noises and provide precise location data to emergency responders within seconds. Designed for schools, businesses, and public spaces, this solution minimizes response time and improves crisis management.



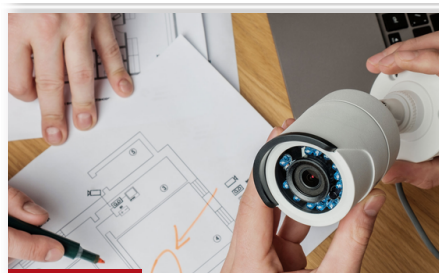
Intercom Systems

Improve communication and security with smart intercom solutions designed for commercial, industrial, and residential applications. With audio and video capabilities, remote access, and seamless integration with access control systems, our intercoms enable efficient visitor verification and secure entry management—keeping your facility safe and connected.



Visitor Management

Streamline guest access with intelligent visitor management solutions that ensure seamless check-ins, ID verification, and real-time tracking. With customizable access permissions, digital badges, and integration with access control systems, our solutions enhance security and simplify visitor experiences for schools, businesses, and high-security environments.



Threat Assessment

Stay ahead of security risks with comprehensive threat assessments. ADS identifies vulnerabilities, strengthens protocols, and enhances preparedness through expert evaluations of physical security, access points, and emergency response plans. Our tailored recommendations help schools, businesses, and public spaces build a proactive, resilient security strategy.



Body Cameras

Capture critical moments with secure, high-quality video — whether in the field or on campus. Our body-worn solutions support accountability, transparency, and real-time response. Designed for ease of use and seamless integration, these cameras help your team document events, protect people, and build trust.

Industry-Leading Products Backed by ADS Expertise.

 **MOTOROLA SOLUTIONS**

 **i-PRO**

 **Verkada**

 **AXIS**®
COMMUNICATIONS

 **AVIGILON**

 **ALLEGION**™

 **SALIENT**

 **acre**®

 **IPVIDEO**

 **PELCO**®

 **DMP**

 **ASSA ABLOY**

 **ALARM.COM**™

 **SALTO**

 **singlewire**®
software

 **AIPHONE**®

 **LifeSafety**®
Power

 **Hanwha**

 **zenitel**

 **BIG DOG**™
THE POWER TO PROTECT

 **OpenEye**®

 **SAFR**®
from **realnetworks**

 **CENTEGIX**®

 **GJD**
Detect. Illuminate. Deter.
An Axis Group Company

 **SCHLAGE**

 **NETGEAR**

 **GARRETT**™

 **VIVOTEK**
A Delta Group Company

 **ViewZ**®

 **TRITON**

 **Ceia**®

 **evolv**

 **Shooter**
Detection
Systems™

 **Code Blue**

 **veracity**

 **XTREME**
Power Conversion®

 **exacq**

 **Black Hawk**
Labs

 **milestone**

 **TRENDNET**®

 **FUTURE FIBRE**
TECHNOLOGIES
An Ava Group Company

 **ADVANCED**
NETWORK DEVICES

 **HALL PASS**

 **HID**®

 **Altronix**

 **AETEK**

 **DW**

 **KLEIN**
TOOLS

 **iluminar**

 **DITEK**®
Surge Protection

 **CLEARPIX**
TECHNOLOGY

 **UNV**

Unlimited Phone & Email Support

GET THE STATE-OF-THE-ART HELP YOU NEED,
PRECISELY WHEN YOU NEED IT

Our Commitment to Our Customers

As part of our commitment to delivering top-tier security integration solutions, we're excited to offer streamlined technical assistance to our valued clients. We are implementing a nominal fee for phone and email support, ensuring quick and efficient access to our dedicated experts. This change not only helps to eliminate the need for costly on-site truck rolls and service charges, but also guarantees swift resolutions to your queries and concerns. Invest in our Unlimited Phone & Email Support program to continue experiencing seamless assistance and maintaining the high service standards you've come to expect from us.

For any inquiries or further information, reach out to our security experts at **888.833.4237** or **contact@americandigitalsecurity.com**.

