



REGULAR CITY COUNCIL MEETING

Minutes

Monday, July 20, 2026 at 6:30 pm

1. CALL TO ORDER:

Minutes:

- **Presiding:** Mayor Lister B. Florence Jr.
- **Council Members in Physical Attendance:** Andrew Behrendt, Nathan Chirban, Steve Jackson, Sue Brown, Elizabeth Sperry, David Shelby and Amelia Markwell.
- **Council Members Absent:** Melissa Ganz, August Rolufs, Aaron Pace, Tom McNeven, and Micheal Dickens.
- **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 Superintendent Simon Yoakum, Environmental Services Director Roger Pankey, Police Chief William Loughridge, Finance Director Steffanie Rogers, City Administrator Keith Riesberg and City Counselor Catherine Zacharias.

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

2. PLEDGE OF ALLEGIANCE - Council Representative Sue Brown

3. CONSENT AGENDA

a. Consider Approval of the City Council Minutes of:

Minutes:

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

4. MONTHLY REPORTS; BOARD & COMMITTEE MINUTES

a. Centre monthly report - June 2026

Minutes:

Councilmember Jackson noted that The Centre's finances are currently showing the City to be about \$120,000 ahead of where it was at this time last year. City Administrator Keith Riesberg added that this improvement reflects the positive impact of the partnership between the City and Phelps Health, saying it is a clear example of how the collaboration is benefiting the City's finances.

b. City of Rolla Financial Reports for June 2026

5. PUBLIC HEARINGS -

- a. **Public Hearing and 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)**
Public Hearing and First Reading

Minutes:

At 6:38pm Mayor Florence opened the public hearing.

Community Development Director Dawn Bell presented the rezoning request for 1349 E Highway 72 to Multi-Family Residential. Chris Wolf, representing the developer, stated the project will include additional parking, fewer units, more green space than required, and that a traffic study will be completed.

Residents Tyler Allison, Linda Cunningham, and Mary Cunningham from Johnson Drive, voiced concerns related to traffic, fencing, safety, representation in the process, and requested the traffic study be conducted during the school year. It was also requested to view alternate site plans.

Ed Schmeltz with ELS Properties in Independence, spoke regarding the properties. He addressed questions regarding maintenance and snow removal. He acknowledged that traffic was a concern and more would be revealed from the traffic study. He shared that what he is proposing wouldn't be much larger or produce much more traffic than what was occurring with the previous trailer park.

Sperry requested the traffic study be done during the school year. Mr. Wolf stated that he could see the value of putting it off for another month, but ultimately it would depend on the time schedule and what could be completed without changing the contract.

With no further questions, at 7:06 pm Mayor Florence closed the public hearing.

At 7:07 pm Mayor Florence reopened the public hearing for additional questions/comments.

Councilmember Chirban asked about the cost of the traffic study and the requirements for the buffer zone. Community Development Director Dawn Bell and Public Works Director Darin Pryor clarified that the developer is responsible for funding the traffic study, which would be conducted on typical traffic days. They further explained that a 20-foot buffer with green space eliminates the requirement for a six-foot privacy fence, while installing the fence would reduce the required buffer to 10 feet.

Jackson asked about statistics on the traffic queue lengths and was told that was calculated based on traffic volume and signal timings and would be a part of the traffic study. He asked about site plan requirements for projects like this and Community Development Director Dawn Bell stated that for rezoning, a site plan is not required and they will not have to bring back a final plan for Council approval.

Behrendt further questions the rezoning from C2-C3 and future developments and traffic studies. City Administrator Keith Riesberg reminded Council that this proposal is a downzoning of the property which will lower the intensity of the property.

At 7:12 pm Mayor Florence closed the public hearing.

City Counselor, Catherine Zacharias, read the Ordinance for its first reading by title: 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.

- b. Public Hearing and 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) Public Hearing and First Reading

Minutes:

AT 7:15 pm Mayor Florence opened the public hearing.

Community Development Director Dawn Bell explained that the applicant was seeking to vacate the right-of-way of Industrial Park Drive, which divides the property and the plans for replacement utility and access easements.

