



REGULAR CITY COUNCIL MEETING

Minutes

Monday, August 3, 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, AUGUST ROLUFS, 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, Elizabeth Sperry, David Shelby, Amelia Markwell and Micheal Dickens.
- **Council Members Absent:** August Rolufs
- **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, Police Chief Will Loughridge, 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 Tom McNeven lead in the Pledge of Allegiance.

2. PLEDGE OF ALLEGIANCE - Council Representative Tom McNeven

3. CONSENT AGENDA

- Motion to accept sewer easement from Rolla Public Schools (Public Works Director Darin Pryor)**

Minutes:

A motion was made by Jackson, seconded by Pace, to remove this item from consent agenda to be had for a discussion in Old Business. Motion passed unanimously by voice vote.

b. Approval of City Council Minutes

Minutes:

- 1. July 6th, 2026, City Council Minutes**
- 2. July 6th, 2026, Closed Session City Council Minutes**
- 3. July 20th City Council Minutes**
- 4. July 24th Council Work Session Minutes**

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

4. MONTHLY REPORTS; BOARD & COMMITTEE MINUTES

Minutes:

There were various questions and points of clarification regarding different reports. Councilmember Markwell asked about the \$7 Million construction cost difference from last year to present. Community Development Director Dawn Bell said she would have to get more information. Councilmember Jackson pointed out statistics that show the growth happening in Rolla.

- a. Environmental Services Department monthly report - June 2026**
- b. Building Codes monthly report - June 2026**
- c. Rolla Police Department monthly report - June 2026**
- d. Animal Control monthly report - June 2026**
- e. Rolla Municipal Court summary - June 2026**
- f. Fire Incident Report - June 2026**
- g. Centre monthly report - June 2026**
- h. City Project Tracking Spreadsheet (as of July 29th, 2026)**

5. PUBLIC HEARINGS - None

6. ACKNOWLEDGMENTS and SPECIAL PRESENTATIONS

7. OLD BUSINESS

- a. Bill 2026-07, to rezone a portion of property addressed as 1349 E Hwy 72 from the C-2, General Commercial district to the R-3, Multi-family Residential district. (Community Development Director Dawn Bell) Final Reading**

Minutes:

City Counselor, James Klahr read the Ordinance for its final reading by title: ORDINANCE 4923: AN ORDINANCE TO APPROVE THE RE-ZONING OF PROPERTY ADDRESSED AS 1349 E HWY 72 FROM THE C-2, GENERAL COMMERCIAL DISTRICT TO THE R-3, MULTI-FAMILY RESIDENTIAL DISTRICT.

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

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

- b. Moved from Consent Agenda: Motion to accept sewer easement from Rolla**

Public Schools (Public Works Director Darin Pryor)

Minutes:

Councilman Chirban requested clarification regarding this item. Public Works Director Darin Pryor explained that there was an existing lot on Old St. James Road that borders the school's property that does not have access to sewer. The sewer easement will allow the City to extend sewer to that lot. A motion was made by Jackson, seconded by Ganz, to accept the sewer easement. Motion passed unanimously by voice vote.

- c. **Bill 2026-09, approving Text Amendments to Chapter 42 (Planning and Zoning) of the City of Rolla Ordinances, Sections 42.223, C-C, Center-City Commercial District; and Article III, General Provisions, Division 2, Parking; and Division 5, Special Uses, Section 42.454 Medical Marijuana Uses; and Section 42.710, Zoning Use Table. (Community Development Director Dawn Bell) Final Reading**

Minutes:

City Counselor, James Klahr, read the Ordinance for its final reading by title: ORDINANCE 4924: AN ORDINANCE AMENDING CHAPTER 42 (PLANNING AND ZONING) OF THE CITY OF ROLLA ORDINANCES, SECTIONS 42.223, C-C CENTER-CITY COMMERCIAL DISTRICT; AND ARTICLE III, GENERAL PROVISIONS, DIVISION 2, PARKING; AND DIVISION 5, SPECIAL USES, SECTION 42.454 MEDICAL MARIJUANA USES; AND SECTION 42.710, ZONING USE TABLE

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

- **Ayes:** Brown, Jackson, Markwell, McNeven, Chirban, Pace, Sperry, Behrendt, Ganz,
- **Nays:** Dickens and Shelby

- d. **Bill 2026-08, to replat to combine lots and vacate a portion of the rights-of-way of Industrial Park Drive and dedicate replacement easements in the M, Manufacturing district at 2021 Industrial Park Drive. (Community Development Director Dawn Bell) Final Reading**

Minutes:

City Counselor, James Klahr, read the Ordinance for its final reading by title: ORDINANCE 4925: AN ORDINANCE TO APPROVE THE FINAL PLAT OF CANTEX-ROLLA ADDITION AND VACATE A PORTION OF THE RIGHTS-OF-WAY OF INDUSTRIAL PARK DRIVE.

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

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

- e. **Bill 2026-10 to place a temporary Moratorium on data centers and other high utility uses. (Community Development Director Dawn Bell) Final Reading**

Minutes:

City Counselor, James Klahr, read the Ordinance for its final reading by title: AN ORDINANCE OF THE CITY OF ROLLA, MISSOURI, ESTABLISHING A TEMPORARY MORATORIUM ON THE ACCEPTANCE AND APPROVAL OF DATA CENTERS AND OTHER HIGH INTENSITY UTILITY USES WHILE THE CITY EVALUATES AND ADOPTS APPROPRIATE LAND USE, INFRASTRUCTURE, AND UTILITY REGULATIONS WITHIN THE CITY LIMITS FOR A PERIOD OF SIX (6) MONTHS; PROVIDING FOR FINDINGS; AND SETTING FORTH AN EFFECTIVE DATE.

