

**Please Note:** The Council Meeting will be conducted at Rolla City Hall. 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](https://www.youtube.com/@City_of_Rolla/streams)

**COUNCIL PRAYER**

Ministerial Alliance

**AGENDA OF THE ROLLA CITY COUNCIL**

**Tuesday, February 18th, 2025; 6:30 P.M.**

**City Hall Council Chambers**

**901 North Elm Street**

**PRESIDING: Mayor Louis J. Magdits IV**

**COUNCIL ROLL: JOSHUA VROMAN, MATTIAS PENNER, MEGAN JOHNSON, NATHAN CHIRBAN, STEVE JACKSON, MATTHEW FRIDLEY, WILLIAM HAHN, ROBERT KESSINGER, KEVIN GREVEN, VICTORIA STEEN, AND TINA BALCH**

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**PLEDGE OF ALLEGIANCE**

Councilman Chirban

**I. PUBLIC HEARINGS –**

- A. **Public Hearing and Ordinance** reasoning 602 N Olive Street from the C-1, Neighborhood Commercial district to the R-4, Urban Multi-family district. (City Planner Tom Coots) **Public Hearing and First Reading**
- B. **Public Hearing and Ordinance** vacating the remainder of an alley north of 11<sup>th</sup> Street between Bishop Avenue and State Street. (City Planner Tom Coots) **Public Hearing and First Reading**

**II. ACKNOWLEDGMENTS and SPECIAL PRESENTATIONS –**

- A. RMU 1<sup>st</sup> Qtr. Financial Report: RMU GM Rodney Bourne
- B. Rolla Animal Shelter Update: City Administrator John Butz

**III. OLD BUSINESS – None**

**IV. NEW BUSINESS – None**

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

- A. **Motion to award** signal design project for 10<sup>th</sup>/Holloway Intersection to Olsson Engineering. (Public Works Director Darin Pryor)

**VI. CITIZEN COMMUNICATION**

**VII. MAYOR/CITY COUNCIL COMMENTS**

- A. Consideration of Draft Resolution – Councilman Vroman

February 18th, 2025

VIII. **COMMENTS FOR THE GOOD OF THE ORDER**

A. Next Meeting Date, Monday, March 3rd, 2025

B. Delta Regional Authority Grant Meeting on February 20<sup>th</sup>, 5:30 pm (PW Director Darin Pryor)

IX. **CLOSED SESSION** –

A. Closed Session per RSMo 610.021, (12) Sealed Bids and Contracts

X. **ADJOURNMENT** -



**CITY OF ROLLA  
CITY COUNCIL AGENDA**

**DEPARTMENT:** Community Development

**ACTION REQUESTED:** Public Hearing/First Reading

**SUBJECT:** Map Amendment (rezoning): 602 N Olive Street from the C-1, Neighborhood Commercial district to the R-4, Urban Multi-family district  
(ZON25-01)

**MEETING DATE: February 18, 2025**

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**Application and Notice:**

Applicant/Owner - Will Benhardt of Blarney Stone, LLC  
Public Notice - Letters mailed to property owners within 300 feet; Legal ad in the Phelps County Focus; signage posted on the property; <https://www.rollacity.org/agenda.shtml>

**Background:** The applicant seeks to rezone the subject property to allow the property to be redeveloped. An older duplex dwelling currently exists on the property. The applicant intends to demolish the duplex and build a small apartment building meeting the requirements and limitations of the R-4 district.

**Property Details:**

Current zoning - C-1, Neighborhood Commercial; to be rezoned to R-4, Urban Multi-family  
Current use - Two-family residential  
Proposed use - Multi-family  
Land area - About 6,700 square feet

**Public Facilities/Improvements:**

Streets - The subject property has frontage on Olive Street, a Collector street.  
Sidewalks - Sidewalks already exist along the frontage.  
Utilities - The subject property should have access to all needed public utilities.

**Comprehensive Plan:** The Comprehensive Plan designates the property as being appropriate for Community Commercial uses.

**Discussion:**

The subject property is located near the downtown, in an area with a mixture of commercial and residential uses. The property is currently used for residential uses. The block on which the subject property is located contains three other properties which are used for residential uses – and another three that are commercial uses, despite being all commercial zoning. Many neighboring blocks are similarly composed.

The subject property was not quite included in the Old Town Neighborhood Plan area, the boundary of which is two blocks to the south. The subject property is in an area which would likely be included in a downtown neighborhood plan. The R-4 zoning has been applied to areas included in other neighborhood plans which called for higher density uses. The location, being on the edge of the downtown does seem to meet the stated purpose of the R-4 district – “A zone intended for high density residential, mixed-use, and limited commercial uses adjacent to the downtown and university campus areas.”

**Planning and Zoning Commission Recommendation:**

The Rolla Planning and Zoning Commission conducted a public hearing on February 11, 2025 and voted 4-0 to recommend the City Council approve the request.

**Prepared by:**

Tom Coots, City Planner

**Attachments:**

Public Notice Letter; Application; Letter of Request; Ordinance

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE TO APPROVE THE RE-ZONING OF PROPERTY LOCATED AT 602 N OLIVE STREET FROM THE C-1, NEIGHBORHOOD COMMERCIAL DISTRICT TO THE R-4, URBAN MULTI-FAMILY DISTRICT**

**( ZON25-01 )**

**WHEREAS**, an application for a rezoning was duly filed with the Community Development Department requesting the property described above be rezoned according to the Basic Zoning Ordinance of the City of Rolla, Missouri, so as to change the class of the real property hereinafter described; and

**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 City of Rolla Planning and Zoning Commission met on February 11, 2025 and recommended the City Council approve the rezoning of the subject property; and

**WHEREAS**, the Rolla City Council, during its February 18, 2025 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 change of zoning and by those citizens opposing said change, 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 C-1 (Neighborhood Commercial) to R-4 (Urban Multi-family) Zoning described as follows:

Lot 6, Block 64, County Addition to Rolla, Phelps County, Missouri

**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 3<sup>RD</sup> DAY OF MARCH, 2025.**

APPROVED:

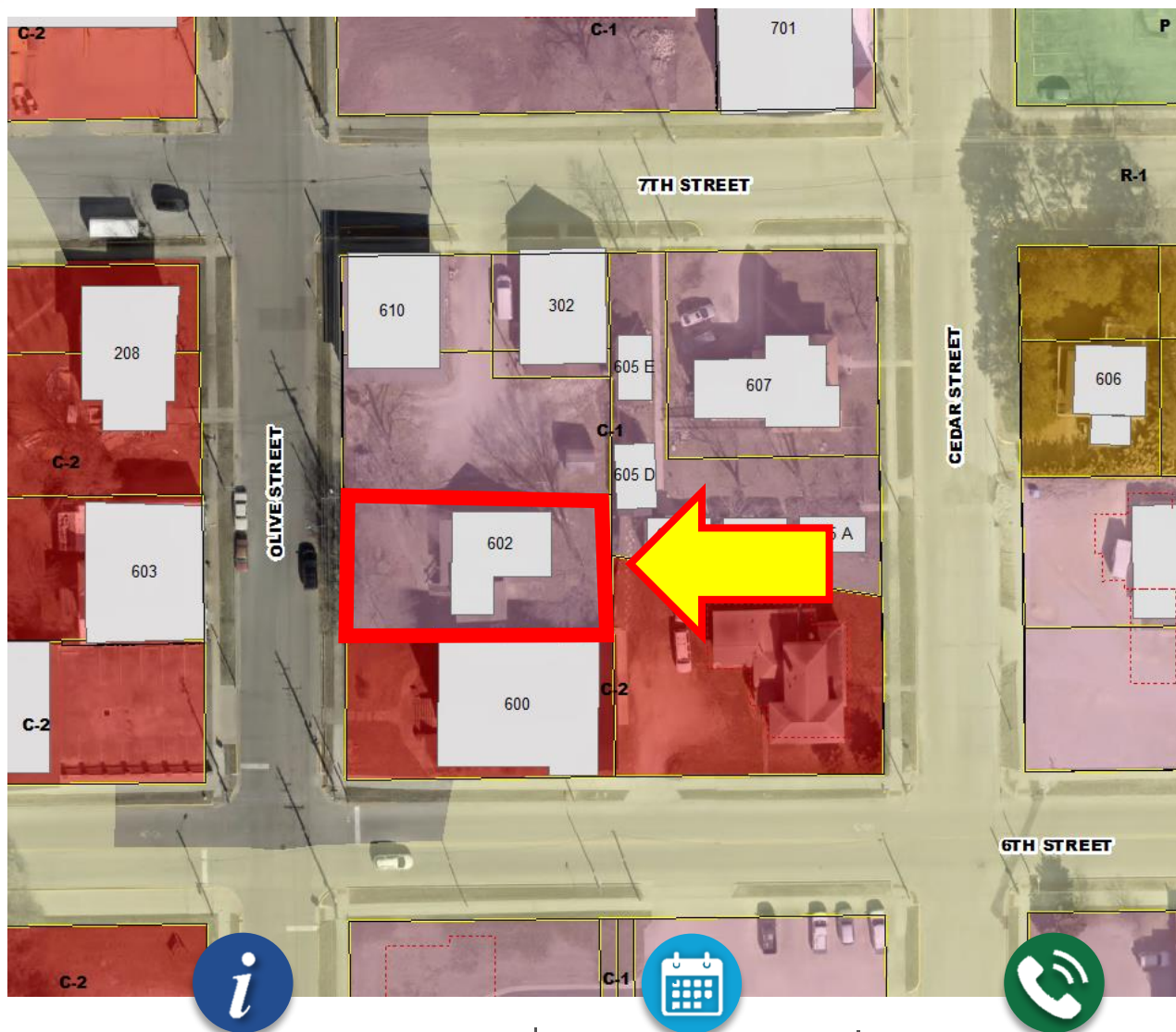
ATTEST:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
City Counselor



### Project Information:

Case No: ZON25-01  
 Location: 602 N Olive Street  
 Applicant: Blarney Stone Investments, LLC  
 Request:

Rezoning from C-1, Neighborhood  
 Commercial to R-4, Urban Multi-family

### Public Hearings:

Planning and Zoning  
 Commission

**February 11, 2025**  
**5:30 PM**

City Hall: 1<sup>st</sup> Floor

City Council  
**February 18, 2025**  
**6:30 PM**

City Hall: 1<sup>st</sup> Floor

### For More Information Contact:

Tom Coots, City Planner  
[tcoots@rollacity.org](mailto:tcoots@rollacity.org)

(573) 426-6974  
 901 North Elm Street  
 City Hall: 2<sup>nd</sup> Floor  
 8:00 – 5:00 P.M.  
 Monday - Friday

I.A.5



### 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?

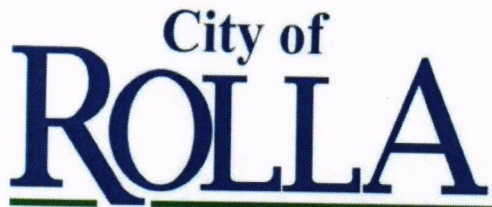
Please contact the Community Development Office if you have any additional questions.

