

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

COUNCIL PRAYER
Ministerial Alliance

AGENDA OF THE ROLLA CITY COUNCIL
Monday, November 3rd, 2025; 6:30 P.M.
City Hall Council Chambers
901 North Elm Street

PRESIDING: Mayor Louis J. Magdits IV

COUNCIL ROLL: Vacancy, AUGUST ROLUFS, ANDREW BEHRENDT, NATHAN CHIRBAN, STEVE JACKSON, AARON PACE, WILLIAM HAHN, TOM MC NEVEN, KEVIN GREVEN, DAVID SHELBY, TINA BALCH AND MICHEAL DICKENS

PLEDGE OF ALLEGIANCE
Councilman Rolufs

I. CONSENT AGENDA –

- A. Consider Approval of the City Council Minutes of:
 - 1. City Council Minutes – October 6th, 2025
 - 2. City Council Minutes – October 20th, 2025
 - 3. City Council Closed Session Minutes – October 20th, 2025

II. REPORT OF MAYOR and COUNCIL/REPORTS OF BOARDS AND COMMISSIONS/CITY DEPARTMENTS

- a) Environmental Services Department Monthly Report September 2025
- b) Building Codes monthly report – September 2025
- c) Rolla Municipal Court summary – September 2025
- d) The Centre Income Statement ending September 2025
- e) Fire Incident Report for September 2025

III. PUBLIC HEARINGS - NONE

IV. ACKNOWLEDGMENTS and SPECIAL PRESENTATIONS – NONE

V. OLD BUSINESS –

- A. **Ordinance** to approve the vacation of a utility easement at 4020 Hypoint North. (City Planner Tom Coots)
Final Reading
- B. **Ordinance** to authorize the Mayor to enter into a Development Agreement with the Woods Mill Development LLC. (PW Director Darin Pryor) **Final Reading**

- C. **Ordinance** to amend Chapter 18 of the City Code pertaining to trash service fees. (Environmental Services Director Roger Pankey) **Final Reading**
- D. **Ordinance** to approve the annexation of certain property West of Woodcrest Dr. off Vichy Dr. into the city of Rolla corporate limits and assigning R-3, Multi-Family Residential zoning for the Audubon Ridge Development. (Com. Dev. Director Dawn Bell) **Final Reading**

VI. **NEW BUSINESS** –

- A. **Motion** to Select Architectural/Planning Services for the Centre’s Natatorium and Related Spaces (City Administrator Keith Riesberg)

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

- A. **Motion** to secure the purchase of a refuse collection truck from Armor Equipment. (Environmental Services Director Roger Pankey)

VIII. **CITIZEN COMMUNICATION**

IX. **MAYOR/CITY COUNCIL COMMENTS**

- A. SCRVG Recognition (Mayor Magdits)
- B. Recognition of S&T students regarding the 1501 train engine project. (Parks Director Floyd Jernigan)
- C. Recognition of City Administrator John Butz on his retirement. (Mayor Magdits)
- D. **Motion** to re-appoint Eric Showalter for the Board of Public Works (exp Aug 2028).
- E. **Motion** to re-appoint Joe Polizzi to the Board of Public Works (exp Aug 2029)

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

- A. Next City Council meeting, Monday, November 17th.
- B. Opening day of Candidate Filing: Tuesday, December 9th, 2025 at 8:00 am on the 3rd floor of the City Hall.

IX. **CLOSED SESSION** – Closed Session per RSMo 610.021 – (3) Personnel

X. **ADJOURNMENT** -

ROLLA CITY COUNCIL MEETING MINUTES
MONDAY, OCTOBER 6TH, 2025; 6:30 P.M.
ROLLA CITY HALL COUNCIL CHAMBERS
901 NORTH ELM STREET

Presiding: Mayor Pro-Tempore Kevin Greven

Council Members in Physical Attendance: August Rolufs, Andrew Behrendt, Aaron Pace, Nathan Chirban, Steve Jackson, William Hahn, Tom McNeven, Kevin Greven, David Shelby, Micheal Dickens and Tina Balch.

Council Members Absent: Ward 1 Vacancy, Mayor Louis J. Magdits IV

Department Directors and Other City Officials in Physical Attendance: Public Works Director Darin Pryor, Fire Chief Jeff Breen, Community Development Director Dawn Bell, Environmental Service Director Roger Pankey, Parks Director Floyd Jernigan, City Planner Tom Coots, Interim Centre Recreation Director Josh Stephens, Police Major Will Loughridge, Finance Director Steffanie Rogers, City Administrator John Butz, Incoming City Administrator Keith Riesberg, and City Counselor Nathan Nickolas.

Mayor Pro-Tempore Kevin Greven called the meeting to order at approximately 6:30 p.m. and asked Councilwoman Balch to lead in the Pledge of Allegiance.

I. CONSENT AGENDA –

- A. Consider Approval of the City Council Minutes of:
 - A. City Council Minutes – September 2nd, 2025
 - B. Closed Session Minutes – September 2nd, 2025
 - C. City Council Minutes – September 17th, 2025
 - D. City Council Workshop Minutes – September 17th, 2025

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

II. REPORT OF MAYOR and COUNCIL/REPORTS OF BOARDS AND COMMISSIONS/CITY DEPARTMENTS

- a) Environmental Services Department Monthly Report August 2025
- b) Building Codes monthly report – August 2025
- c) Rolla Municipal Court summary – August 2025
- d) Police Department Monthly Report – August 2025
- e) Animal Control Division Report – August 2025
- f) The Centre Income Statement ending August 2025
- g) Fire Incident Report for August 2025
- h) City of Rolla Financials for August 2025

III. PUBLIC HEARINGS -

- A. **Public Hearing and Ordinance** to approve the renaming of Sandstone Street to Sandstone Drive. (City Planner Tom Coots) Mayor Pro-Tempore Kevin Greven opened the public hearing at 6:36 pm. Larry Tate from 1829 Sandstone, thanked council for their consideration and reminded them that he had personally spoken with all 22 residents that would be affected by this name change; all of which were supportive. At approximately 6:40 pm, with no further comments, the public hearing was closed. City Counselor Nathan Nickolaus read the ordinance for its first reading, by title: AN ORDINANCE TO CHANGE THE NAME OF SANDSTONE STREET TO SANDSTONE DRIVE.

IV. ACKNOWLEDGMENTS and SPECIAL PRESENTATIONS –

At this time, Mayor Pro-Tempore Greven, chose to address agenda item X.B. regarding the Homecoming parade. Ms. Zervos shared the details of the upcoming RHS Homecoming parade, scheduled on October 16th on Rolla Street.

V. OLD BUSINESS –

- A. **Ordinance** to approve Preliminary Engineering Agreement with BNSF for 18th/Bardley Roundabout. (Public Works Director) City Counselor Nathan Nickolaus read the ordinance for its final reading by title: ORDINANCE 4877: AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE A CERTAIN AGREEMENT BETWEEN THE CITY OF ROLLA, MISSOURI AND BNSF RAILWAY COMPANY. A motion was made by Jackson, seconded by Behrendt, to approve the ordinance. A roll call vote showed: Ayes: Rolufs, Behrendt, Chirban, Pace, Jackson, Hahn, McNeven, Greven, Shelby, Dickens, and Balch. Nays: none.
- B. **Ordinance** to enter into agreement with MoDOT for Transportation Alternatives Funds Agreement to replace 45 non-compliant curb ramps. (PW Director Darin Pryor) City Counselor Nathan Nickolaus read the ordinance for its final reading by title: ORDINANCE 4878: AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF ROLLA, MISSOURI TO EXECUTE ON BEHALF OF THE CITY OF ROLLA, MISSOURI A CERTAIN TRANSPORTATION ALTERNATIVE FUNDS PROGRAM AGREEMENT BETWEEN THE CITY OF ROLLA, MISSOURI AND MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION FOR THE REPLACEMENT OF APPROXIMATELY 45 ADA CURB RAMPS. A motion was made by Jackson, seconded by Balch, to approve the ordinance. A roll call vote showed: Ayes: Balch, Dickens, Chirban, Greven, Jackson, Hahn, McNeven, Pace, Shelby, Behrendt, And Rolufs. Nays: None.
- C. **Ordinance** amending Sec.31-3 of the Rolla City Code pertaining to Park Hours. (Parks Director Floyd Jernigan) A motion was made by Hahn, seconded by Jackson, to amend Section 1 of the ordinance to read, "...nighttime activities or when Parks..." The motion passed unanimously by voice vote. Behrendt read portions of an email received from Megan Johnson. Park's Director Floyd Jernigan listed for Council actions taken by his department to combat criminal activity. Police Chief Fagan shared that his department strongly supported the proposed ordinance. Criminal statistics shared from January 1st through the end of September reflected that from the hours of 12:00 am to 6:00 am there had been 246 calls and 59 arrests in the Rolla Parks. City Counselor Nathan Nickolaus read the ordinance for its final reading by title: ORDINANCE 4879: AN ORDINANCE TO AMEND THE CITY CODE REGARDING PARK HOURS as amended. A motion was made by Pace, seconded by Jackson, to approve the ordinance. A roll call vote showed: Ayes: Behrendt, Jackson, Shelby, Greven, Rolufs, Pace, Chirban, Balch, and McNeven. Nays: Dickens and Hahn.

- D. **Ordinance** approving a CUP to allow an Agricultural Business Use (golf driving range) in the R-1, Suburban Residential district at 1905 Country Ridge Rd. (City Planner Tom Coots) Community Development Director Dawn Bell explained the purpose for general CUP usage which gives opportunity for discretionary review by City.

A motion was made by Hahn, seconded by Behrendt to amend Section 2, #6, to read, “tee boxes beyond original ten”.

The motion passed unanimously by voice vote. A motion was made by Hahn, seconded by Pace, to amend Section 2, #5, to read, “range and all driving and parking surfaces is prohibited beyond permissible security lighting such as dusk to dawn. Motion passed with 9 Ayes, and 2 Nays (Chirban and Balch).

City Counselor Nathan Nickolaus read the ordinance for its final reading by title: ORDINANCE 4880: AN ORDINANCE TO AUTHORIZE THE ISSUANCE OF A CONDITIONAL USE PERMIT FOR PROPERTY ADDRESSED AS 1905 COUNTRY RIDGE RD FOR AN AGRICULTURAL BUSINESS USE (GOLF DRIVING RANGE) IN THE R-1 SUBURBAN RESIDENTIAL DISTRICT as amended. A motion was made by Hahn, seconded by Jackson, to approve the ordinance. A roll call vote showed: Ayes: Hahn, Jackson, Shelby, Balch, McNEven, Chirban, Rolufs, Greven, and Behrendt. Nays: Dickens and Pace.

VI. **NEW BUSINESS** –

- A. **Ordinance** authorizing a Municipal Agreement with the Missouri Highways and Transportation Commission for repairs to the 10th Street (Route BB) bridge over the railroad. Public Works Director, Darin Pryor explained that this uncommon agreement would allow close city streets and detour traffic during the project. City Counselor Nathan Nickolaus read the ordinance for its first reading by title: AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF ROLLA, MISSOURI TO EXECUTE ON BEHALF OF THE CITY OF ROLLA, MISSOURI A CERTAIN MUNICIPAL AGREEMENT BETWEEN THE CITY OF ROLLA, MISSOURI AND MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION.
- B. **Ordinance** prohibiting parking on Little Oaks Road between Route 63 and Rolla Street. PW Director Darin Pryor stated that the existing roadway on Little Oaks between Route 63 and Rolla Street, is not wide enough to allow parking. The road is scheduled for construction in 2026, in which it will be widened, and parking will again be allowed on one side of the street. City Counselor Nathan Nickolaus read the ordinance for its first reading by title: AN ORDINANCE AMENDING SECTION 27-92 OF THE GENERAL ORDINANCES OF THE CITY OF ROLLA, MISSOURI KNOWN AS THE CODE OF THE CITY OF ROLLA, MISSOURI, RELATING TO PARKING.
- C. **Ordinance** authoring the execution of an Airport Infrastructure Grant Agreement with the Missouri Highways and Transportation Commission. (PW Director Darin Pryor) City Counselor Nathan Nickolaus read the ordinance for its first reading by title: AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF ROLLA, MISSOURI TO EXECUTE ON BEHALF OF THE CITY OF ROLLA, MISSOURI A CERTAIN AIRPORT INFRASTRUCTURE GRANT AGREEMENT BETWEEN THE CITY OF ROLLA, MISSOURI AND MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION.
- D. **Ordinance** regarding the rights and duties of pedestrians and motorists in roadways and intersections. (Police Chief Sean Fagan) This proposed ordinance has been written for pedestrian safety and for the prevention of traffic flow obstructions/distractions at major thoroughfares within the City of Rolla. City Counselor Nathan Nickolaus read the ordinance for its first reading by title: An Ordinance Regarding the Rights and Duties of Pedestrians and Motorists in Roadways and Intersections.

- E. **Ordinance** to amend Chapter 18 of the City Code pertaining to trash service fees. Environmental Services Director Roger Pankey reported that the Environmental Services budget has operated at a deficit in three of the past four fiscal years. As a result, an increase in trash service fees is necessary to maintain service levels and ensure the long-term financial sustainability of the program. The ordinance was erroneously not included in the packet and so this item will be brought back to council for a first reading the October 20th.
- F. **Discussion/Motion** to ratify the Centre's Natatorium (indoor pool)-continued operation. (City Administrator John Butz) A motion was made by Hahn, seconded by Behrendt, to direct the staff to continue to operate the natatorium to the extent possible with the constraints of the budget. The motion passed with a voice vote of 9 Ayes and 2 Nays (Balch and Chirban).

VII. CLAIMS and/or FISCAL TRANSACTIONS –

- A. **Motion** to award bid to Fabick Cat for a Caterpillar 430 Backhoe. (PW Director Darin Pryor)
A motion was made by Jackson, seconded by Pace, to award the bid to Fabick Cat for \$152,645 using the Sourcewell program. The motion passed unanimously by voice vote.
- B. **Motion** to award bid to:
- a. Rush Truck Centers of Missouri for the purchase of an International HV507 truck. A motion was made by Jackson, seconded by Hahn, to award the bid for \$132,918.92. The motion passed unanimously by voice vote.
 - b. Viking-Cives Midwest for a 16' dump bed. (PW Director Darin Pryor) A motion was made by Jackson, seconded by Pace, to award the bid for \$118,426. The motion passed unanimously by voice vote.
- C. **Motion** to ratify City Administration's renewal with Sunlife for excess coverage for health insurance. (City Administrator, John Butz) Sunlife stop-loss coverage took effect on October 1st for 12 months for FY 2025-2026 and will maintain the current \$100,000 deductible. A motion was made by Jackson, seconded by Chirban to ratify the renewal. Motion passed unanimously by voice vote.

VIII. CITIZEN COMMUNICATION

- A. Collin Gentry asked for an update regarding pool design services talked about at a previous Council meeting.
- B. Doug Neogi thanked Council for voting to keep the pool open through the April election and expressed that the natatorium was an important tool in the retention of university personnel.
- C. David Dukes voiced his dissatisfaction with what he views as a misalignment of the City's priorities.

IX. MAYOR/CITY COUNCIL COMMENTS

- A. Jackson asked City Counselor Nathan Nickolaus about legislation regarding Video Gambling Machines and the lawsuit being pursued by the City of Springfield. City Counselor Nickolaus advised nothing had progressed legislatively and that the City of Springfield had dropped their lawsuit.
- B. Discussion was had about the student crossing at the Hwy 63/Tim Bradley Way round about and how student should be encouraged to cross at the tunnel for a safer experience.
- C. Jackson asked for an update regarding a citizen/stakeholder Coalition to address the homeless issue. City Administrator John Butz stated he would follow-up with Mayor Magdits on his intent.

- D. Jackson also commented on the sign ordinance and how it is a repeat topic regarding enforcement of same during elections.
- E. Chirban asked about a proposed ordinance outlining street and parking lot closures. City Administrator John Butz replied that this was actively being worked on.
- F. Behrendt later commented that perhaps the Homeless Task Force in Jefferson City would send someone that could come speak about their experiences. Rolufs commented that this issue wasn't unique to Rolla and was increasing everywhere.

X. COMMENTS FOR THE GOOD OF THE ORDER

- A. Next City Council meeting, Monday, October 20th.
- B. Gina Zervos – RHS Director of Communications: 2025 Homecoming Parade on Thursday, October 16th at 6:00 p.m. Note: This item was addressed in section IV.
- C. Fire Chief Jeff Breen spoke on Fire Safety Month and the theme, “Charge into Safety”, a topic highlighting the dangers of Lithium Ion batteries.
- D. Incoming City Administrator Keith Riesberg shared his sentiments regarding the high-quality service he has observed among City employees, noting a strong team spirit and high-performing culture across the organization. He also provided updates, including the Rolla Police Department receiving a \$50,000 grant through the Blue Shield Community Initiative and the Rolla City Fire Department receiving a \$54,000 grant from Homeland Security; both cited as examples of the positive impact of Council support on key initiatives.
- E. Mayor Pro-Tempore Kevin Greven reported that, following conversations with Aimee Campbell (RACC Tourism Director) and Lonna Sowers (President of RDBA), statistics indicate that last Saturday's Downtown Craft Festival was the largest to date, featuring 113 vendors.
- F. Jackson shared that City Administrator John Butz had represented the City at the Homecoming activities and ribbon cutting for the new Mo S&T Welcome Center. He also shared that the RMU Director position has been posted.
- G. City Administrator John Butz shared that the asbestos results regarding the Sharp Road property have come in and the City is now soliciting proposals for possible development.

