



REGULAR CITY COUNCIL MEETING

Monday, April 20, 2026 at 6:30 pm

Please Note: The Council Meeting will be conducted at [Rolla City Hall, 901 North Elm Street, Rolla, MO 65401](#). Citizens are encouraged to watch the proceedings live on the City of Rolla, Missouri YouTube page at https://www.youtube.com/@City_of_Rolla/streams

1. CLOSED SESSION - Closed Session per RSMo 610.021 – (3) Personnel

Closed Session will take place at 5:45 pm in Council Chambers

COUNCIL PRAYER: Ministerial Alliance

PRESIDING: Mayor Louis J. Magdits

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

2. CALL TO ORDER

3. PLEDGE OF ALLEGIANCE - August Rolufs

4. OLD BUSINESS

- a. Ordinance to adopt the 2024 International Codes. (Comm. Dev. Director Dawn Bell) Second Reading

5. CONSENT AGENDA

- a. Motion to accept the April 7th, 2026 Certified Election Results (City Administrator Keith Riesberg)

6. Elected Officials Swearing in Ceremony

- a. Comments/Recognitions of Outgoing Councilmembers:

Ward 4: William Hahn

Ward 5: Kevin Greven

Ward 6: Tina Balch

- b. Comments/Recognition of Mayor Louis Magdits

- c. Remarks from Mayor Magdits followed by the formal transfer of duties to the Mayor-Elect Lister B. Florence Jr.

- d. Swearing-in of Newly Elected Officials:

Mayor: Lister B. Florence Jr.

Ward 1: Melissa Ganz

Ward 2: Nathan Chirban
Ward 3: Steve Jackson
Ward 4: Sue Brown
Ward 5: Elizabeth Sperry
Ward 6: Amelia Markwell

7. PUBLIC HEARINGS -

- a. **Public Hearing and Ordinance to approve a Final Plat of Audubon Ridge, a multi-family development to create 43 lots at property zoned R-3, Multi-family Residential and vacate certain rights-of-way and easements. (Community Development Director Dawn Bell) Public Hearing and First Reading**
- b. **Public Hearing and Ordinance to approve a Map Amendment to rezone 821 Hwy O from the R-1, Suburban Residential diistrict to teh R-3, Multi-family Residential district.**

8. ACKNOWLEDGMENTS and SPECIAL PRESENTATIONS

- a. **Mayoral Proclamation - Arbor Day**
- b. **Mayoral Proclamation - National Day of Prayer, May 7th, 2026**

9. NEW BUSINESS

- a. **Resolution to approve a license agreement to allow the installation of banners and bracket along Cedar Street. (Public Works Director Darin Pryor)**
- b. **Ordinance to approve the Final Plat of Rose Senior Villas, a multi-family development to create 2 lots at property proposed to be rezoned to teh R-3, Multi-famiy I Residential district (currently zoned R-1, Subrurban Residential) at 821 Hwy O. (Community Development Director Dawn Bell) First Reading**

10. CLAIMS and/or FISCAL TRANSACTIONS

- a. **Motion to award bid to Taylor Chrysler for 1 Crew Cab 3/4-ton Pickup and 1 Regular Cab 1 ton Pick-up. (Public Works Director Darin Pryor)**

11. CITIZEN COMMUNICATION

12. MAYOR/CITY COUNCIL COMMENTS

- a. **Motion to appoint Mayor Pro-Tem for a 1-year term.**
- b. **Motion to appoint Planning & Zoning (P&Z) Council Representative for a 1-year term.**
- c. **Motion to appoint Steve Jackson to the Finance/Audit Committee for a 1-year term.**
- d. **Motion to appoint Sue Brown to Finance/Audit Committee for 1-year term.**
- e. **Motion to appoint Andrew Behrendt to the Finance/Audit Committee for a 1-year term.**

13. COMMENTS FOR THE GOOD OF THE ORDER

- a. **Next City Council meeting, Monday, May 4th, 2026**

14. ADJOURNMENT



**CITY OF ROLLA
CITY COUNCIL AGENDA**

DEPARTMENT HEAD: Dawn Bell, Community Development Director

ACTION REQUESTED: Ordinance – Final Reading

ITEM/SUBJECT: Adoption of 2024 International Codes

BUDGET APPROPRIATION: NA

DATE: April 20, 2026

Commentary:

The City of Rolla updated its codes to the 2018 International Codes in early 2019, after nearly 20 years without revisions. Due to the significant changes at that time, the Community Development Department held workshops with builders, developers, and design professionals to gather input.

The original 2019 ordinance included language requiring the City to adopt the most current codes every other code cycle (a cycle is three years). Accordingly, the 2024 codes are now due for adoption. This process ensures the City remains current on code updates, which directly impact life safety.

Because the 2024 codes contain relatively few significant changes, the Community Development Department approached this update differently. Staff collaborated with the National Home Builders Association and reviewed ordinances from several Missouri jurisdictions that have already adopted the 2024 codes. The goal was to identify reasonable amendments based on published research and local practices, while maintaining alignment with comparable communities. Once research was complete, proposed updates, along with a memo of significant changes from the 2018 to 2024 codes, were shared with local contractors, design professionals, and developers for feedback.

In addition to updating the codes, staff reorganized the material to make it more intuitive and user-friendly for the public.

During the fall, an Insurance Service Office (ISO) audit highlighted the need for timely adoption of the 2024 codes. The audit provided a six-month window to adopt the 2024 codes; failure to do so would result in a significant drop in the City's ISO rating. This rating not only influences local insurance rates but also serves as a benchmark for municipal services, similar to an accreditation process.

State statute requires a 90-day period between adoption and the effective date for building codes so the effective date of the Ordinance is August 1, 2026.

Staff requests Final Reading

Attachments: Ordinance, Exhibits A, B & C, and Memo of substantial changes to I-Codes

AN ORDINANCE ADOPTING THE 2024 INTERNATIONAL CODES AND THE 2023 NATIONAL ELECTRICAL CODE; REPEALING AND REPLACING CHAPTER 6 (BUILDINGS); REPEALING ARTICLES I AND II OF CHAPTER 10 (ELECTRICITY); AND RELOCATING SUCH PROVISIONS TO CHAPTER 6; REPEALING CHAPTER 12 (ENERGY); AND AMENDING CERTAIN SECTIONS OF CHAPTER 14 (FIRE PROTECTION) AND CHAPTER 28 (NUISANCES AND PROPERTY MAINTENANCE); ALL OF THE CODE OF THE CITY OF ROLLA, MISSOURI.

WHEREAS, the City of Rolla is committed to protecting the health, safety, and welfare of its residents and property; and

WHEREAS, the International Code Council and the National Fire Protection Association periodically update their respective codes to provide uniform standards for construction and safety; and

WHEREAS, adopting the 2024 International Codes and the 2023 National Electrical Code will modernize, clarify, and streamline the City's building and construction regulations; and

WHEREAS, the International Energy Conservation Code is adopted for advisory purposes to encourage energy-efficient and sustainable construction; and

WHEREAS, the International Property Maintenance Code is periodically updated to provide uniform standards for the maintenance, safety, and habitability of residential and commercial structures; and

WHEREAS, the City of Rolla last adopted the 2018 International Codes in 2019, and the adoption of the 2024 International Codes ensures that local regulations remain current and consistent with modern standards;

WHEREAS, in order to ensure that Rolla building codes remain up to date, the City of Rolla intends to adopt the International Codes every other Code cycle, with the next cycle projected to be the 2028 Codes.

NOW, THEREFORE, BE IT ORDAINED, that the City Council of the City of Rolla adopts the provisions set forth in this ordinance.

Section 1. That the City Council hereby adopts the 2024 International Codes and 2023 National Electrical Code, including local amendments, to protect the public health, safety, welfare, and well-being of the City of Rolla, Missouri.

Section 2. Chapter 6, Buildings, of the Rolla Municipal Code is hereby repealed in its entirety and replaced with a new Chapter 6, as set forth in Exhibit A attached hereto and incorporated herein by reference.

Section 3. Articles I and II of Chapter 10, Electricity, of the Rolla Municipal Code are hereby repealed. The provisions formerly contained therein, as amended, are hereby included within the Chapter 6, as set forth in Exhibit A.

Section 4. Chapter 12, Energy, of the Rolla Municipal Code is hereby repealed in its entirety. The relevant provisions thereof, as amended, are incorporated into Chapter 6 as set forth in Exhibit A.

Section 5. Sections 14-1 through 14-3 of Chapter 14, Fire Protection, of the Rolla are hereby repealed in its entirety and replaced as set forth in Exhibit B attached hereto and incorporated herein by reference.

Section 6. Sections 28-6 and 28-8 of Chapter 28, Nuisances and Property Maintenance are hereby amended and Section 28-11 and 28-12 are hereby repealed and replaced as set forth in Exhibit C attached hereto.

Section 7. Chapter 6, Article VII, Vacant Residential Property Registration is hereby relocated to Chapter 28 and renumbered as necessary without substantive changes to its provisions as set forth in Exhibit C attached hereto.

Section 8. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 9. If any section, subsection, sentence, clause, or phrase of this ordinance is held invalid or unconstitutional, such determination shall not affect the remaining portions of this ordinance.

Section 10. This ordinance shall take effect and be in full force from and after the date of August 1, 2026.

PASSED BY THE CITY COUNCIL OF THE CITY OF ROLLA, MISSOURI AND APPROVED BY THE MAYOR THIS 20TH DAY OF APRIL 2026.

APPROVED:

ATTEST:

Mayor

City Clerk

APPROVED AS TO FORM:

City Counselor

Exhibit A

Article I Building Regulations

Section 6-1. International Building Code - Adopted

- (a) There is hereby adopted by the City, for the purpose of establishing rules and regulations applicable to and governing all building and construction in the City, that certain code known as the International Building Code, 2024 Edition, and the Appendix Chapters B, C, I and K, of which code not less than one (1) copy has been and now is filed in the office of the City Clerk. Said code, along with all standards and referenced documents therein, is hereby adopted and incorporated into the Code of the City of Rolla, Missouri, as if set out at length herein.
- (b) This Ordinance shall be in full force and effect from and after August 1, 2026.

Section 6-2. Same - Amendments.

- (a) 101.1, Title. Amend to insert 'City of Rolla, Missouri'.
- (b) 101.4., Energy. Delete. Refer to adoption of Energy Code.
- (c) 103.1, Creation of Agency. Amend to insert 'Community Development Department'
- (d) 105.1.1, Annual Permit. Delete
- (e) 105.1.2, Annual Permit records. Delete
- (f) 105.2, Work exempt from permit. Delete (1),(7), and (13) and amend as follows:
 - Building:
 - (1) One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided that the floor area is not greater than two hundred (200) square feet.
 - (7) Roof covering, siding, painting, papering, tiling, carpeting, cabinets, countertops, and similar finish work.
 - (13) Free-standing signs or monuments over 10 feet in height
- (g) 105.5, Expiration. Delete and amend as follows:

Every permit issued shall be valid for one (1) year after issuance unless work authorized by the permit is not commenced within one hundred eighty (180) days after issuance, or if the authorized work is suspended or abandoned for a period of one hundred eighty (180) days after the time the work is commenced. At that time the permit would become void and re-application would need to be made. A one-time, one-year extension of a valid permit may be obtained at a cost of one-half (1/2) of the original permit fee.
- (h) 109.2, Schedule of permit fees. Amend to add as follows:
 - Refer to Article VII. Fees
- (i) 109.4, Work commencing before permit issuance. Amend to add as follows:
 - Refer to Article VII. Fees

(j) 109.6, Refunds. Amend to add as follows:
Refer to Article VII. Fees

(k) 114.4, Violation penalties. Delete and amend as follows:

Any person who shall violate a provision of this Code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter or repair a building or structure in violation of an approved plan or directive of the code official, or of a permit or certificate issued under the provisions of this Code, shall be guilty of a Misdemeanor, punishable by a fine of not more than five hundred dollars (\$500.00), or by imprisonment not exceeding ninety (90) days, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

(l) 115.4, Failure to Comply. Delete and amend as follows:

Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than fifty dollars (\$50.00) or more than five hundred dollars (\$500.00).

(m) Section 116: Unsafe Structures and Equipment. Delete. Refer to Sections 6-5 through 6-9 for regulations.

(n) 502.1 Address Identification. Amend to replace the number four (4) with the number six (6).

(o) 502.2 Add the following section. Specific Numbers. The approved property address shall be those numbers that are determined by the City of Rolla, Missouri.

(p) 502.3. Add the following section. Applicability. The provisions of this Ordinance shall also be applicable to private and non dedicated streets situated within developments that require plat approval under the ordinance of the City of Rolla, Missouri.

(q) 502.4 Add the following section. Minimum distance: In any instance in which a building with address identification is situated a distance of one hundred (100) feet or more from the roadway, such street number shall be displayed in a like manner as provided herein on a sign located not more than five (5) feet from the right-of-way of said roadway.

(r) 502.5 Add the following section. Penalties: A violation of the requirements of this section 502 shall constitute an offense which shall be punishable by a fine not to exceed fifty dollars (\$50.00). Each day such dwelling or structure shall remain in violation of the requirements of this Ordinance shall subject the owner thereof to prosecution for a separate offense.

(s) 903.2.8, Exception. Amend to add as follows:

1. An automatic sprinkler system shall not be required for structures governed by the 2024 International Residential Code (IRC) as adopted by RSMo 67.281.

(t) 1804.4.1. Finished Floor Elevation. Amend to add as follows:

(1) Standard Requirement (Curb and Gutter Present).

The finished floor elevation (FFE) of all principal and accessory structures shall be at or above the elevation of the adjacent street curb at the property frontage. The required elevation shall be measured from the top of curb to the top of finished floor.