Thank you for choosing American Digital Security.

24/7, Unlimited Access to Dedicated Support Technicians

Say goodbye to technical challenges disrupting your operations. With our all-encompassing technical support service, you gain round-the-clock access to a team of dedicated support technicians. Whether it's day or night, weekday or weekend, even during holidays, we're here to serve you promptly and efficiently.

Priority Queue Placement

Your time is precious, and we understand the urgency of your needs. By subscribing to our service, you're not just a customer—you're our priority. When you reach out for support, rest assured knowing that you'll be bumped to the front of the queue. Your concerns will be addressed promptly, ensuring minimal downtime and maximum productivity.

Comprehensive Support Channels

We believe in flexibility and convenience. That's why our technical support service covers all bases. Whether you prefer a phone call or email, we've got you covered. Reach out through your preferred channel, and we'll provide the assistance you need, when you need it.

SECURE YOUR EXCLUSIVE SUPPORT BENEFITS

The new pricing structure for our priority technical support offering is designed with you in mind. Continue to enjoy the benefits of unlimited 24/7 support, at a price based on the size of your organization.



24/7 Access to Support	✓	✓	✓
Priority Queue Placement	✓	✓	✓
Comprehensive Support Channels	✓	✓	✓

SCOPE OF WORK

Rolla Animal Shelter - Video Surveillance and Access Control

Co-Estimates EST0022893 and EST0022894

Customer	City of Rolla	Project	Animal Shelter Security Systems
Prepared For	Darin Pryor	Prepared By	American Digital Security

Project Overview

American Digital Security (ADS) will furnish and install the Motorola Solutions Avigilon Alta video surveillance and electronic access control systems described in Estimates EST0022893 and EST0022894. These are co-estimates representing one complete project and are not alternate solutions. The combined work includes the equipment, licensing, labor, programming, testing, and commissioning identified in both estimates and the included hardware schedule.

COMMUNITY SUPPORT AND PROJECT DISCOUNT

The Rolla Animal Shelter is a largely donated community project created to support the care and protection of animals in the Rolla area. **ADS and Motorola Solutions have provided substantial equipment donations and project discounts** to reduce the cost of the security systems and help move this worthwhile project forward. The quoted pricing is heavily discounted and does not represent the normal commercial value of the equipment and services being provided. ADS and Motorola Solutions are proud to contribute their time, equipment, and resources in support of this important community effort.

Scope

- Provide a complete installation of the Avigilon Alta video surveillance and electronic access control systems shown on the included hardware schedule.
- Install fourteen Alta cloud-managed cameras and all quoted camera mounting accessories.
- Install the Alta access control hub, standard readers, Alta Intercom Touch, electric strikes, door-position switches, request-to-exit devices, batteries, and related hardware.
- Install, terminate, label, and test the quoted network and access-control cabling.
- Program and configure cameras, access-controlled openings, users, system settings, cloud services, and device communications.
- Aim cameras, test all system functions, commission the completed systems, and provide basic customer orientation.
- Complete the work as a full installation. No powered lift is anticipated, required, or included based on the current project conditions.

Licensing - Included and Required

The following cloud licensing is included and is required for continued operation of the Alta system:

- Fourteen AWA-CLD-3Y Alta Video subscriptions, each including 30 days of cloud video storage for a three-year term.
- One SW-PRM-P5-5Y Alta Access Premium package covering five entries for a five-year term.
- One SW-INTC-PRM-5Y Premium intercom device license with applicable cloud services and storage for a five-year term.

Important: Active licensing supports cloud operation, video retention, remote access, software services, and applicable warranty eligibility. Renewal licensing after the included terms is not included and will be the customer's responsibility unless separately quoted by ADS.

Assumptions

- Suitable network connectivity, internet service, and electrical power will be available at the required locations.
- Standard installation access will be available during normal working hours.
- The installation can be completed using standard ladders and access equipment without a powered lift.
- Final camera views and device locations may be adjusted during installation to provide effective coverage and operation.
- Existing construction will allow normal cable routing without unusual concealed obstructions or hazardous conditions.