XI. CLOSED SESSION – Closed Session per RSMo 610.021 – NONE

XII. ADJOURNMENT - With nothing further to discuss, Mayor Pro-Tempore Greven adjourned the meeting at 8:53 p.m.

CITY CLERK

MAYOR

ROLLA CITY COUNCIL MEETING MINUTES
MONDAY, OCTOBER 20TH, 2025; 6:30 P.M.
ROLLA CITY HALL COUNCIL CHAMBERS
901 NORTH ELM STREET

Presiding: Mayor Pro-Tempore Kevin Greven

Council Members in Physical Attendance: August Rolufs, Andrew Behrendt, Aaron Pace, Nathan Chirban, Steve Jackson, William Hahn, Tom McNeven, Kevin Greven, David Shelby, Micheal Dickens and Tina Balch.

Council Members Absent: Ward 1 Vacancy, Mayor Louis Magdits IV

Department Directors and Other City Officials in Physical Attendance: Public Works Engineer Mathew Kreyling, Fire Chief Jeff Breen, Community Development Director Dawn Bell, Environmental Service Director Roger Pankey, Parks Director Floyd Jernigan, City Planner Tom Coots, Police Chief Sean Fagan, Finance Director Steffanie Rogers, City Administrator John Butz, Incoming City Administrator Keith Riesberg, and City Counselor James Klahr.

Mayor Pro-tempore Kevin Greven called the meeting to order at approximately 6:30 p.m. and asked Councilman Dickens to lead in the Pledge of Allegiance.

I. PUBLIC HEARINGS -

- A. **Public Hearing and Ordinance** to approve the annexation of certain property West of Woodcrest Dr. off Vichy Dr. into the City of Rolla corporate limits and assigning R-3, Multi-Family Residential zoning for the Audubon Ridge Development. Com. Dev. Director Dawn Bell explained this was a voluntary annexation into the city limits of about 17 acres. The entire tract is 77 acres, 8 of which are already in the city limits. The proposed first phase of the development (25 acres) would include 44 lots, intended for development mostly as 4-plex multi-family units. At 6:33 pm Mayor Pro-Tem Greven officially opened the public hearing. Caleb Homan with Archer Elgin and Mike Woessner of Investment Realty spoke on behalf of their project and answered Council questions. With no further questions or comments, Mayor Pro-Tem Greven closed the public hearing 6:45 pm. City Counselor James Klahr read the ordinance for its first reading, by title: AN ORDINANCE TO APPROVE THE ANNEXATION OF CERTAIN PROPERTY IN SECTION 35, TOWNSHIP 38 NORTH, RANGE 8 WEST INTO THE CORPORATE LIMITS OF THE CITY OF ROLLA AND ASSIGNING ZONING OF SAID PROPERTY AS THE R-3, MULTI-FAMILY RESIDENTIAL DISTRICT.

Note: At this time, Mayor Pro-Tem addressed the related agenda item IV, B. Minutes for this item will be in section IV, B.

II. ACKNOWLEDGMENTS and SPECIAL PRESENTATIONS –

Note: At this time, Mayor Pro-Tem Greven addressed items VIII B & C. Minutes on this will be in Section VIII.

III. **OLD BUSINESS** –

- A. **Ordinance** to approve the renaming of Sandstone Street to Sandstone Drive. (City Planner Tom Coots) City Counselor James Klahr read the ordinance for its final reading, by title: ORDINANCE 4881: AN ORDINANCE TO CHANGE THE NAME OF SANDSTONE STREET TO SANDSTONE DRIVE. A motion was made by Pace, seconded by Jackson, to approve the ordinance. A roll call vote showed: Ayes: Hahn, Dickens, Jackson, Shelby, Balch, McNeven, Chirban, Rolufs, Pace, Greven and Behrendt. Nays: none.
- B. **Ordinance** authorizing a Municipal Agreement with the Missouri Highways and Transportation Commission for repairs to the 10th Street (Route BB) bridge over the railroad. (Public Works Director, Darin Pryor) City Counselor James Klahr read the ordinance for its final reading, by title: ORDINANCE 4882: AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF ROLLA, MISSOURI TO EXECUTE ON BEHALF OF THE CITY OF ROLLA, MISSOURI A CERTAIN MUNICIPAL AGREEMENT BETWEEN THE CITY OF ROLLA, MISSOURI AND MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION. A motion was made by Jackson, seconded by Pace, to approve the ordinance. A roll call vote showed: Ayes: McNeven, Dickens, Rolufs, Shelby, Greven, Behrendt, Balch, Pace, Jackson, Hahn and Chirban. Nays: none.
- C. **Ordinance** prohibiting parking on Little Oaks Road between Route 63 and Rolla Street. (PW Director Darin Pryor) City Counselor James Klahr read the ordinance for its final reading, by title: ORDINANCE 4883: AN ORDINANCE AMENDING SECTION 27-92 OF THE GENERAL ORDINANCES OF THE CITY OF ROLLA, MISSOURI KNOWN AS THE CODE OF THE CITY OF ROLLA, MISSOURI, RELATING TO PARKING. A motion was made by Chirban, seconded by Jackson, to approve the ordinance. A roll call vote showed: Ayes: Dickens, Rolufs, Shelby, Greven, McNeven, Behrendt, Balch, Hahn, Jackson, Chirban and Pace.
- D. **Ordinance** authoring the execution of an Airport Infrastructure Grant Agreement with the Missouri Highways and Transportation Commission. (PW Director Darin Pryor) City Counselor James Klahr read the ordinance for its final reading, by title: ORDINANCE 4884: AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF ROLLA, MISSOURI TO EXECUTE ON BEHALF OF THE CITY OF ROLLA, MISSOURI A CERTAIN AIRPORT INFRASTRUCTURE GRANT AGREEMENT BETWEEN THE CITY OF ROLLA, MISSOURI AND MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION. A motion was made by Jackson, seconded by Shelby, to approve the ordinance. A roll call vote showed: Ayes: Greven, McNeven, Behrendt, Jackson, Chirban, Pace, Dickens, Rolufs, Shelby, Balch, and Hahn. Nays: none.
- E. **Ordinance** regarding the rights and duties of pedestrians and motorists in roadways and intersections. (Police Chief Sean Fagan) A motion was made by Hahn, seconded by Dickens, to remand the ordinance to the Bicycle Pedestrian Advisory Committee (B-PAC) for their consideration before bringing it back to Council. The motion failed by voice vote with 4 Ayes and 7 Nays (McNeven, Jackson, Pace, Greven, Balch, Shelby and Chirban). City Counselor James Klahr read the ordinance for its final reading, by title: ORDINANCE 4885: AN ORDINANCE REGARDING THE RIGHTS AND DUTIES OF PEDESTRIANS AND MOTORISTS IN ROADWAYS AND INTERSECTIONS. A motion was made by Pace, seconded by Jackson, to approve the ordinance. A roll call vote showed: Ayes: Hahn, McNeven, Balch, Shelby, Jackson, Pace, Dickens, Rolufs, Greven, and Chirban. Nays: Behrendt.

IV. NEW BUSINESS –

- A. **Ordinance** to approve the vacation of a utility easement at 4020 Hypoint North. (City Planner Tom Coots) This vacation of this unused easement is necessary for a proposed project by the applicant. Hahn announced that he would be abstaining from this item, as the applicant is his employer City Counselor James Klahr read the ordinance for its first reading, by title: AN ORDINANCE APPROVING THE VACATION OF AN EASEMENT LOCATED AT 4020 HYPOINT NORTH.
- B. **Ordinance** to authorize the Mayor to enter into a Development Agreement with the Woods Mill Development LLC. (PW Engineer Matthew Kreyling explained this voluntary Development Agreement with Woods Mill Development LLC lays out key expectations and responsibilities regarding the development from sewer and water to connecting walking trails to the Audubon Park. City Counselor James Klahr read the ordinance for its first reading, by title: AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF ROLLA, MISSOURI TO EXECUTE ON BEHALF OF THE CITY OF ROLLA, MISSOURI A VOLUNTARY DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ROLLA, MISSOURI, AND WOODS MILL DEVELOPMENT LLC.
- C. **Ordinance** to amend Chapter 18 of the City Code pertaining to trash service fees. (Environmental Services Director Roger Pankey) City Counselor James Klahr read the ordinance for its first reading, by title: AN ORDINANCE REPEALING SECTION 18-14 (a), 18-16 (a), 18-23 AND SECTION 18-25 OF THE GENERAL ORDINANCES OF THE CITY OF ROLLA, MISSOURI KNOWN AS THE CODE OF THE CITY OF ROLLA, MISSOURI, AND ENACTING NEW SECTIONS IN LIEU THEREOF PERTAINING TO RESIDENTIAL, SPECIAL, AND COMMERCIAL REFUSE DISPOSAL AND COLLECTION.

V. CLAIMS and/or FISCAL TRANSACTIONS –

- A. **Resolution** authorizing an Award Agreement with the Missouri Dept. of Public Safety/Office of Homeland Security for the acceptance of a MO Blue Shield Grant. (Police Chief Sean Fagan) City Counsel James Klahr read the resolution for one reading by title: RESOLUTION 2074: RESOLUTION AUTHORIZING THE MAYOR OF THE CITY OF ROLLA, MISSOURI TO EXECUTE ON BEHALF OF THE CITY OF ROLLA, MISSOURI AN AGREEMENT WITH THE MISSOURI DEPARTMENT OF PUBLIC SAFETY/OFFICE OF HOMELAND SECURITY FOR THE ACCEPTANCE OF FUNDING THROUGH THE MISSOURI BLUE SHIELD GRANT PROGRAM AWARDED TO THE ROLLA POLICE DEPARTMENT FOR THE PURCHASE OF EQUIPMENT. A motion was made by Pace, seconded by Chirban, to approve the resolution. Motion passed unanimously by voice vote.
- B. **Resolution** authorizing the preparation and submission of a CDBG grant application on behalf of and in coordination with Ozark Actors Theatre for the purpose of rehabilitating the Pine Street Studio façade. (Com. Dev. Director Dawn Bell) City Counsel James Klahr read the resolution for one reading by title: A RESOLUTION OF THE CITY OF ROLLA, MISSOURI, STATING INTENT TO SEEK FUNDING THROUGH THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM AND AUTHORIZING THE MAYOR TO PURSUE ACTIVITIES IN ATTEMPT TO SECURE FUNDING. A motion was made by Hahn, seconded by Pace, to approve the resolution. Motion passed unanimously by voice vote.

VI. CITIZEN COMMUNICATION

- A. David Dukes: Informed Council of Opioid-like substances that are being legally sold at the gas stations and smoke shops. Chief Fagan added that the Police Chiefs' Association as well as the Sheriffs' Association are currently working together to present a state statute to make these substances illegal. The issue of the in-store gambling devices needs to be addressed either by the courts or the Legislature.

VII. MAYOR/CITY COUNCIL COMMENTS

- A. Jackson shared that he and Greven had each attended the ground breaking ceremony for the new Habitat for Humanity home; the 12th to be built in the Rolla community.
- B. Behrendt shared an "Official Travel Guide of Missouri" that he picked-up while traveling and noticed that the City of Rolla tourism was not represented in the publication.
- C. Chirban asked if anything had come of the citizen request from a previous meeting where more bike parking racks were requested in Downtown. City Administrator John Butz noted that there are bike racks on nearly every block of downtown including City Hall.
- D. Greven shared:
- Salute to Valor Luncheon at the Red Shed in Doolittle on October 30th
 - Veteran's Day Parade on November 8th
 - Pheasant Hunt for Veterans on October 25th and 26th.
 - Tax Challenges Workshop for Military Personnel on November 13. Register at taxrepllc.com
 - Hero's Marathon on November 15th
 - Christkindle Market on December 5th and 6th
 - National Wreaths Across America day December 13th.
- E. Councilman Hahn shared congratulatory remarks for Adam Meyer, who recently completed another Chicago Marathon, raising \$3,700 for Ronald McDonald House Charities. Over the years, Adam has raised approximately \$20,000 through his marathon efforts.

VIII. COMMENTS FOR THE GOOD OF THE ORDER

- A. Next City Council meeting, Monday, November 3rd.
- B. RACC Executive Director Stevie Kears shared details of the 1st Veterans Day Parade scheduled on Saturday, November 8th at 10:00 am.
- C. RDBA Rachel Guth shared details regarding Boo-Palooza scheduled for Friday, October 31st, from 5:00 to 8:00 pm at the Downtown Bandshell lot.

- IX. **CLOSED SESSION** – Closed Session per RSMo 610.021 (2) Leasing of Real Estate and (12) Negotiated Contract. Closed session was held at 5:30 pm on the 3rd floor and posted as a separate notice to reflect same.

- X. **ADJOURNMENT** – With nothing further to discuss, the meeting was adjourned at 8:18 pm.

CITY CLERK

MAYOR

SEPTEMBER MATERIALS COLLECTED & SHIPPED FROM RECYCLING CENTER

(Based on Calendar Year)

Material	Sep 2025	Aug 2025	Sep 2024	Year-to-Date 2025	Year-to-Date 2024	Yearly Total 2024
Cardboard	81.9 ton	99.4 ton	77.2 ton	1,045.1 ton	1,068.9 ton	1,434.5 ton
Newspaper	16.8 ton	35.3 ton	17.3 ton	227.3 ton	210.2 ton	297.8 ton
High Grade Paper	0.0 ton	0.0 ton	0.0 ton	17.9 ton	17.3 ton	17.3 ton
Aluminum	2.0 ton	2.3 ton	0.0 ton	14.0 ton	9.5 ton	16.5 ton
Steel Cans/Scrap Metal	9.3 ton	3.1 ton	2.1 ton	40.3 ton	32.1 ton	45.4 ton
Plastic	0.0 ton	8.9 ton	8.7 ton	59.8 ton	69.4 ton	87.1 ton
Glass	25.6 ton	25.2 ton	0.0 ton	169.3 ton	141.5 ton	190.1 ton
Batteries	2.0 ton	0.0 ton	0.0 ton	4.8 ton	0.9 ton	0.9 ton
Electronic Waste	7.2 ton	0.0 ton	0.0 ton	33.4 ton	27.5 ton	39.1 ton
Household HW	23lb 130gal	0.0 ton	0.0 ton	0.0 ton	0.0 ton	0.0 ton
TOTAL	144.8 ton	174.2 ton	105.3 ton	1,611.9 ton	1,577.1 ton	2,128.6 ton

SERVICES PROVIDED

Type of Service	Sep 2025	Aug 2025	Sep 2024	Year-to-Date 2025	Year-to-Date 2024	Yearly Total 2024
Special Pick-ups	24	45	30	348	310	414
Paper Shredding	3.5 hours	3.5 hours	4.5 hours	36.3 hours	48.0 hours	60.5 hours
Reported Trash Nuisances	0	0	0	0	0	0
Households Dropping Off Hazardous Waste	133	120	101	960	863	1132

DISPOSAL TONNAGE

(Sanitation Division)

Material	Sep 2025	Aug 2025	Sep 2024	Year-to-Date 2025	Year-to-Date 2024	Yearly Total 2024
Refuse	1,784.5 ton	1,609.6 ton	1,585.0 ton	15,741.2 ton	14,516.2 ton	19,044.5 ton