(2) Sloped Lots.

On sloped lots, the required FFE shall be measured from the highest adjacent curb elevation along the property frontage. Where the building site is located above or below street grade, the finished floor shall be designed to provide positive drainage away from the structure and shall be at or above the controlling curb elevation as determined by the Building Official or City Engineer.

(3) Sites without curb and gutter.

Where curb and gutter are not present, the required elevation shall be measured from the edge of pavement at the centerline of the property frontage. If no pavement exists, the measurement shall be taken from the established street grade as determined by the City Engineer. In all cases, the finished floor elevation shall be at or above the controlling street grade.

(4) Verification.

Compliance with this section may be required to be verified by a licensed surveyor or registered design professional prior to issuance of certificate of occupancy.

(u) B101.3. Membership of the board. Delete and amend as follows:

The board shall consist of five voting members appointed by the Mayor. Each member shall serve for 5 years or until a successor has been appointed. The board members' terms shall be at staggered intervals, so as to provide continuity. The Community Development Director shall be an ex officio member of said board but shall not vote on any matter before the board.

1. Members shall be residents of the city of Rolla, except that non-residents currently serving on the board shall be allowed to continue to serve in that capacity.

Section 6-3. International Residential Code - Adopted.

- (a) There is hereby adopted by the City, for the purpose of establishing rules and regulations applicable to and governing all building and construction in the City, that certain code known as the International Residential Code, 2024 Edition, and the Appendix Chapters AA, BB, BC, BD, BF, BG, BH, CD, CE, and CF, inclusive of amendments adopted with this chapter, of which code not less than one (1) copy has been and now are filed in the office of the City Clerk. Said code, along with all standards and referenced documents therein, is hereby adopted and incorporated into the Code of the City of Rolla, Missouri, as if set out at length herein.
- (b) This Ordinance shall be in full force and effect from and after August 1, 2026.

Section 6-4. Same - Amendments.

- (a) R101.1, Title, amend by inserting the words "City of Rolla, Missouri".
- (b) R103.1, Creation of Agency, amend by inserting the words "Community Development Department"
- (c) R105.2, Work exempt from permit. Amend as follows:

Building:

6. Delete and replace with:
Roof covering, siding, painting, papering, tiling, carpeting, cabinets, countertops, and similar finish work.

- (d) R105.5, Expiration. Delete and amend as follows:

Every permit issued, shall be valid for one (1) year after issuance unless work authorized by the permit has not commenced within one hundred eighty (180) days after its issuance, or if the authorized work is suspended or abandoned for a period of one hundred eighty (180) days after the time the work is commenced. At that time the permit would become void and re-application would need to be made. A one-time, one-year extension of a valid permit may be obtained at a cost of one-half (1/2) of the original permit fee.

- (e) R106.1.1, At the end of the section, amend by adding the following:

1. The following shall be provided in addition to other pertinent information for construction:
UL listing for the 2-hour fire rated wall shall be provided for townhouse construction.

- (f) R108.2, Schedule of Permit Fees. Amend to add as follows:

Refer to Article VII. Fees.

- (g) R108.5, Refunds. Amend to add as follows:

Refer to article VII. Fees.

- (h) 108.6 Work Commencing before permit issuance. Amend to add as follows:

Refer to Article VII. Fees

1. R110.3 Temporary Occupancy. Amend to add as follows:

The applicant shall provide a detailed list of outstanding items and schedule of completion when requesting the temporary occupancy.

- (i) R113.1 Membership of board. Delete and Refer to Section 6-2 (w) of this Chapter.

- (j) R113.4, Violation penalties. Delete and amend as follows:

Any person who shall violate a provision of this Code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter or repair a building or structure in violation of an approved plan or directive of the code official, or of a permit or certificate issued under the provisions of this Code, shall be guilty of a Misdemeanor, punishable by a fine of not more than five hundred dollars (\$500.00), or by imprisonment not exceeding ninety (90) days, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

- (k) R114.4, Failure to Comply. Delete and amend as follows:

Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe conditions, shall be liable to a fine of not less than fifty dollars (\$50.00) or more than five hundred dollars (\$500.00).

- (l) R202 add. Walking Surface: Any surface other than vegetation that has been altered in a way to create a pathway for pedestrian travel.

- (m) R301.2. Amend by inserting Table

Table R301.2 Climatic and Geographic Design Criteria

Ground Snow Load	Wind Design			Seismic Design Category
	Speed (mph)	Topographic Effects	Special Wind Region	
20	115	—	—	C

Subject to Damage from			Ice Barrier underlayment required	Flood Hazards	Air Freezing Index	Mean Annual Temp
Weathering	Frost line depth	termite				
Severe	24"	Moderate	Yes	Ord. 2517	750	56° F

- (n) R302.5.1, amend to add as follows:
Exception: Where a CO detector is provided at least 5’ from and not more than 10’ from the door, a self-closing device is not required.
- (o) R305.2, Chemical Termiticide Treatment. At the end of the section add the following:
When chemical protection against termites is used a certificate or proof of treatment from a licensed exterminator will be required.
- (p) R309 Automatic Sprinkler Systems. Delete
- (q) 317.5: Fire Sprinklers. Delete
- (r) R308.2 Add the following section. Specific Numbers. The approved property address shall be those numbers that are determined by the City of Rolla, Missouri.
- (s) R308.3. Add the following section. Applicability. The provisions of this Ordinance shall also be applicable to private and non dedicated streets situated within developments that require plat approval under the ordinance of the City of Rolla, Missouri.
- (t) R308.4 Add the following section. Minimum distance: In any instance in which a building with address identification is situated a distance of one hundred (100) feet or more from the roadway, such street number shall be displayed in a like manner as provided herein on a sign located not more than five (5) feet from the right-of-way of said roadway.
- (u) R308.5 Add the following section. Penalties: A violation of the requirements of this section 308 shall constitute an offense which shall be punishable by a fine not to exceed fifty dollars (\$50.00). Each day such dwelling or structure shall remain in violation of the requirements of this Ordinance shall subject the owner thereof to prosecution for a separate offense.
- (v) R318.7, Stairways, Exception one (1) shall be deleted.
- (w) Figure 327.1 amend as follows: Water Closet. All water closets shall be spaced at least fifteen (15) inches from the centerline of the fixture to any wall or plumbing fixture, except the centerline of the water closet may be spaced twelve (12) inches if located next to a

bathtub/shower.

- (x) R401.3.1 Enclosure of Surface Water Runoff. Amend entire section to add as follows:
Surface water runoff concentrated into an enclosed pipe system shall not be discharged closer than five (5) feet from a property line without prior approval of the Building Official. Exception: Where the water is diverted to an approved swale.
- (y) R403.1.7.3 Finished Floor Elevation Requirement. Amend to add as follows:
 - 1. Standard Requirement (Curb and Gutter Present).
The finished floor elevation (FFE) of all principal and accessory structures shall be at or above the elevation of the adjacent street curb at the property frontage. The required elevation shall be measured from the top of curb to the top of finished floor.
 - 2. Sloped Lots.
On sloped lots, the required FFE shall be measured from the highest adjacent curb elevation along the property frontage. Where the building site is located above or below street grade, the finished floor shall be designed to provide positive drainage away from the structure and shall be at or above the controlling curb elevation as determined by the Building Official or City Engineer.
 - 3. Sites without curb and gutter.
Where curb and gutter are not present, the required elevation shall be measured from the edge of pavement at the centerline of the property frontage. If no pavement exists, the measurement shall be taken from the established street grade as determined by the City Engineer. In all cases, the finished floor elevation shall be at or above the controlling street grade.
 - 4. Verification.
Compliance with this section may be required to be verified by a licensed surveyor or registered design professional prior to issuance of certificate of occupancy.
- (z) R502.3.1, Sleeping Areas and Attic Joist. Delete.
- (aa) R802.11.1.3 Uplift Connection strap. Amend entire section to add as follows:
Where energy bands are used and the sheathing does not extend to the nailer above the energy band, an uplift connection strap shall be placed every four (4) feet.
- (bb) Chapter 11. Delete. Refer to Article II- Energy Code
- (cc) R2419.4. Sediment trap. Amend to replace 'any length' with '3 ½ minimum length' in second sentence.
- (dd) R2433.1, Log lighters. Delete and replace with "Not permitted."
- (ee) R2603.5.1, Sewer Depth. Amend to insert the following: 12", 12"
- (ff) R2705.1, General, 5. Water closets, lavatories and bidets. Delete and amend as follows:
All water closets shall be spaced at least fifteen (15) inches from the centerline of the fixture to any wall or plumbing fixture, except the centerline of the water closet may be spaced twelve (12) inches if located next to a bathtub/shower. There shall be a clearance of not less than 21 inches in front of water closet, lavatory or bidet to any wall, fixture or door.

(gg) P2805, Add. Water heater sizing.

Water Heaters shall be sized in accordance with Table 2805 or the manufacturer's recommendations. The water heater must at a minimum meet the First Hour Rating (FHR) requirements of Table 2805.

Table 2805

Minimum First Hour Rating for Residential Water Heaters ^{1,2,3}

Number of Bathrooms	1 to 1.5			2 to 2.5			3 to 3.5			
	Number of Bedrooms	1	2	3	2	3	4	3	4	5
First Hour Rating, in Gallons	38	49	49	49	62	62	62	74	74	74

FHR = First Hour Rating, 1 gal=3.7854 L, 1 gph=1.5 mL/s

1. Tankless Water Heaters shall be sized and installed per manufacturer's recommendations
2. Water Heaters for single family dwellings having more than six bedrooms and/or 3 ½ baths shall be sized per manufacturer's recommendations
3. Table 2805 reflects the total minimum requirements for one or multiple water heating units

(hh) P2903.5 Water hammer. Amend to add as follows:

Exception: A water-hammer arrestor is not required in water distribution systems using PEX piping or systems using a combination of PEX and copper.

(ii) P2906.9.1.3 CPVC/AL/CPVC pipe. Amend first sentence as follows: Joint surfaces shall be clean and free of moisture, and purple primer shall be applied.

(jj) P3003.9.2 Solvent cementing. Delete exceptions.

(kk) P3102.1, Required Vent Extension. Delete and replace with:

Every building shall have a main vent a minimum of three (3) inches in diameter that is either a vent stack or stack vent. Such vent shall run undiminished in size and as directly as possible from the building drain through to the open air above the roof. All other vent extensions to the outside shall be not less than two (2) inches in diameter.

(ll) P3103.1, Roof extensions. Delete and replace with.

All open vent pipes which extend through a roof shall be terminated at least twelve (12) inches above the upslope side of the penetration, except that where a roof is to be used for any purpose other than weather protection, the vent extension shall be run at least seven (7) feet above the roof.

- (mm) P3113.1 Size of vents. Amend to add sentence to paragraph: At least one (1) vent shall be three (3) inch unreduced in size extending from the main building drain through the roof.
- (nn) P3114.3, Where permitted. At the end of the section, amend to add as follows:
Air admittance valves shall only be allowed in remodel or modification of the existing plumbing system when the vent cannot connect into the existing vent system or terminate to the outside.
- (oo) E3902.21, Delete and Replace With. All branch circuits that supply 125-volt, single-phase, 15- and 20-ampere receptacle outlets installed in dwelling unit bedrooms shall be protected by an arc-fault circuit interrupter(s).

Section 6-5. Unsafe buildings: Purpose; Definitions.

Sections 6-5 through 6-14 shall be known as the "Unsafe Buildings Code". Sections 6-5 through 6-14 establish necessary procedures to (a) prosecute the owner, occupant, resident, or other person in possession, charge or control of improperly maintained or otherwise unsafe buildings within the City for failing to properly maintain or otherwise abate and/or remove such conditions, (b) provide procedures allowing the City to abate or remove unsafe conditions resulting from improperly maintained or kept buildings and structures as they are found to exist within the City, (c) allow the City to charge the costs of City implemented abatement or removal action to the owners of the property upon which the improperly maintained or otherwise unsafe buildings exist and to impose a lien against the property upon which the condition are abated or removed, and (d) provide for procedures for permanent removal of such unsafe conditions. This Code is an exercise of the City's general police power and shall be liberally construed. The following definitions shall apply to the terms used herein:

BUILDING

Shall mean any house, building, garage, structure or other erected improvement permanently affixed to property within the City regardless of whether used for residential or commercial purposes.

CITY

Shall mean the City of Rolla, Missouri.

CODE

As used herein shall mean the Unsafe Building Code.

ADMINISTRATOR

As used herein shall mean the City's Community Development Director or any qualified designee.

HEARING BOARD

Shall mean the City's then appointed and serving board of adjustment sitting under this Code, however, as an administrative hearing panel whose decisions shall be subject to review under the Missouri Administrative Procedure and Review Act, Chapter 536, RSMo.

OWNER

Shall mean any person or entity then shown as the legal owner of the property hereby affected as reflected in the records of the Phelps County Recorder of Deeds. It shall not include any mortgagee or any beneficiary or trustee under a recorded deed of trust or any person with a leasehold interest in the Property under either a written or oral lease, whether recorded or unrecorded.

OCCUPANT

Means any person or entity in possession of and occupying a building hereby affected for purpose, whether as an owner, resident, lessee or licensee under any lease, license or other permit.

UNSAFE BUILDING

As used in the Code shall mean any building hereby affected having those specific qualities or conditions discussed and described in Section 6-8 hereof.

UNSAFE BUILDING CONDITION

Shall be a building having any of the qualities or conditions described in Section 6-xx hereof.

PERSON

Shall mean both the owner and/or any occupant of the property hereby affected.

PROPERTY

Shall mean real estate situated within the City upon which an unsafe building is located.

Section 6-6. Unsafe Buildings Prohibited; Constitute Nuisances.