### LEGAL DESCRIPTION

Lot 6, Block 64, County Addition to Rolla, Phelps County, Missouri







573-364-5333

www.rollacity.org/comdev

R: 240902

## COMMUNITY DEVELOPMENT

901 North Elm St  
P.O. Box 979  
Rolla, MO 65402  
Fax: 573-426-6978

### LAND USE APPLICATION

#### Contact Information:

##### Property Owner:

Blarney Stone Investments, LLC

Name(s)

1420 E. State Hwy 72

Mailing Address

Rolla, MO 65401

City, State, Zip

573-426-5333

Phone

will@blarneystoneinv.com

Email

##### Agent/Applicant (If Different Than Property Owner):

Name

Mailing Address

City, State, Zip

Phone

Email

#### Property/Request Information:

Request: ☒ Rezoning  
☐ Planned Unit Development  
☐ Conditional Use Permit  
☐ Voluntary Annexation

602 N. Olive Street

Property Address/Location

Current: C-1 Proposed: R-4

Property Zoning (Current and Proposed)

Multifamily housing

Proposed Development/Project/Amendment

### APPLICATION CHECKLIST:

City Staff Verifies



Completed Application Form



Agent Letter (If Applicable)



Filing Fee \$375 (Rezoning); \$600 (PUD); \$450 (Conditional Use Permit); \$600 (Annexation)



Legal Description (Unplatted and Irregular Lots Only)



Site Plan (If Applicable)



Letter of Request/Project Report/Notarized Petition (Annexation) (If Applicable)

#### OFFICE USE ONLY:

Case No: 20N25-01

DRC Meeting Date: 1.21.25

PZ Hearing Date: 2.11.25

Submission Date: 1.14.25

Advertise By: 1.23.25

CC Hearing Dates: 2.18.25/3.3.25

## INFORMATION:

**Rezoning (Map Amendments)** are *reviewed* to meet the following criteria:

1. Consistency with the intent of the Rolla Comprehensive Plan;
2. Changed or changing conditions that make the proposed rezoning necessary or desirable;
3. Compatibility of allowed uses with the uses permitted on other property in the immediate vicinity;
4. Reasonably viable economic use of the subject property; and
5. Relevant information submitted at the public hearing.

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**PUD's (Planned Unit Developments)** are *reviewed* to meet the following criteria:

1. Criteria for rezoning (above);
2. Adequacy of existing utility services and facilities or ability to provide utilities and facilities;
3. Impact upon vehicular and pedestrian traffic safety;
4. Whether the intent and goals of the Planned Unit Development requirements are met (See 42.260); and
5. Relevant information submitted at the public hearing.

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**CUP's (Conditional Use Permits)** are *reviewed* to meet the following standards:

1. Consistency with the intent of the Rolla Comprehensive Plan;
2. Compatibility of the proposed use, scale, and location with uses in the immediate vicinity;
3. Adequacy of existing utility services and facilities or ability to provide utilities and facilities;
4. Whether reasonable conditions may be imposed to mitigate any impacts to the immediate vicinity;
5. Impact upon vehicular and pedestrian traffic safety; and
6. Relevant information submitted at the public hearing.

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**Annexation** are *reviewed* to meet the following criteria:

1. Conformity with the minimum statutory requirements;
2. Consistency with the Rolla Comprehensive Plan;
3. Adequacy of existing utility, city services, and facilities or ability to provide utilities, services, and facilities; and
4. Relevant information submitted at the public hearing.

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### **Acknowledgement and Authorization:**

The owner(s) understand and agree that the application will be placed on hold until a complete application and all required items on the checklist are received. The owner(s) understand and agree to permitting employees of the City of Rolla to enter the subject property for purposes of posting a yard sign(s), retrieving the yard sign(s), taking photographs of the property/building(s), and investigating the property for pertinent information related to the request. Should ownership of the property change after the application is submitted, authorization is required from the new owner to continue with the review of the request, or the request will be withdrawn from consideration. The undersigned understands that a full refund may be issued if the request is withdrawn within three (3) business days after the application; a partial refund may be considered if the request is withdrawn prior to the hearing.

Property Owner(s):



Will Benhardt, Blarney  
Stone Investments

Sign

Print

Applicant/Agent (If Different From Owner)

Sign

Print

Sign

Print

Sign

Print

Will Benhardt

Blarney Stone Investments, LLC.

1420 E. State Hwy 72

Rolla, MO 65401

City of Rolla Planning and Zoning Department

901 North Elm St.

Rolla, MO 65401

Subject: Application for Rezoning 602 N. Olive Street - Blarney Stone Investments

Dear City of Rolla Planning and Zoning,

On behalf of Blarney Stone Investments, I would like to formally request the rezoning of 602 N. Olive Street. Our intent is to revitalize this property as multi-family housing.

We believe that this development will serve the community well, by replacing a duplex that has been in neglect and disrepair for several years, and in its place, providing much-needed housing in a growing and developing area near Rolla's Downtown.

As it stands, this property is zoned commercially. Due to the small lot size and frontage, however, this property is not well-suited for a commercial endeavor. Currently, street parking is the only parking option, with a maximum of 2-3 cars in front of the property. By rezoning to R-4, we would be able to make better use of the smaller lot and install a parking lot at the rear of the property.

This development is consistent with the intent of the Rolla Comprehensive Plan. As stated in the latest Comprehensive Plan update, one of the strategies with which to revitalize Downtown involves promoting such higher-density residential developments in neighborhoods within walking distance of



Downtown. As this property is located within easy walking distance of Downtown, Rolla High School, and Benton Square, this site is a prime candidate for such a development.

Additionally, this development would be consistent with nearby properties. Recently, another property, also near Benton Square, received rezoning to R-4 for a similar development.

Ultimately, rezoning this property from C-1 to R-4 will allow us to make better use of this property, to make a greater investment in this community, and to better serve the needs of Rolla and its citizens. We are excited to see growth and development in this community, and we look forward to playing a part in it.

Thank you for your consideration of this request.

Sincerely,



Will Benhardt

Blarney Stone Investments, LLC



**CITY OF ROLLA  
CITY COUNCIL AGENDA**

**DEPARTMENT:** Community Development

**ACTION REQUESTED:** First Reading/Public Hearing

**SUBJECT:** Vacation of the remainder of an alley north of 11<sup>th</sup> Street between Bishop Avenue and State Street

(VAC25-01)

**MEETING DATE: February 18, 2025**

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**Application and Notice:**

Applicant - Fred Stone of the Missouri University of Science and Technology  
Public Notice - Letters mailed to nearby property owners; Legal ad in the Phelps County Focus; signage posted on the property; <https://www.rollacity.org/agenda.shtml>

**Background:** A portion of the subject alley has been previously vacated. The university has purchased additional property and seeks to redevelop the area. The alley area is already being used by the university for parking and access. The alley previously provided rear access to an apartment building, which the university has since purchased and demolished.