Management Report
FISCAL YEAR 2025
September 2025

BUILDING PERMITS ISSUED	SEPTEMBER FY 2025		SEPTEMBER FY 2024		YTD FY 2025		YTD FY 2024		A CHANGE FY 24 - FY 25	
	#	Value	#	Value	#	Value	#	Value	# ISSUED	\$ VALUE
PERMITS ISSUED	49	\$ 2,733,316.55	29	\$ 699,485	562	\$ -	409	\$ -	37.4%	
Electric, Plumbing, etc. Only	16	\$ -	11	\$ -	306	\$ -	185	\$ -	65.4%	
Single Family Detached	2	\$ 461,000	1	\$ 800,000	13	\$ 3,821,000	24	\$ 6,685,890	-45.8%	-42.8%
Single Family Attached	-	\$ -	-	\$ -	9	\$ 1,410,000	18	\$ 2,678,000	-50.0%	-47.3%
Duplexes	-	\$ -	-	\$ -	5	\$ 1,202,240	1	\$ 300,000	400.0%	300.7%
3-or-4 family	1	\$ 475,000	3	\$ 1,800,000	6	\$ 3,020,000	8	\$ 4,365,000	-25.0%	-30.8%
5-or-more family	-	\$ -	-	\$ -	-	\$ -	1	\$ 3,000,000	-100.0%	-100.0%
Hotels, Motels	-	\$ -	1	\$ 4,000,000	-	\$ -	1	\$ 4,000,000	-100.0%	-100.0%
Other nonhousekeeping shelter	-	\$ -	-	\$ -	-	\$ -	1	\$ 22,000	-100.0%	-100.0%
Amusement, social, recreational	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	-
Churches, other religious	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	-
Industrial	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	-
Parking garages, Storage building	1	\$ 13,722	1	\$ 12,000	5	\$ 330,722	2	\$ 2,900,000	-100.0%	-100.0%
Service stations, repair garages	-	\$ -	-	\$ -	-	\$ -	3	\$ 182,000	66.7%	81.7%
Hospitals, institutional	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	-
Offices, banks, professional	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	-
Public Works, utilities	-	\$ -	-	\$ -	1	\$ 4,387,038	-	\$ -	-	-
Schools, other educational	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	-
Stores, customer	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	-
Towers, antennas	-	\$ -	-	\$ -	2	\$ 2,700,000	2	\$ 2,100,000	0.0%	28.6%
Signs, attached and detached	8	\$ 79,224	2	\$ 25,050	46	\$ 7,372,454	51	\$ 863,485	-9.8%	753.8%
Residential addition, remodel	8	\$ 163,450.55	5	\$ 83,750	93	\$ 2,328,549	51	\$ 1,407,298	82.4%	65.5%
Commercial addition, remodel	10	\$ 1,540,920	4	\$ 278,685	49	\$ 20,599,620	57	\$ 9,427,059	-14.0%	118.5%
Residential garage, carport	-	\$ -	-	\$ -	5	\$ 175,603	-	\$ -	-	-
Demolition, single family	3	\$ -	-	\$ -	17	\$ -	3	\$ -	466.7%	#DIV/0!
Demolition, 2-family	-	\$ -	-	\$ -	1	\$ -	-	\$ -	-	-
Demolition, 3-or-4 family	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	-
Demolition, 5-or-more family	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	-
Demolition, all other	-	\$ -	-	\$ -	6	\$ -	3	\$ -	100.0%	-
Total Residential Units	6	\$ 936,000.00	10	\$ 2,600,000.00	62	\$ 9,453,240	135	\$ 17,452,466	-54.1%	-45.8%
EST. CONSTRUCTION COSTS	-	\$ 2,733,317	-	\$ 6,999,485.00	-	\$ 47,347,226	-	\$ 38,604,308	#DIV/0!	22.6%
Building Permit Fees	\$	\$ 10,352.47	-	\$ 29,570.98	-	\$ 128,951	-	\$ 130,685	#DIV/0!	-1.3%
FEES	\$	\$ 27,802.47	-	\$ 48,695.98	-	\$ 302,251	-	\$ 286,034	#DIV/0!	5.7%

INSPECTIONS PERFORMED	SEPTEMBER FY 2025		SEPTEMBER FY 2024		YTD FY 2025		YTD FY 2024		FY FY 24 - FY 25	
	#	Value	#	Value	#	Value	#	Value	#	%
Building Inspections	157		146		1388		1,615		-14%	
Electrical Inspections	65		61		827		914		-10%	
Excavation Inspections	0		0		0		0		#DIV/0!	
Plumbing Inspections	42		27		496		692		-28%	
Mechanical Inspections	11		27		330		383		-14%	
Code Inspections	159		166		1691		2,266		-25%	
Nuisance Inspections	198		137		1712		1,463		17%	
Business License Inspections	9		9		96		139		-31%	
TOTAL INSPECTIONS	641		595		6540		7,472		-12%	

MUNICIPAL DIVISION SUMMARY REPORTING FORM

Refer to instructions for directions and term definitions. Complete a report each month even if there has not been any court activity.

<u>I. COURT INFORMATION</u>		Municipality: Rolla Municipal		Reporting Period: Sep 1, 2025 - Sep 30, 2025	
Mailing Address: 901 NORTH ELM, ROLLA, MO 65401					
Physical Address: 901 NORTH ELM, ROLLA, MO 65401			County: Phelps County		Circuit: 25
Telephone Number: (573)3648590			Fax Number:		
Prepared by: Stephanie Miles			E-mail Address:		
Municipal Judge: BRAD NECKERMANN					
<u>II. MONTHLY CASELOAD INFORMATION</u>					
			Alcohol & Drug Related Traffic	Other Traffic	Non-Traffic Ordinance
A. Cases (citations/informations) pending at start of month			23	764	207
B. Cases (citations/informations) filed			1	158	7
C. Cases (citations/informations) disposed					
1. jury trial (Springfield, Jefferson County, and St. Louis County only)			0	0	0
2. court/bench trial - GUILTY			0	0	0
3. court/bench trial - NOT GUILTY			0	0	0
4. plea of GUILTY in court			1	39	12
5. Violations Bureau Citations (i.e. written plea of guilty) and bond forfeiture by court order (as payment of fines/costs)			0	94	0
6. dismissed by court			0	1	1
7. <i>nolle prosequi</i>			0	26	2
8. certified for jury trial (not heard in Municipal Division)			0	0	0
9. TOTAL CASE DISPOSITIONS			1	160	15
D. Cases (citations/informations) pending at end of month [pending caseload = (A+B)-C9]			23	762	199
E. Trial de Novo and/or appeal applications filed			0	0	0
<u>III. WARRANT INFORMATION (pre- & post-disposition)</u>					
1. # Issued during reporting period		29	<u>IV. PARKING TICKETS</u>		
2. # Served/withdrawn during reporting period		31	☐ Court staff does not process parking tickets		
3. # Outstanding at end of reporting period		830			
1. # Issued during period		93			

MUNICIPAL DIVISION SUMMARY REPORTING FORM

COURT INFORMATION	Municipality: Rolla Municipal	Reporting Period: Sep 1, 2025 - Sep 30, 2025
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V. DISBURSEMENTS

Excess Revenue (minor traffic and municipal ordinance violations, subject to the excess revenue percentage limitation)

Other Disbursements: Enter below additional surcharges and/or fees not listed above. Designate if subject to the excess revenue percentage limitation. Examples include, but are not limited to, arrest costs and witness fees.

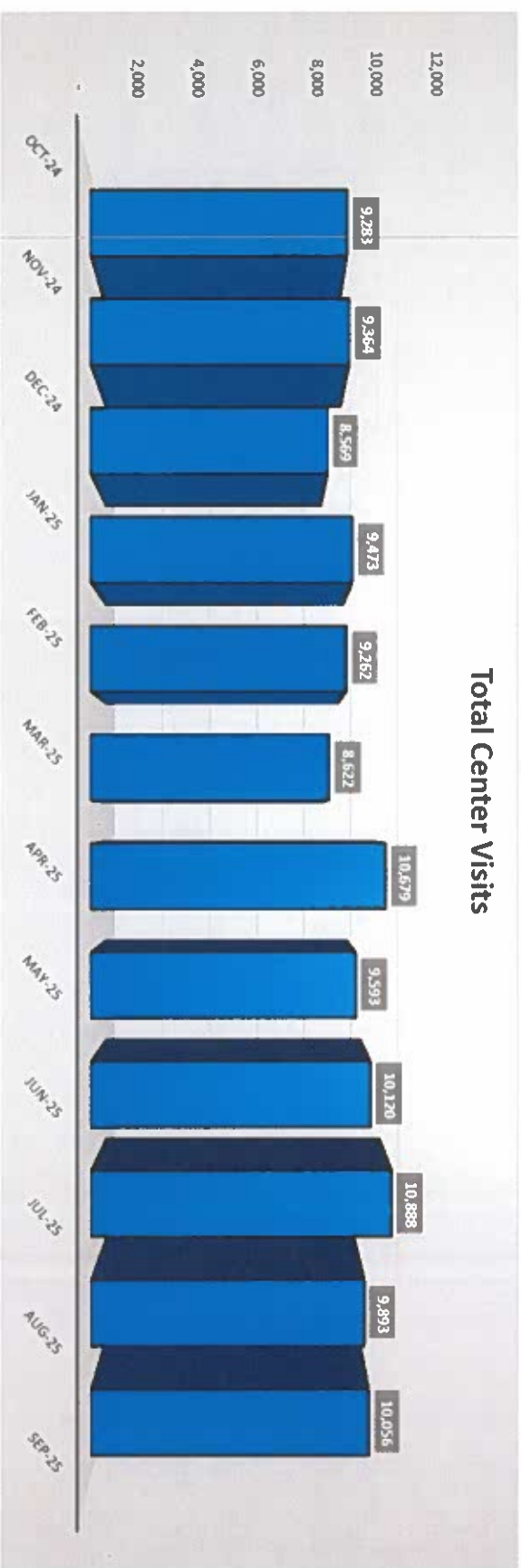
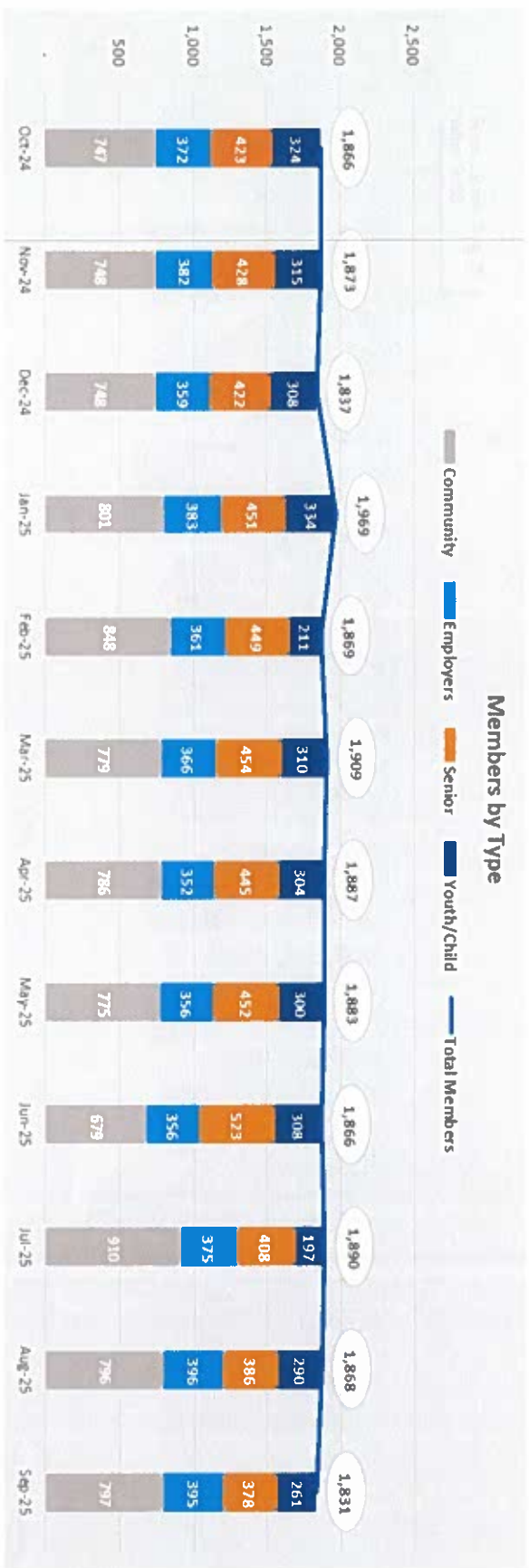
Fines - Excess Revenue	\$4,616.50	Court Automation	\$662.45
Clerk Fee - Excess Revenue	\$622.91	Overpayment	\$0.35
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Excess Revenue	\$19.21	Total Other Disbursements	\$662.80
Bond forfeitures (paid to city) - Excess Revenue	\$0.00	Total Disbursements of Costs, Fees, Surcharges and Bonds Forfeited	\$13,219.35
Total Excess Revenue	\$5,258.62	Bond Refunds	\$333.00
		Total Disbursements	\$13,552.35

Other Revenue (non-minor traffic and ordinance violations, not subject to the excess revenue percentage limitation)

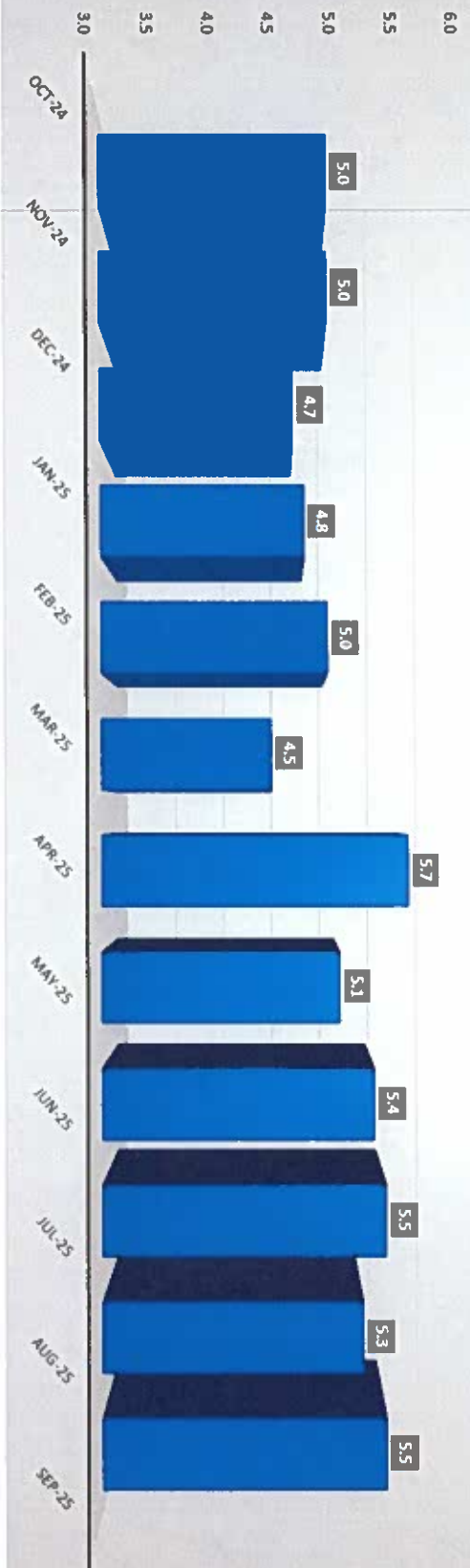
Fines - Other	\$5,626.50
Clerk Fee - Other	\$512.73
Judicial Education Fund (JEF) ☒ Court does not retain funds for JEF	\$0.00
Peace Officer Standards and Training (POST) Commission surcharge	\$94.64
Crime Victims Compensation (CVC) Fund surcharge - Paid to State	\$674.76
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Other	\$15.80
Law Enforcement Training (LET) Fund surcharge	\$186.00
Domestic Violence Shelter surcharge	\$187.50
Inmate Prisoner Detainee Security Fund surcharge	\$0.00
Restitution	\$0.00
Parking ticket revenue (including penalties)	\$0.00
Bond forfeitures (paid to city) - Other	\$0.00
Total Other Revenue	\$7,297.93

The Centre Rolla's Health & Recreation Complex
Income Statement
For the 12 Months Ending
September 30, 2025