No owner or occupant of any property within the City shall keep, maintain, cause or permit any of the conditions declared to constitute or create as unsafe building under this Code to exist upon such property. It shall be the duty of every owner and occupant of any building within the City to maintain the same so as not to permit the creation, maintenance or existence of an unsafe building condition as defined hereunder. Any building in the City determined to be an unsafe building is hereby declared a nuisance.

Section 6-7. Penalties and Enforcement; Remedies Cumulative.

Any person who/which violates any provision of this Code shall be subject to the following penalties, and the City may pursue any or all of the following remedies, which shall be deemed to be cumulative and not mutually exclusive.

- (a) Prosecution. The owner, occupant, resident, or other person in possession, charge or control of any condition defined hereunder as a nuisance who shall fail to comply with any notice or order to repair, vacate or demolish such building issued hereunder shall be deemed to have violated this Code and shall be guilty of a misdemeanor, punishable by a fine of not more than one thousand dollars (\$1,000.00), unless the owner of the property is not also a resident of the property, in which case such fine may not exceed two thousand dollars (\$2,000.00), or by imprisonment not exceeding ninety (90) days; or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense. The City through its City Prosecutor may prosecute an alleged violation of any provision or requirement of this Code as hereinafter provided. It shall be a separate offense for each day the nuisance is allowed or continues to exist.

- (b) Abatement or Removal. Upon determination that an unsafe building exists, the City may abate or remove the unsafe building condition and assess the costs thereof in accordance with the provisions of this Code.
- (c) Injunction. In order to eliminate, remove or prevent an unsafe building condition which is in violation of this Code, the City Counselor, or other attorney(s) employed by the City for such specific purpose, may obtain such civil redress as may be appropriate under the circumstances, including restraining orders and injunctive relief in a court of competent jurisdiction.

Section 6-8. Unsafe Building Conditions Described.

Any building upon any property within the City which has any of the following defects or conditions shall be deemed an "unsafe building" to the extent that the life, property, or safety of the public or occupants of the building are endangered, and shall be declared an unsafe building hereunder:

- (a) Those buildings which have exterior or interior walls or other vertical structural members that list, lean or buckle to such an extent that a plumb line passing through the center of gravity of any such wall or vertical structure members fall outside of the middle third of its base.
- (b) Those buildings which, exclusive of the foundation, (i) show any evidence of damage or deterioration to the supporting member or members, or (ii) any evidence of damage or deterioration of the non-supporting enclosing or outside walls or coverings that prevent the building from being secured against unauthorized entrance.
- (c) Whenever any portion or member or appurtenance thereof is likely to fail, or to become detached or dislodged or to collapse and thereby posing a risk of injury to persons or damage to other property.
- (d) Whenever any portion thereof has wracked, cracked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquake than is required in the case of similar new construction.
- (e) Those buildings, or any portion thereof, which because of (i) dilapidation, deterioration or decay, (ii) faulty construction, (iii) the removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building, or (iv) the deterioration, decay or inadequacy of its foundation is reasonably likely in the opinion of the Administrator to partially or completely collapse.
- (f) Those buildings, as determined by any official law enforcement agency, used for the illegal manufacture or storage of a controlled substance as defined by this Article.
- (g) Those buildings under construction, or a fire damaged building upon which no current building permit is held and no substantial work shall have been performed for the immediately preceding thirty (30) days, and in the opinion of the Administrator conditions or defects exist to the extent that the life, property or safety of the public or its occupants are endangered.
- (h) Those portions of any building which remains on a site after the demolition or destruction of the building unless the portion remaining constitutes the proper and secure storage of salvage materials to be removed within thirty (30) days of the original demolition or destruction.

- (i) Those buildings used or intended to be used for residential dwelling purposes which are, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, as reasonably determined by the Administrator, unsanitary, unfit for human habitation or in such a condition as is likely to cause sickness, disease or injury.
- (j) Those buildings which because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections or heating apparatus, or other cause are reasonably determined by the Administrator to be a fire hazard.
- (k) Those buildings where any door, aisle, passageway, stairway or other means of exit is not of sufficient width or size or is not so arranged as to provide safe and adequate means of exit in case of fire or panic.
- (l) Those buildings where the walking surface of any aisle, passageway, stairway or other means of exit is so warped, worn, loose, torn or otherwise unsafe as to not provide safe and adequate means of exit in case of fire or panic.
- (m) Those portions of a building or any member, appurtenance or ornamentation on the exterior thereof, which in the reasonable opinion of the Administrator are not of sufficient strength or stability, or are not so anchored, attached or fastened in place so as to be capable of resisting wind pressure of one-half (1/2) of that specified in the building code for new buildings of similar structure, purpose or location without exceeding the working stresses permitted in the building code for such buildings.
- (n) Those buildings which are abandoned for a period in excess of six (6) months so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public, in which the electrical, plumbing, mechanical, or other systems are totally or partially damaged, destroyed, removed or otherwise made inoperable, unsafe or unsanitary, or such conditions or defects exist to the extent that the life, property or safety of the public or its occupants are endangered.

Section 6-9. Enforcement Administration.

The following provisions set forth the procedures for notice, administrative hearings and enforcement of the Unsafe Buildings Code:

- (a) **Complaints.** The Administrator shall receive any complaint regarding an alleged unsafe building condition hereunder and, based upon such a complaint or said Administrator's own observations, inspect and make initial determinations of the existence of an unsafe building condition and issue a notice to abate or remove the unsafe building condition, and /or require that the building be vacated until the unsafe building condition has been remedied, all as hereafter provided.
- (b) **Inspections; Right of Entry upon Property for Inspections.** The Administrator shall be permitted to enter upon private property for the purpose of making such inspection if necessary to conduct said inspection but only upon the express written consent of the owner of said property or under the specific authority granted pursuant to a lawful warrant issued by a court of competent jurisdiction as provided herein.

- (c) Requirement of Abatement Notice. Notice of the existence of an unsafe building condition shall be required in order to require abatement of the condition described hereunder or for the prosecution of a violation or the finding of a violation of any provision of the Unsafe Buildings Code in the Municipal Court of the City of Rolla. Notice shall not be required, and shall not be a prerequisite, to an action for injunctive relief hereunder.
- (d) Standards for Abatement. The following standards shall determine whether a building shall be ordered to be repaired, vacated or demolished under the terms of this Code:
 - (1) If the unsafe building can be reasonably repaired so that it does not constitute a unsafe building, as herein defined, it may be ordered repaired.
 - (2) If the unsafe building is in such condition as to make it dangerous to the health, safety or general welfare of human occupants, but it is reasonably capable of being repaired so that it will not constitute a dangerous building, it shall be ordered to be vacated until repaired and ordered repaired.
 - (3) If the unsafe building cannot be reasonably repaired so that it will not constitute an unsafe building as herein defined, it shall be ordered to be demolished.
- (e) When Abatement Notice Given; to Whom. When the Administrator has made an initial determination of the existence of an unsafe building condition as defined hereunder, he/she shall as soon as possible thereafter notify the owner, occupant, lessee, mortgagee and any other person or entity having a legal or equitable interest in the property as shown by the land records of the Phelps County Recorder of Deeds.
- (f) Contents of Abatement Notice. The abatement notice shall state: (1) the specific provision(s) of the Unsafe Buildings Code violated; (2) the address and the legal description of the property where the condition exists; (3) the name of the Administrator and the address and telephone number of his/her office; (4) the actions necessary to remove or abate the unsafe condition, the time within which abatement must occur or commence, which shall not be fewer than twenty (20) days from the date of service of the notice if notice is made personally or by certified mail, or not fewer than forty-five (45) days of first publication if notice is made by publication; (5) whether the property must be vacated during repairs or, if demolition is required, that the property must be immediately vacated; and (6) that the City may request a hearing before the Hearing Board requesting authority to abate or remove the unsafe building condition upon not less than twenty (20) days notice if corrective action to abate or remove the unsafe condition is not otherwise undertaken by the owner or occupant, or same other person on his/her/its behalf as required.
- (g) City Initiated Abatement; Hearing Required. Upon failure of the owner and/or occupant to abate or remove the unsafe building condition upon notice as aforesaid, the City may proceed to abate or remove the condition. However, no such abatement or removal action shall be commenced by the City until a hearing has been conducted before the Hearing Board pursuant to this Code. Upon any such failure of the owner and/or occupant of the property to undertake the corrective action as described in the notice to abate or remove given as aforesaid, the Administrator may request in writing to the City Clerk a hearing before the Hearing Board. Upon receipt of a request for hearing from the Administrator; the City Clerk shall request the Hearing Board to issue written notice of the date, time and place of the hearing, which shall be not less than twenty (20) days after service of such hearing notice if made by personal service or by certified mail, or not less that forty-

five (45) days of first publication if service is made by publication.

- (h) Contents of Hearing Notice. The hearing notice shall state: (1) the specific provision(s) of the Unsafe Buildings Code allegedly violated; (2) the address and the legal description of the property where the condition exists; (3) the name of the Administrator and the address and telephone number of his/her office; (4) the date, time and place of the hearing to be held; (5) that the City is seeking an order authorizing it to cause said unsafe building condition to be abated or removed at the owner's expense; and (6) that the costs of abatement or removal of the unsafe building condition shall be assessed as a special tax bill, shall be deemed a personal debt against the property owner and, in addition, shall be a lien on the property until paid.
- (i) Service of Notice. Notice of the Administrator's request for abatement or removal of an unsafe building condition under this Code, and notice of any hearing requested by the Administrator before the Hearing Board, shall be served as follows:
 - (1) Upon Who Served. Service shall be upon each and every owner, occupant, lessee, mortgagee and any other person or entity having a legal or equitable interest in the property as shown by the land records of the Phelps County Recorder of Deeds.
 - (2) How Served; Posting; Personal Delivery or Certified Mail. Service of any notice required under this code in all cases shall be made by posting any notice required hereunder upon the affected property in a conspicuous place. Service of any required notice shall also be attempted by either personally delivering the written notice to the person to be served, or by delivering said notice by certified mail, return receipt requested, to the person to be served. If service is had by personal delivery, the same shall be attested to by the person making service, to include the name and signature of the person making service, the name of the person served, the date, time and location of service, and a description of the notice so served. If service is by certified mail, the City Clerk shall be responsible for keeping the signed return receipt and the same shall constitute proof of service by certified mail.
 - (3) Service Cannot be had by Personal Delivery or Certified Mail. If service by personal delivery or by certified mail as described above is not possible, the person responsible for making service shall attest in writing to the lack of personal service or service by certified mail. Said writing shall include the name and signature of the person attempting service, the name of the person to have been served, a description of the reasonable attempts to obtain service by personal delivery or certified mail, including a description of the date and nature of the attempts at service. Said writing shall be retained by the City Clerk along with any other documents associated with the unsuccessful service attempts.
 - (4) Service by Publication; When. If service of any notice required hereunder cannot be made as aforesaid, service shall be made by publication. The publication shall contain the full text of the hearing notice, as required by this Code, and shall be published at least once each week for four (4) consecutive weeks on the same day of the week in a newspaper of general circulation published in Phelps County, Missouri. The time, date, and place of the specified in the notice of hearing to be held, or for the commencement of abatement or removal work or for any other thing to be done, shall be at least forty-five (45) days from the date of the first publication of notice. The person causing the service of the notice by publication shall be responsible for obtaining from the publisher an affidavit of publication, which shall

be retained by the City Clerk and which shall constitute proof of service by publication.

- (j) **Conduct of Hearing.** At the hearing before the Hearing Board, any party may be represented by counsel, and all parties shall have an opportunity to be heard and present such evidence as shall be relevant to a determination of whether or not an unsafe building condition exists under the terms of the Unsafe Buildings Code. An official court reporter shall make a written record of the hearing. All testimony shall be under oath, which may be administered by the City Clerk or by the court reporter making a written record of the hearing. The cost of the court reporter shall be paid by the City should the proceeding be eventually held against the City, and by the owner if it should not. In the latter case, the cost of such reporting shall be added to the cost of abatement or removal of the unsafe building condition as undertaken by the City, and shall be added to the costs of the abatement or removal in the event the City
- (k) **Findings of Hearing Board; Vote.** Within twenty (20) days from the date of the hearing required hereunder, the Hearing Board shall upon the basis of competent and substantial evidence offered at the hearing make written findings of fact as to whether or not the property in question has upon it an unsafe building condition under the terms of the Unsafe Buildings Code. Specifically, if it is found that an unsafe building condition exists, the written findings shall state the condition or conditions which constitute the unsafe building. The concurring vote of three (3) members of the Hearing Board shall be necessary to find that an unsafe building condition exists. The Hearing Board may make such further orders as just and necessary to cause abatement or removal of the unsafe building condition found to exist. If the Hearing Board finds that an unsafe building condition does not exist, the proceeding shall be dismissed.
- (l) **The City Finance Director shall establish procedures wherein twenty-five percent (25%) of the proceeds payable under any insurance policy resulting from a casualty loss to any building upon property within the City, where the loss exceeds fifty percent (50%) of the face value of the policy covering the building, is withheld. The insurer shall, upon the written request of the City, pay said twenty-five percent (25%) of the proceeds to the City which shall be deposited in an interest bearing account. The City shall release the proceeds and any interest which has accrued on such proceeds received hereunder to the insured or as the terms of the policy and endorsements thereto provide within thirty (30) days after receipt of such insurance moneys, unless the City has enforcement proceedings under the provisions of subparagraph (f) of this Section. If the City has hereunder proceeded with abatement or removal proceedings, all moneys in excess of that necessary to comply with the provisions this Code for City initiated abatement or removal of unsafe building conditions, less salvage value, shall be paid to the insured. If there are no proceeds of any insurance policy as set forth in this subparagraph, at the request of the taxpayer, the tax bill described herein may be paid in installments over a period of not more than ten (10) years. This subparagraph shall apply to fire, explosion, or other casualty loss claims arising on all buildings. This subparagraph does not make the city a party to any insurance contract, and the insurer is not liable to any party for any amount in excess of the proceeds otherwise payable under its insurance policy.**