**Property Details:**

Land area - Approximately 3,480 sq. ft. of right-of-way to be vacated

**Public Facilities/Improvements:**

Utilities - The alley does contain a public sewer line. Easements will be retained over the portions of the sewer which will remain as public sewer lines.

**Comprehensive Plan:** The Comprehensive Plan does not provide guidance on street/alley/easement vacations.

**Discussion:** The vacations have been reviewed by city staff and have been found to not be needed for public access at this time. The south alley is somewhat dangerous to exit to Hwy 72 due to the curve and grades. Vacating the right-of-way would transfer ownership back to the adjacent property owner. Utility easements are to be retained for the north alley for any future utility needs.

**Planning and Zoning Commission Recommendation:**

The Rolla Planning and Zoning Commission conducted a public hearing on February 11, 2025 and voted 4-0 to recommend the City Council approve the request.

**Prepared by:** Tom Coots, City Planner

**Attachments:** Application; Public Notice; Vacation Exhibit; Ordinance

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE APPROVING THE VACATION OF THE REMAINDER OF AN ALLEY IN TOWNSEND ADDITION TO THE CITY OF ROLLA, GENERALLY LOCATED NORTH OF 11<sup>TH</sup> STREET BETWEEN BISHOP AVENUE AND THE FORMER RIGHTS-OF-WAY OF STATE STREET.**

**(VAC25-01)**

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

**SECTION 1:** The general location of the rights-of-way to be vacated is shown on the attached exhibit.

**SECTION 2:** The said right-of-way in Townsend Addition to the City of Rolla to be vacated is more particularly described as follows:

An alley adjacent to Lots 10-13 in Block 1 of Townsend Addition to the City of Rolla, beginning at the southwest corner of Lot 13 in said Townsend Addition, thence north along the platted lots to a point being the northwest corner of Lot 10 in said Townsend Addition, thence east a distance of 12 feet, thence south to the right-of-way of 11<sup>th</sup> Street, thence west to the point of beginning. The intent of the vacation is to vacate all of the remaining alley in Block 1 of said Townsend Addition.

**SECTION 3:** The area to be vacated as described in this ordinance shall be retained as a utility easement.

**SECTION 4:** Pursuant to State Statutes, the ownership of the property to be vacated is to revert to the property owners on each side of the alley.

**SECTION 5:** That this Ordinance shall be in full force and effect after the its passage and approval.

**PASSED BY THE CITY COUNCIL OF THE CITY OF ROLLA, MISSOURI, AND APPROVED BY THE MAYOR THIS 3<sup>RD</sup> DAY OF MARCH, 2025.**

APPROVED:

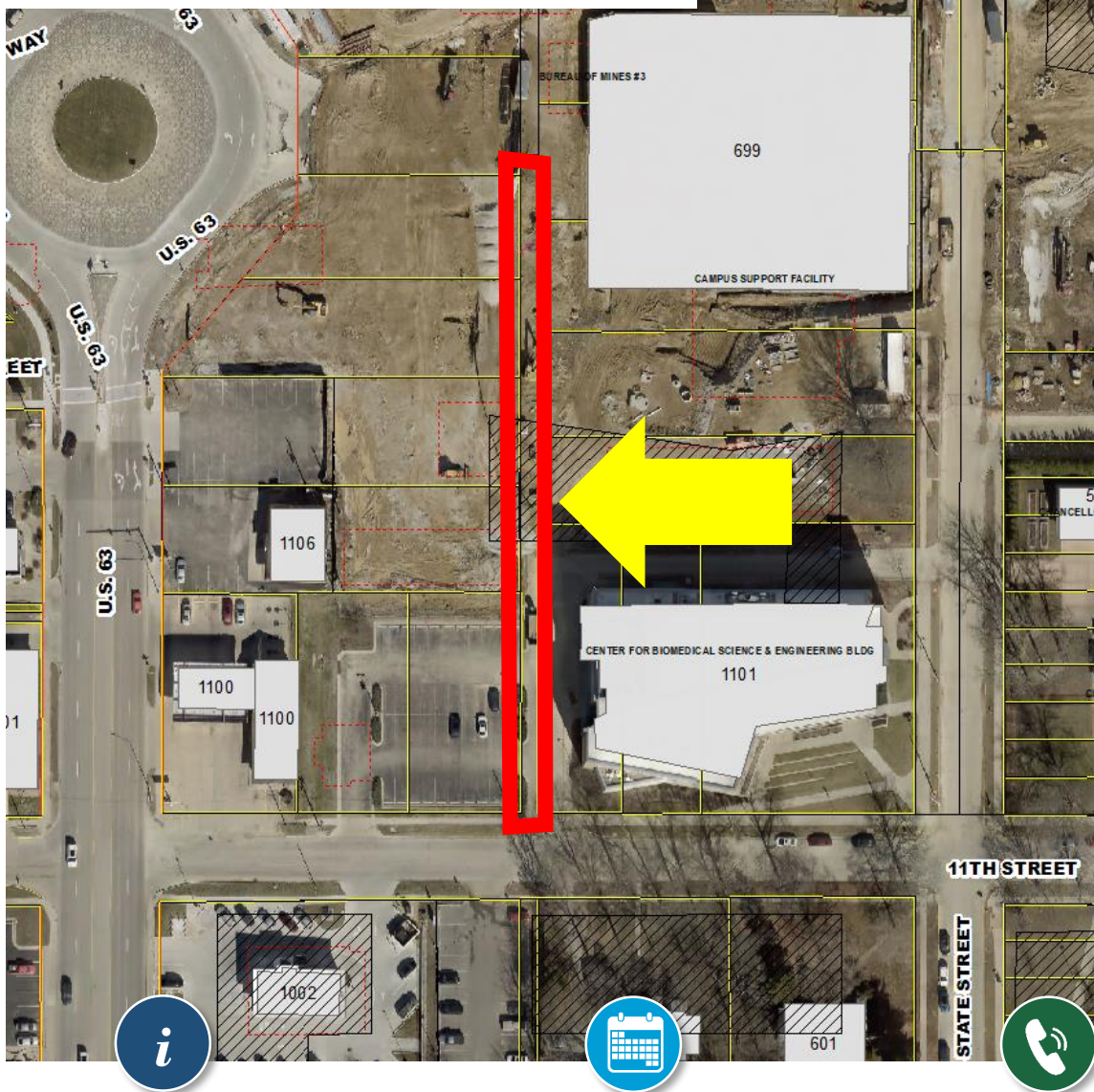
ATTEST:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
City Counselor