With no further questions, at 7:17 pm Mayor Florence closed the public hearing. City Counselor, Catherine Zacharias, read the Ordinance for its first reading by title: AN ORDINANCE TO APPROVE THE FINAL PLAT OF CANTEX-ROLLA ADDITION AND VACATE A PORTION OF THE RIGHTS-OF-WAY OF INDUSTRIAL PARK DRIVE

- c. Public Hearing and 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) Public Hearing and First Reading**

Minutes:

AT 7:17 pm Mayor Florence opened the public hearing.

Community Development Director Dawn Bell explained that the proposed text amendments were to address several issues to make sure the uses that are currently downtown are compatible with the comprehensive plan and the future vision for the downtown (Center City) area. The amendment would remove Marijuana Uses from Center City district (C-C), removes provision for reduction of parking by providing bike parking, changes definition of "Marijuana Dispensary" and corrects the zoning use table.

Various questions were asked by Council regarding the difference in regulations for Marijuana, Kratom, and alcohol.

Sonny Tumla of East 16th shared concerns on the parking portion of the proposal, stating that it didn't seem relevant.

With no further questions, at 7:31 pm Mayor Florence closed the public hearing. City Counselor, Catherine Zacharias, read the Ordinance for its first reading by title: 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

- d. Postponed until August 17th, 2026: Map Amendment 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) Postponed**

Minutes:

A motion was made by Chirban, seconded by Brown, to postpone the item until

August 17th. Motion passed unanimously by voice vote.

6. ACKNOWLEDGMENTS and SPECIAL PRESENTATIONS

- a. Glen Gibson, Chairman for the Veteran's Memorial Park Committee regarding future plans and updates.**

Minutes:

Mr. Glen Gibson shared updated on the park as to what had been added such as new flag poles, new pavilions, picnic tables and new monuments that will be dedicated on August 10th at 6:00 pm. Looking ahead, they will continue to work on beautifying the park with stonework, privacy walls and are working on running water to the pavilion. City Administrator Keith Riesberg commented that Veteran's Park is a shared ownership as is maintaining the park and recognized the efforts of the Parks Department and the Public Works crew for all that they have done for the park.

7. OLD BUSINESS

- a. Bill 2026-02: Ordinance to permanently close the alley access for the alley intersecting Highway 72 at its Northern end. (Public Works Director Darin Pryor) Final Reading**

Minutes:

City Counselor Catherine Zacharias, read the Ordinance for its final reading by title: ORDINANCE 4920: AN ORDINANCE APPROVING THE PERMANENT CLOSURE OF ALLEY ACCESS FOR AN ALLEY INTERSECTING HWY 72 AT ITS NORTHERN END AND GENERALLY BOUNDED BY HWY 72, SPILMAN AVENUE, WALKER AVENUE, AND STROBACH STREET.

Motion & Vote A motion was made by Jackson, seconded by Markwell, to approve the ordinance. A roll call vote showed: * **Ayes:** Brown, Markwell, Shelby, Jackson, Behrendt, Sperry and Chirban * **Nays:** None

- b. Bill 2026-03: Ordinance to authorize and execute the sale of remanent properties. (City Administrator Keith Riesberg) Final Reading**

Minutes:

City Counselor Catherine Zacharias, read the Ordinance for its final reading by title: ORDINANCE 4921: AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE THE CONTRACT FOR THE SALE OF REAL PROPERTY BETWEEN THE CITY OF ROLLA AND M & L DEVELOPMENT, LLC.

Motion & Vote A motion was made by Jackson, seconded by Behrendt to approve the ordinance. A roll call vote showed: * **Ayes:** Chirban, Sperry, Behrendt, Brown, Jackson, Shelby and Markwell. * **Nays:** None

- c. Bill 2026-04: Ordinance authorizing the sale of the 19.75-acre property near the Westside Market Place development. (City Administrator Keith Riesberg) Final Reading**

Minutes:

City Counselor Catherine Zacharias, read the Ordinance for its first reading by title: ORDINANCE 4922AN ORDINANCE AUTHORIZING THE MAYOR TO

EXECUTE THE CONTRACT FOR THE SALE OF REAL PROPERTY BETWEEN THE CITY OF ROLLA AND CM ARCHER GROUP, P.C..