Section 6-10. Abatement Administration upon Hearing

The following provisions set forth the procedures for abatement or removal of violations of the Unsafe Buildings Code upon hearing held as aforesaid: Page 19

- (a) Abatement. If an unsafe building condition is found to exist upon the required hearing, the Administrator shall proceed to cause the condition which constitutes a violation hereunder to be abated or removed in compliance with any orders made by the Hearing Board; provided that if the estimated cost of the abatement or removal exceeds one thousand dollars (\$1,000.00), the Administrator shall not proceed until he/she has obtained the consent of the City Council to incur the cost of abatement or removal. If presented to the City Council, it may direct the Administrator to pursue alternative relief, such as prosecution or injunctive relief, to cause abatement of the nuisance, any orders issued by the Hearing Board to the contrary notwithstanding. The City shall not enter upon the property to commence abatement activities except upon the express written consent of the owner of said property or under the specific authority granted pursuant to a lawful warrant issued by a court of competent jurisdiction as provided herein.
- (b) Emergency measures. In cases where it reasonably appears that there is an immediate danger to the health, safety or welfare of any person, the Administrator may take emergency measures to vacate, repair, board up or demolish an unsafe building, provided that written notice shall be given to the owner, occupant, lessee, mortgagee, agent and all other persons having an interest in such building or structure as promptly as possible, even if only after the emergency measures are taken. The cost of any such emergency work shall be collected in the same manner as herein provided. Unless serious bodily injury or death is likely to occur without emergency action, the City shall not enter upon the property to commence emergency measures except upon the express written consent of the owner of said property or under the specific authority granted pursuant to a lawful warrant issued by a court of competent jurisdiction as provided herein.
- (c) Securing Buildings. In all cases where a building does not meet the standards for unsafe buildings as set forth in section 6-28, but which constitutes a nuisance to the general public because it is vacant and open to unauthorized entry, the Administrator may notify the owner to secure the building within twenty-four (24) hours. In the event the owner fails to secure the building within that time, the Administrator may take whatever measures are necessary to secure the building. The cost of such measures shall be recovered in the same manner as herein set forth.
- (d) Standards for Securing Buildings. The following are the standards to be met when a building is secured as provided in Section 6-30(c):
 - (1) All doors and other openings other than windows shall be securely locked, boarded, barricaded or otherwise secured.
 - (2) All windows shall be locked or otherwise secured by the installation of security screens or grills. No windows shall be secured by covering them with boards or planks of wood or similar material, except as may be provided herein.
 - (3) In the event that a vacant building should pose a threat to the health, safety or welfare of the public, the Administrator shall order the building to be boarded up on all sides with the cost of such work to be the responsibility of the owner of the building. The building shall be secured by the application of one-half-inch thick exterior grade plywood. Such plywood shall be painted with a neutral color to match the building.
 - (4) In the event a building is damaged by fire, tornado or other such catastrophe, the owner of the damaged building may board the windows thereof for a period not to

exceed six weeks.

- (e) **Assessment of Abatement Costs.** If the abatement is performed by City employees, the cost of the abatement shall be calculated according to the schedule of costs promulgated by the Administrator and kept on file in the office of the City Clerk. This schedule is to be determined after an analysis by the Administrator and other officers and department heads of the City deemed necessary by the Administrator to determine an accurate estimation of the costs incurred by the City to abate conditions subject to the provisions hereof. If the abatement or removal is performed by independent contractors hired by the City, the costs charged for the abatement or removal will be the actual amount paid to the contractor for the abatement or removal performed. Any and all direct fees and costs, including, but not limited to, landfill fees, hearing costs, and publication fees shall be included in the cost hereof.
- (f) **Tax Bills for Work; Manner of Payment.** Whenever the City shall have caused abatement or removal work to be performed as provided hereunder, the Administrator shall certify the cost of the work to the City Clerk who shall cause the certified costs to be included in a special tax bill to be issued against the property from which the condition was removed or added to the annual real estate tax bill for said property, at the City Clerk's option. Said certified costs shall be collected by the County Collector or other officials designated by the City to collect real property taxes. If the certified costs are not paid, the tax bill shall be considered delinquent. The collection of the delinquent bill shall be governed by the laws governing delinquent and back taxes. The special tax bill from the date of its issuance shall be deemed a personal debt against the owner of the property, and in addition shall be a lien on property until paid. Any tax bill hereunder shall bear interest at a rate of nine percent (9%) per annum until paid.
- (g) **Enforcement of Tax Bills.** Tax bills issued under this Code shall be prima facie evidence of the validity of the bill, the doing of the work and the liability of the property and owner thereof for the charges stated in the bill and may be collected, if default should occur, by enforcement of the City's tax lien in accordance with State law, and/or by suit brought in a court of competent jurisdiction by the City Counselor or by an attorney contracted with for the purpose on behalf of the City. Judgment in any such suit shall be satisfied by any means authorized by statutes or rules of court of the State.
- (h) **Warrant Application.** Any warrant to enter upon property when required hereunder for the purpose of inspection of property, emergency measures, or for the purpose of initiating abatement activities shall be applied for by written affidavit of the Administrator to either the Municipal or Associate Division of the Circuit of Phelps County, Missouri. Such affidavit shall set forth (i) the legal description of the property for which the warrant is applied, (ii) the name and address of the owner of the property, (iii) specific facts constituting probable cause that an unsafe building as defined by this Code exists for which entry is required or that the existence of an unsafe building has been determined upon full and adequate hearing as herein required, and (iv) that entry upon the property is necessary to fully investigate the nature and extent of the unsafe conditions, or to take emergency measures, or to abate said unsafe conditions upon order of the Hearing Board where the owner of the property has failed to comply with such order.

Section 6-11. Appeals Under Administrative Review Act.

Any owner of property who is adversely affected by a decision of the Hearing Board may appeal from the order and findings made under the provisions of this Code. The appeal shall be to a Circuit Court of Phelps County, Missouri, as required under Chapter 536 of the Revised Statutes of Missouri.

Section 6-12. Duty of Public Officers is to City.

No officer, agent or employee of the City shall be personally liable for any damage that may occur to any persons or property as a result of any act required of him or permitted to be taken by him under the terms of this code. It hereby further declared that no officer, agent or employee of the City owes any duty under the provisions of this Code to any citizen or other individual but that the duties prescribed herein and imposed upon officers, agents or employees of the City are duties to be performed for and on behalf of the government of said City.

Section 6-13. Storage; Redemption; Sale.

After the determination that an unsafe building condition exists upon due hearing as herein required, items having any apparent monetary value, beyond salvage value, removed during any City undertaken abatement or removal shall be transported to a storage area or lot at the expense of the owner or person in custody thereof. Such items shall then be stored for a period of at least thirty (30) days and the person entitled to possession thereof may redeem the items by payment to the City of the actual cost of removal, transportation and storage. If any item is unredeemed after the expiration of the thirty-day period, the Administrator, or his/her designee, may sell such items to the highest bidder or, if the items have no sale value, may otherwise dispose of them. Any money received from the disposal of any items shall be applied to the costs charged to the owner or person in charge thereof.

Section 6-14. Technical Codes

After the determination that an unsafe building condition exists upon due hearing as herein required, items having any apparent monetary value, beyond salvage value, removed during any City undertaken abatement or removal shall be transported to a storage area or lot at the expense of the owner or person in custody thereof. Such items shall then be stored for a period of at least thirty (30) days and the person entitled to possession thereof may redeem the items by payment to the City of the actual cost of removal, transportation and storage. If any item is unredeemed after the expiration of the thirty-day period, the Administrator, or his/her designee, may sell such items to the highest bidder or, if the items have no sale value, may otherwise dispose of them. Any money received from the disposal of any items shall be applied to the costs charged to the owner or person in charge thereof.

Section 6-15. Moving Buildings – Permit Required

Any person desiring to move any structure over, along or through the public streets or thoroughfares of the city shall obtain a permit from the city engineer to move such structure.

Section 6-16. Same – Special Permit for certain buildings

If any structure sought to be moved under Section 6-10 exceeds twenty (20) feet in height and twenty-four (24) feet in width, a special permit to move such structure shall be obtained from the city engineer and the city engineer shall designate the route to be used in the

moving of the structure, and if, in the opinion of the city engineer, the structure cannot be safely moved to its new location without creating traffic hazards or damaging property of the city or others, then the city engineer shall refuse to issue such permit.

Section 6-17 through 6-19. (Reserved)

Article II Energy Conservation

Section 6-20. Energy Conservation Code - Adopted.

- (a) This section shall be known as the City's Energy Conservation Code and can be cited as such.
- (b) The 2024 International Energy Conservation Code (IECC), as published by the International Code Council shall be used as an advisory Energy Conservation Code only, and are not mandatory, of which one (1) copy has been and is now filed in the office of the city clerk.
- (c) This Ordinance shall be in full force and effect from and after August 1, 2026.

Section 6-21. Same - Scope.

This section sets forth energy efficiency related requirements for the design and construction of buildings regulated by this chapter.

Exception: Portions of the building thermal envelope that do not enclose conditioned space.

- (a) Residential Occupancies.

The minimum required R-value for each element of the building thermal envelope shall be in accordance with the following:

1. Wall assemblies forming portions of a building envelope shall meet or exceed an R factor rating of R-13. This requirement does not apply to doors, windows, or other openings or approved penetrations nor does it apply to basement concrete walls when the basement is not finished as a habitable space.
2. Floor assemblies forming portions of a building envelope shall meet or exceed an R factor rating of 19. Garage ceilings with living area above shall comply with this requirement.
Exception: Concrete floors in contact with the earth need not be insulated.
3. Roof assemblies forming portions of a building envelope shall meet or exceed an R factor rating of 19. This requirement does not apply to skylights or other approved penetrations.
4. Ceilings forming portions of a building envelope shall meet or exceed an R factor rating of thirty (30) at the time of installation.
5. Duct insulation. All portions of the air distribution system shall be installed in accordance with Section M1601 and be insulated to an installed R-5 when system components are located within the building but outside of conditioned space, and R-8 when located outside of the building. When located within a building envelope assembly, at least R-8 shall be applied between the duct and that portion of the assembly furthest from conditioned space.

(b) Non-residential occupancies.

The minimum required R-value for each element of the building thermal envelope shall be in accordance with the following:

Exception: The Building Official may approve a decreased R-Value for building exterior walls provided the space is normally not occupied by employees and is associated with storage/warehouse or manufacturing.

1. Wall assemblies forming portions of a building envelope shall meet or exceed an R factor rating of 11. This requirement does not apply to doors, windows or other openings or approved penetrations nor does it apply to unfinished basement concrete walls.
2. Floor assemblies forming portions of a building envelope shall meet or exceed an R factor rating of 19.
Exception: Concrete floors in contact with the earth need not be insulated.
3. Roof assemblies forming portions of a building envelope shall meet or exceed an R factor 19.

(c) Materials and Equipment.

Materials and equipment shall be identified in a manner that will allow a determination of their compliance with this chapter. Materials and equipment shall be installed in accordance with the manufacturer's installation instructions.

Insulation. The thermal resistance (R-value) shall be indicated on all insulation and the insulation installed such that the R-value can be verified. Where blown-in or sprayed insulation is applied the installer shall provide a certification of the installed density and R-value if requested by the Building Official.

(d) Definitions.

For the purpose of this article, certain terms are defined as follows:

Building envelope: The elements of a building, which enclose conditioned spaces through which thermal energy may be transferred to or from the exterior.

Floor assembly: A floor assembly shall be considered as all components of any floor forming a portion of the building envelope through which heat flows, thereby creating a building transmission heat loss or gain.

R-factor: A measure of ability to retard heat flow, R is the numerical reciprocal of U, thus $R=1/U$. R is used in combination with numerals to designate thermal resistance units.

Roof assembly: A roof assembly shall be considered as all components of the roof or ceiling envelope through which heat flows, thereby creating a building transmission heat loss or gain, where such assembly is exposed to outdoor air and encloses a heated or mechanically cooled space.

Thermal transmittance (J): Coefficient of heat transmission expressed in units of BTU per hour square foot per degree F. The J value applies to combinations of different materials used in series along the heat flow path.

Wall assembly: A wall assembly shall be considered as all components of any wall forming a portion of the building envelope through which heat flows, thereby creating a building transmission heat loss or gain.

- (e) Enforcement.

The code adopted by the provisions of this Ordinance shall be enforced by the Community Development Director or designee.

- (f) Penalties.

Any person who shall violate a provision of this Code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter or repair a building or structure in violation of an approved plan or directive of the code official, or of a permit or certificate issued under the provisions of this Code, shall be guilty of a Misdemeanor, punishable by a fine of not more than five hundred dollars (\$500.00), or by imprisonment not exceeding ninety (90) days, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Section 6-21 through 6-24. (Reserved)

Article III Mechanical Code

Section 6-25. International Mechanical Code – Adopted

- (a) There is hereby adopted by the City, for the purpose of establishing rules and regulations applicable to and governing all building and construction in the City, that certain code known as the International Mechanical Code, 2024 Edition, and the Appendix Chapter A, of which code not less than one (1) copy has been and now is filed in the office of the City Clerk. Said code, along with all standards and referenced documents therein, is hereby adopted and incorporated into the Code of the City of Rolla, Missouri, as if set out at length herein.
- (b) This Ordinance shall be in full force and effect from and after August 1, 2026.