**Project Information:**

Case No: VAC25-01  
Location: Alley north of 11<sup>th</sup> Street  
between Bishop Ave and  
State Street

Applicant: Missouri University of  
Science and Technology

Request:  
Vacation of the remaining alley

**Public Hearings:**

Planning Commission  
**February 11, 2025**  
**5:30 PM**  
City Hall: 1<sup>st</sup> Floor

City Council  
**February 18, 2025**  
**6:30 PM**  
City Hall: 1<sup>st</sup> Floor

**For More Information Contact:**

**Tom Coots, City Planner**  
[tcoots@rollacity.org](mailto:tcoots@rollacity.org)

(573) 426-6974  
901 North Elm Street  
City Hall: 2<sup>nd</sup> Floor  
8:00 – 5:00 P.M.  
Monday - Friday

I.B.3



### What is a Vacation?

A vacation is an application to vacate (or remove) all or a portion of a right-of-way adjacent to a property or an easement on a property. The right-of-way or easement must be found to no longer serve any current or future purpose.

### What is a Right-of-Way?

In the context of a vacation application, a right-of-way refers to the area which has been dedicated to the City – usually for a public street. In this case, unused alleys are proposed to be vacated.

### How will this impact my property?

Since the alleys are not used, the vacation should not impact your property. As an adjacent owner, generally half of the former alley would revert to become your property. A Utility Easement will likely be retained for any existing or potential future utilities.

Please contact the Community Development Office at (573) 426-6974 if you have any questions.

### Do I need to do anything?

Please contact our office or attend the meetings if you have any questions or concerns. If the vacation is approved you may need to file for a Lot Consolidation to combine the vacated ROW with your lot for building permitting.

### Why is this proposed?

The vacation is proposed to remove an alley that is not used and not maintained. The alleys were platted years ago, but are not being used as public alleys. The vacation would revert the property to the adjacent owners – saving each individual owner from needing to apply separately.

### What if I have concerns about the proposal?

If you have any concerns or comments, please try to attend the meeting to learn details about the project. You will be given an opportunity to ask questions or make comments regarding the case. If you are unable to attend the meeting, you may provide written comments by letter or email.

### What if I have more questions?

Please contact the Community Development Office if you have any additional questions.

### LEGAL DESCRIPTION

The remaining alleys in Block 1 in Townsend Addition to the City of Rolla





UPDATED 10/2023



## INFORMATION:

A Major Subdivision includes the following steps:

1. A **Sketch Plat** and property owners meeting is required for any subdivision with more than 30 lots. A Sketch Plat is encouraged for all Major Subdivisions.
2. A **Preliminary Plat** includes the entire area to be platted, with phases and preliminary or conceptual information about layout, utilities, and grading.
3. A **Final Plat** is the final design of a subdivision or a phase of a development. Final grading plans and utility plans are included in the review.
4. More information about the process and requirements may be found in Section 42.500

**Minor Subdivisions** include the following requirements:

1. A minor subdivision is an administrative process for subdivisions which create no more than five (5) additional lots; and all street, waterline, sewer line, or storm sewer infrastructure and easements needed for the proposed subdivision is found to be existing.
2. If any streets, utilities, or easements are found to be needed, the applicant may pursue a Final Plat application or may elect to construct needed infrastructure or dedicate easements prior to approval of the Minor Subdivision.

**Lot Consolidations and Lot Line Adjustments** include the following requirements:

1. A Lot Consolidation is an administrative process to combine two or more adjoining lots under common ownership into one lot to enable the interior lot lines to be disregarded for setbacks, bulk standards, etc. for the purposes of building permitting.
2. A Lot-Line Adjustment is an administrative process to move a lot line which does not result in any additional lots.
3. No street or utility extensions or dedications must be necessary for the lot combination or lot line adjustment.
4. For a lot consolidation, the prepared deeds must include the following language:

The intent of this instrument is to permanently combine the lots included in the legal description to allow them to be treated as one lot for the purposes of building permits and zoning. The lot(s) may not be separated unless approved by the City of Rolla.

**Vacation** of rights-of-way or easements requests are considered by city staff. Vacations may be included with a subdivision application or considered separately. A decision by staff to not pursue vacation may be appealed to the Planning and Zoning Commission.

### **Acknowledgement and Authorization:**

The owner(s) understand and agree that the application will be placed on hold until a complete application and all required items on the checklist are received. The owner(s) understand and agree to permitting employees of the City of Rolla to enter the subject property for purposes of posting a yard sign(s), retrieving the yard sign(s), taking photographs of the property/building(s), and investigating the property for pertinent information related to the request. Should ownership of the property change after the application is submitted, authorization is required from the new owner to continue with the review of the request, or the request will be withdrawn from consideration. The undersigned understands that a full refund may be issued if the request is withdrawn within three (3) business days after the application; a partial refund may be considered if the request is withdrawn prior to the hearing.

Property Owner(s):

Applicant/Agent (If Different From Owner)

 FRED L STONE  
Sign Print

\_\_\_\_\_  
Sign Print

\_\_\_\_\_  
Sign Print

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Sign Print





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# 2025

## Fiscal Year 1st Quarter Report



**Rolla Municipal Utilities**

Provided to Rolla City Council

February 18, 2025

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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

# ***FIRST QUARTER FINANCIAL RECAP (Unaudited)***

## ***OPERATING INCOME and EXPENSES***

	<b><i>1st Quarter FYTD 2024</i></b>	<b><i>1st Quarter FYTD 2025</i></b>	<b><i>CHANGE</i></b>
<b>OPERATING REVENUES</b>	\$7,689,070	\$8,148,485	\$459,415
<b>OPERATING EXPENSES</b>	(\$7,760,519)	(\$8,886,786)	\$1,126,267
<b>OPERATING INCOME</b>	(\$71,449)	(\$738,301)	(\$666,852)
<b>OTHER INCOME &amp; EXP.</b>	\$562,274	\$401,126	(\$161,148)
<b>NET INCOME / LOSS</b>	\$490,825	(\$337,175)	(\$828,000)

Upon completion of the first quarter of Fiscal Year 2025, we are showing operating loss of \$738,301. This is a decrease of \$666,852 from the 1<sup>st</sup> quarter of 2024.