Exclusions

- Lift rental or specialized high-access equipment.
- New network switches, internet service, or customer network upgrades unless specifically listed in the estimates.
- Dedicated electrical circuits or 120-volt electrical work.
- Conduit, extensive surface raceway, trenching, underground work, or major structural modifications unless specifically listed.
- Door, frame, or general locksmith repairs beyond installation of the quoted access-control hardware.
- Licensing renewals after the included three-year and five-year terms.
- Painting, patching, finish repair, firestopping by others, or restoration beyond normal installation penetrations unless specifically stated.

ADS Responsibilities

ADS will furnish the quoted equipment, complete the installation, terminate and test the cabling, program the Alta systems, activate the included cloud licensing, aim the cameras, test system operation, provide basic customer orientation, and coordinate the CCTV and access-control portions as one complete project.

Customer Responsibilities

The customer will provide timely access to the facility, available network and internet connections, required electrical power, network configuration information, and an authorized representative to assist with system setup, user decisions, and final acceptance.

Testing, Commissioning, and Closeout

ADS will test camera views and recording, access-controlled openings, intercom operation, door monitoring, request-to-exit functions, cloud connectivity, and system communications. Final adjustments identified during commissioning will be completed before project closeout. Basic system orientation will be provided to designated customer personnel.

Tax Exempt Summary

System / Estimate	Tax-Exempt Price	MSRP Value
Video Surveillance / CCTV - EST0022893	\$20,313.24	\$49,396.03
Electronic Access Control - EST0022894	\$16,004.21	\$24,894.23
Combined Project	\$36,317.45	\$74,290.26

Through substantial charitable equipment contributions and deeply discounted project pricing from American Digital Security and Motorola Solutions, the City of Rolla is receiving security systems with a combined MSRP value of \$74,290.26 for a tax-exempt project price of \$36,317.45. This represents \$37,972.81 in donated and discounted value - more than 51% below MSRP - in support of the largely donated Rolla Animal Shelter and its mission to protect and care for animals in the community.

ADS and Motorola Solutions are contributing \$37,972.81 in donated and discounted value - approximately 51.1% below MSRP.

HARDWARE SCHEDULE

Camera Schedule

Camera Location	Camera	Hardware #1	Hardware #2	Hardware #3	Hardware #4	Hardware #5
Main Entrance Lobby	5.0C-H6M-D2-IR-30					
Community Rm Entrance	5.0C-H6M-D2-IR-30					
Kennel East #1	5.0C-H6SL-DO1-IR-30					
Kennel East #2	5.0C-H6SL-DO1-IR-30					
Kennel East #3	5.0C-H6SL-DO1-IR-30					
Kennel West #1	5.0C-H6SL-DO1-IR-30					
Kennel West #2	5.0C-H6SL-DO1-IR-30					
Kennel West #3	5.0C-H6SL-DO1-IR-30					
Kennel Exterior North	16.0C-H6ADH-DO1-IR-30	WLMT-1021	NPTA-1201			
Kennel Exterior East	5.0C-H6SL-DO1-IR-30	WLMT-1021	H6A-MT-NPTA1			
Kennel Exterior West	5.0C-H6SL-DO1-IR-30	WLMT-1021	H6A-MT-NPTA1			
Garage Exterior	16.0C-H6ADH-DO1-IR-30	WLMT-1021	NPTA-1201			
Main Entrance Exterior	24C-H5A-3MH-30	H5AMH-AD-DOME1	H5AMH-DO-COVR1	H4AMH-AD-IRIL1	POE60U-1BTE	
Community Rm Exterior	5.0C-H6SL-DO1-IR-30	WLMT-1021	H6A-MT-NPTA1			