Section 6-26. Same – Amendments.

- (a) 101.1 Title. Is hereby amended by inserting the words “City of Rolla, Missouri.”
- (b) 103.1. Creation of agency. Insert ‘Community Development Department’
- (c) 105.1.1. Annual Permit. Delete.
- (d) 105.1.2. Annual Permit Records. Delete.
- (e) 105.4.1. Replace the word ‘Approved’ with the word ‘Reviewed’
- (f) 105.4.3. Expiration. Delete and replace with:

Every permit issued shall be valid for one (1) year after issuance unless work authorized by the permit is not commenced within one hundred eighty (180) days after its issuance, or if the authorized work is suspended or abandoned for a period of one hundred eighty (180) days

after the time the work is commenced. At that time the permit would become void and re-application would need to be made. A one-time, one-year extension of a valid permit may be obtained at a cost of one-half (1/2) of the original permit fee.

- (g) 108.2. Schedule of Permit fees. Add the following language:

Refer to Article VII. Fees

- (h) 108.4. Work commencing before permit issuance. Add the following language:

Refer to Article VII. Fees.

- (i) 108.6. Refunds. Delete and add Refer to Article VII. Fees.

- (j) 113.1. Membership of board. Delete and refer to Section 6-2 (w) of this Chapter.

- (k) 114.4. Violation penalties. Delete and replace with:

Any person who shall violate a provision of this Code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter or repair a building or structure in violation of an approved plan or directive of the code official, or of a permit or certificate issued under the provisions of this Code, shall be guilty of a Misdemeanor, punishable by a fine of not more than five hundred dollars (\$500.00), or by imprisonment not exceeding ninety (90) days, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

- (l) 115.4. Failure to comply. Delete and replace with:

Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe conditions, shall be liable to a fine of not less than fifty dollars (\$50.00) or more than five hundred dollars (\$500.00).

Section 6-27 through 6-29. (Reserved)

Article IV Electrical Code

Section 6-30. National Electrical Code - Adopted

- (a) There is hereby adopted by the City, for the purpose of establishing rules and regulations applicable to and governing all building and construction in the City, that certain code known as the National Electrical Code, 2023 Edition, and the Appendix Chapter A, of which code not less than one (1) copy has been and now is filed in the office of the City Clerk. Said code, along with all standards and referenced documents therein, is hereby adopted and incorporated into the Code of the City of Rolla, Missouri, as if set out at length herein.
- (b) This Ordinance shall be in full force and effect from and after August 1, 2026.

Section 6-31. Same – Additional Standards and Specifications

- (a) Conduits and wiring for bulk oil and service stations.

All bulk oil and service stations within the city shall be wired in rigid iron conduit and shall be wired in conformity with the requirements of the National Electrical Code for hazardous locations.

(b) Service Connections.

All exposed conduits to the Utility Company's supply side of the meter base shall be rigid heavy-wall steel.

(c) Ground Wire Required.

All electrical systems in any structure within the city shall have an independent ground wire installed with such electrical system

(d) Minimum wire sizes.

copper twelve (12) gauge shall be the minimum wire size for branch circuit receptacle outlets. Fourteen (14) gauge copper wire shall be allowed for residential fifteen amp lighting circuits.

Section 6-32 Same – In General

(a) Right of entry to inspect.

The Community Development Director, or designee, shall have the right during reasonable hours to enter any building in the discharge of their official duties, or for the purpose of making any inspection or test or the installation of electrical wiring, electrical devices or electrical material, and shall have the authority to cause the turning off of all electrical current and cut or disconnect, in cases of emergency, any wires where such electrical current is dangerous to life or property or may interfere with work of the fire department.

(b) Procedure for correcting defective installations.

When the installation of any wiring, devices and materials is found, during an inspection to be in a dangerous or unsafe condition, the person using or operating the same shall be notified and shall make the necessary repairs or changes required to place such wiring, devices and materials in safe condition and have such work completed within fifteen (15) days or any longer period specified by the inspector in the notice. The inspector is hereby empowered to order the discontinue of electrical service to any building or site in which electrical wiring devices or material is found to be in a dangerous or unsafe condition by issuing a written order of disconnect to the utility company serving the building or site. Service may be restored after the electrical inspector issues a written permit to the utility company authorizing reconnection of the electric service.

(c) Permit – Required.

An electrical permit shall be required for all new electrical services, and for alterations, additions or repair to existing electrical services, including the wiring of buildings for the placing of any electric lights, motors, heating devices or any apparatus requiring the use of an electrical current.

Exception: No permit shall be required for minor repair work, such as repairing flush and snap switches, replacing fuses, changing lamp sockets and receptacles, and repairing drop cords.

(d) Fees. Refer to Article VI. Fees.

Section 6-33 through 6-34. (Reserved)

Article V Plumbing Code

Section 6-35. International Plumbing Code – Adopted

- (a) There is hereby adopted by the City, for the purpose of establishing rules and regulations applicable to and governing all building and construction in the City, that certain code known as the International Plumbing Code, 2024 Edition, and the Appendix Chapter B, C, D, and E of which code not less than one (1) copy has been and now is filed in the office of the City Clerk. Said code, along with all standards and referenced documents therein, is hereby adopted and incorporated into the Code of the City of Rolla, Missouri, as if set out at length herein.
- (b) This Ordinance shall be in full force and effect from and after August 1, 2026.

Section 6-36. Same – Amendments.

- (a) 101.1 Title. Is hereby amended by inserting the words “City of Rolla, Missouri.”
- (b) 103.1. Creation of agency. Insert ‘Community Development Department’
- (c) 105.1.1. Annual Permit. Delete.
- (d) 105.1.2. Annual Permit Records. Delete.
- (e) 105.5.1. Approved Construction Documents. Replace the word ‘Approved’ with the word ‘Reviewed’
- (f) 105.5.3. Expiration. Delete and replace with:

Every permit issued shall be valid for one (1) year after issuance unless work authorized by the permit is not commenced within one hundred eighty (180) days after its issuance, or if the authorized work is suspended or abandoned for a period of one hundred eighty (180) days after the time the work is commenced. At that time the permit would become void and re-application would need to be made. A one-time, one-year extension of a valid permit may be obtained at a cost of one-half (1/2) of the original permit fee.

- (g) 108.2. Schedule of Permit Fees. Add the following language:
Refer to Article VII. Fees.
- (h) 108.4. Work commencing before permit issuance. Add the following language:
Refer to Article VII. Fees.
- (i) 108.6. Refunds. Delete and add Refer to Article VII. Fees
- (j) 113.1. Membership of board. Delete and refer to Section 6-2 (w) of this Chapter.

- (k) 114.4. Violation penalties. Delete and replace with:

Any person who shall violate a provision of this Code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter or repair a building or structure in violation of an approved plan or directive of the code official, or of a permit or certificate issued under the provisions of this Code, shall be guilty of a Misdemeanor, punishable by a fine of not more than five hundred dollars (\$500.00), or by imprisonment not exceeding ninety (90) days, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

- (l) 115.4. Failure to comply. Delete and replace with:

Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe conditions, shall be liable to a fine of not less than fifty dollars (\$50.00) or more than five hundred dollars (\$500.00).

Section 6-37. Cross-connection control.

- (a) Cross-connection control - general policy.

- (1) Purpose: The purpose of this Ordinance is:

- a. To protect the public potable water supply from contamination or pollution by containing within the consumer's internal distribution system or private water system contaminants or pollutants which could backflow through the service connection into the public potable water supply system.
- b. To promote the elimination, containment, isolation or control of existing cross connections, actual or potential, between the public or consumer's potable water system and nonpotable water systems, plumbing fixtures, and industrial process systems.
- c. To provide for the maintenance of a continuing program of cross connection control which will systematically and effectively prevent the contamination or pollution of all potable water systems.

- (2) Application: This Ordinance shall apply to all premises served by the public potable water system of the City of Rolla.

- (3) Policy:

- a. This Ordinance will be reasonably interpreted by the water supplier. It is the water supplier's intent to recognize the varying degrees of hazard and to apply the principle that the degree of protection shall be commensurate with the degree of hazard.
- b. The water supplier shall be primarily responsible for protection of the public potable water distribution system from contamination or pollution due to backflow or contaminants or pollutants through the water service connection. The cooperation of all consumers is required to implement and maintain the program to control cross connections. The water supplier and consumer are jointly responsible for preventing contamination of the water system.
- c. If, in the judgment of the water supplier or his authorized representative, cross connection protection is required through either piping modification or installation of

an approved backflow prevention device, due notice shall be given to the consumer. The consumer shall immediately comply by providing the required protection at his own expense; and failure, refusal, or inability on the part of the consumer to provide such protection shall constitute grounds for discontinuing water service to the premises until such protection has been provided.

- d. If, in the opinion of the water supplier or his authorized representative, a real and serious threat to public health is posed, the water supplier may discontinue service without notice.

- (b) Definitions. The following definitions shall apply in the interpretation and enforcement of this Ordinance:

AIR GAP SEPARATION — Means the unobstructed vertical distance through the free atmosphere between the lowest opening from any pipe or faucet supplying water to a tank, plumbing fixture, or other device and the overflow level rim of the receptacle, and shall be at least double the diameter of the supply pipe measured vertically.

APPROVED — Means that a backflow prevention device or method has been accepted by the water supplier as defined by Missouri Department of Natural Resources as suitable for the proposed use.

AUXILIARY WATER SUPPLY — Means any water source or system, other than the public water supply, that may be available in the building or premises.

BACKFLOW — Means the flow other than the intended direction of flow, or any foreign liquids, gases, or substances into the distribution system of a public water supply.

BACKFLOW PREVENTION DEVICE — Means any device, method or type of construction intended to prevent backflow into a potable water system.

CONSUMER — Means protection of the public water supply by installing a cross connection control device or air gap separation on the main service line to a facility.

CONSUMER'S WATER SYSTEM — Is any water system, supplied by or connected to a public water system, from the point where it taps into the main supply line to the user's facilities. A household plumbing system is considered a consumer's water system.

CONTAINMENT — Means protection of the public water supply by installing a cross connection control device or air gap separation on the main service line to a facility.

CONTAMINATION — Means an impairment of the quality of the water by sewage, process fluids, or other wastes to a degree which could create an actual hazard to the public health through poisoning or through spread of disease by exposure.

CROSS CONNECTION — Is a physical connection or arrangement between two (2) otherwise separate piping systems; one of which contains potable water, the other a nonpotable fluid, or water of unknown quality, where there could be flow from one system to the other, the direction depending on the pressure differential between the two (2). Cross connections may be considered as direct or indirect. A direct connection is where the potable water system is physically joined to a system containing unsafe water, sewage, or other waste that could contaminate the safe water system. An indirect cross connection is a condition where a source of contaminated water may be blown across, sucked, or diverted into the potable system.

HAZARD, DEGREE OF — Means an evaluation of the potential risk to public health and the adverse effect of the hazard upon the potable water system.

HAZARD, HEALTH — Any condition, device or practice in the water supply system and its operation which could create or may create a danger to the health and well being of the water consumer.

HAZARD, PLUMBING — A plumbing type cross connection in a consumer's potable water system that has not been properly protected by a vacuum breaker, air gap separation or backflow prevention device.

HAZARD, POLLUTIONAL — An actual or potential threat to the physical properties of the water system or to the potability of the public or the consumer's potable water system but which would constitute a nuisance or be aesthetically objectionable or could cause damage to the system or its appurtenances, but would not be dangerous to health.

HAZARD, SYSTEM — An actual or potential threat of severe damage to the physical properties of the public potable water system or the consumer's potable water system, or of a pollution or contamination which would have a protracted effect on the quality of the potable water in the system.

INDUSTRIAL PROCESS SYSTEM — Means any system containing a fluid or solution, which may be chemically, biologically, or otherwise contaminated or polluted in a form or concentration such as would constitute a health, system, pollutional, or plumbing hazard if introduced into a potable water supply.

INTERCHANGEABLE CONNECTION — Is an arrangement or device that will allow alternate but not simultaneous use of two (2) sources of water.

ISOLATION — Means protection of a facility service line by installing a cross connection control device or air gap separation on an individual fixture, appurtenance, or system.

POLLUTION — Means the presence of any foreign substance (organic, inorganic, or biological) in water which tends to degrade its quality so as to constitute a hazard or impair the usefulness of the water to a degree which does not create an actual hazard to the public health but which does adversely and unreasonably affect such waters for domestic use.

PUBLIC POTABLE WATER SYSTEM — Means any publicly or privately owned water system supplying water to the general public which is satisfactory for drinking, culinary, and domestic purposes and meets the requirements of the Missouri Department of Natural Resources.

REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION DEVICE — Is a device that contains a minimum of two (2) independently acting check valves with an automatically operated pressure differential relief valve between the two (2) check valves. During normal flow and at the cessation of normal flow, the pressure between these two (2) checks is less than the supply pressure. In case of leakage of either check valve, the differential relief valve, by discharging to the atmosphere, maintains the pressure between the check valves at less than the supply pressure. The unit includes tightly closing shut-off valves at each end of the device, and each device is fitted with test cocks.

SERVICE CONNECTION — Means the terminal end of a service line from the public water system. If a meter is installed at the end of the service, then the service connection means the downstream end of the meter.

WATER SUPPLIER — Means Rolla Municipal Utilities.

(c) Cross-connections prohibited.