Total operating expenses for the 1<sup>st</sup> quarter of 2025 were \$8,886,786. This is up \$1,126,267 from the 1<sup>st</sup> quarter of 2024.

Total Net Loss for the 1<sup>st</sup> quarter of 2025 was \$337,175 which is a loss of over \$800,000 from 2024. This is largely attributed to increased purchased power.

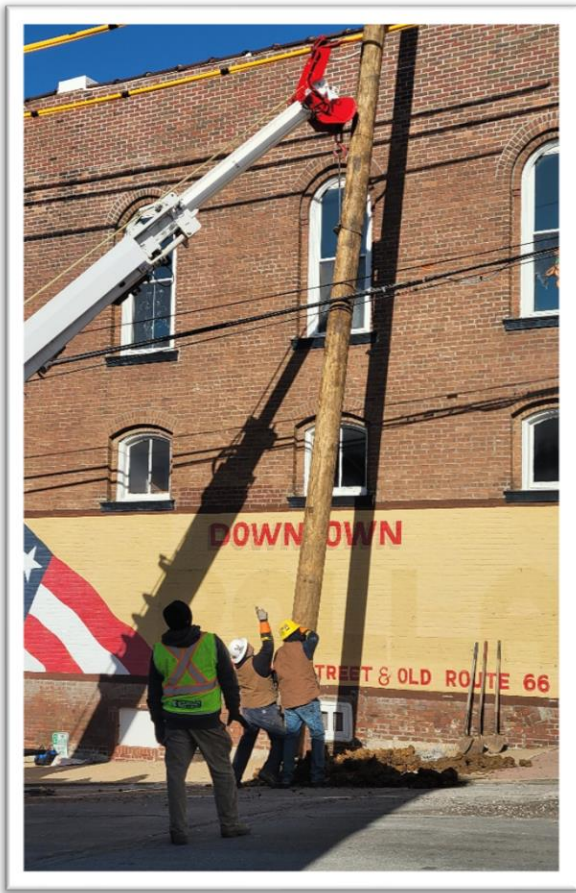




# STATUS OF RMU PROJECTS

## ELECTRIC DEPARTMENT

- Projects
  - Aintree Road (East & West sides) – Replacement of underground primary
  - Scottsdale Drive to Curtis Drive – Conversion of overhead to underground
  - McCutchen Drive from 10<sup>th</sup> Steet to Truman Ave – Conversion of overhead to underground and conversion from 4 kV to 12 kV
  - Downtown Area – Removal of three delta services
- Aesthetic Work
  - Pershing Lane: Removal of four poles & overhead lines & reconfigured area.
  - Woodcrest: Removal of 12 spans of overhead electric and 12 poles no longer in use
  - Removal of conductor and/or poles no longer needed as a result of Cellnet removal of equipment: 8<sup>th</sup> & Main – One pole and 8 spans of overhead conductor
- Upcoming Projects
  - Phelps Health: New Emergency Department
  - Old Wire Outer Road: US Department of Veterans Affairs facility
  - The Highlands Subdivision



## **WATER DEPARTMENT**

- Lead Service Line Inventory – Initial report filed with MO DNR in October. Inspections ongoing.
- Nagogami Pressure Zone: Construction permit for pump station has been received from MO DNR. Bids for generator, pump skid and construction have been Board approved.
- Completed Projects
  - 2000 block of North Bishop Ave: Sinclair station water distribution improvements
  - Well #2: New pump & motor installed
  - SW of I-44 Exit 189 to HyPoint Industrial Park: Replacement of Water Main
  - Ashley Drive: Replacement of copper service lines
- Upcoming Projects – Replacement of old water main
  - Truman Avenue east of Forum: Upgrade water distribution system
  - Highway O from Winchester Drive to Commercial Dr: Water main replacement



## **FIBER**

- SCADA System upgrade for improved remote access
- Additional fiber circuits installed for customers
- Wells #2 and #10 – converted to fiber optic communications
- Heritage Substation – Spring 2025

## **MPUA/MoPEP UPDATES**

### ➤ CEO Retirement

John Twitty is retiring late February as MPUA's President and CEO. He has served MPUA in that role since July 2020. John also served as RMU General Manager (1988-91). A CEO search committee comprised of 7 MPUA board members, with assistance of Mycoff & Fry Partners, completed search process for new CEO. Finalist interviews were held mid-January. Steve Stodden hired, effective mid-February.

### ➤ Missouri Electric Commission (MEC) Integrated Resource Plan (IRP)

- MEC started a 20-year IRP for the three all-requirements pools last year where we should expect results this summer. The base model is almost complete, whereupon MEC will begin testing various scenarios to assist in determining future resource (generation) decisions. Different scenarios could include:
  - High Natural Gas Pricing
  - High Customer Demand
  - Higher Distributed Generation Adoption
  - Behind the Meter Generation Replacement/Value (local generation)
- Of particular interest for Rolla is the future of our local generation (diesels). Our current units, which are similar to units in other MoPEP cities, are approaching 25 years old. With age, these units will require some very extensive upkeep in the next few years. So we are very mindful in our pool discussions about the possibility of replacing the local generation with larger centralized units that are more suited to long-term power supply requirements. To be sure, the local units were a good solution in the early days of the MoPEP power supply resource planning. However, they may not be the best solution going forward for our pool. I will report findings from the MEC formal IRP process as they become available.