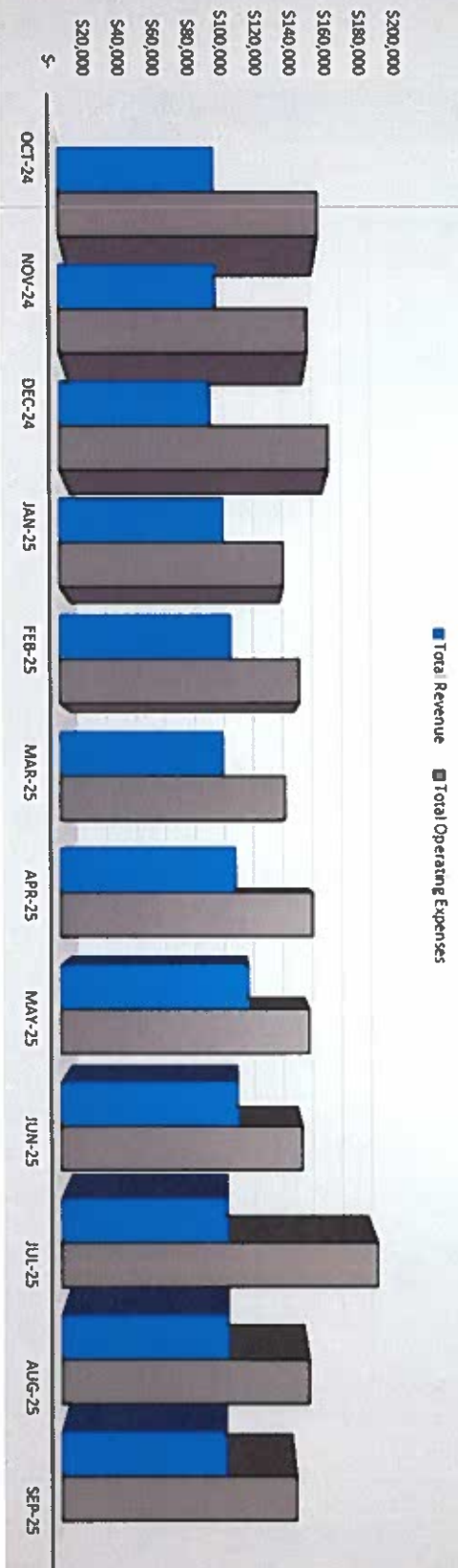
	<u>Period To Date</u>	<u>PTD Budget</u>	<u>Variance</u>	<u>Last Year</u>	<u>Year To Date</u>	<u>YTD Budget</u>	<u>Variance</u>	<u>Last Year</u>
Members:								
New	88	138	-36%	90	1,224	1,448	-15%	1,166
Net New & Reactivated Bridge/Freezes	(3)	(6)	-50%	6	(127)	(118)	8%	(41)
Cancelled	122	100	-22%	123	1,150	1,080	-6%	1,158
Net	(37)	32	-216%	(27)	(53)	250	-121%	(33)
Total Members	1,831	2,252	-19%	1,869	1,831	2,252	-19%	1,869
Revenues								
Rental & Other:								
Conference Room & Other Rental	\$830	\$500	\$330	\$435	\$4,250	\$6,000	(\$1,750)	\$6,490
	830	500	330	435	4,250	6,000	(1,750)	6,490
Member Services:								
Membership Dues	66,614	77,693	(11,079)	62,563	796,087	901,764	(105,678)	742,673
Guest Fees	3,736	8,000	(4,264)	3,908	86,719	96,000	(9,281)	87,475
Locker Rent	112	75	37	231	2,134	900	1,234	1,638
	70,462	85,768	(15,306)	66,702	884,939	998,664	(113,725)	831,786
Fitness:								
Enrollment Fees/Health Assessments	2,325	3,449	(1,124)	1,811	20,125	36,200	(16,075)	17,697
Special Programs	1,170	100	1,070	180	2,745	1,200	1,545	2,518
	3,495	3,549	(54)	1,991	22,870	37,400	(14,530)	20,215
Ancillary:								
Swim Programs	4,676	11,000	(6,324)	5,026	67,999	132,000	(64,001)	86,798
General Medical Integration	818	2,970	(2,152)	1,117	10,159	23,760	(13,601)	8,565
Recreation	5,190	6,500	(1,310)	5,907	76,477	75,500	977	70,094
Cafe	1,041	1,250	(209)	906	14,212	15,000	(788)	13,738
Pro Shop	154	400	(246)	528	3,607	4,800	(1,193)	2,549
Personal Training	11,204	8,106	3,098	8,494	103,827	94,755	9,072	84,915
Children's Area	2,258	3,000	(742)	2,012	25,766	36,000	(10,234)	25,597
	25,340	33,226	(7,886)	23,989	302,046	381,815	(79,769)	292,256
Total Revenue	100,127	123,043	(22,916)	93,117	1,214,106	1,423,879	(209,773)	1,150,746
Expenses								
Salaries & Burden	94,326	90,265	(4,061)	86,830	1,152,518	1,075,759	(76,759)	1,121,086
Other Employee Expenses	3,279	700	(2,579)	2,990	15,593	8,400	(7,193)	43,171
General Supplies & Services	4,153	638	(3,515)	74	10,290	7,700	(2,590)	6,621
Environmental Supplies	2,475	1,500	(975)	2,145	32,443	18,000	(14,443)	23,658
Cost of Goods Sold	620	905	285	1,414	12,014	10,860	(1,154)	9,800
Minor Equipment	20	313	293	723	2,184	3,800	1,616	9,001
Repairs & Maintenance	480	3,100	2,620	7,034	120,563	37,200	(83,363)	75,354
Service Contracts & Licenses	11,008	10,759	(249)	11,478	122,653	129,108	6,455	109,330
Marketing & Collateral	5,084	7,100	2,016	6,623	71,195	85,200	14,005	78,590
Utilities	14,120	16,064	1,944	20,689	198,664	192,900	(5,764)	176,518
Bank Fees & Miscellaneous	4,941	4,806	(135)	5,313	52,490	57,716	5,226	46,203
Other Taxes & Fees	2,550	450	(2,100)	0	5,765	5,400	(365)	4,674
Total Expenses	143,056	136,600	(6,456)	145,313	1,796,370	1,632,043	(164,327)	1,704,007
Net Operating Income	(42,929)	(13,557)	(29,372)	(52,196)	(582,263)	(208,164)	(374,101)	(553,261)
Management Fees	9,000	10,000	1,000	8,000	99,000	120,000	21,000	102,000
Net Income (Loss)	(\$31,929)	(\$23,557)	(\$28,372)	(\$60,196)	(\$681,263)	(\$328,164)	(\$353,101)	(\$688,451)
Ancillary Services Net Income (Loss)								
Swim Programs (Net)	\$740	\$5,170	(\$4,430)	\$2,351	\$23,858	\$62,040	(\$38,182)	\$46,980
Recreation (Net)	\$3,516	\$3,700	(\$184)	\$4,869	\$41,570	\$42,900	(\$1,330)	\$37,118
Cafe (Net)	\$486	\$625	(\$139)	\$398	\$5,535	\$7,500	(\$1,965)	\$6,840
Pro Shop (Net)	\$89	\$120	(\$31)	(\$378)	\$270	\$1,440	(\$1,170)	(\$352)
Personal Training (Net)	\$4,138	\$3,242	\$896	\$2,648	\$39,441	\$37,902	\$1,539	\$20,842
Children's Area (Net)	(\$560)	\$854	(\$1,414)	(\$1,723)	(\$14,309)	\$10,138	(\$24,447)	(\$5,039)
Total Ancillary Services Net Income (Loss)	\$8,409	\$13,711	(\$5,302)	\$8,165	\$96,365	\$161,920	(\$65,555)	\$106,388



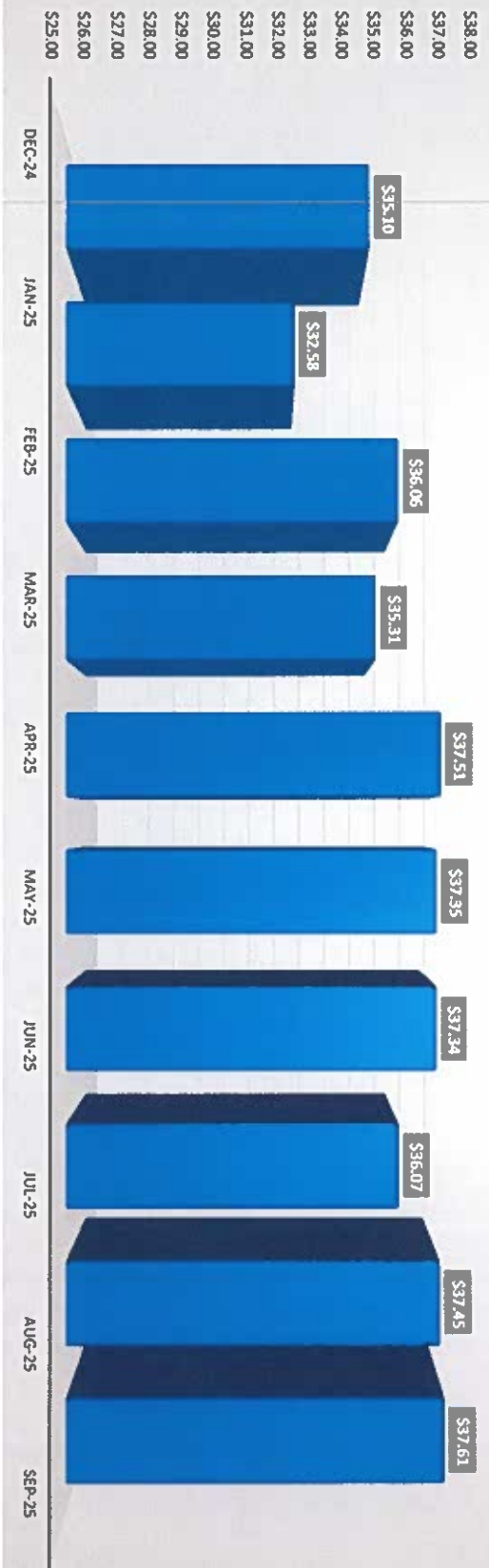
Average Visits per Member



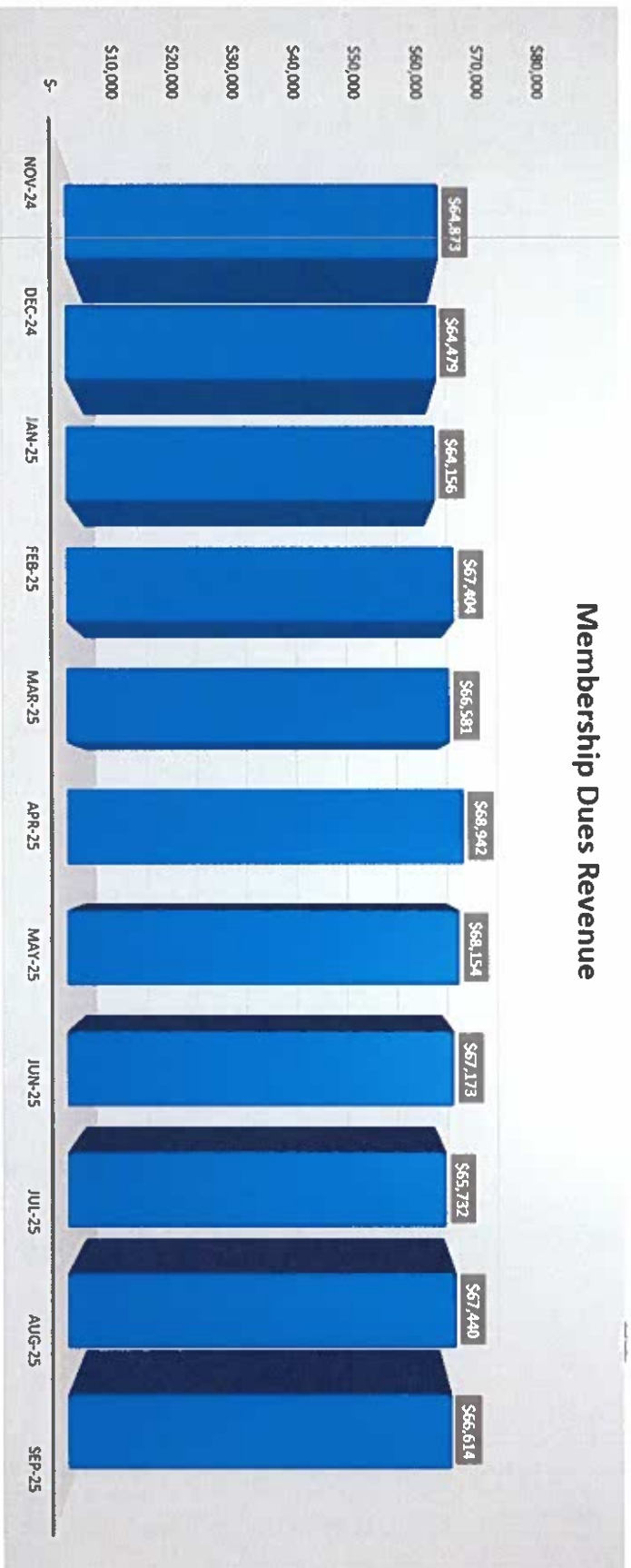
Revenues vs Operating Expenses



Average Dues per Billable Member



Membership Dues Revenue



Fire Incident Report
Calendar Year 2025

SEPTEMBER 2025

MAJOR INCIDENT TYPE	SEPTEMBER 2025 #	SEPTEMBER 2024 #	YTD 2025 #	YTD 2024 #	CHANGE 2024 - 2025 # RESPONDED
False Alarm & False Call	31	33	256	325	-26.95%
Fire	7	6	78	58	34.48%
Good Intent Call	17	20	182	232	-21.55%
Hazardous Condition (No Fire)	4	8	104	87	19.54%
Overpressure Rupture, Explosion, Overheat (No Fire)	-	-	-	1	-100.00%
Rescue & Emergency Medical Service	79	149	1,061	1,352	-21.52%
Service Call	14	12	89	62	43.55%
Severe Weather & Natural Disaster	-	-	17	3	466.67%
Special Incident Type	-	1	3	4	-25.00%
TOTAL	152	229	1,790	2,124	-15.73%



**CITY OF ROLLA
CITY COUNCIL AGENDA**

DEPARTMENT: Community Development

ACTION REQUESTED: Final Reading

SUBJECT: Vacation of a utility easement at 4020 Hypoint North

(VAC25-07)

MEETING DATE: November 3, 2025

Application and Notice:

Applicant - Dan Brewer of Terla, Inc (Brewer Science)
Public Notice - <https://www.rollacity.org/agenda.shtml>

Background: The subject easement was created by the Brewer Subdivision No. 1 plat. Easements are commonly requested along the perimeter of plats and large lots for any future utility needs. Brewer Science purchased an adjacent property in 2003. The easement now divides the parcel owned by Brewer Science.

The applicant is currently constructing a memorial garden with landscaping and trails. A gazebo is also proposed. The proposed location for the gazebo is within the subject easement.

Property Details:

Land area - Approximately 21,700 sq. ft. to be vacated.

Public Facilities/Improvements:

Utilities - No utilities are located in the easement to be vacated.

Discussion: The easement is not needed for any existing or known future utility needs. Staff recommends the easement be vacated. A replacement easement could be retained along the north boundary of the additional property, however, the applicant prefers to not grant the easement, as portions of the memorial garden would be within the easement.

Prepared by: Tom Coots, City Planner
Attachments: Area Map; Exhibit; Ordinance

ORDINANCE NO. _____

**AN ORDINANCE APPROVING THE VACATION OF AN EASEMENT LOCATED AT
4020 HYPOINT NORTH**

(VAC25-07)

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

SECTION 1: The location of the easement to be vacated is shown on the attached exhibit.

SECTION 2: The said area to be vacated is more particularly described as follows:

A fractional part of Lot 1 of BREWER SUBDIVISION NO. 1, Rolla, Missouri more particularly described as follows:

Commencing at the Northeast Corner of Lot 1 of said BREWER SUBDIVISION NO. 1; thence North 88°50'20" West, 20.00 feet along the North line of said Lot 1 to the true point of beginning of the hereinafter described easement: Thence continuing North 88°50'20" West, 1091.58 feet along said North line; thence South 27°16'00" East, 22.74 feet; thence south 88°50'20" East, 1081.09 feet; thence North 0°12'20" East, 20.00 feet to the true point of beginning. Description derived from plat of record of BREWER SUBDIVISION NO. 1, recorded in Phelps County Deed Records on December 12, 2002 at Cabinet D, Slide Number 103.

SECTION 3: 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 3rd DAY OF NOVEMBER, 2025.**

APPROVED:

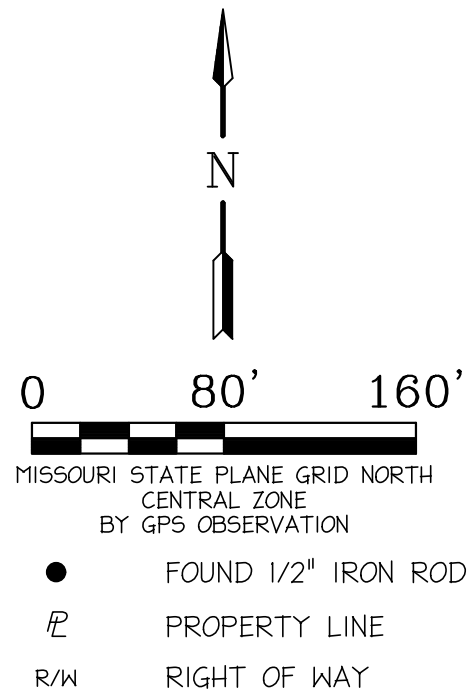
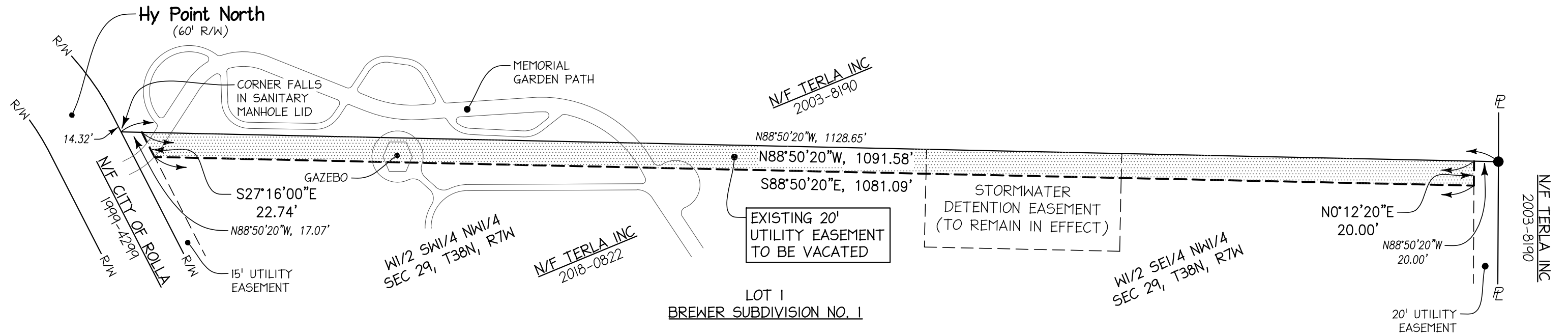
ATTEST:

Mayor

City Clerk

APPROVED AS TO FORM:

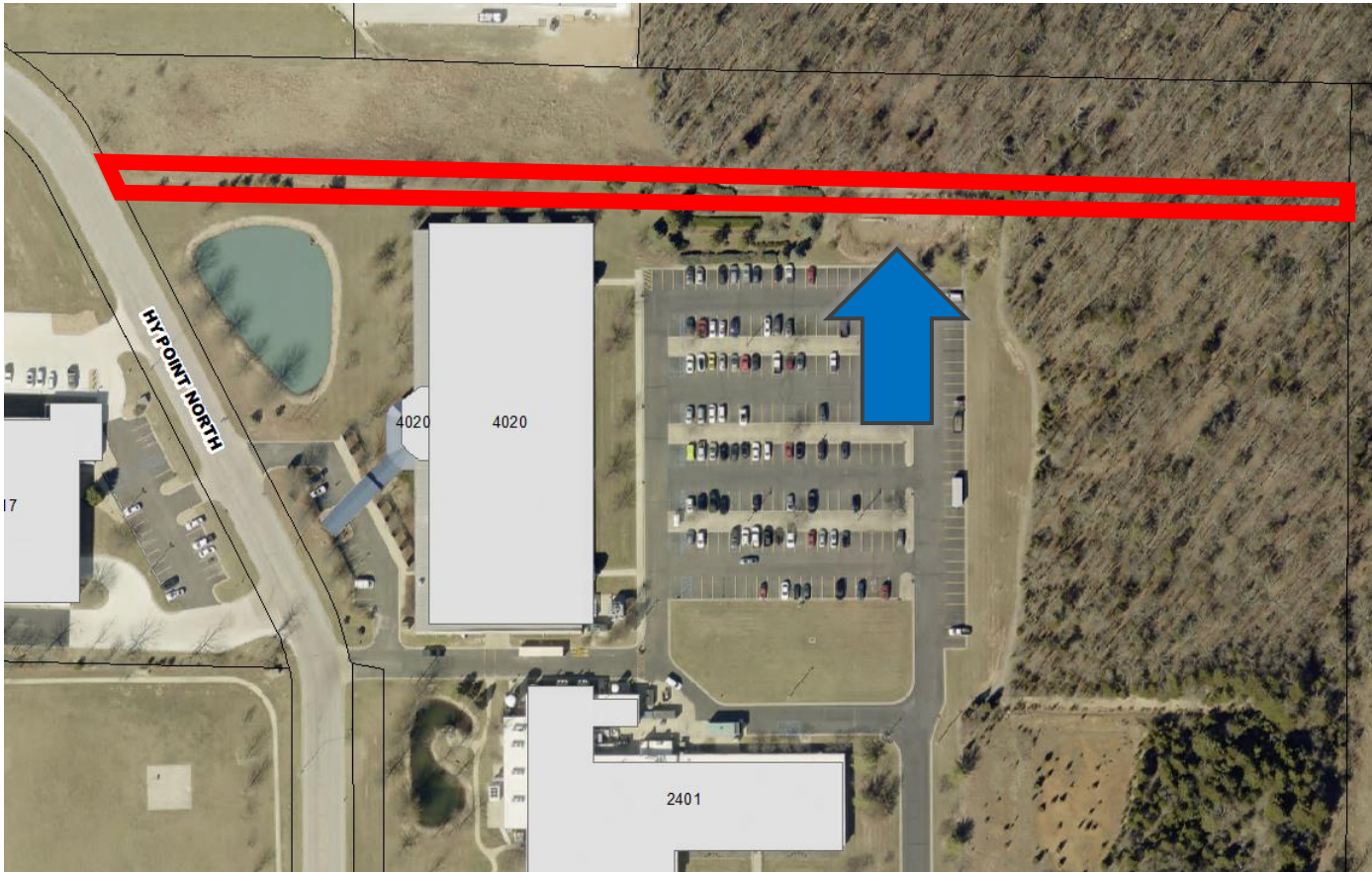
City Counselor



NOTES:

1. This is an exhibit map, not a plat of survey. See record plat of BREWER SUBDIVISION NO. 1 recorded at P.C.S.R. Plat Cabinet D, Slide No. 103.

		CM Archer Group, P.C. dba:	
ARCHER-ELGIN			
ENGINEERING SURVEYING ARCHITECTURE			
Corporate Authority:			
CM Archer Group, P.C.: E: 2003023612-D, LS: 2004017577-D, A-2016017179			
REVISIONS		Easement Vacation Plat of Fractional Part of Lot 1 of BREWER SUBDIVISION NO. 1 Rolla, Phelps County, Missouri	
		Brewer Science	
		DRAWN BY MEP	SCALE 1"=80'
		CHK'D SFF	DATE Sept. 22, 2025
		SURVEY NO. J4676	



Project Information:

Case No: VAC25-07
Location: 4020 Hypoint North
Applicant: Terla, Inc. (Brewer Science)
Request:
Vacation of unused easement



For More Information Contact:

Tom Coots, City Planner
tcoots@rollacity.org

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

**CITY OF ROLLA
CITY COUNCIL AGENDA**

DEPARTMENT HEAD: **Darin Pryor**

ACTION REQUESTED: **Ordinance Final Reading**

ITEM/SUBJECT: **Audubon Ridge Development Agreement**

DATE: **11/03/2025**

COMMENTARY:

Attached is an Ordinance authorizing the Mayor to execute a voluntary Development Agreement with Woods Mill Development LLC. A portion of the proposed development is outside City Limits and is concurrently being brought before Council for annexation. This agreement & annexation includes Phase 1 of the overall development. The main entrance to this development will be accessed from Vichy Road.

The agreement provides for RMU to provide electrical and water service, and solid waste service will be provided by the City of Rolla. Existing roadways will require improvement by the developer prior to being accepted for maintenance by the City. Additionally, a threshold of 100 housing units is established for connecting public streets within the development to White Columns Drive for additional access.

The development is subject to the City's Parks Dedication requirements. An 8 foot public trail connecting the development to Audubon Park is proposed, which would reduce the parks fee for the development.

Recommendation: The final reading of an ordinance authorizing the Mayor to enter into a Development Agreement with the Woods Mill Development LLC.

V.B.1

ITEM NO. _____

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF ROLLA, MISSOURI TO EXECUTE ON BEHALF OF THE CITY OF ROLLA, MISSOURI A VOLUNTARY DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ROLLA, MISSOURI, AND WOODS MILL DEVELOPMENT LLC.

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 voluntary Development Agreement between the City of Rolla, Missouri and Woods Mill Development LLC with regard to the development proposed to occur on the Property as shown on Exhibit "A" and fully described within the agreement, a copy of said agreement being attached hereto and marked Exhibit "B".

Section 2: The officers of the City are hereby authorized and directed to execute all documents and take such actions as they may deem necessary or advisable to carry out and perform the purposes of this ordinance and to make ministerial alterations, change or additions to the documents herein approved, authorized and confirmed which they may approve, and the execution of such action shall be conclusive evidence of such necessity or advisability.

Section 3: 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 3rd DAY OF NOVEMBER 2025.

APPROVED:

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY COUNSELOR

V.B.2

EXHIBIT "B"

DEVELOPMENT AGREEMENT

Date of Document: _____

Grantor: **Woods Mill Development L.L.C.**

Grantee: **City of Rolla**

Mailing Address: **1703 North Bishop, Rolla, MO 65401**

Legal Description: **Page 2**

Reference Book and Page(s): _____

EXHIBIT "B"

DEVELOPMENT AGREEMENT For Audubon Ridge

THIS DEVELOPMENT AGREEMENT is entered into this _____ of _____, 2025, by Woods Mill Development LLC (hereinafter "Developer") with the City of Rolla, Missouri, a municipal corporation (hereinafter "City").

WHEREAS, Woods Mill Development LLC has proposed a residential on property owned by Woods Mill Development LLC located on Woodcrest Drive (to be renamed to Audubon Drive) and partially outside the City of Rolla, Missouri (hereinafter the "Property"); and

WHEREAS, Woods Mill Development LLC plans to annex the property for said development as a subdivision, zoned R-3 Multi-family; and

WHEREAS, Woods Mill Development LLC has submitted a preliminary layout for the entire property to be developed (attached hereto as Exhibit A); and

WHEREAS, in order to ensure safe and adequate access in the future to the property and the area, and to mitigate the impact on the public road system as development occurs on the property, the parties agree that approval of annexation and zoning of the property should be subject to the terms of this agreement between Woods Mill Development LLC and the City; and

WHEREAS, by voluntarily entering into this agreement, Woods Mill Development LLC and the City, in accordance with the preliminary layout described above, intend to further define their duties and responsibilities to ensure that their respective actions are coordinated in order to meet the shared objectives and minimize uncertainties and delays in the development process; and

NOW, THEREFORE, in consideration of the foregoing recitals and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. The terms of this agreement apply to the following property and all portions thereof:

All of LOUGHRIDGE'S WOODCREST, Rolla, Missouri, and, a fractional part of WOODCREST SUBDIVISION, Phelps County, Missouri, and, a fractional part of the South Half of Section 35, Township 38 North, Range 8 West of the 5th P.M. described as follows: Beginning at the Northeast Corner of the Southwest Quarter of the Southeast Quarter of said Section 35; thence North 88°12'30" East, 67.79 feet along the North line of said Southwest Quarter of the Southeast Quarter to the northwest corner of a parcel described in Phelps County Deed Records at Document No. 2015-4938; thence South 9°12'30" West, 137.62 feet, and, South 47°24'10" West, 239.02 feet, and, South 18°02'40" West, 152.66, and, South 5°11'20" West, 225.83 feet, all along the westerly line of said Document No. 2015-4938 parcel to the North line of the aforesaid LOUGHRIDGE'S WOODCREST; thence North

EXHIBIT "B"

88°31'20" East, 99.93 feet along said North line to the northeast corner of said LOUGHRIDGE'S WOODCREST; thence South 0°16'30" West, 659.74 feet along the East line of said LOUGHRIDGE'S WOODCREST to the Township Line; thence South 88°27'50" West, 546.94 feet, and, South 88°29'00" West, 757.19 feet, all along said Township Line; thence North 1°28'40" West, 137.82 feet; thence South 88°31'30" West, 509.77 feet; thence southwesterly, 38.95 feet along the arc of a curve, concave southeasterly with a radius of 25.00 feet, the chord of which is South 43°53'20" West, 35.13 feet; thence South 0°44'40" East, 112.72 feet to the aforesaid Township Line; thence South 86°40'10" West, 29.95 feet, and, South 88°32'30" West, 30.13 feet, all along said Township Line; thence North 0°44'40" West, 113.04 feet; thence northwesterly, 39.59 feet along the arc of a curve, concave southwesterly with a radius of 25.00 feet, the chord of which is North 46°06'40" West, 35.58 feet; thence South 88°31'30" West, 9.76 feet; thence North 1°25'30" West, 60.00 feet; thence North 88°31'30" East, 679.03 feet; thence northeasterly, 31.42 feet along the arc of a curve, concave northwesterly with a radius of 20.00 feet, the chord of which is North 43°31'30" East, 28.28 feet; thence North 1°28'40" West, 224.55 feet; thence northwesterly, 31.42 feet along the arc of a curve, concave southwesterly with a radius of 20.00 feet, the chord of which is North 46°28'40" West, 28.28 feet; thence North 1°28'40" West, 60.00 feet; thence North 88°31'30" East, 90.00 feet; thence North 1°28'40" West, 138.54 feet; thence North 88°32'30" East, 674.00 feet; thence North 1°28'40" West, 77.20 feet; thence North 36°56'40" East, 257.94 feet; thence North 0°18'30" West, 219.58 feet; thence North 45°01'00" East, 236.70 feet to the North line of the Southeast Quarter of the Southwest Quarter of the aforesaid Section 35; thence North 88°51'20" East, 289.43 feet along said North line to the point of beginning. Above described tract contains 25.85 acres, more or less, per plat of survey J-2347P, dated September 2, 2025, by CM Archer Group, P.C.

2. The parties agree that the Developer will follow all City of Rolla rules and regulations unless explicitly provided for in this agreement.
3. Electrical Distribution. The City, through the Rolla Municipal Utilities, shall provide the development with electric distribution. The Developer shall be responsible for adequate site grading prior to installation of the underground electric distribution system improvements. The Developer shall provide adequate space for electric distribution system equipment including, but no limited to, padmounted switch(es), padmounted junction cabinet(s), padmounted transformers, and secondary pedestals. Rolla Municipal Utilities shall install roadway lighting for streets in City rights-of-way in accordance with the standards of Rolla Municipal Utilities at the time of development.
4. Water Service. The City through the Rolla Municipal Utilities shall exercise its option with Public Water District Number 2 of Phelps County as outlined in the Stipulation and Consent Judgment in Case No. 4:97CV01854ERW in the United States District Court for the Eastern District of Missouri Eastern Division and provide the development with water service. The developer shall be responsible for

EXHIBIT "B"

the design and installation of water service in accordance with City standards. Any existing wells on the property must be closed in accordance with local and state requirements before water service will be provided to any location on the Property.

5. Solid Waste Service. The City of Rolla will provide this service for our standard fee with a roll out trash cart for each individual dwelling unit.
6. Public Improvements.
 - A. The parties agree that the public improvements for the development shall be made in accordance with all applicable city ordinance requirements and subject to the City's inspection and approval. The Developer shall be responsible for obtaining approval for any portion of the improvements that require approval from other state or applicable jurisdictions
 - B. A public street connection to White Columns Drive must be provided within 6 months after the first 100 housing units are developed. Any required traffic impact studies will be completed by city staff.
 - C. Existing roadways must be brought up to City standards before they will be accepted for maintenance in accordance with the pavement condition report. A copy of said report is being attached hereto and marked Exhibit C. Rollover Curb will be approved for this development in accordance with the city standard 200.
 - D. Water distribution system improvements: A looped water system must be provided within 6 months after the first 100 housing units are developed.
 - a. Water Distribution System Extensions to the Property that are subject to the responsibility of Rolla Municipal Utilities (Indicated in Exhibit A).
 - i. Vichy Road to the Property: The anticipated location of a new main to the Property from Vichy Road is within right-of-way to be established in the location of what is currently referred to as Woodcrest Drive (with intent to be renamed to Audobon Drive) to the Property (a distance of approximately 675 feet). Property owner(s) adjacent to these water distribution system improvements will be subject to the costs associated with installation of this portion of the water system improvements as per the water frontage fees in accordance with standard practices of Rolla Municipal Utilities before water service is provided to the subjected adjacent property(s). White Columns Drive to the Property: Rolla Municipal Utilities will be responsible for the installation of water distribution system improvements along White Columns Drive to the Property. Property owner(s) adjacent to these water distribution system improvements will

EXHIBIT "B"

be subject to the costs associated with installation of this portion of the water system improvements as per the water frontage fees in accordance with standard practices of Rolla Municipal Utilities.

- ii. White Columns Drive to Cardinal Street: While normally Rolla Municipal Utilities is responsible only for extending the water main to a developing property in this case Rolla Municipal Utilities is open to installation of water system improvements within the property from the current end of White Columns Drive along Trail Side Drive to Cardinal Drive. Property owner(s) adjacent to these water distribution system improvements will be subject to the costs associated with installation of this portion of the water system improvements as per the water frontage fees in accordance with standard practices of Rolla Municipal Utilities before water service is provided to the subjected adjacent property(s) if these improvements are constructed by Rolla Municipal Utilities. The timing of installation of these improvements is subject to coordination with the Developer since adequate site work must first be completed by the Developer before water distribution system improvements are constructed so that RMU does not have to perform unnecessary site work in advance of construction or after construction is completed. The Developer must also provide right-of-way where the improvements can be constructed prior to construction commencing. If it is determined at a later date that these improvements that were installed in coordination with the developer (ie: depth, alignment, location of hydrants, etc) must be relocated for the benefit of the Developer then Developer, or future property owner, will be responsible for all costs for such changes shall change(s).
 - b. Water distribution system improvements within the Property not otherwise described above are to be constructed by the Developer in accordance with standards of Rolla Municipal Utilities in place at the time of development. The Developer shall be responsible for acquisition of approval of plans and specifications for a waterline extension from the Missouri Department of Natural Resources.
- E. The developer may install public sidewalk connections (8 feet wide minimum) from Trail Side Drive to Audubon Park. If the developer elects to install the sidewalk connections the parks fee-in-lieu payment shall be reduced at a rate of \$6.00 per square foot of sidewalk installed. All other park fees shall be in accordance with Chapter 42-515 of the Rolla City Code.
- F. The City will make all reasonable efforts to assist the developer with the renaming of Woodcrest Drive to Audubon Drive.