- (1) No water service connection shall be installed or maintained to any premises where actual or potential cross connections to the public potable or consumer's water system may exist unless such actual or potential cross connections are abated or controlled to the satisfaction of the water supplier and as required by the laws and regulations of the Missouri Department of Natural Resources.
- (2) Connection shall be installed or maintained, whereby an auxiliary water supply may enter a public potable or consumer's water system unless such auxiliary water supply and the method of connection and use of such supply shall have been approved by the water supplier and the Missouri Department of Natural Resources.
- (3) No water service connection shall be installed or maintained to any premises in which the plumbing system, facilities, and fixtures have not been constructed and installed using acceptable plumbing practices considered by the water supplier as necessary for the protection of health and safety.

(d) Survey and investigations.

- (1) The consumer's premises shall be open at all reasonable times to the water supplier, or his authorized representative, for the conduction of surveys and investigations of water use practices within the consumer's premises to determine whether there are actual or potential cross connections to the consumer's water system through which contaminants or pollutants could backflow into the public potable water systems.
- (2) On request by the water supplier or his authorized representative, the consumer shall furnish information on water use practices within his premises.
- (3) It shall be the responsibility of the water consumer to conduct periodic surveys of water use practices on his premises to determine whether there are actual or potential cross connections to his water system through which contaminants or pollutants could backflow into his or the public potable water system.

(e) Type of protection required.

- (1) The type of protection required by this Ordinance shall depend on the degree of hazard which exists, as follows:
 - a. An approved air gap separation shall be installed where the public potable water system may be contaminated with substances that could cause severe health hazard.
 - b. An approved air gap separation or an approved reduced pressure principle backflow prevention device shall be installed where the public potable water system may be contaminated with a substance that could cause a system or health hazard.
 - c. An approved air gap separation or an approved reduced pressure principle backflow prevention device or an approved double check valve assembly shall be installed where the public potable water system may be polluted with substances that could cause a polluttional hazard not dangerous to health.

- (f) Where protection is required.
- (1) An approved backflow prevention device shall be installed on each service line to a consumer's water system serving premises where, in the judgment of the water purveyor or the Missouri Department of Natural Resources, actual or potential hazards to the public potable water system exist. The type and degree of protection required shall be commensurate with the degree of hazard.
 - (2) An approved air gap separation or reduced pressure principle backflow prevention device shall be installed at the service connection or within any premises where, in the judgment of the water supplier or the Missouri Department of Natural Resources, the nature and extent of activities on the premises, or the materials used in connection with the activities, or materials stored on the premises, would present an immediate and dangerous hazard to health should a cross-connection occur, even though such cross-connection may not exist at the time the backflow prevention device is required to be installed. This includes but is not limited to the following situations:
 - a. Premises having an auxiliary water supply, unless the quality of the auxiliary supply is acceptable to the water supplier and the Missouri Department of Natural Resources.
 - b. Premises having internal cross connections that are not correctable, or intricate plumbing arrangements which make it impractical to ascertain whether or not cross-connections exist.
 - c. Premises where entry is restricted so that inspection for cross connections cannot be made with sufficient frequency or at sufficiently short notice to assure the cross connections do not exist.
 - d. Premises having a repeated history of cross connections being established or reestablished.
 - e. Premises, which due to the nature of the enterprise therein, are subject to recurring modification or expansion.
 - f. Premises on which any substance is handled under pressure so as to permit entry into the public water supply, or where a cross connection could reasonably be expected to occur. This shall include the handling of process waters and cooling waters.
 - g. Premises where materials of a toxic or hazardous nature are handled such that if backsiphonage or back pressure should occur, a serious health hazard may result.
 - (3) The following types of facilities fall into one (1) or more of the categories of premises where an approved air gap separation or reduced pressure principle backflow prevention device is required by the water supplier and the Missouri Department of Natural Resources to protect the public water supply and must be installed at these facilities unless all hazardous or potentially hazardous conditions have been eliminated or corrected by other methods to the satisfaction of the water supplier and the Missouri Department of Natural Resources.
 - a. Aircraft and missile plants
 - b. Automotive plants
 - c. Auxiliary water systems
 - d. Beverage bottling plants

- e. Canneries, packing houses, and reduction plants
 - f. Car washing facilities
 - g. Chemical manufacturing, processing, compounding or treatment plants
 - h. Cold storage plants, dairies
 - i. Film laboratories
 - j. Fire protection systems
 - k. Hazardous waste storage and disposal sites
 - l. Hospitals, mortuaries, clinics
 - m. Irrigation and sprinkler systems
 - n. Industries using toxic substances
 - o. Laundries and dye works
 - p. Metal manufacturing, cleaning, processing and fabricating plants
 - q. Nursing or convalescent homes and clinics
 - r. Oil and gas production, storage or transmission properties
 - s. Paper and paper products plants
 - t. Plating plants
 - u. Power plants
 - v. Printing and publishing facilities
 - w. Radioactive material processing plants or nuclear reactors
 - x. Research and analytical laboratories
 - y. Rubber plants, natural and synthetic
 - z. Stockyards
 - aa. Sewage and storm drainage facilities - pumping stations
 - ab. Water front facilities and industries
- ac. Water loading stations
- (g) Backflow prevention devices.

(1) Any backflow prevention device required by this Ordinance shall be of a model or construction approved by the water supplier and the Missouri Department of Natural Resources.

- a. Air gap separation to be approved shall be at least twice the diameter of the supply pipe, measured vertically above the top rim of the vessel, but in no case less than one (1) inch.

- b. A double check valve assembly or a reduced pressure principle backflow prevention device shall be approved by the water supplier and shall appear on the current "list of approved backflow prevention devices" established by the Missouri Department of Natural Resources.
- (2) Existing backflow prevention devices approved by the water supplier at the time of installation and properly maintained shall, except for inspection and maintenance requirements, be excluded from the requirements of this Ordinance so long as the water supplier is assured that they will satisfactorily protect the water system. Whenever the existing device is moved from its present location, or requires more than minimum maintenance, or when the water supplier finds that the maintenance constitutes a hazard to health, the unit shall be replaced by a backflow prevention device meeting the requirements of this Ordinance.
- (h) Installation.
- (1) Backflow prevention devices required by this Ordinance shall be installed at a location and in a manner approved by the water supplier and shall be installed at the expense of the water consumer.
 - (2) Backflow prevention devices installed on the service line to the consumer's water system shall be located on the consumer's side of the water meter, as close to the meter as is reasonably practical, and prior to any other connection.
 - (3) Backflow prevention devices shall be located so as to be readily accessible for maintenance and testing, protected from freezing and where no part of the device will be submerged or subject to flooding by any fluid.
- (i) Inspection and maintenance.
- (1) It shall be the duty of the consumer at any premises on which backflow prevention devices required by this Ordinance are installed to have inspection, tests, and overhauls made in accordance with the following schedule or more often where inspections indicate a need.
 - a. Air gap separations shall be inspected at the time of installation and at least every twelve (12) months thereafter.
 - b. Double check valve assemblies shall be inspected and tested for tightness at the time of installation and at least every twelve (12) months thereafter. They shall be dismantled, inspected internally, cleaned, and repaired whenever needed and at least every thirty (30) months.
 - c. Reduced pressure principle backflow prevention devices shall be inspected and tested for tightness at the time of installation and at least every twelve (12) months thereafter. They shall be dismantled, inspected internally, cleaned, and repaired whenever needed and at least every five (5) years.
 - (2) Inspections, tests, and overhauls of backflow prevention devices shall be made at the expense of the water consumer and shall be performed by a State of Missouri certified backflow prevention device tester.
 - (3) Whenever backflow prevention devices required by this Ordinance are found to be defective, they shall be repaired or replaced at the expense of the consumer without delay.

- (4) The water consumer must maintain a complete record of each backflow prevention device from purchase to retirement. This shall include a comprehensive listing that includes a record of all tests, inspections, and repairs. Records of inspections, tests, repairs, and overhauls shall be made available to the water supplier upon request.
- (5) Backflow prevention devices shall not be bypassed, made inoperative, removed, or otherwise made ineffective without specific authorization by the water supplier.
- (j) Violations.
 - (1) The water supplier shall deny or discontinue, after reasonable notice to the occupants thereof, the water service to any premises wherein any backflow prevention device required by this Ordinance is not installed, tested, and maintained in a manner acceptable to the water supplier or if it is found that the backflow prevention device has been removed or bypassed, or if an unprotected cross connection exists on the premises.

Water service to such premises shall not be restored until the consumer has corrected or eliminated such conditions or defects in conformance with this Ordinance to the satisfaction of the water supplier.

Section 6-38 Sewer Laterals.

All sanitary sewer laterals installed within the City of Rolla, 4" in diameter or less, will be SDR-40, plastic pipe.

Section 6-39. (Reserved)

Article VI Swimming Pools

Section 6-40 International Swimming Pool and Spa Code – Adopted

- (a) There is hereby adopted by the City, for the purpose of establishing rules and regulations applicable to and governing all building and construction in the City, that certain code known as the International Swimming Pool and Spa Code, 2024 Edition, and the Appendix Chapter A of which code not less than one (1) copy has been and now is filed in the office of the City Clerk. Said code, along with all standards and referenced documents therein, is hereby adopted and incorporated into the Code of the City of Rolla, Missouri, as if set out at length herein.
- (b) This Ordinance shall be in full force and effect from and after August 1, 2026.

Section 6-41 Same – Amendments

- (a) 101.1 Title, is hereby amended by inserting the words "City of Rolla, Missouri".
- (b) 103.1 Creation of Agency, is hereby amended by inserting the words “Community Development Department”
- (c) 105.4.3 Expiration. Delete and replace with:

Every permit issued, shall be valid for one (1) year after issuance unless work authorized by the permit has not commenced within one hundred eighty (180) days after its issuance, or if the authorized work is suspended or abandoned for a period of one hundred eighty (180) days after the time the work is commenced. At that time the permit

would become void and re-application would need to be made. A one-time, one-year extension of a valid permit may be obtained at a cost of one-half (1/2) of the original permit fee.

- (d) 109.2 Schedule of Permit Fees. Add the following language:

Refer to Article VII. Fees.

- (e) 109.4 Work Commencing before permit issuance. Add the following language:

Refer to Article VII. Fees

- (f) 109.6 Refunds. Add the following language:

Refer to article VII. Fees.

- (g) 113.4 Violation penalties. Delete and replace with:

Any person who shall violate a provision of this Code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter or repair a building or structure in violation of an approved plan or directive of the code official, or of a permit or certificate issued under the provisions of this Code, shall be guilty of a Misdemeanor, punishable by a fine of not more than five hundred dollars (\$500.00), or by imprisonment not exceeding ninety (90) days, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

- (h) Failure to Comply. Delete and Amend as follows:

Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe conditions, shall be liable to a fine of not less than fifty dollars (\$50.00) or more than five hundred dollars (\$500.00).

- (i) A101.3 Membership of board. Delete and Refer to Section 6-2 (w) of this Chapter.

Section 6-42 through 6-44. (Reserved)

Article VII Fees

Section 6-45. Schedule of Permit fees

- (a) Permit fee Valuation and multiplier.

The IBC Permit Fee Schedule as published by the International Code Council in the Building Valuation Data publication shall be used to determine valuation for new construction. The permit fee shall be calculated using Gross Area x Gross Area Modifier x Permit Fee Multiplier (0.0033) = Permit Fee. The permit fee multiplier shall be increased by 0.0001 annually along with a valuation update with data from the most recently published IBC Permit fee schedule as of January 1 of each year, until a minimum fifty percent (50%) recapture rate is maintained by the Community Development Department and Fire Department in costs related to building inspections and property maintenance.

Flat Rate Fee Schedule		
Portable storage building over 200 sq. ft.	\$100.00	
Tent		\$100.00
Portable Carport	\$100.00	
Deck, Porch or Stairs	\$100.00 (residential)	\$200.00 (commercial)
Flat Rate Fee Schedule		
Electric Service	\$75.00 (residential)	\$200.00 (commercial)
Mechanical, Electric, Plumbing Work	\$75.00 (residential)	\$200.00 (commercial)
Pool or Spa (residential)	\$100.00 (above-ground)	\$250.00 (in-ground)
Pool or Spa (commercial)		\$500.00
Mobile Home		\$225.00
Alterations less than 500 sq. ft.	\$100.00 (residential)	\$200.00 (commercial)
Alterations 501 - 1499 sq. ft.	\$175.00 (residential)	\$350.00 (commercial)
Alterations 1500 sq. ft. and larger	\$325.00 (residential)	\$650.00 (commercial)
Signs 50 sq. ft. and under		\$150.00
Signs over 50 sq. ft.		\$300.00
Fire Sprinklers		\$600.00
Parking Lot		\$250.00
Communication Tower		\$1000.00
Demolition	\$100.00 (residential) (plus \$200.00 deposit)	\$200.00 (commercial + \$500 deposit)
Excavation	\$25.00 (+\$725 deposit)	

(b) Sewer connection and/or tapping fees.

Refer to Chapter 35. Sewers. Article V. Building Sewers and Connections.

(c) Work without a permit.

When construction has commenced without a permit, the permit fee shall be twice the original amount to cover any additional inspections and time necessary to ensure compliance with the code.

(d) Failure to obtain required inspection.

When construction has begun under the authorization of a permit, but the permit holder has failed to obtain the required inspection, and the construction has passed the stage in which the inspection can be reasonably done, then an additional twenty-five percent (25%) of the original permit fee (twenty-five dollars (\$25.00) minimum) will be charged.

(e) Failure to obtain Final inspection prior to permit expiration

A twenty-five (\$25) fee will be assessed for a one-time final inspection. If more inspections are required, the permit shall be renewed for fifty (50) percent of the original permit fee.

(f) Deposits required.

A two hundred dollars (\$200.00) deposit will be required on all residential permits and a five hundred dollars (\$500.00) deposit will be required on all commercial construction permits with estimated construction costs greater than two thousand five hundred dollars (\$2,500.00). This deposit shall be refunded after final inspection has been approved under a valid and current permit and the Public Works Department has approved all work and the condition of the right-of-way. Should the permit expire or final inspection not be obtained and approved before permit expiration, the deposit shall be forfeited.