## **MISCELLANEOUS**

- Leak Detection Survey Results
- Winter Storm Blair – Ice Event
- Hometown Grid – Outage Tracking Software
  - Report power outages, call or text 1-866-733-1701
  - Tracks RMU outages
  - Ability to text updates to customers
- RMU 80<sup>th</sup> Anniversary
  - Highlight RMU's history through social media & monthly newsletter #80for80
- Customer Account Update Incentive
  - Ensure email is on file for chance to win \$50 utility credit
  - Monthly drawing through 2025

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Draft

## Rolla Animal Shelter



**S.A.V.E.**  
**February 18, 2025**

1

## Old Rolla Animal Shelter



2



**Needs Assessment Study for  
New Animal Control Facility**

1915 Sharp Road  
Rolla, MO 65401

**September 19, 2014**



*"Shelter Planners of America"*

**ESTIMATED CONSTRUCTION COST**

The following construction estimates for a new shelter - 2014.

Administrative Areas 1,738 SF	
Animal Housing - Interior 1,760 SF	
Animal Support Areas - Interior 1,250 SF	Soft Costs 20% \$316,985
4,748 \$270/SF \$1,281,960	
Animal Housing - Exterior 704	[AE Fees, Civil Engineering, Surveying, Soil
Animal Support Areas - Exterior 620	testing, Construction Materials Testing, Air
1,324 \$120/SF \$158,880	Balancing, Furnishing, Computers & Phone
Building Cost - Sub-Total \$1,440,840	System]
Site Work & Parking 10% <u>\$144,084</u>	
Total Construction Cost \$1,584,924	Contingency 5% \$95,095

**Estimated Total Project Cost \$1,997,004\***

3

**May 3, 2022 Ground-breaking**



4

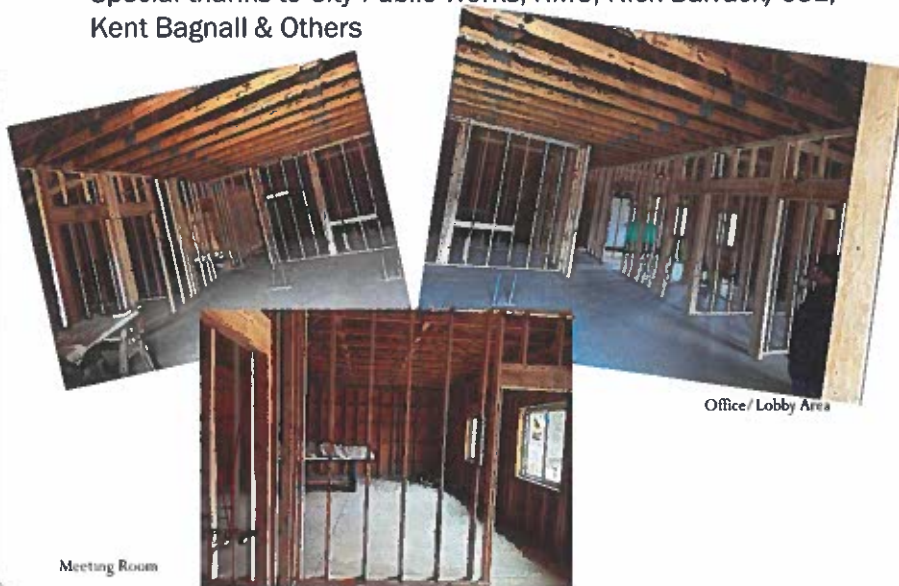
## New Shelter (Shell & Kennel Area)



5

## Interior Progress

Special thanks to City Public Works, RMU, Nick Barrack/CSE, Kent Bagnall & Others



6

Our furry friends need our help to  
finish! \$450,000?



7

## Who is S.A.V.E?

- Save/Neuter, Adopt, Volunteer Educate
- Fund-raising campaign
- Capital Campaign/Endowment thru CFO & MRCF
  - Initial Goal: \$1.5 million
- Past & Present Committee members:
 

• Wayne Parry	Shelby O'Keefe
• Judy Cavender	Sue Eudaly
• John Butz	Larry Stratman
• JoAnn Brand-Hoertel	Lee Buhr
• Dawn Smith	Maria Bancroft
• Marsha Wayman	John Redshaw
• Lauren Ranney	Jami Rigsby-Jenkins
• And lots of volunteers!	

8



## Fund Raising Efforts

- Fund Raising Campaign strategy laid out 2016
- Advanced Giving/Lead Donor Effort 2016
- Dozens of one-on-one visits with prospective donors
- Lead donors: Mr. Bob Eck (\$441,000); Ranney Run (\$77,000); Day Family (\$45,000); Central Federal S&L (\$25,000); Phelps County Humane Society (\$34,000); Katherine Bacon Trust (\$16,800); Brewer Science; PCB; the Van Dorens & the Drains families; and many others
- **Donations received/pledged to-date: \$861,661!**

9

### S.A.V.E. FINANCIAL STATEMENT AS OF JANUARY 31, 2025

<u>Fiscal Yr</u>	<u>Cash Donations</u>	<u>Interests</u>
2012	\$ 441,502.10	\$
2013	\$ 2,576.54	\$ 9,815.08
2014	\$ 1,479.00	\$ 2,272.12
2015	\$ 5,285.00	\$ 2,218.53
2016	\$ 8,502.70	\$ 2,244.90
2017	\$ 96,524.36	\$ 2,862.24
2018	\$ 46,293.74	\$ 4,724.87
2019	\$ 57,152.81	\$ 7,435.97
2020	\$ 45,192.46	\$ 4,413.04
2021	\$ 45,361.61	\$ 2,316.51
2022	\$ 31,683.42	\$ 3,178.79
2023	\$ 53,665.64	\$ 10,921.27
2024	\$ 26,441.31	\$ 10,302.19
2025	\$	\$ 2,530.01
<b>Totals</b>	<b>\$ 861,660.69</b>	<b>\$ 65,235.52</b>
<b>Total Donations and Interest To-Date</b>	<b>\$</b>	<b>926,896.21</b>
<b><u>Disbursements:</u></b>		
Personnel (Intern)	\$	2,447.70
Copying/Production/Postage/Travel	\$	2,214.12
Engineering/Consultants/Construction	\$	701,659.51
Fund Raising/Special Events	\$	4,470.44
Returned donations	\$	550.00
Administration Fees - Other Expenses	\$	9,967.45
<b>Total Disbursements</b>	<b>\$</b>	<b>721,309.22</b>
<b>Total Income To-Date</b>	<b>\$</b>	<b>926,896.21</b>
<b>Total Disbursements To-Date</b>	<b>\$</b>	<b>(721,309.22)</b>
<b>TOTAL FUNDS AVAILABLE</b>	<b>\$</b>	<b>205,586.99</b>