EXHIBIT "B"

7. Easements. All necessary easements will be dedicated to the city by a future subdivision plat.
8. Property Owner's Association Streets. All common open space and improvements shall be protected by legal arrangements that are satisfactory to the City and sufficient to assure their maintenance and preservation for the purposes intended. Covenants or other legal arrangements shall specify ownership of the common open space and common improvements, method of maintenance, responsibility for maintenance, maintenance taxes and insurance; compulsory membership and compulsory assessment provisions; guarantees that any association formed to own and maintain common open space and common improvements will not be dissolved without the consent of the City, and other specifications deemed necessary by the City and consistent with Chapter 42-218 through 42-218.3 of the Rolla City Code.
9. Planning and Zoning. The parties agree that the developer will annex the property into the City consistent with current annexations laws regarding voluntary annexations and will file a petition for such within 90 days of this agreement. The City will support zoning as a Multi-Family (R-3) zoning classification. The developer further agrees that no more than 44 residential lots will be developed in Phase 1.
10. Applicable Standards and Approvals. All of the improvements outlined herein shall be made in accordance with all applicable city ordinance requirements, with the exception of those outlined in this agreement. The Developer shall be responsible for obtaining approval for any portion of the improvements that require approval from other state or applicable jurisdictions.
11. Recording of Agreement. City agrees to record this agreement with the Phelps County Recorder's Office and agrees to pay the costs of said recording. The Covenant herein shall run with the land as described above and shall be binding and inure to the benefit of the parties hereto and their successors and assigns and on any future and subsequent purchasers.
12. Complete Agreement. This agreement shall constitute the complete agreement between the parties and any modification shall be in writing and signed by both parties.
13. Severability. Any provision of this agreement which is not enforceable according to law will be served herefrom, and the remaining provisions shall be enforced to the fullest extent permitted by law.
14. Authority. The undersigned represent that they each have the authority and capacity from the respective parties to execute this agreement. This agreement shall not be

EXHIBIT "B"

valid until executed by the parties and approved by ordinance duly enacted by the City Council of the City of Rolla, Missouri.

15. Binding on Future Parties. The terms of this agreement shall be binding on the parties as well as their respective successors in interest.
16. Termination. Either party at its option may terminate this agreement in writing, if the entire property has not been annexed by the city within 180 days from the date of execution of this agreement.

IN WITNESS WHEREOF, the parties hereto have executed this agreement on the date first written above.

APPROVED:

Mayor

ATTEST:

City Clerk

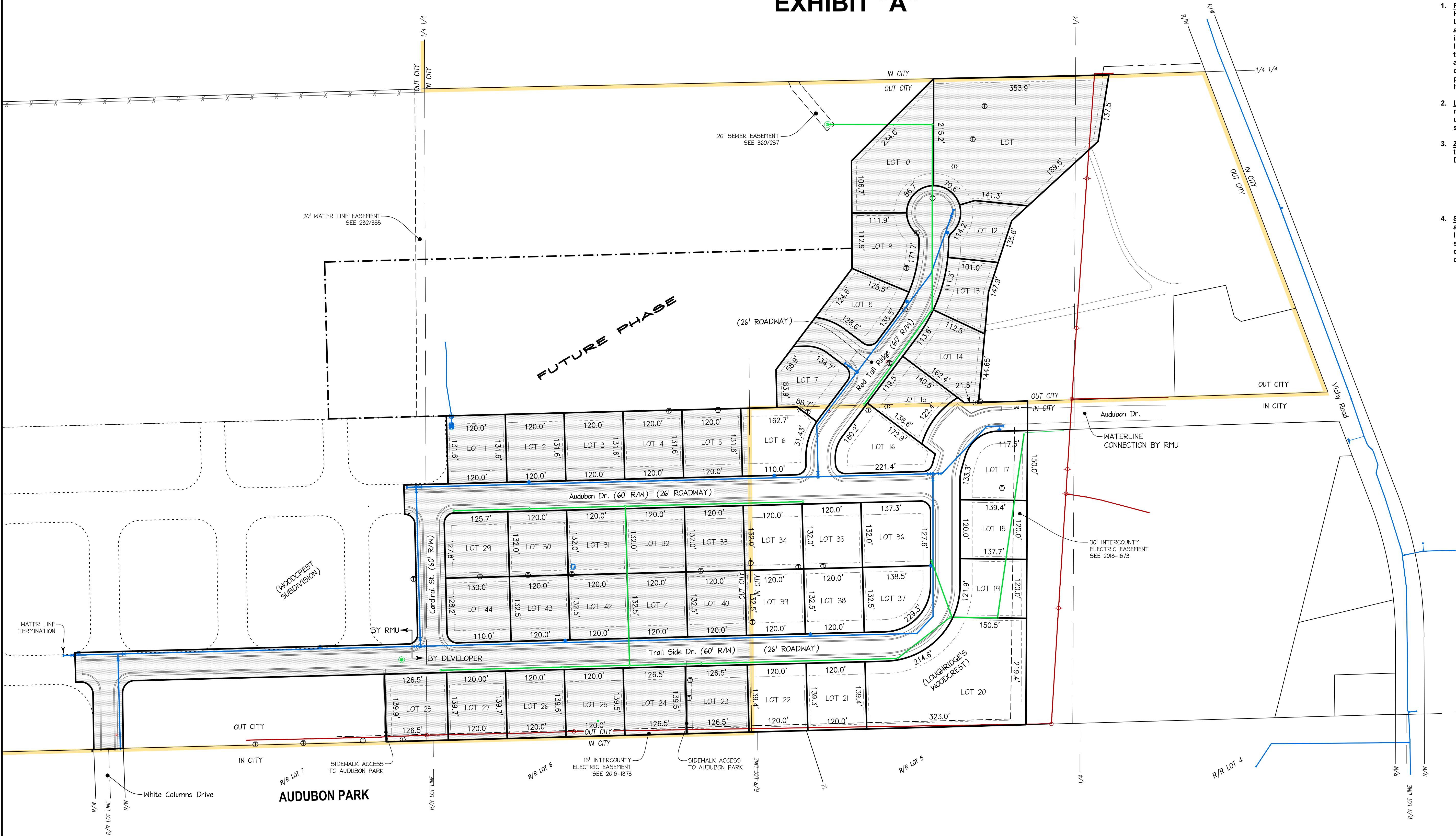
APPROVED AS TO FORM:

City Counselor

Woods Mill Development LLC

Managing Member

EXHIBIT "A"



- DEVELOPMENT EXHIBIT DATA AND NOTES:
- PROJECT LOCATION:** The proposed project is located in the South Half of 35, Township 38 North, Range 8 West, and, includes all of LOUGHRIDGE'S WOODCREST ADDITION TO THE CITY OF ROLLA, and, a portion of WOODCREST ADDITION. A portion of the project area is located within the current Rolla city limits, and the remainder is located outside said city limits. The current city limits are depicted by the yellow line plotted hereon. The developer intends to seek annexation of the unincorporated portions of this project concurrently during the approval process of the final plat. The portions of this proposed development which would require annexation are shaded hereon.
 - LOT SCHEME:** There are 44 lots proposed for this development. As noted above, these lots will be a combination of newly created lots from unsubdivided lands and reconfigured existing lots from prior record subdivisions.
 - ZONING INFORMATION:** The portions of the project area located with the Rolla city limits are currently zoned R-3, Multi-Family Residential District. Following are the setback requirements for R-3 Districts:
 - Front yard: 25 feet
 - Side yard: 5 feet; 10 feet when adjacent to any other district
 - Side yard - Corner lot: 15 feet
 - Rear yard: 10 feet; 20 feet when adjacent to any other district
 - STREET INFORMATION:** Audubon Trail represents a reconstruction and expansion of former Woodcrest Circle. The former right of way locations are intended to be abandoned and replaced by the scheme shown hereon. Cardinal Street and Red Tail Ridge represent new rights of way. The rights of way shown hereon are 60 feet in width. The cul-de-sac at the end of Red Tail Ridge has a radius of 55 feet.

- LEGEND
- WATERLINE
 - SANITARY LINE
 - OVERHEAD UTILITY LINE
 - CITY LIMIT LINE

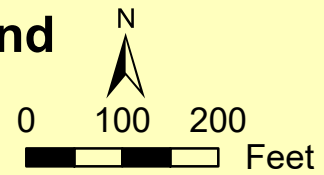
CM Archer Group, P.C. dba:
ARCHER-ELGIN
ENGINEERING | SURVEYING | ARCHITECTURE
Corporate Authority:
CM Archer Group, P.C.: E: 2003022612-D, LS: 2004017577-D, A-2016017179

310 East 6th Street
Rolla, Missouri 65401
Phone: 573-364-6362
Fax: 573-364-4782
www.archer-elgin.com

REVISIONS		Development Exhibit AUDUBON RIDGE Rolla, Phelps County, Missouri Woods Mill Development, LLC 300 S. 2nd St.; St. Charles, MO 63301	
		DRAWN BY	MEP
		SCALE	1"=100'
		DATE	Aug. 4, 2025
		SURVEY NO.	J2347DE

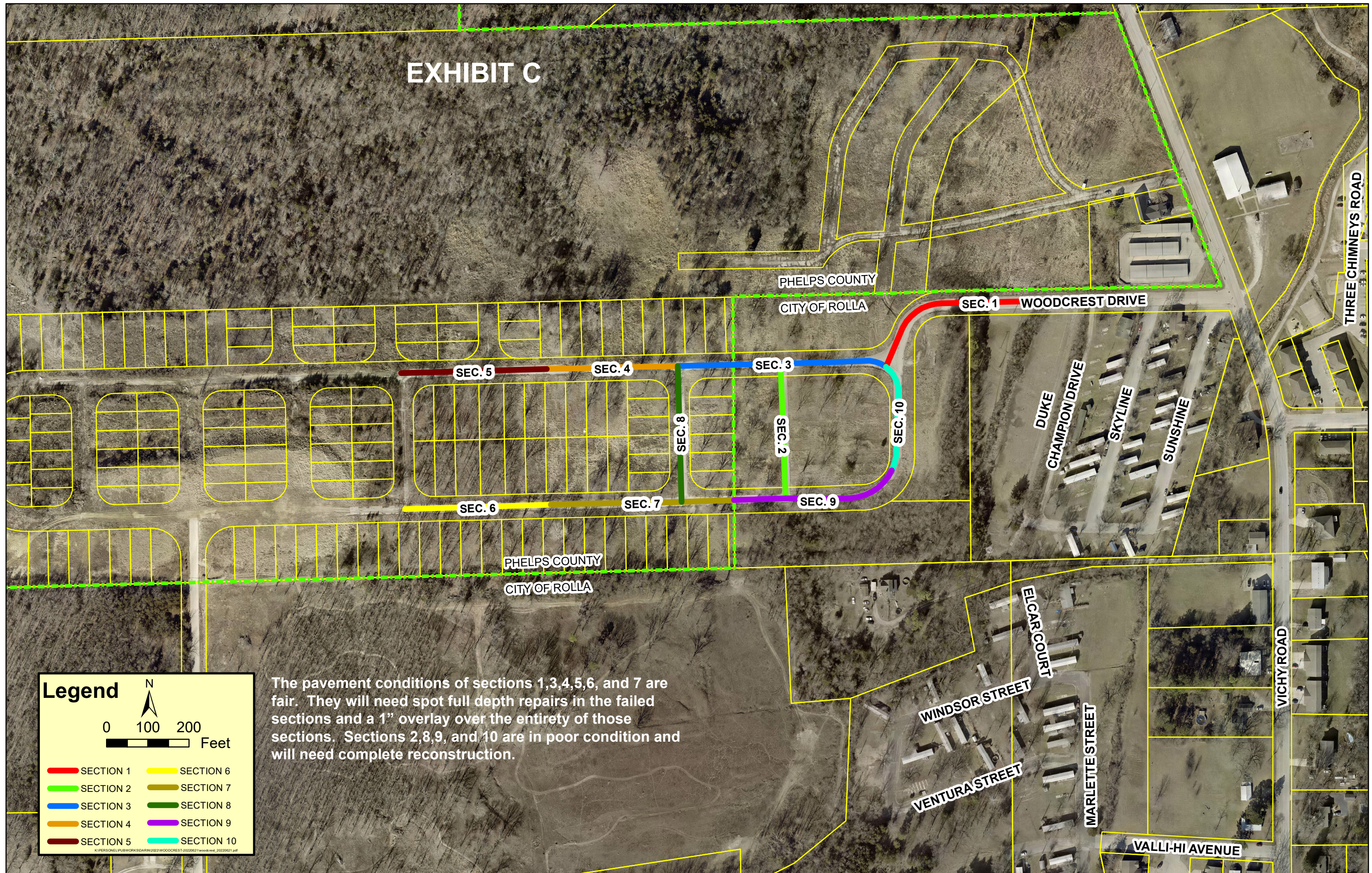
EXHIBIT C

Legend



- | | |
|-----------|------------|
| SECTION 1 | SECTION 6 |
| SECTION 2 | SECTION 7 |
| SECTION 3 | SECTION 8 |
| SECTION 4 | SECTION 9 |
| SECTION 5 | SECTION 10 |

The pavement conditions of sections 1,3,4,5,6, and 7 are fair. They will need spot full depth repairs in the failed sections and a 1" overlay over the entirety of those sections. Sections 2,8,9, and 10 are in poor condition and will need complete reconstruction.



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CITY OF ROLLA
CITY COUNCIL AGENDA

DEPARTMENT HEAD: Roger Pankey

ACTION: Ordinance-Final Reading

ITEM/SUBJECT: Rate/Fee Increase Proposal

BUDGET IMPACT: \$260,000 (Rev Increase)

DATE: November 3, 2025

COMMENTARY:

The costs of operations for Environmental Services have continued to rise significantly over the past few years. Expenses for trucks, repairs, fuel, manpower, and equipment (carts and dumpsters) have all increased dramatically. Tipping fees at the Phelps County Transfer Station will rise from \$59.00 to \$60.25 per ton, leading to an annual expenditure increase for disposal of refuse of approximately \$25,000.00.

Due to these rising operating costs and significant capital expenses, the Environmental Services Department has been operating with a deficit budget for the past couple of years. To maintain sufficient operations and reserves it is necessary to increase revenues this year.

The FY2025-26 budget proposes the following adjustments:

- A \$1.75/month increase from \$17.75 to \$19.25 for residential 90-gallon containers
- A \$1.25/month increase from \$14.75 to \$16.25 for 35-gallon containers
- A 10% increase for commercial dumpsters and special pickups

A copy of the proposed changes and the accompanying ordinance are attached. The suggested effective date for these increases is January 1, 2026.

ITEM _____

Residential Rates

	<u>Current:</u>	<u>Proposed:</u>
90-gallon:	\$17.75/month	\$19.25/month
35-gallon:	\$14.75/month	\$16.25/month
Bags for extras:	\$1.00 each	No change
Bulk waste stickers:	\$5.00 each	No change
Special Pickups	\$30.00/minimum	\$35.00/minimum

Commercial Rates

	<u>Current (monthly):</u>	<u>Proposed (monthly):</u>
90-gallon cart:	1/week - \$17.75	\$19.25
1 cubic-yard:	1/week - \$50.00	\$55.00
	2/week - \$100.00	\$110.00
	3/week - \$150.00	\$165.00
	4/week - \$200.00	\$220.00
	5/week - \$250.00	\$275.00
	Extra - \$28.00	\$30.00/empty
2 cubic-yard:	1/week - \$78.00	\$86.00
	2/week - \$157.00	\$173.00
	3/week - \$235.00	\$258.50
	4/week - \$314.00	\$345.00
	5/week - \$392.00	\$431.00
	Extra - \$35.00	\$38.00/empty
4 cubic-yard:	1/week - \$132.00	\$145.00
	2/week - \$264.00	\$290.00
	3/week - \$396.00	\$435.50
	4/week - \$529.00	\$582.00
	5/week - \$661.00	\$727.00
	Extra - \$47.00	\$52.00/empty
6 cubic-yard:	1/week - \$188.00	\$207.00

	2/week - \$375.00	\$412.50
	3/week - \$563.00	\$619.00
	4/week - \$750.00	\$825.00
	5/week - \$938.00	\$1,032.00
	Extra - \$58.50	\$64.00/empty
Container swap fee:	\$35.00	\$38.00 (each time)

Construction/Demolition Dumpsters

	<u>Current:</u>	<u>Proposed:</u>
Daily Rental:	\$6.00/day (Mon.-Fri.)	\$7.00/day (Mon.-Fri.)
Relocation Fee:	\$59.00	\$65.00
Transport Fee:	\$3.00/mile	\$3.50/mile
(This fee is charged when waste is required to be direct hauled to the landfill.)		

Roll-off Boxes:

Pull Charge:	\$118.00	\$130.00 (Minimum of one pull/box/monthly.)
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Rear-load Dumpsters:

4 cubic-yard:	\$94.00/empty	\$103.00/empty
6 cubic-yard:	\$125.00/empty	\$138.00/empty

Compactors:

Pull Charge:	\$135.00 (single handling)	\$148.50/empty
	\$153.00 (double handling)	\$168.00/empty

ORDINANCE NO. _____

AN ORDINANCE REPEALING SECTION 18-14 (a), 18-16 (a), 18-23 AND SECTION 18-25 OF THE GENERAL ORDINANCES OF THE CITY OF ROLLA, MISSOURI KNOWN AS THE CODE OF THE CITY OF ROLLA, MISSOURI, AND ENACTING NEW SECTIONS IN LIEU THEREOF PERTAINING TO RESIDENTIAL, SPECIAL, AND COMMERCIAL REFUSE DISPOSAL AND COLLECTION.