(g) Reinspection fee.

A fee of \$50 will be assessed for return inspections after the initial inspection and one (1) additional inspection.

(h) Where no work has commenced on an issued permit, a refund may be processed, upon written request of same. Twenty (20) percent of the Building permit fee will be retained to cover administrative and plan review expenses.

Section 6-46. Building permit fee development incentive: purpose.

The City of Rolla is committed to the promotion of high quality private and public development in all parts of the City and to an ongoing improvement in the quality of life for its citizens. As one means to achieve this purpose, the Rolla City Council may, in special instances, consider proposals to reduce or waive building permit fees. The purpose of this action being to encourage the creation of new private sector jobs, to increase property tax valuation, to promote the retention and expansion of existing industry and to assist in the attraction of new businesses to Rolla. Specifically, the employment of this incentive shall be limited to businesses classified under the North American Industry Classification System (NAICS) manual as Sector 31-33 Manufacturing; Section 51, Sub-sector 514, Information Services and Data Processing Services; and Section 54 Professional, Scientific, and Technical Services. Warehouse and distribution facilities will not be eligible for this incentive unless they are ancillary or accessory to an eligible business located in or near Rolla.

Section 6-47. Minimum requirements.

(a) Within the context of the purpose stated in 6-48, the City Council may, on a case-by-case basis, give consideration to the waiver or reduction of building permit fees as a stimulus for economic development. It is the intent of the City Council that said consideration shall be provided in accordance with the criteria outlined in this document. Nothing herein shall obligate the Rolla City Council to provide this incentive to any applicant.

(b) To be considered eligible for the waiver or reduction of building permit fees, a proposed project must meet the criteria outlined under Subsection (b)(1) or (2), as follows:

(1) The project involves a minimum increase in real property value of three hundred percent (300%) for a new eligible business; twenty-five percent (25%) for an expansion of an existing eligible business; or an investment of at least three million (3,000,000) in

taxable assets; or

- (2) The project will result in the creation of at least ten (10) new jobs within a twenty-four-month period, directly attributed to the completion and occupancy of the proposed project.

Section 6-48 through Section 6-49. (Reserved)

Article VII – Burglar, Fire and other alarm systems

Section 6-50. Burglar, Fire, and Other Alarm Systems; Authorization; False Alarm Responses and Fees.

(a) Authorization.

Permission and authorization is granted to the owners or renters of any business establishment, business property, or residential property within the City to install and maintain a burglar, fire, or other alarm system that may result in a response by the Rolla Police Department, whether or not such system transmits an alarm signal to a police station or fire station of the City. Such authorization is subject to the provisions of this Section governing false alarms, responses, and fees.

(b) Definitions.

1. Alarm Subscriber: Any person or entity that owns, leases, occupies, controls, or operates an alarm system for the purpose of obtaining a police response.
 - a. For commercial properties, the alarm subscriber shall be the business license holder associated with the premises.
 - b. For residential properties, the alarm subscriber shall be the owner or resident responsible for controlling or operating the alarm system.
2. Alarm System: Any mechanical, electrical, or electronic device designed to signal an emergency condition resulting in a response by the Rolla Police Department.
3. False Alarm: The activation of an alarm system that results in a response by the Rolla Police Department when no criminal offense, fire, medical emergency, or other real emergency has occurred or been attempted.

The following shall not be considered false alarms under this Section:

- a. Alarm activations caused by severe weather conditions, including but not limited to storms, lightning, high winds, or flooding;
- b. Alarm activations caused by electrical power failure, power surge, or restoration of power;
- c. Alarm activations caused by verified telephone, internet, or utility service interruptions;
- d. Alarm activations resulting from visible evidence of attempted or actual criminal activity, fire, or other emergency condition;
- e. Alarm activations initiated by a person acting under a reasonable belief that an emergency existed.

(c) Alarm Reporting.

All alarm activations reported directly or indirectly to the City shall be communicated in a manner consistent with procedures established by the Rolla Police Department.

(d) Grace Period.

The first three (3) false alarms occurring at an alarm location within a rolling twelve-month period shall not be assessed a fee.

1. When practicable, the responding officer shall issue a verbal warning to the alarm subscriber or responsible party and document the warning in the appropriate police record system.
2. If no responsible party is present and telephone contact cannot reasonably be made with the person controlling the alarm system, the Police Department shall issue written notice to the alarm subscriber.
3. Documentation of a verbal or written warning shall constitute sufficient notice for enforcement purposes.

(e) False Alarm Fees.

Beginning with the fourth false alarm within a rolling twelve-month period, the following fees shall apply:

1. Fourth and fifth false alarms: One hundred dollars (\$100.00) per response.
2. Sixth and each subsequent false alarm: One hundred fifty dollars (\$150.00) per response.

Each response shall be considered a separate false alarm regardless of frequency or proximity.

(f) Applicability.

False alarm fees shall apply whenever there is a false alarm as defined above.

(g) Billing and Payment.

Invoices for false alarm fees shall be issued by the City and shall be payable within thirty (30) days of issuance.

(h) Administrative Review.

An alarm subscriber may request administrative review of a false alarm fee by submitting a written appeal within ten (10) days of invoice issuance. Appeals shall be reviewed by the Chief of Police or his or her designee. The decision shall be final, subject to any appeal rights provided by law.

(i) Failure to Pay.

1. Commercial alarm systems. Failure to remit payment may constitute grounds for suspension, nonrenewal, or revocation of the business license associated with the premises, in accordance with applicable provisions of City Code and/or other lawful collection procedures.
2. Residential alarm systems. Failure to remit payment may be enforced through municipal citation or other lawful collection procedures.

(j) System Limitations.

All audible alarm devices shall automatically deactivate within fifteen (15) minutes of activation.

Section 6-51. Same – Responsibility of owner for installation, damages, etc.

The electrical alarm system permitted by Section 6-53 shall be installed and maintained by such person at his expense; and the city shall not, in any manner whatsoever, be responsible for the installation or maintenance of such alarm system, and the city shall not be liable to any person for any damages or injuries which may arise from the installation or maintenance of such alarm system.

Section 6-52 Same - Same - Responsibility of city engineer for installation, etc.

That portion of the equipment of the electrical alarm system, permitted by Section 6-53, which may be placed on or within any premises which are the property of the city shall be installed and maintained under the supervision, direction and approval of the city engineer.

Section 6-53 Same – Service charge.

For the right of having the electrical signal located at the police station or fire station, there shall be paid a service charge to the city in the amount of ten dollars (\$10.00) per month. Such service charge shall be payable in advance, and such service charge shall be paid for each installation, that is to say, a service charge for an installation at the police station, and a separate service charge for an installation at the fire station.

Section 6-54. Same – Disconnection, etc. upon failure to pay.

In the event the service charge required by Section 6-56 shall not be paid within a period of thirty (30) days after such charge shall become due and payable, the city engineer is authorized and directed to disconnect and make inoperative the signal for such electrical alarm system.

Exhibit B

Section 14-1. International Fire Code - Adopted.

- (a) There is hereby adopted by the City for the purpose of establishing fire control measures and other rules and regulations controlling conditions which could impede or interfere with fire suppression forces, that certain code known as the International Fire Code, 2024 Edition and Appendixes A,B,C, D, E, F, G, H, and N of which code not less than one (1) copy has been and now is filed in the office of the City Clerk. Said code, along with all standards and referenced documents therein, is hereby adopted and incorporated into the Code of the City of Rolla, Missouri, as if set out at length herein.

(a) This Ordinance shall be in full force and effect from and after August 1, 2026.

Section 14-2. Same – Amendments.

- (a) 101.1, Title, Amend by inserting the words "City of Rolla, Missouri".
- (b) 103.1. Creation of Agency, Amend by inserting the words “City of Rolla Fire Department”.
- (c) 105.1.6. Annual permit. Delete.
- (d) 105.1.6.1. Annual permit records. Delete.
- (e) 105.3.1. Expiration. Delete and amend as follows:
- Every permit issued shall be valid for one (1) year after issuance unless work authorized by the permit is not commenced within one hundred eighty (180) days after issuance, or if the authorized work is suspended or abandoned for a period of one hundred eighty (180) days after the time the work is commenced. At that time the permit would become void and re-application would need to be made. A one-time, one-year extension of a valid permit may be obtained at a cost of one-half (1/2) of the original permit fee.
- (f) 108.2 Schedule of permit Fees. Amend to add as follows:
Refer to Chapter 6, Article VI. Fees.
- (g) 108.4. Work commencing before permit issuance. Amend to add as follows:
Refer to Chapter 6, Article VI. Fees.
- (h) 108.6. Refunds. Amend to add as follows:
Refer to Chapter 6, Article VI. Fees.
- (i) 113.4. Violation penalties. Delete and amend as follows:

Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter or repair a building or structure in violation of an approved plan or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a Misdemeanor, punishable by a fine of not more than five hundred dollars (\$500.00), or by imprisonment not exceeding

ninety (90) days, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

(j) 115.4. Failure to comply. Delete and amend as follows:

Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe conditions, shall be liable to a fine of not less than fifty dollars (\$50.00) or more than five hundred dollars (\$500.00).

(k) 505.1 Address Identification. Delete and amend as follows:

New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4" for residential and 6" for commercial, with a minimum stroke width of 1/2 inch. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed by the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

(l) 505.1.2 Add the following section. Specific Numbers. The approved property address shall be those numbers that are determined by the City of Rolla, Missouri.

(m) 505.1.3. Add the following section. Applicability. The provisions of this Ordinance shall also be applicable to private and non dedicated streets situated within developments that require plat approval under the ordinance of the City of Rolla, Missouri.

(n) 505.1.4 Add the following section. Minimum distance: In any instance in which a building with address identification is situated a distance of one hundred (100) feet or more from the roadway, such street number shall be displayed in a like manner as provided herein on a sign located not more than five (5) feet from the right way of said roadway.

(o) 505.1.5 Add the following section. Penalties: A violation of the requirements of this section 505 shall constitute an offense which shall be punishable by a fine not to exceed fifty dollars (\$50.00). Each day such dwelling or structure shall remain in violation of the requirements of this Ordinance shall subject the owner thereof to prosecution for a separate offense.

(p) 903.2.8. Group R. Exception: Amend to add as follows:

1. An automatic sprinkler system shall not be required for structures governed by

the 2024 International Residential Code (IRC) as adopted by RSMo 67.281.

(q) 5601.1.3. Fireworks. Amend to the following exceptions:

5. Any individual or organization may discharge fireworks as herein defined, without permit, on the 1st, 2nd, 3rd, 4th, and 5th days of July.
6. No Fireworks shall be discharged within fifty (50) feet of any stand, booth, or other location where fireworks are being sold.
7. Every person who shall sell fireworks in accordance with this Chapter shall post notice, at his place of sale, a warning that no fireworks shall be discharged within fifty (50) feet of such place of sale as per city ordinance and shall post notice that fireworks may be discharged within the city limits on July 1st, 2nd, 3rd, 4th, and 5th.

Section 14-3. (Reserved)

Exhibit C

Section 28-6. Weeds. Amend section by Deleting subsection (c) in its entirety. All other subsections remain unchanged.

Section 28-8. Notice to owner to abate weeds, etc. Amend to replace the word fifteen (15) with the word ten (10).

Section 28-11 International Property Maintenance Code - Adopted

For the purpose of establishing minimum standards governing the condition and maintenance of all property, buildings, and structures; providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary, and fit for occupation and use; and for the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures; the code known as the “International Property Maintenance Code, 2024 Edition”, and the Appendix A and B chapters of the City of Rolla, Missouri, and each and all of the regulations and referenced standards therein. Said code is hereby referred to, adopted, and made a part hereof, as if fully set out at length herein.

Section 28-12 Amendments to adopted International Property Maintenance Code, as follows:

(a) 101.1 Title. Insert ‘City of Rolla, Missouri.’

(b) 103.1 Creation of agency. Insert ‘Community Development Department’

(c) Section 104 Fees. Delete.

(d) 107.4 Violation Penalties. Delete and amend as follows:

Any person who shall violate a provision of this code or shall fail to comply therewith, or with any requirements thereof, shall be guilty of a misdemeanor, punishable by a fine of not more than five hundred dollars (\$500.00), or by imprisonment not exceeding ninety (90) days, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

(e) 108.4 Failure to Comply. Delete and amend as follows:

Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than fifty dollars (\$50.00) or more than five hundred dollars (\$500.00).

(f) 302.4 Weeds. Insert ten (10) inches. Add the following:

Premises and exterior property specifically includes adjacent streets. The property owner is required to maintain those areas between the street pavement and the property line.

(g) 304.14 Insect screens. Insert ‘year round’

(h) 602.3 Heat Supply. Insert ‘year round’

(i) 602.4 Occupiable work spaces. Insert ‘year round’

(j) B101.3 Membership of board. Delete and amend as follows:

The board shall consist of five voting members appointed by the Mayor. Each member shall serve for 5 years or until a successor has been appointed. The board members’ terms shall be at staggered intervals, so as to provide continuity. The Community Development Director shall be an ex officio member of said board but shall not vote on any matter before the board.

1. Members shall be residents of the city of Rolla, except that non-residents currently serving on the board shall be allowed to continue to serve in that capacity.

Section 28-13 Abandoned Property Registry

Definitions.

