



REGULAR CITY COUNCIL MEETING

Minutes

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

Minutes:

- **Presiding:** Mayor Lister B. Florence Jr.
- **Council Members in Physical Attendance:** Melissa Ganz, Andrew Behrendt, Nathan Chirban, Aaron Pace, Steve Jackson, Sue Brown, Tom McNeven, David Shelby, Amelia Markwell and Micheal Dickens,
- **Council Members Absent:** Ward 1 Vacancy and Elizabeth Sperry
- **Department Directors and Other City Officials in Physical Attendance:** Public Works Director Darin Pryor, Fire Chief Jeff Breen, Community Development Director Dawn Bell, Park's Director Floyd Jerningan. City Planner Tom Coots, Environmental Services Director Roger Pankey, Finance Director Steffanie Rogers, City Administrator Keith Riesberg and City Counselor James Klahr.

Mayor Lister B. Florence Jr. called the meeting to order at approximately 6:30 pm and asked David Shelby to lead in the Pledge of Allegiance.

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)**

Minutes:

A motion was made by Markwell, seconded by Pace, to accept the election results pertaining to Proposition S. Motion passed unanimously by voice vote.

- b. **Motion to Accept the FY October 1, 2026 through September 30th, 2027 budgets for The Forum Plaza CID and The Highlands CID.**

Minutes:

A motion was made by Ganz, seconded by Behrendt, to accept The Forum Plaza and The Highlands CID budgets. Motion passed unanimously by voice vote.

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****Minutes:**

At 6:34 pm, Mayor Florence opened public hearing. Finance Director Steffanie Rogers the tax rates would remain the same as the previous year and estimated Revenues for General Fund to be \$1.1Million.

Notice must be given seven days prior to the public hearing. Since the City received the required information without enough time to post proper notice, the public hearing will remain open. It will be closed with a final reading at the Council Budget Workshop on Monday, August 24th.

City Counselor, James Klahr, read the Ordinance for its first reading by title: AN ORDINANCE FIXING THE TAX LEVY FOR GENERAL REVENUE, LIBRARY AND PARK BY THE CITY OF ROLLA, MISSOURI, FOR THE YEAR 2026.

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**Minutes:**

Mayor Florence opened the public hearing at 6:36 p.m. Community Development Director Dawn Bell noted that downtown revitalization is an action item in the 2050 Comprehensive Plan, with an emphasis on creating a more walkable area. The proposed map amendment would rezone approximately 14.4 acres, affecting all or portions of 15 city blocks. She also stated that Planning and Zoning voted 3–4 to not recommend approval of the rezoning at their August 11, 2026 meeting. Council asked various clarifying questions.

Public Comments: • Lela Webbenmeyer, County Road 5190 – Opposed; felt the action resembled spot zoning and expressed concerns about timing in relation to recent court rulings. • Chantelle Williams, Viburnum Lane, downtown business owner – Supported the rezoning but expressed concerns regarding potential Mission expansions and related public perception. • Dale Wands, Penny Lane – Opposed. • Patrick Wilson, Crossroads Church – Supported. • Collin Gentry, Tory Lane – Supported. • Dan Byington, 6th Street property owner – Opposed. • Megan Johnson, Broadway Street – Opposed; stated concerns that the rezoning catered to a specific entity and noted perceived conflicts of interest. • Joanne Stiriz, County Road 3050 – Opposed; asked Council to evaluate alignment with the comprehensive plan. • Drew McClusky, South Rolla Street – Supported downtown goals in the plan but did not believe the Mission’s location aligned with walkability objectives; supported Mission services but not the proposed site. • Saucy Thompson, 1st & Elm Street property owner – Opposed; shared safety concerns related to past incidents.

The public hearing closed at 7:43 p.m. **Council Action:** Councilmember Pace moved to table the rezoning discussion; Councilmember Dickens clarified the correct term was postpone. Pace restated his motion to postpone consideration until a workshop could be scheduled. Jackson seconded. The motion passed by voice vote: 9 Ayes, 1 Nay (Ganz).