NOTE: S.A.V.E. Campaign Goal - 1.5 million

10

### Major Expenses To-Date

- Feasibility Study
- Fund-raising
- Architecture/Design (SPOA)
- Shell Building Construction (Cahill's)
- Interior
  - Kennel flooring & sub-plumbing
  - Lobby/Office flooring & sub-plumbing
  - Framing
- Major Needs:
  - Kennels/Cages
  - Interior electric
  - Site work
  - HVAC
  - FF&E

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### Past Activities & Events

- Capital Campaign Presentations
- Shelter Bricks
- Shelter Open Houses
- Professional Group Receptions
- Ranney Run
- Pints for Pups
- Informational Displays at Community Events
- "Got Sneakers" program
- Sold Hoodies and T-shirts
- "Dog & Cat Days of Summer" – Fugitive Beach
- Methodist Church Camp fund-raiser
- Donation Boxes
- Trivia Night
- Safari – Cub Creek Camp
- Dinner Auction (coming in April 26, 2025 – The Walker Family)

For Shelter Donations: City of Rolla, Missouri

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Special  
Event!



**Loving Paws Project**

# Spring Dinner

A FUNDRAISER BENEFITING THE  
NEW ROLLA ANIMAL SHELTER

Dinner, Silent & Live Auction

**April 26th, 2025**

at Diamond Event Center  
1325 S. Bishop Ave. Suite B

Doors open at 5 p.m. - Dinner at 6 p.m.  
\$50 per person - Tables of 8

Sponsorship Opportunities Available!

Call (573) 368-1646 to make a reservation.

 @LovingPawsProject

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Thank you for your support!



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**CITY OF ROLLA  
CITY COUNCIL SESSION AGENDA**

**DEPARTMENT HEAD:     Darin Pryor**

**ACTION REQUESTED:     Motion**

**ITEM/SUBJECT:             Signal Design for 10<sup>th</sup>/Holloway Intersection**

**BUDGET APPROPRIATION (IF APPLICABLE) - \$80,000                     DATE: 2-18-25**

**\*\*\*\*\***

**COMMENTARY:**

The signal equipment at the intersection of 10<sup>th</sup> and Holloway has reached the end of it's useful life. Staff is proposing to engage a consultant to design a new set of signals at this location. This design work was included in the current budget. We would budget for the construction at this intersection in the 2025-2026 budget year. Eight consultants were evaluated and Olsson Engineering from Springfield was selected based on qualifications. Staff recommends a motion to award the design project to Olsson Engineering and staff will begin negotiations on a scope and fee for this project.

**ITEM NO.                     V.A.1**  
**\_\_\_\_\_**



HIGH STREET

801

803

805

807

10TH STREET/ROUTE BB

HOLLOWAY STREET

900

906



DRAFT

**A RESOLUTION HONORING JOE AND JANE DALTON FOR THEIR DEDICATED SERVICE TO MOTHERS  
AND CHILDREN IN OUR COMMUNITY**

**WHEREAS**, the City of Rolla recognizes the immeasurable value of individuals who dedicate their lives to the service of others, providing compassion, guidance, and tangible support to those in need; and

**WHEREAS**, Joe and Jane Dalton have faithfully served at Rolla Pregnancy Resource Center, which was founded in late 2006 and opened its doors in February 2007, with the expressed mission "to end abortion" by empowering women with life-affirming choices, practical support, and compassionate care; and

**WHEREAS**, Rolla Pregnancy Resource Center is unique in its approach, utilizing Certified Professional Life Coaches (CPLC's) to work with at-risk mothers, a method that has been a cornerstone of its 99.7% success rate and the saving of over 4,000 babies; and

**WHEREAS**, through their unwavering commitment, Joe and Jane Dalton have ensured that Rolla Pregnancy Resource Center has served over 5,000 mothers, provided over 5,000 ultrasounds, and facilitated over 22,000 total client visits, offering hope and practical resources to those in need; and

**WHEREAS**, their dedication has extended beyond Rolla, as they have played a crucial role in founding 12 independent pregnancy resource centers across Missouri, training their staff in the "Rolla method", thereby amplifying their life-saving impact in multiple communities; and

**WHEREAS**, Joe and Jane Dalton also oversee BRIDGES, a nationally recognized maternity home, which has gained attention for its exceptional success in launching productive, self-sufficient mothers into society, helping women build stable and independent futures for themselves and their children; and

**WHEREAS**, their tireless service has strengthened the moral and social fabric of Rolla, Missouri, and beyond, through education, compassionate outreach, and a steadfast commitment to the sanctity of life; and

**WHEREAS**, the City Council of Rolla, Missouri, wishes to recognize Joe and Jane Dalton for their unwavering devotion, their years of tireless service, and the profound legacy of lives saved and families transformed through their work;

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of Rolla, Missouri, on behalf of its citizens, does hereby honor and commend Joe and Jane Dalton for their outstanding dedication, life-affirming service, and profound impact on the lives of mothers, children, and families in our community;

**BE IT FURTHER RESOLVED**, that a copy of this resolution be presented to Joe and Jane Dalton as a token of appreciation and in recognition of their remarkable contributions to the City of Rolla and beyond.

**PASSED AND ADOPTED** this [Day] of [Month], [Year], by the City Council of Rolla, Missouri.

**SIGNED:**

DRAFT

[Mayor's Name]  
Mayor, City of Rolla

[City Council Member's Name]  
City Council Member