Motion & Vote A motion was made by Chirban seconded by Jackson to approve the ordinance. A roll call vote showed: * **Ayes:** Sperry, Behrendt, Markwell, Brown, Jackson, Shelby and Chirban. * **Nays:** None

8. NEW BUSINESS

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

Minutes:

Community Development Director Dawn Bell acknowledged the Council had previously directed staff to develop an ordinance establishing a moratorium on data centers and other high-utility-use developments. She explained that, since that time, staff has attended relevant trainings and now believes they can prepare an ordinance that directly addresses the concerns associated with these high-intensity utility users. The proposed moratorium would be in place for six months.

City Counselor, Catherine Zacharias, read the Ordinance for its first 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.

9. CLAIMS and/or FISCAL TRANSACTIONS

- a. **Motion to Award Bid and 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) Motion to Award and First Reading**

Minutes:

A motion was made by Shelby, seconded by Jackson, to award the bid to Capital Paving & Construction, LLC. Motion passed unanimously by voice vote. City Counselor, Catherine Zacharias, 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 CAPITAL PAVING AND CONSTRUCTION, LLC

- b. **Motion to Award Bid and Bill 2026-06, to enter into agreement with N.B. West Contracting Company for the Taxiway A Reconstruction project. (PW Director Pryor) Motion to Award and First Reading**

Minutes:

A motion was made by Chirban, seconded by Sperry, to award the bid to N.B. West Contracting Company. Motion passed unanimously by voice vote. City Counselor, Catherine Zacharias, 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 THE N.B.

WEST CONTRACTING COMPANY, LLC.

- c. **Motion to award stop loss coverage to Sunlife through Pareto and increase the deductible to \$125,000. (Finance Director Steffanie Rogers)**

Minutes:

Finance Director Steffanie Rogers and Ryan Allison with Ollis, Akers, Arney spoke regarding the city's excess insurance coverage. A motion was made by Jackson, seconded by Behrendt, to award stop loss coverage to Sunlife through Pareto and to increase the deductible to \$125,000. Motion passed unanimously by voice vote.

10. CITIZEN COMMUNICATION

- a. **Jodi Eberly of Countryside Drive**

Minutes:

Thanked Council for taking the citizen concerns seriously regarding the moratorium on data centers.

- b. **Collin Gentry of Tory Drive**

Minutes:

Mr. Gentry asked that Council give a statement of intent as to their priorities and plans for the Centre if Prop S passes. He's asking for something concrete that citizens can support.

11. MAYOR/CITY COUNCIL COMMENTS

- a. **Motion to appoint Elizabeth Sperry to the Bicycle Pedestrian Advisory Committee for a 3-year term expiring April 2029.**

Minutes:

A motion was made by Markwell seconded by Shelby, to approve the appointment. Motion passed unanimously by voice vote.

- b. **Motion to reappoint Ken Kwantes to the Bicycle Pedestrian Advisory Committee for a 3-Year term expiring April 2029.**

Minutes:

A motion was made by Sperry seconded by Markwell, to approve the reappointment. Motion passed unanimously by voice vote.

- c. **Councilmember Behrendt**

Minutes:

Stated he wanted to raise the question of affordability for the Centre, as asked in citizen comments by Mr. Gentry. City Administrator shared it is a known that if Prop S passes, it will bring in \$1.6M annually. What the city cannot do is promise that memberships will be reduced to a specific amount or to promise a specific design for the pool. There are half a dozen scenarios that have been run that determine debt service.

Sperry said she feels like it would increase membership if a pool only membership was offered.

Markwell asked if a vote can be had for staff to look into the possibility of having pool only memberships and what that fee structure would look like. City Administrator and Mayor Florence answered that she has that right, but they are cautioning making promises too early.

Chirban cautioned Council in getting involved in the micromanaging of the departments.

Behrendt stated that he appreciates the symbolic good faith effort of the vote but feels that doing so at this point would be ineffective on the eve of the election.

Brown stated that what people are wanting Council to say is what Council said 20 years ago that ultimately didn't happen and wants to avoid that same outcome.

12. COMMENTS FOR THE GOOD OF THE ORDER

- a. Next City Council meeting, Monday, August 3rd, 2026**
- b. Mayor Florence**

Minutes:

Reminded everyone of the upcoming August 4th Primary Election.

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

14. ADJOURNMENT