5. ACKNOWLEDGMENTS and SPECIAL PRESENTATIONS

a. RMU GM Floyd Wolf - Quarterly Report

Minutes:

RMU Quarterly Update (3rd Quarter) • Reported operating revenues of \$27,875,327 and operating expenses of (\$29,394,812). **MPUA Update:** • MPUA consists of 34 utilities; RMU participates for improved costs and capacity. • Large Load Policy outlines requirements for large computational customers and protects existing utility users. **Awards:** • RMU received the MIRMA Loss Prevention Award with a 100% evaluation score for 2025 — the 24th consecutive year earning this recognition. **Budget & Rates:** • FY2027 budget and rate presentation approved July 28, 2026. • Water Department projected to finish FY2026 ahead of budget. • Electric Department expected to finish slightly behind due to higher power supply and capital costs. • FY2027 power supply projections higher than FY25–26 but expected to remain steady; factors include natural gas pricing, plant outages, and extreme temperature events. • Operating margin reviewed; RMU has no outstanding debt. • PILOT transfer to the City: \$2,010,493 (5%). **Four-Year Plan / Cost of Service Study:** • Electric rate increase of 4%, from \$0.091/kWh to \$0.095/kWh, returning to rates similar to those from 12 years ago. • Water rate increase of 2%, from \$4.65 to \$4.75 (approx. \$2 added to the average monthly bill). • Comparative rate study: green indicates below-average rates, red indicates above-average. **Peak Alerts:** • Peak alerts (Southwestern Power Pool and MISO) are issued when capacity purchases are affected by demand. Reducing peak demand can reduce future capacity needs and help mitigate cost increases. **Facilities:** • RMU office renovations remain on schedule and on budget for completion by May 2027

6. OLD BUSINESS

a. Bill 2026-11, to establish a procedure for disclosure of potential conflicts of interest. (City Clerk Lorri Powell) Final Reading

Minutes:

City Counselor James Klahr read the ordinance for its final reading, by title: ORDINANCE 4929: AN ORDINANCE OF ROLLA, MISSOURI TO ESTABLISH A PROCEDURE FOR DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST AND SUBSTANTIAL INTERESTS FOR CERTAIN OFFICIALS.

Motion & Vote A motion was made by Jackson, seconded by Behrendt, to approve the ordinance, A roll call vote showed:

- **Ayes:** Ganz, Behrendt, Chirban, Pace, Jackson, Brown, McNeven, Shelby, Dickens and Markwell.
- **Nays:** None

b. Bill 2026-12, authorizing the Mayor to enter into a supplemental agreement

with Woolpert, Inc. for \$353,355.00 for construction administration services for the rehabilitation of Runway 13-31. (Public Works Director Darin Pryor) Final Reading

Minutes:

City Counselor, James Klahr, read the Ordinance for its final reading by title: ORDINANCE 4930: 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.

Motion & Vote A motion was made by Jackson, seconded by Pace, to approve the ordinance. A roll a call vote showed:

- **Ayes:** Markwell, Ganz, Dickens, Chirban, Jackson, Brown, McNeven, Pace, Shelby and Behrendt.
- **Nays:** None

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

Minutes:

City Counselor, James Klahr, read the Ordinance for its final reading by title: ORDINANCE 4932: 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.

Motion & Vote A motion was made by Jackson, seconded by Pace, to approve the ordinance. A roll call vote showed:

- **Ayes:** Behrendt, Jackson, Dickens, Shelby, Ganz, Brown, Pace, Chirban, Markwell and McNeven.
- **Nays:** None

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

Minutes:

City Counselor, James Klahr, read the Ordinance for its final reading by title: ORDINANCE 4931: AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE A CERTAIN AGREEMENT BETWEEN THE CITY OF ROLLA, MISSOURI, AND ALL-TYPE FENCE, INC.

Motion & Vote A motion was made by Pace, seconded by Chirban, to approve the ordinance. A roll call vote showed:

- **Ayes:** Brown, Dickens, Jackson, Shelby, Markwell, McNeven, Chirban, Pace, Behrendt and Ganz.
- **Nays:** None

7. NEW BUSINESS

a. Resolution to adopt Training and Development Policy for Elected Officials. (City Administrator Keith Riesberg)

Minutes:

City Administrator Keith Riesberg explained that this proposed policy was developed to ensure consistence, transparency, and fiscal accountability in administering training and professional development opportunities for elected officials. There was concern by some Council members who felt they were being limited on the amount of trainings they could attend. Mr. Riesberg noted the Audit Committee suggested this was necessary for budget purposes and to make sure training opportunities was shared more equally.