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

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

f. Bill 2026-06, to enter into agreement with N.B. West Contracting Company for the Taxiway A Reconstruction project. (PW Director Pryor) Final Reading

Minutes:

City Counselor, James Klahr, read the Ordinance for its final reading by title: ORDINANCE 4927: AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE A CERTAIN AGREEMENT BETWEEN THE CITY OF ROLLA, MISSOURI, AND THE N.B. WEST CONTRACTING COMPANY, LLC.

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

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

g. Bill 2026-05, to enter into an agreement with Capital Paving & Construction, LLC for the Runway 13-31 Rehabilitation project. (Public Works Director Darin Pryor) Final Reading

Minutes:

City Counselor, James Klahr, read the Ordinance for its final reading by title: ORDINANCE 4928: AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE A CERTAIN AGREEMENT BETWEEN THE CITY OF ROLLA, MISSOURI, AND CAPITAL PAVING AND CONSTRUCTION, LLC.

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

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

8. NEW BUSINESS

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

Minutes:

City Clerk Lorri Powell explained that this ordinance had to be renewed and submitted to the Missouri Ethics Commission every two years by September 15th. This ordinance allows the City to have more control over which officials automatically have to file personal financial disclosure reports every year. City Counselor James Klahr read the ordinance for its first reading, by title: AN ORDINANCE OF ROLLA, MISSOURI TO ESTABLISH A PROCEDURE FOR DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST AND SUBSTANTIAL INTERESTS FOR CERTAIN OFFICIALS.

- 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) First Reading**

Minutes:

Public Works Director Darin Pryor stated that the proposed agreement was a supplemental agreement to the design services agreement approved by Council in February of 2026 for construction administration services for the rehabilitation of Runway 13-31.

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

- c. Discussion of Goals & Objectives for FY 2027 (City Administrator Keith Riesberg)**

Minutes:

City Administrator Keith Riesberg explained that the proposed 2027 Goals and Objectives was developed based on the priorities shared by Council. Members were asked what they hoped to accomplish within the first three years of their service, and those responses guided the creation of the list. There was some discussion regarding specific ways to accomplish some of the goals, but the consensus of Council said they were ok with passing such a plan after some modification of the wording.

A motion was made by Shelby, seconded by Ganz, to move forward with modifying the wording and priority order, to be brought back at another date. Motion passed unanimously by voice vote.

9. CLAIMS and/or FISCAL TRANSACTIONS

- a. Motion to award bid and Bill 2026-14, awarding bid and entering into an agreement with Advanced Rehabilitation Technology regarding manhole lining services. (Public Works Director Darin Pryor) Motion to Award and First Reading**

Minutes:

Public Works Director Darin Pryor stated this contract was negotiated by Purchasing Cooperative of America to rehabilitate 37 manholes within the City. A motion was made by Jackson, seconded by Pace to award the bid to Advanced Rehabilitation Technology. Motion passed unanimously by voice

vote.

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

b. Motion to award bid and Bill 2026-13, awarding bid and entering into an agreement with All-Type Fence, Inc for fencing at the Animal Shelter. (Public Works Director Darin Pryor) Motion to Award Bid and First Reading

Minutes:

Public Works Director Darin Pryor, updated Council on the current status of the new Animal Shelter, which is on schedule to be opened at the end of 2026.

This fencing is for construction of the dog kennels, and exterior fencing. A motion was made by Behrendt, seconded by Sperry, to award the bid to All-Type Fence, INC. Motion passed unanimously by voice vote.

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

10. CITIZEN COMMUNICATION

Minutes:

Megan Johnson of Broadway Street expressed Proposition S concerns to Councilmember Behrendt.

11. MAYOR/CITY COUNCIL COMMENTS

Minutes:

1. Councilmember Jackson stated the new building codes were in affect as in August 1st.
2. Councilmember Ganz stated that if any were to be available, she would like for Council to have access to training regarding Data Centers, environmental protections regarding Data Centers and what Council is actually able to do regarding the housing market. She also spoke regarding the future of the Centre.
3. Councilmember Behrendt spoke on the future of affordability with The Centre.
4. Mayor Florence shared a positive experience that he witnessed regarding the responsiveness of the Rolla Police Department.

12. COMMENTS FOR THE GOOD OF THE ORDER

Minutes:

1. Councilmember Brown thanked Parks Director Jernigan for resolving a tree issue within a park for a citizen in her ward.
2. Councilmember Chirban reminded everyone of the Primary Election on August 4th.

3. **Public Works Director Darin Pryor shared that the replacement of the storm sewers on Rolla Street from 5th to 11th Street would begin on Monday and will continue until May of 2027. There will be a webpage dedicated to this project and keeping the citizens informed.**
4. **Councilmember Jackson asked Public Works Director Darin Pryor about the 10th Street project signs. Mr. Pryor stated that he was likely asking about the MoDOT, 10th Street bridge repair project, adding there would be two lanes open during that time.**
5. **Councilmember Dickens commented to his Ward 6 constituents that the Ward 6 polling places had moved.**
6. **Mayor Florence commented that he had spoken to the Post Office regarding their being closed and was told that if citizens would go around back and ring the red doorbell, that they would bring people their mail. He also mentioned that the ballot was two sided.**

a. Next City Council meeting, Monday, August 17th, 2026

13. CLOSED SESSION - Closed Session per RSMo 610.021 – None

14. ADJOURNMENT

Minutes:

With no further discussion to be had, the meeting was adjourned at 7:57 pm.