Access Control Schedule

Door Location	Reader	Strike	DPS	Magnet	Rex	Hardware #5
Main Entrance	OP-R2X-STND	9600-630	180-12-W	MC-180	DS-160	
Community Rm Entrance	OP-R2X-STND	9600-630	180-12-W	MC-180	DS-160	
Community Rm to Lobby	OP-R2X-STND	5000C-630	180-12-W	MC-180	DS-160	
Garage Door	OP-VID-TSN-7 (Alta Intercom Touch)	5000C-630	180-12-W	MC-180	DS-160	
Kennel East			180-12-W	MC-180		
Kennel West			180-12-W	MC-180		
Kennel Exterior Northeast			4405-A			
Kennel Exterior Northwest			4405-A			

Bill To

Ship To

Darin Pryor
Rolla, City of
1577 E Lions Club Dr
Rolla MO 65401
United States

Terms	Expires	PO #	Sales Rep	Title	Memo
Due on receipt	08/03/2026		Todd Mahaney	City of Rolla: Animal Shelter CCTV Disc	City of Rolla: Animal Shelter CCTV Disc

Quantity	Item	Options	Rate	Amount
80	ADS LABOR Installation		\$130.00	\$10,400.00
5	ADS PROJECT MANAGEMENT		\$145.00	\$725.00
2	Project Engineering		\$125.00	\$250.00
9	5.0C-H6SL-DO1-IR-30 5MP; 30 Day; Alta; WDR; Day/Night Outdoor Dome; 3.4-10.5mm f/1.6 Integrated IR; up to 10 year warranty with an active Aware license		\$0.00	\$0.00
3	H6A-MT-NPTA1 Pendant adapter; NPT; H6A		\$0.00	\$0.00
3	WLMT-1021 Mount; Pendant Arm; 20cm Long; 1.5 NPT		\$0.00	\$0.00
2	5.0C-H6M-D2-IR-30 5MP; 30 Day; Alta; WDR; Day/Night Indoor Minidome; wide angle; 2.4mm f/2.1; integrated IR; up to 10 year warranty with an active Alta Video license		\$0.00	\$0.00
2	16.0C-H6ADH-DO1-IR-30 2x 8MP H6A Dual Head Camera. Outdoor camera with built-in IR - 30 Day		\$0.00	\$0.00
2	NPTA-1201 1.5 inch NPT Adapter for Dual Head Cameras		\$0.00	\$0.00
2	WLMT-1021 Mount; Pendant Arm; 20cm Long; 1.5 NPT		\$0.00	\$0.00
1	24C-H5A-3MH-30 8MP; 30 Day; Alta; 3 head H5A Multisensor Camera; up to 10 year warranty with an active Aware license		\$0.00	\$0.00
1	H5AMH-AD-DOME1 Outdoor surface mount adapter		\$0.00	\$0.00
1	H5AMH-DO-COVR1 Dome bubble and cover; for outdoor surface mount or pendant mount; clear		\$0.00	\$0.00
1	H4AMH-AD-IRIL1 IR Illuminator Ring for H4 Multisensor		\$0.00	\$0.00
1	POE60U-1BTE Gigabit 802.3bt 60 W PoE Injector		\$0.00	\$0.00



Quantity	Item	Options	Rate	Amount
14	AWA-CLD-3Y Alta Video Subscription; per camera; including 30 days cloud storage; 3 years		\$499.00	\$6,986.00
2,000	CAT6P-GRN 23-4P UNS SOL CMP C6 Grn Jkt		\$0.59	\$1,180.00
1	PATCHPANEL			\$216.94
10	5 FT. RJ45 CAT6 24AWG Cat6 Outdoor Rated Ethernet Patch Cable - 5 Feet - Black (Pack of 2)		\$18.03	\$180.30
1	Hardware250		\$250.00	\$250.00
1	Shipping and Handling Charge		\$125.00	\$125.00

Total	\$20,313.24
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EST0022893

Bill To

Ship To

Darin Pryor
Rolla, City of
1577 E Lions Club Dr
Rolla MO 65401
United States

Terms	Expires	PO #	Sales Rep	Title	Memo
Due on receipt	08/03/2026		Todd Mahaney	City of Rolla: Animal Shelter EAC	City of Rolla: Animal Shelter EAC