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

Section 1: That Section 18-14 (a) of the Code of the City of Rolla, Missouri, is hereby repealed and a new section enacted in lieu thereof as follows:

Sec 18-14 (a). Residential collections; special collections

- (a) The City shall provide residential customers with special collections as requested, for which the City shall be entitled to assess a reasonable charge as determined by the Director. Special collection fees are as follows: tires - \$6.00 each (with a \$12.00 minimum charge); limbs and brush – minimum charge \$25.00 for the first 15 minutes of loading time plus \$2.00 per minute charge thereafter; major appliances - \$20.00 each; household waste and items too large to discard in the refuse container - \$35.00 for each cubic yard; special collection fees shall be paid in advance of the collection service being requested. Paper shredding - \$30.00 per man hour charged on a quarter-hour basis with a \$10.00 minimum charge. Paper to be shredded shall be delivered to the shredding facility. (Ord. 4170, §1)

Section 2: That Section 18-16 (a), of the Code of the City of Rolla, Missouri, is hereby repealed and a new section enacted in lieu thereof as follows:

Sec. 18-16. Service charge rates for residential refuse collection.

- (a) Each residential refuse customer shall pay to the City a service charge of \$16.25 per month for the weekly collection of the contents of each 35-gallon container, all acceptable yard wastes in biodegradable bags, and all specified recyclables. Each residential refuse customer shall pay to the City a service charge of \$19.25 per month for the weekly collection of the contents of each 90-gallon container, and all acceptable yard wastes in biodegradable bags (in season);

Section 3: That Section 18-23 of the Code of the City of Rolla, Missouri, is hereby repealed and a new section enacted in lieu thereof as follows:

Sec. 18-23. Number of commercial collections; special collections.

- (a) The City shall provide commercial customers with special collections as requested, for which the City shall be entitled to assess a reasonable charge as determined by the Director. Special collection fees are as follows: tires - \$6.00 each (with a \$12.00

minimum charge); limbs and brush – minimum charge \$25.00 for the first 15 minutes of loading time plus a \$2.00 per minute charge thereafter; major appliances - \$20.00 each; special household waste, including transfer station fees and involving items too large to discard in a refuse container - \$35.00 for each cubic yard; paper shredding - \$30.00 per hour charged on a quarter-hour basis with a \$10.00 minimum charge, paper to be delivered to the shredding facility, (paper will not be picked up for shredding). (Ord. 4170, §3; Ord. 4295, §1)

Section 4: That Section 18-25 of the Code of the City of Rolla, Missouri, is hereby repealed and a new section enacted in lieu thereof as follows:

Sec. 18-25. Service charge rates for commercial refuse collection.

Each commercial refuse customer shall pay to the city a service charge for collection as follows:

(a) Each commercial refuse customer shall subscribe to one of the following service levels and pay monthly to the City the following service charge(s) for the corresponding container and frequency of service:

One (1) cubic yard container

1 service per week	\$55.00/month
2 services per week	\$110.00/month
3 services per week	\$165.00/month
4 services per week	\$220.00/month
5 services per week	\$275.00/month

There will be a \$30.00 charge for any additional service request.

Two (2) cubic yard container

1 service per week	\$86.00/month
2 services per week	\$173.00/month
3 services per week	\$258.50/month
4 services per week	\$345.00/month
5 services per week	\$431.00/month

There will be a \$38.00 charge for any additional service request.

Four (4) cubic yard container

1 service per week	\$145.00/month
2 services per week	\$290.00/month
3 services per week	\$435.50/month

4 services per week	\$582.00/month
5 services per week	\$727.00/month

There will be a \$52.00 charge for any additional service request.

Six (6) cubic yard container

1 service per week	\$207.00/month
2 services per week	\$412.50/month
3 services per week	\$619.00/month
4 services per week	\$825.00/month
5 services per week	\$1032.00/month

There will be a \$64.00 charge for any additional service request.

The initial container requested will be delivered at no extra charge. However, there will be a \$38.00 fee for changing container sizes after the initial delivery.

(b) Each commercial refuse customer shall pay to the City a service charge of \$19.25 per month for collection of one (1) 90-gallon roll-out container once per week.

(c) Customers utilizing the City's construction/demolition container service shall pay to the City a rental charge of \$7.00 per day (Monday through Friday) plus a charge of \$130.00 per pull plus appropriate landfill or transfer station tipping fees for each open top roll-off container. There shall be a minimum of one pull charged per month per box.

(d) Each customer shall pay to the City, a rental charge of \$7.00 per day (Monday through Friday) for use of each 4-yard container, plus a charge of \$103.00 each time a 4-yard container is emptied, and, each customer shall pay to the City, a rental charge of \$7.00 per day (Monday through Friday) for use of each 6-yard container, plus a charge \$138.00 each time a 6-yard container is emptied. There shall be a minimum of one empty service charged per box per month.

(e) Each customer shall pay to the City a service charge of \$148.50 per pull for standard compactor units, and \$168.00 per pull for compactor units requiring double handling to turn the unit around, plus appropriate landfill or transfer station fees for each hydraulically operated roll-off compactor.

(f) Each customer requesting to have the City haul regulated waste shall pay the established container fees as specified in Section 18-25 herein as well as all other applicable disposal fees in addition to a \$3.50 per mile transportation fee.

(g) Each customer shall pay to the City a fee of \$65.00 to have a roll-off or construction/demolition container relocated at the customer's request.

ORDINANCE NO. _____

Page 4

Section 5: That this ordinance shall be in full force and effect with the billing on or after January 1, 2026.

PASSED BY THE CITY COUNCIL OF THE CITY OF ROLLA, MISSOURI, AND APPROVED BY THE MAYOR THIS 3rd DAY OF NOVEMBER 2026.

APPROVED:

ATTEST:

MAYOR

CITY CLERK

APPROVED AS TO FORM:

CITY COUNSELOR

STATEMENT OF REVENUES, EXPENDITURES AND FUND BALANCE
City of Rolla
ENVIRONMENTAL SERVICES FUND
Fiscal Year 2025 - 2026

	Audit 2023	Audit 2024	Estimated 2025	Proposed 2026
REVENUES				
Charges for Services	3,437,761	3,960,769	4,148,250	4,426,250
Recyclable Sales	160,299	250,799	215,000	230,000
Grant Revenue	0	16,063	12,137	0
Misc. Income (Veh Mntc.)	372,969	375,835	395,000	420,000
Lease Purchase Rev	0	0	0	0
Other Income	173,969	122,464	104,744	66,500
Total Revenues	4,144,997	4,725,929	4,875,131	5,142,750
EXPENDITURES				
Recycling Division	585,013	437,894	532,301	558,080
Sanitation Division	3,128,514	3,129,394	3,642,575	3,808,200
Vehicle Maintenance Division	507,817	537,696	642,521	673,115
Total Expenditures	4,221,344	4,104,984	4,817,397	5,039,395
EXCESS OF REVENUES OVER EXPENDITURES	(76,348)	620,945	57,734	103,355
FUND TRANSFERS				
To General Fund	(200,000)	(215,800)	(236,975)	(262,225)
TOTAL REVENUES OVER EXPENDITURES	(276,348)	405,145	(179,241)	(158,870)
BEGINNING CASH BALANCE (10/1)	2,224,401	1,948,053	2,353,198	2,173,957
ENDING CASH BALANCE (9/30)	1,948,053	2,353,198	2,173,957	2,015,087

NOTE: Depreciation expense is not included in the FY25 & FY26 budget This will be factored into the audit.

EXPENDITURES BY CATEGORY				
Personnel	1,622,238	1,739,253	1,867,997	1,979,580
Supplies & Bldg Mntc	31,210	30,898	37,500	39,540
Services	940,129	1,291,860	1,562,633	1,583,975
Maintenance & Imp	740,068	708,186	818,330	831,800
Capital Expenditures	887,699	334,788	530,937	604,500
Total Expenditures	4,221,344	4,104,984	4,817,397	5,039,395



**CITY OF ROLLA
CITY COUNCIL AGENDA**

DEPARTMENT: Community Development

ACTION REQUESTED: Final Reading

SUBJECT: Annexation and Assignment of Zoning: Certain property in Section 35, Township 38 North, Range 8 West into the City of Rolla corporate limits and assigning R-3, Multi-family Residential zoning for the Audubon Ridge development

(ANX25-01)

MEETING DATE: November 3, 2025

Application and Notice:

Applicant/Owner - Mike Woessner, Managing Member of Woods Mill Development, 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 voluntarily be annexed into the city limits. Annexation would allow for access to utilities necessary for development of the property. The applicant also requests that the property be assigned R-3, Multi-family Residential zoning at the time of annexation. The R-3 district would allow for the planned multi-family development. The portion of the property already within the city limits is zoned R-3.

A portion of the property to be developed is already within the city limits. About 17 acres are requested to be annexed at this time. The entire tract is about 77 acres. The first phase of the development is planned to include about 25 (8 acres is already within the city limits) acres of the property. The proposed first phase of the development would include 44 lots, which would be intended for development mostly as 4-plex multi-family units.

The applicant has also submitted a Preliminary Plat for review. A Preliminary Plat is reviewed by the Planning and Zoning Commission. The Commission will be able to conduct the review after the subject property is annexed.

A Development Agreement related to the development will be presented concurrently with the annexation.

The subject property was developed as a mobile home park around 1975. The mobile home park was discontinued in 2018.

Property Details:

Current zoning - Unincorporated Phelps County; proposed to be assigned zoning of R-3, Multi-family Residential
Current use - Vacant (former mobile home park)
Proposed use - Multi-family development (proposed 4-plex apartments on individual lots)
Land area - 17.29 acres

Public Facilities/Improvements:

- Streets - The subject property has access to Vichy Rd, a collector road, via Woodcrest Drive, a local street; and White Columns Drive, a collector road, via a fire access road (for the first phase of development; to be connected by public street in future phase).
- Sidewalks - No sidewalks are located adjacent to the property. Sidewalks will be required to be constructed within the development.
- Utilities - The subject property appears to have access to all needed public utilities. The developer will be required to extend utilities within the development. RMU intends to extend water and electric utilities to the property.

Comprehensive Plan: The Comprehensive Plan does not designate the area as being within the Urban Growth Area for the city. As such, the Comprehensive Plan does not designate any suggested future land use for the subject property. The Comprehensive Plan was adopted in 2006. A new Comprehensive Plan is currently being developed.

Discussion: The annexation would allow for the redevelopment of the property. The proposal was reviewed by the Development Review Committee and no objections to the annexation were made. The subject property is contiguous with the current city limits. The development would actually help address issues with connectivity of streets and utilities in the area. The White Columns Drive area and Vichy Rd area are disconnected from each other, except by backtracking a few miles away from Rolla by county roads.

Utilities that are located in the area should have capacity to serve the property. Although the development itself will create additional vehicle traffic, the future connection to White Columns Drive will allow an alternative route for residents and those living in the vicinity.

The Comprehensive Plan does not designate the property as being within the Urban Growth Area. Generally, the Urban Growth Area is the area that is near the city limits that could easily be served by city utilities and services. Given that the property can be well-integrated into the city and provide improved connectivity for existing areas of the city, the property does seem appropriate to be annexed despite not being within the designated Urban Growth Area.

The property requested to be annexed is adjacent to the portion of the property that is within the city limits, and zoned R-3, Multi-family Residential. Many properties in the vicinity are also zoned R-3.

Planning and Zoning Commission Recommendation:

The Rolla Planning and Zoning Commission conducted a public hearing on October 14, 2025 and voted 7-0 to recommend the City Council approve the request for annexation and assignment of R-3, Multi-family zoning.

Prepared by: Tom Coots, City Planner

Attachments: Public Notice Letter, Annexation Exhibit; Ordinance

ORDINANCE NO. _____

AN ORDINANCE TO APPROVE THE ANNEXATION OF CERTAIN PROPERTY IN SECTION 35, TOWNSHIP 38 NORTH, RANGE 8 WEST INTO THE CORPORATE LIMITS OF THE CITY OF ROLLA AND ASSIGNING ZONING OF SAID PROPERTY AS THE R-3, MULTI-FAMILY RESIDENTIAL DISTRICT

(ANX25-01)

WHEREAS, a petition was duly filed with the Community Development Department requesting the subject property to be voluntarily annexed into the corporate limits of the City of Rolla; 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 October 14, 2025 and recommended the City Council approve the annexation and assignment of zoning of the subject property as the R-3, Multi-family Residential district; and

WHEREAS, the Rolla City Council, during its October 20, 2025 meeting, conducted a public hearing concerning the proposed annexation and designation of zoning 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 annexation and designation of zoning and by those citizens opposing said proposal, the City Council found the proposed annexation and designation of zoning 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 full voluntary annexation procedure, as outlined in RSMo. 71.012, has been conducted by the City of Rolla, which included the City Council conducting a public hearing on the proposal and determining that the annexation proposal meets the criteria established under Missouri State Statute RSMo. 71.012; and

SECTION 2: That the applicant requests that the City Council of the City of Rolla, Missouri, annex into the corporate limits of Rolla, Missouri, the property that is presently unincorporated, yet contiguous to the corporate limits of the City of Rolla, Missouri, and that is more particularly described as follows:

A fractional part of WOODCREST SUBDIVISION, Phelps County, Missouri, described as follows: Commencing at the Southeast Corner of LOUGHRIDGE'S WOODCREST, Rolla, Missouri; thence South 88°27'50" West, 546.94 feet, and, South 88°29'00" West, 18.43 feet all along the township line to the Southwest Corner of said LOUGHRIDGE'S

WOODCREST, the true point of beginning: Thence continuing South 88°29'00" West, 738.76 feet, all along said Township Line; thence North 1°28'40" West, 137.82 feet; thence South 88°31'30" West, 509.77 feet; thence southwesterly, 38.95 feet along the arc of a curve, concave southeasterly with a radius of 25.00 feet, the chord of which is South 43°53'20" West, 35.13 feet; thence South 0°44'40" East, 112.72 feet to the aforesaid Township Line; thence South 86°40'10" West, 29.95 feet, and, South 88°32'30" West, 30.13 feet, all along said Township Line; thence North 0°44'40" West, 113.04 feet; thence northwesterly, 39.59 feet along the arc of a curve, concave southwesterly with a radius of 25.00 feet, the chord of which is North 46°06'40" West, 35.58 feet; thence South 88°31'30" West, 9.76 feet; thence North 1°25'30" West, 60.00 feet; thence North 88°31'30" East, 679.03 feet; thence northeasterly, 31.42 feet along the arc of a curve, concave northwesterly with a radius of 20.00 feet, the chord of which is North 43°31'30" East, 28.28 feet; thence North 1°28'40" West, 224.55 feet; thence northwesterly, 31.42 feet along the arc of a curve, concave southwesterly with a radius of 20.00 feet, the chord of which is North 46°28'40" West, 28.28 feet; thence North 1°28'40" West, 60.00 feet; thence North 88°31'30" East, 90.00 feet; thence North 1°28'40" West, 138.54 feet; thence North 88°32'30" East, 619.09 feet to the Northwest Corner of the aforesaid LOUGHRIDGE'S WOODCREST; thence South 0°14'40" West, 660.47 feet along the West line of said LOUGHRIDGE'S WOODCREST to the point of beginning. Description derived from plat of survey J 2347P, dated September 2, 2025, by CM Archer Group, P.C.

AND, a fractional part of the South Half of Section 35, Township 38 North, Range 8 West of the 5th P.M. described as follows: Beginning at the Northeast Corner of the Southwest Quarter of the Southeast Quarter of said Section 35; thence North 88°12'30" East, 67.79 feet along the North line of said Southwest Quarter of the Southeast Quarter to the northwest corner of a parcel described in Phelps County Deed Records at Document No. 2015 4938; thence South 9°12'30" West, 137.62 feet, and, South 47°24'10" West, 239.02 feet, and, South 18°02'40" West, 152.66, and, South 5°11'20" West, 225.83 feet, all along the westerly line of said Document No. 2015 4938 parcel to the North line of the aforesaid LOUGHRIDGE'S WOODCREST; thence South 88°32'30" West, 410.87 feet along said North line thence North 1°28'40" West, 77.20 feet; thence North 36°56'40" East, 257.94 feet; thence North 0°18'30" West, 219.58 feet; thence North 45°01'00" East, 236.70 feet to the North line of the Southeast Quarter of the Southwest Quarter of the aforesaid Section 35; thence North 88°51'20" East, 289.43 feet along said North line to the point of beginning. Description derived from plat of survey J 2347P, dated September 2, 2025, by CM Archer Group, P.C.

SECTION 3: And that the Basic Zoning 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 is hereby amended by designating the zoning classification of the said property, as the R-3, Multi-family Residential district on the Official Zoning Map of the City of Rolla.

SECTION 4: The owner of the subject property shall be responsible for payment or reimbursement of any fees assessed by the Rolla Rural Fire Protection District resulting from the annexation.