A motion was made by Chirban, seconded by Markwell, to send the training plan and resolution back to the Finance/Audit Committee to amend the plan to better encourage more frequent training. Motion passed unanimously by voice vote.

b. Resolution to adopt Council Goals & Objectives for FY 2027 (City Administrator Keith Riesberg)

Minutes:

City Administrator Keith Riesberg explained that the proposed Goals and Objectives for FY 2027 were not listed in any particular order of importance and are a result of the priorities and objectives supplied by Council at the Strategic Planning meeting. All goals are to be aligned with the objectives outlines in adopted long range plans such as the Rolla 2050 Comprehensive Plan. City Counselor, James Klahr, read the Resolution for one reading by title: RESOLUTION 2093: A RESOLUTION APPROVING AND ADOPTING THE CITY OF ROLLA COUNCIL GOALS AND OBJECTIVES FOR FISCAL YEAR 2026-2027. A motion was made by Jackson, seconded by Markwell, to approve the Resolution. Motion passed unanimously by voice vote.

c. Bill 2026-17 establishing a Voluntary Rental Inspection Program (Community Development Director Dawn Bell) First Reading

Minutes:

Community Development Director Dawn Bell reported that Staff receives recurring inquiries from tenants about rental housing conditions and noted that the City currently has no rental inspection program. The 2050 Comprehensive Plan recommends establishing one. The proposed ordinance creates a voluntary inspection program for single-family homes, apartments, townhomes, and group residences. Owners who request and pass an inspection would receive a 24-month Certificate of Inspection. Fees would be set by Council resolution.

City Counselor, James Klahr, read the Ordinance for its first reading by title: 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;

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

Minutes:

Public Works Director Darin Pryor shared that the negotiated contract would provide a security system for the new animal shelter including access control and cameras. Motorola and ADS are donating the hardware for this project. A motion was made by Brown, seconded by Shelby, to award the bid to American Digital Security. Motion passed unanimously by voice vote.

b. Motion to award bid to Bobcat of Rolla for a zero-turn mower at the airport. (Public Works Director Darin Pryor)

Minutes:

A motion was made by Pace, seconded by Jackson, to award the bid to Bobcat of Rolla. Motion passed unanimously by voice vote.

9. CITIZEN COMMUNICATION

Minutes:

Joel Kidwell encouraged Council to look into the Columbia Missouri Opportunity Campus. Megan Johnson asked if the Workshop regarding the Center City zoning would be a public meeting. City Administrator Keith Riesberg responded that all City Council meetings were public. She also said she had questions regarding the enforcement of the voluntary inspection program.

10. MAYOR/CITY COUNCIL COMMENTS

a. Notice of resignation of Ward 1 Councilmember August Rolufs and announcement of vacancy.

Minutes:

Mayor Florence shared the recent resignation of Ward 1 Councilmember August Rolufs who moved out of the city limits. Any qualified interested individuals will need to submit their letters of interest by September 11th.

b. Council Comments

Minutes:

Behrendt asked what the next steps would be following the success of Proposition S. City Administrator Riesberg advised the first step following the motion to accept is to mail the required information to the Missouri Department of Revenue. The first of the collected funds will not be received until March of next year. The reimagining steps will be to issue an RFP to engage in designing and improvements, this will start this fall. Realistically, actual public engagement will be after the first of the year to finalize the design to begin bid process to identify what the cost will be.

Jackson spoke about a dedication at the Veteran's Park and Eagle Scout Presentation.

Mayor Florence shared that the M S&T students were back and asked everyone to be patient as they get settled in.

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

Minutes:

At 9:42, a motion was made by Chirban, seconded by Jackson, to go into closed session. A roll call vote showed:

- **Ayes:** Chirban, Pace, Behrendt, Ganz, Brown, Dickens, Jackson, Shelby, Markwell, and McNeven.
- **Nays:** None

At 10:17, Council returned from closed session where there were no reportable actions taken.

13. ADJOURNMENT

Minutes:

With nothing further to discuss, the meeting was adjourned at 10:18 pm