Quantity	Item	Options	Rate	Amount
55	ADS LABOR Installation		\$130.00	\$7,150.00
5	ADS PROJECT MANAGEMENT		\$145.00	\$725.00
2	Project Engineering		\$125.00	\$250.00
1	SW-PRM-P5-5Y Premium: Pack of 5 entries (5 Years)		\$3,240.00	\$3,240.00
1	OP-VID-TSN-7 Alta Access Avigilon Intercom Touch. 5MP Image Resolution. 15fps Recording Rate. One 3W Speaker. RJ-45 with PoE support.		\$0.00	\$0.00
1	SW-INTC-PRM-5Y Premium Device License 5 Year Cloud Storage		\$1,080.00	\$1,080.00
1	SYS-8ENT-DVE4 Core Series 8 port 12/24VSmart Hub; 8 entry capacity Power supply: FPO series; E4 enclosure		\$0.00	\$0.00
1	LC2 3 CONDUCTOR LINE CORD		\$7.81	\$7.81
2	DURA12-7F MAINTENANCE-FREE RECHARGEABLE NON-SPILLABLE 12V 7Ah CHARGING INSTRUCTION (AT 20 °C)		\$32.50	\$65.00
3	OP-R2X-STND Standard Smart Reader V2; black; low and high frequency version		\$0.00	\$0.00
2	9600-630 SURFACE MT. WINDSTORM RATED ELEC STRIKE		\$381.92	\$763.84
2	5000C-630 12/24V ELECTRIC STRIKE WITH 501 & 501A		\$152.40	\$304.80
4	DS160 Bosch White Request To Exit Motion Detector High Performance Request-to-Exit Passive Infrared Detector		\$117.43	\$469.72
1	180-12-W-10PK 180 Series 3/4" Steel Door Recessed Switch Set, Standard Gap, 10W, 200VDC, 0.40 Amp, Closed Loop, N/O, A, and U.L. 10C Fire Rated White, Pack of 10		\$53.04	\$53.04





American Digital Security
140 Westwoods Dr.
Liberty MO 64068
United States
(816) 415-4237

Estimate

#EST0022894

07/13/2026

Quantity	Item	Options	Rate	Amount
2	4405-A Industrial Surface Mount Switch Set, Open/Closed Loop, DPDT, 175 Volt DC, 0.25 Ampere, 5 Watt, 0.14 Ohm, 2-1/2" Standard Gap, 36" Cable, Aluminum, With Mounting Hardware, Bracket		\$64.93	\$129.86
6	MC-180 Metal Door Channel Magnet, Top Channel Mounted, U.L. Fire Rated, W-White Finish		\$4.69	\$28.14
600	4461030 4 Elem Comp Cable CMP Ylw Jkt		\$1.82	\$1,092.00
500	CAT6P-GRN 23-4P UNS SOL CMP C6 Grn Jkt		\$0.59	\$295.00
1	Hardware250		\$250.00	\$250.00
1	Shipping and Handling Charge		\$100.00	\$100.00

Total

\$16,004.21





CITY COUNCIL AGENDA

DEPARTMENT: Public Works

ACTION REQUESTED: Motion

SUBJECT: Airport Zero Turn Mower

PREPARED BY: Darin Pryor

ATTACHMENTS: Contract

(CASE/PROJECT #)

MEETING DATE: August 17, 2026

Overview: City staff received bids a zero turn mower for the airport. The bids were as follows:

Bobcat of Rolla \$ 14,158.60
Rolla, MO 65401

Gahr Truck and Equipment \$15,408.00
St. James, MO 65559

Wades Equipment Co. \$20,117.72
Cuba, MO 65453

Honse Implement Co. LLC. \$15,199.00
St. James, MO 65559

Background information: This was a planned replacement of a 2020 zero turn mower.

Fiscal considerations: The 25-26 budget allocated 15,000 for this replacement.

Recommendation:

Staff is requesting a motion to award the bid to Bobcat of Rolla for \$14,158.60.