SECTION 5: 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 3rd DAY OF NOVEMBER, 2025.**

APPROVED:

ATTEST:

Mayor

City Clerk

APPROVED AS TO FORM:

City Counselor



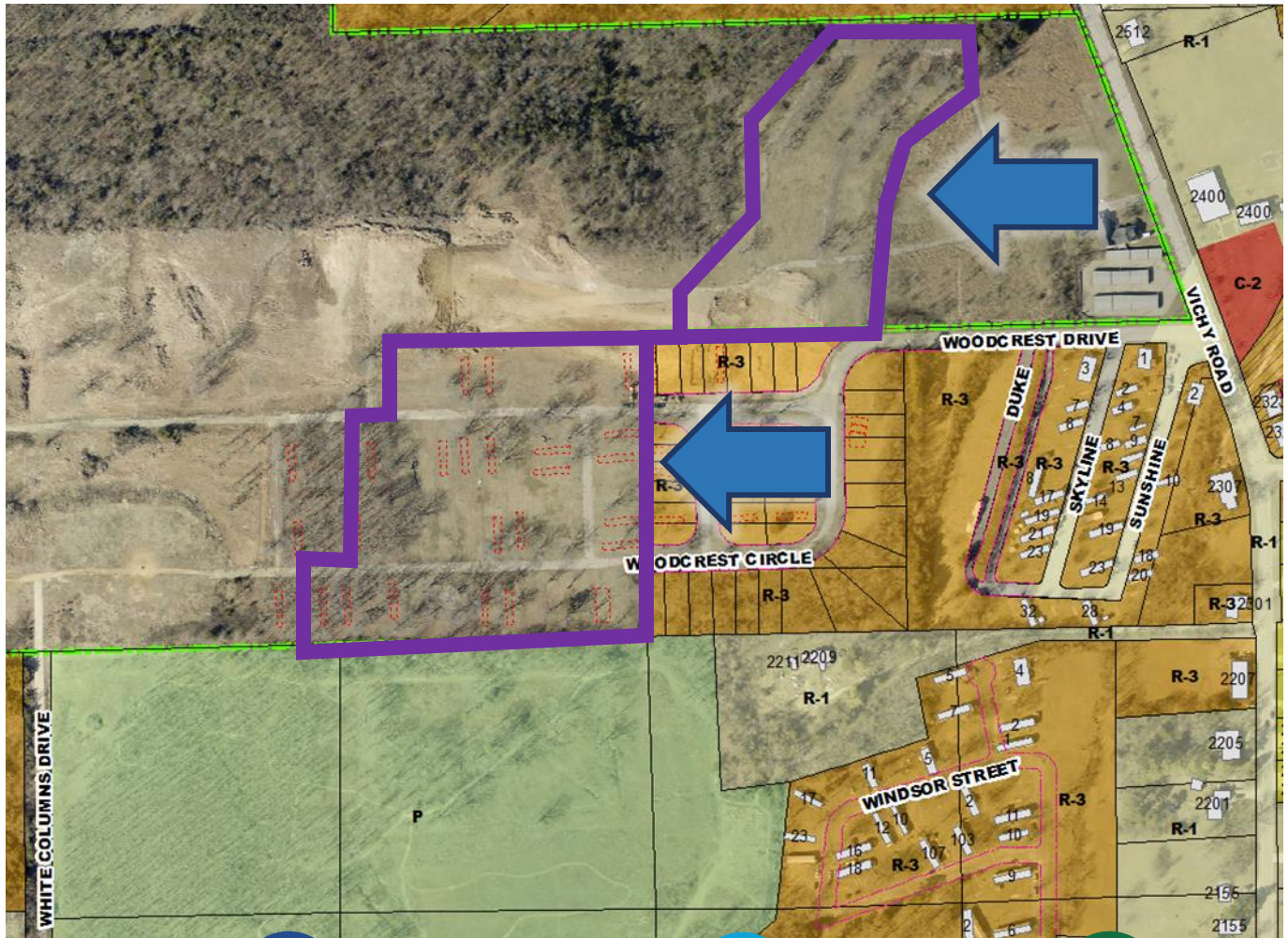
PROJECT LOCATION: The proposed project is located in the South Half of 35, Township 38 North, Range 8 West, and, includes all of LOUGHBRIDGE'S WOODCREST ADDITION TO THE CITY OF ROLLA, and, a portion of WOODCREST ADDITION. A portion of the project area is located within the current Rolla city limits, and the remainder is located outside said city limits. The current city limits are depicted by the yellow line plotted hereon. The developer intends to seek annexation of the unincorporated portions of this project concurrently during the approval process of the final plat. The portions of this proposed development which would require annexation are shaded hereon.

2. **LOT SCHEME:** There are 44 lots proposed for this development. As noted above, these lots will be a combination of newly created lots from unsubdivided lands and reconfigured existing lots from prior record subdivisions.

3. **ZONING INFORMATION:** The portions of the project area located within the Rolla city limits are currently zoned R-3, Multi-Family Residential District. Following are the setback requirements for R-3 Districts:

- Front yard: 25 feet
- Side yard: 5 feet; 10 feet when adjacent to any other district
- Side yard - Corner lot: 15 feet
- Rear yard: 10 feet; 20 feet when adjacent to any other district

4. **STREET INFORMATION:** Audubon Trail represents a reconstruction and expansion of former Woodcrest Circle. The former right of way locations are intended to be abandoned and replaced by the scheme shown hereon. Cardinal Street and Red Tail Ridge represent new rights of way. The rights of way shown hereon are 60 feet in width. The cul-de-sac at the end of Red Tail Ridge has a radius of 55 feet.



Project Information:

Case No: ANX25-01
Location: 1 Woodcrest Circle
Applicant: Woods Mill Development, LLC
Request:

Annexation into the city limits of the City of Rolla and assigning a zoning of R-3, Multi-family Residential



Public Hearings:

Planning and Zoning
Commission

October 14, 2025
5:30 PM

City Hall: 1st Floor

City Council
October 20, 2025
6:30 PM

City Hall: 1st Floor



For More Information Contact:

Tom Coots, City Planner
tcoots@rollacity.org

(573) 426-6974
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 an Annexation?

An annexation is the changing of the city limits to include additional areas. Once within the corporate limits of the City of Rolla, a property is subject to the laws of the City of Rolla and is eligible for services provided by the City of Rolla.

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.

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 Commission.

What If I Have More Questions?

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

LEGAL DESCRIPTION

INSERT





CITY COUNCIL AGENDA

DEPARTMENT: Administration

ACTION REQUESTED: Council affirmation of selection

SUBJECT: Selection of consultant team – Centre and park facilities

PREPARED BY: Keith Riesberg, City Administrator

ATTACHMENTS: None

(CASE/PROJECT #)

MEETING DATE: November 3, 2025

Overview: The City issued a Request for Qualifications (RFQ) to engage a consultant team to provide design services for the potential renovation and/or repurposing of City facilities – specifically the natatorium within the Centre and other potential park facilities. Six proposals were received and a team of City representatives interviewed four of the firms. Staff anticipates requesting the City Council affirm the recommendation of the selected firm to begin negotiation of a final contract and scope of work. The contract may be presented for Council consideration at the November 17, 2025 Council meeting.

Background information:

With negotiations underway with Phelps Health for the partnership (lease) of the City’s “dry area” at the Centre, the City is exploring feasible options pertaining to the natatorium (pool) area (approximately 15,000SF). The City initiated a Request for Qualifications for conceptual architectural/planning services to assist the City with creatively exploring options and then facilitating community engagement on the potential of a 2026 sales tax issue.

The City received six qualified responses from the following firms:

Firm	Location	Team
Cordogan Clark	St. Louis	RIV Design, Counsilman-Hunsaker, Ballard King
SFS Architecture	Kansas City	Ballard King, Water Technology, Inc
KAI Design	St. Louis	Ballard King, Counsilman-Hunsaker
FGM Architects	St. Louis	Counsilman-Hunsaker
Bartlett & West	Rolla	Counsilman-Hunsaker
ICS Architects	St. Louis	Counsilman-Hunsaker, Capri Pools

The City team of Mayor Magdits, Keith, John, Darin and Floyd are conducting interviews with the top four firms with the final interview to occur on Monday. Staff may make a recommendation for selection at Monday’s meeting. If the Council affirms the staff recommended consultant, a proposed

contact, scope of work and timeline could be brought back to Council as early as November 17th.

Fiscal considerations: The adopted FY 26 budget appropriated \$400,000 for the operations and services associated with the Centre. The cost of the proposed professional services may be negotiated and presented to Council for consideration at the Nov. 17, 2025 meeting.

Budget appropriated – \$400,000.00

Previous allocations - \$0.00

Recommendation: Staff may provide a recommendation at Monday's Council meeting for the consulting team to be selected for the provision of the desired services. A formal scope of services and contract could be negotiated and presented to the Council as early as the Nov. 17 meeting.

CITY OF ROLLA
CITY COUNCIL AGENDA

DEPARTMENT HEAD: Roger Pankey

ACTION: Motion

ITEM/SUBJECT: Refuse Collection Truck

BUDGET APPROPRIATION: \$460,000.00

DATE: Nov 3, 2025

.....

COMMENTARY:

In keeping with plans to expand automated collection of refuse in the City, the Department seeks to secure the purchase of a fourth automated collection vehicle allowing the Department to have an additional vehicle to start implementing commercial dumpster routes in near future.

This new type of collection system has proven successful in increasing speed and efficiency, reducing risk of injury, and reducing manpower needs. This one-of-a-kind collection system is considered a single-source purchase available through only one dealer in the region. The Department is recommending using the Sourcewell (formerly NJPA) contract pricing as was done for the first three trucks.

Sourcewell manages contracts through a competitive bid process that meets all legal bidding requirements. These contracts are available to governmental, educational and not-for-profit entities. Sourcewell leverages the buying power of 50,000 agencies nationwide just as a State contract leverages Missouri volume. Sourcewell develops RFB's for national competitive solicitations that meet or exceed local requirements.

Armor Equipment of Arnold, Missouri along with Heil Environmental hold the Sourcewell contract for this equipment.

Recommendation: Motion to secure the order for truck NO. 4
Heil 28-yard Half Pack Odyssey on a 2026 Mack chassis dual steer w/ Curotto Can -
\$453,345.68

FSICAL IMPACT:

Fund	Title	Budget Appropriation	Item Budget	Previous Allocations
03/5-070-561.00	Vehicle	\$500,000.00	\$460,000.00	\$



QUOTATION

Name
City of Rolla
Address
P.O. Box 979
City, State, ZIP
Rolla, MO 65402

FOB
Rolla, MO

Delivery Date
120-180 Days
Other

Date
10/03/25

Contact
Roger Pankey

Telephone
573.364.6693

Fax

Quantity	Description	Each	Total
1	Heil 28yd Half Pack Residential Automated Front Load Refuse Body <u>Standard Features:</u> • Hinged and completely sealed left-side body access door with step and grab handle • Universal Steel Frame Cab Shield With Riveted and Replaceable Steel Sheet and outer lip • 3" underbody gate valve on street side for liquid removal • Body service props• Tailgate service props• Hydraulic Shur-Lock™ tailgate latches • 10,000 lbs structurally rated clamp on arms with 8,000 lbs lifting capacity • Four arm shaft bearing supports• Fork cross shaft rubber bumpers • Bolt-on rubber arm stops• Heavy-duty forks - 1 1/2" thick x 63" grip length • Forward-facing floodlights on cab• Crossed packing cylinders • Chassis frame-mounted oil tank with level / temperature gauge and suction shut-off valve• 100-micron suction line strainer• Throttle advance / throttle limit kit • 3-micron return line filter with magnetic trap and in-cab filter bypass monitor • 100-micron suction line strainer• Abrasion-resistant hydraulic hoses • Programmable Controller with InSight™ diagnostic display with integrated 3rd Eye camera feed• Left and right-hand multifunction joystick • Streetwise Hydraulics• Solid-state control panel• High-pressure filter kit • LED mid-body turn signals• Strobe light, amber mounted on lower tailgate - in-cab switch, pump on, and reverse activated• Hopper floodlight • Infinity Series Packer/Eject Cylinders with scrapers and hardened rods to 50 HRC • Upper arm reinforcement• Severe-duty wear bar kit• Arm/fork over height warning kit • PTO mounted load sense piston pump with hot shift PTO• Hydraulic arm tube covers • Greaseless tailgate hinge and lift cylinders• Hydraulic oil temperature sensor with alarm • Body hydraulic pressure sensor• 20 lb. fire extinguisher• ICC reflective tape • Arm guides mounted to front bumper• Chrome-plated cylinder rods • Weather / Abrasion Resistant Body Undercoating • Standard 1-Year Warranty (2000 Hours of Operation) <u>Additional Features:</u> Hopper Seal Brush Kit• Remote Curbside Curotto Can Controls In-Cab Controls for Forward Work Lights for Currotto Can Multi-Function Lights • Sliding Top Steel Door • Fender Extension Kit 3rd Eye Camera Camera System Rear, RH & LH Cab & Hopper With Color Monitor Aluminum Bumper Mounte Toolbox 18x18x24	\$453,345.68	\$453,345.68

Continued on page 2

VII.A.2



QUOTATION

Quantity	Description	Each	Total
	<u>Currotto Can:</u>		
	Featuring:		
	Forward Facing Lights		
	Auto Cover		
	Brush Kit		
	Spacer Kit		
	Conspicuity Tape		
	<u>Chassis:</u>		
	New Mack LR Dual Steer RH Sit Down Tandem Axle Chassis		

QUOTE IS GOOD FOR 30 DAYS

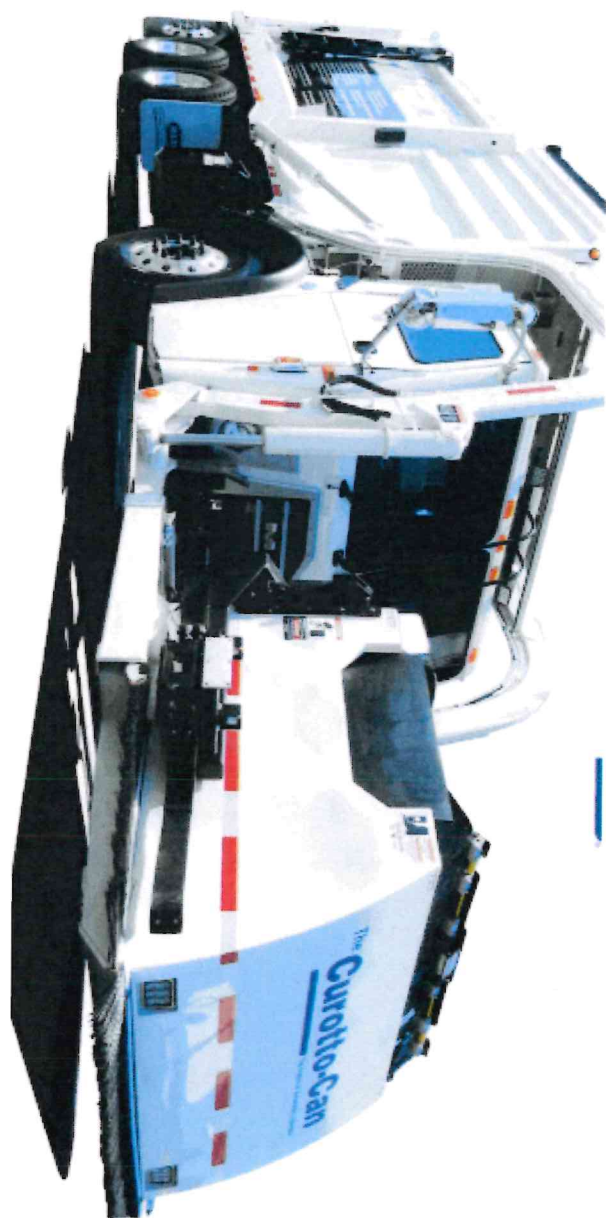
**PRICING REFLECTS PURCHASE THROUGH
SOURCEWELL COOPERATIVE PURCHASING AGREEMENT**

Quote is good for 30 days

Quoted by: Mark Harless
Approved by: _____
Accepted by: _____

Sub Total	\$453,345.68
Freight	INCL
Sales Tax	N/A
TOTAL	\$453,345.68

VII.A.3



**CITY OF ROLLA
CANDIDATE FILING INFORMATION
FOR THE APRIL 7, 2026, GENERAL MUNICIPAL ELECTION**

Public notice is hereby given that the first day of candidate filing for the April 7, 2026, General Municipal Election is 8 am, Tuesday, December 9, 2025 and the last day of candidate filing is 5 pm, Tuesday, December 30th, 2025 in the City Clerk's Office, 901 North Elm Street, 3rd Floor of the City Hall, for the purpose of electing the following City officials:

- Municipal Judge: Two-year term.
- City Attorney (City Prosecuting Attorney): Two-year term.
- Council Representatives: Wards I, II, III, IV, V, and VI. One to be elected to each Ward for two-year terms.
- Mayor: Four-year term.

Candidates will be required to present a current government issued picture ID such as a Missouri driver's license or Passport.

Notice: The office of the City Clerk will be closed on Saturdays and Sundays and those days designated as a City Holiday (December 24th – Closed at noon & December 25th – Closed all day) as well as December 26th. The office will be closed for lunch from 12:00 pm-1:00 pm.

Given under my hand and the Seal of said City this 30th day of December, 2025.




Lorri M. Powell
Rolla City Clerk