As used in this section:

ABANDONED RESIDENTIAL STRUCTURE — Means any building, including an accessory building, including buildings owned, operated, or subsidized by public or nonprofit agencies, which:

- (a) Has been unoccupied for a period of at least one hundred eighty (180) consecutive days; and
- (b) Which also meets at least two (2) of the following conditions:
 - (1) Not secured; or
 - (2) Is fire damaged to an extent which prohibits safe human occupancy; or
 - (3) Is the site of loitering or vagrancy; or
 - (4) Demonstrates a lack of property maintenance and upkeep as evidenced by one (1) or more violations of the City Code; or
 - (5) Has been boarded up for at least ninety (90) days; or
 - (6) Has taxes in arrears to the City for a period of time exceeding three hundred sixty-five (365) days; or
 - (7) Has water and/or electricity that has been disconnected; or
 - (8) Is structurally unsound;
 - (9) Is a potential hazard or danger to persons.

ACCESSORY BUILDING — Means a subordinate structure on the same premises as the main structure, the use of which would be naturally and normally incidental to that of the main structure, whether the main structure is an abandoned structure or not, such as, but not limited to, a garage, barn or storage shed.

DIRECTOR — Means the Director of Community Development or his or her designee.

OWNER — Means any person with a legal or equitable ownership interest in the structure.

SECURED — Means a building which has all points of entry into the structure either:

- (a) Closed by use of windows and doors which are in proper working order, intact, without holes, broken elements, and are locked; or
- (b) Secured by sheeting approved for exterior conditions of a neutral color.

Section 28-20. Registration required.

Owners of abandoned residential structures shall register such properties with the City and pay an administration fee. Registration shall occur upon the building meeting the requirements set forth in this article, and in no event more than fifteen (15) days after notice by the City that the property is required to be registered. The duty to register an abandoned structure shall not require prior notice to the owner by the City. Registration of an abandoned structure does not preclude the City from taking appropriate actions to secure the property or to issue orders to repair or abate dangerous, hazardous or unlawful conditions or from acting to eliminate an imminent hazard to public health and safety.

Section 28-21. Registration information. For each abandoned residential structure each owner shall register with the City and provide the following information on an abandoned structure registration form available from the City:

- (1) The common name of the property, if any, and exact street address of each dwelling to be registered, including unit number and total number units in the dwelling;
- (2) The legal names of all owners of the property;
- (3) The complete mailing address of all owners;
- (4) Telephone numbers of each owner, including cell phone and mobile phone numbers;
- (5) Date of birth of all owners;
- (6) If the property is owned by a corporation, limited liability company, partnership, limited partnership, trust or real estate investment trust, the name, address and phone number of the any following shall be provided:
 - a. For a corporation, a corporate officer and the chief operating officer;
 - b. For a partnership, the managing partner;
 - c. For a limited liability company, the managing or administrative member;
 - d. For a limited partnership, a general partner;
 - e. For a trust, a trustee; or
 - f. For a real estate investment trust, a general partner or an officer.
- (7) The full name, address, telephone number, and email address of a local agent or representative authorized by the owner to handle the affairs of the property. The local agent or representative shall be an individual over the age of eighteen (18) years. For the purpose of this subsection, "local" shall mean a person who resides within Phelps County and may be one (1) of the owners. If the local representative is not an owner, the owners shall provide proof that the local representative is authorized to act on the owner's behalf;
- (8) The reason for vacancy of the property;

- (9) The estimated length of time the property is expected to remain vacant; and
 - (10) Any plans for restoration, reuse or removal with an accompanying timeline and work schedule
- (b) An owner shall notify the City and file an amended form within seven (7) days of any change in the registration information required by this section.

Section 28-22. Registration. [Ord. 4624, §1]

- (a) An owner of an abandoned structure, whether registered or not, shall pay an abandoned structure registration fee, the amounts of which shall be two hundred dollars (\$200.00) for each six (6) months, prorated for the time during which such structure remains an abandoned structure.
- (b) The Director shall investigate any property that may be subject to registration. Based upon his findings, the Director may register property as a vacant residential structure subject to this article.
- (c) Within five (5) business days of such registration, the Director shall notify the owners of the registered property by mail at their last known address according to the records of Phelps County. Such notice shall state:
 - (1) A description of the property registered;
 - (2) A description of the abandoned building criteria found on the property;
 - (3) The fact that a semi-annual registration fee has been levied on the property; and
 - (4) The semi-annual registration fee of two hundred dollars (\$200.00)
- (d) Within thirty (30) days of the date of notification, the property owner may complete any improvements to the property that may be necessary to remove the property from registration under this article and may request an inspection of the property and reconsideration of the levy of the registration fee. Upon receipt of a written request for reconsideration of the levy of the registration fee which sets out the reasons claimed by the property owner as to why the registration fee should be waived, the Director may waive levy of the registration fee following timely compliance.
- (e) Appeal of registration and/or reconsideration to Municipal Judge. Within thirty (30) days of the date of such notification or within thirty (30) days of the date of reconsideration by the Director, the property owner may appeal the decision to the Municipal Judge. The decision of the Municipal Judge shall constitute a final administrative decision pursuant to RSMo 536.

Section 28-23. Registration fee. [Ord. 4624, §1]

- (a) Amount of fee. There is hereby established and assessed a semi-annual fee in the total amount of two hundred dollars (\$200.00) imposed on all owners of property registered under this article.
- (b) Owner responsible. It shall be the joint and several responsibilities of each owner of property registered pursuant to this article to pay the semi-annual registration fee.
- (c) Accrual of fee. The registration fee shall begin to accrue on the beginning of the second

calendar quarter after registration by the Director or reconsideration by the Director; however, in the event that an appeal is filed with Circuit Court, the registration fee shall begin to accrue on the beginning of the second calendar quarter after the final decision of the Circuit Judge or court of competent jurisdiction.

- (d) Billing procedures—Late penalties. The Finance Department shall cause to be mailed to the owner of property registered under this article, at his/her last known address, a bill for the semi-annual registration fee. The fee shall be due and payable within thirty (30) days of mailing. In addition to any other penalties provided by law, if an owner fails to pay the fee assessed for such property within thirty (30) days of the date of mailing, a late payment fee of twenty-five dollars (\$25.00) per month shall be assessed for each month during which the fee remains unpaid.
- (e) Failure to pay fee unlawful. It shall be unlawful for any owner of property registered pursuant to this article to fail to pay the registration fee imposed for such property. Any person found guilty of failing to pay any required fee shall be punished as provided in the City Code.
- (f) Collection of delinquent fees; lien on property and other effects of delinquent fees; foreclosure proceedings.
 - (1) Action to recover. In addition to any other penalties provided by law, the City may initiate and pursue an action in a court of competent jurisdiction to recover any unpaid fees, interest and penalties from any person liable therefore and, in addition, may recover the cost of such action, including reasonable attorney fees.
 - (2) Lien on property. Any unpaid or delinquent fees, interest and/or penalties, whether or not reduced to judgment, shall constitute a lien against the property for which the fee was originally assessed until the same shall be fully satisfied. The City Clerk is authorized to take all steps necessary to file and perfect such liens as may be required or directed by the Director from time to time.
 - (3) Obtaining permits prohibited. In addition to any other penalties provided by law, if an owner fails to pay the fee assessed for such property, including any late payment fee subsequently imposed, within sixty (60) days of the date of mailing of the initial bill, said owner shall not be permitted to apply for, obtain or renew any City license or permit of any kind until such delinquency has been satisfied.
 - (4) Foreclosure. Any registration fees which are delinquent for a period of one (1) year shall be subject to foreclosure proceedings in the same manner as delinquent real property taxes. The owner of the property against which the assessment was originally made shall be able to redeem the property only by presenting evidence that the violations of the applicable City Code cited by the Director has been cured and presenting payment of all registration fees and penalties.
 - (5) Sale of property. Upon bona fide sale of the property to an unrelated party, the lien on such property for the registration fees shall be considered released and the delinquent registration fee forgiven.

Section 28-24. Securing residential structures.

All abandoned residential structures must be secured upon qualifying as an abandoned structure, or upon notice that the building must be registered as an abandoned structure, or upon order of the

Director of Community Development or his or her designee.

- (a) A City order to secure an abandoned property shall be complied with by the owner within seventy-two (72) hours. If the securing has not been completed or does not comply with the requirements for securing the structure under this chapter, the City shall secure the structure and the City shall bill the owner of record for all costs incurred, including service fee and administrative costs. The amount so billed may be assessed as a lien against the property and shall also be a personal debt against the owner of the abandoned property.
- (b) If any structure previously ordered secured and then subsequently secured by the City shall thereafter become unsecured without the consent of the City, the City shall re-secure the structure. The costs of re-securing the structure shall be assessed against the owner as a lien against the property and shall also be a personal debt against the owner of the abandoned property.
- (c) Sheeting approved for exterior conditions of a neutral color shall be placed over all points of entry on an abandoned structure such that all exterior openings suitable for animal or human entry are secured.

Section 28-25. Right of entry and inspection.

If the owner has failed to secure a property and it has been secured by the City, the City may enter or reenter the structure to conduct necessary inspections to ensure compliance with the requirements of this chapter and to determine if there are any emergency or hazardous conditions.

Section 28-26. Reuse and occupancy.

No abandoned structure shall be reoccupied until inspected and found to be in full compliance with all applicable City codes and a certificate of occupancy is issued by the City.

Section 28-27. Responsibility for violations.

All nuisance, housing, building and related code violations will be cited and noticed to the owner of record and shall become the owner's responsibility to bring in compliance. If the owner sells or otherwise disposes of the property to another party, the new owner shall not be entitled to any extension of time to correct or address such violations as existed at the time of sale, transfer or conveyance of the property.

Section 28-28. Penalty.

A person who fails to comply with the requirements of this article is guilty of an ordinance violation and shall be subject to a fine of not more than five hundred dollars (\$500.00) or up to ninety (90) days in jail, or both, for each offense.

- (a) In addition to any other penalty provided, the City may enforce this article by a suit for an injunction.
- (b) Prior to charging any person with violating the registration requirement in Article VIII, the City Clerk shall notify the accused of the violation and give the accused ten (10) days to register, if the accused shall register within the said ten (10) days then this shall be a complete defense to the charge of failure to register.

The following is a summary of the impactful changes to the International Codes. The summaries below are not all inclusive, but does include some of the more significant changes.

2024 Code changes as compared to the 2018 International Building Code.

IBC 110.3.7 Requirements for inspections of weather exposed balconies

IBC 306.2 Added use groups to F-1 Occupancies

IBC 307 and 311 New classifications related to distilled winery and breweries.

IBC 404 Scope of atrium provisions cleaned up and smoke control clarified

IBC 406 S-2 Parking Garages requiring sloped floors

IBC 407 Requirements related to doors and corridors in I-2 Occupancies.

IBC 411 The addition of Puzzle Rooms.

IBC 414 The use of fire walls to count control areas as separate buildings.

IBC 503 Clarification on occupied roofs

IBC 509 Inclusion of storage battery systems as incidental uses.

IBC 601, 602 Expansion to include Type IV buildings

IBC 707 Separations of energy storage systems

IBC 707 Exception for Fire barriers in exit passageways

IBC 708 Clarification on the use of Fire Partitions

IBC 903 Sprinkler requirements clarified for several occupancies

IBC 907 Manual Fire Alarm requirements in self-storage facilities of three stories

IBC 1006 Egress specifications for Penthouses and occupied roofs.

IBC 1010 Clarifications to locks and latches provisions.

IBC 1031 Reorganization of Emergency Escape and Rescue Openings to align with IRC.

IBC 1107 Accessibility and Vehicle Charging Stations

IBC 1108, 1110 Assisted Toileting Facilities

IBC 1208 Minimum sq ft for efficiency dwelling units reduced.

IBC 1210 Screening requirements for entry to public restrooms

IBC 1604 Assembly spaces adjusted risk category under specific occupant loads.

IBC 1605 Load Combinations now reference ASCE 7

IBC 1606 Dead Loads at roof level clarified

IBC 1608 Snow Loads align with ASCE 7

IBC 1705 The addition of several special inspections

IBC 2303 Specific requirements added for wood truss bracing

IBC 2902 Clarification on minimum plumbing facilities and gender assignments

IBC 3103 Special event structures are now included in temporary structures.

IBC 3115 Recognition of Intermodal Shipping Containers as buildings and safety criteria established.

Significant changes to the International Residential Code as compared to the 2018 adopted code.

R301.1.4 Provisions for use of Intermodal Shipping Containers added to the code.

R302.2 Townhouse common wall separations were clarified.

R302.3 Two-Family dwelling separations were modified.

R307 Storm Shelters refer to ICC 500 bringing all storm shelters into the same standard referenced.

R310 Smoke alarm locations updated to add location when bedrooms are spread out over the building.

R316 Specific provisions added for habitable attics.

R318.7.7 Slopes and walking surfaces where water is to drain away from the buildings are updated.

R319 Emergency Escape and Rescue openings was cleaned up and clarifications made for installation requirements.

R321 Window fall protection requirement clarifications updated.

R324 Glazing adjacent to wet surfaces was clarified.

R329 Photovoltaic Systems updated with specifications to exempt fire fighter access pathways.

R506.2.3 Vapor Retarders under concrete slabs have no change from 2018.

Section R507 Decks received reformatting and bringing in all pertinent information into a single section for structural support and load bearing requirements.

R602.10 Updated language with respect to placement of Braced Wall Panels and Braced Wall Lines.

R609.4.1 Garage Doors require permanent label.

R703.11 Vinyl Siding requirements inserted into the code.

G2415.5 Some gas piping fittings have been added to the approved list for concealed locations.

P2905.3 Length of hot water piping shall be limited to 100' from source of hot water.

P3005.2.10.1 Allowance for removable fixtures & removable traps to serve as cleanouts.

Appendices have been reformatted and renumbered.

New Appendix for Tiny Houses (**BB**) and Extended top and bottom plate (**BN**) construction have been recommended.

2024 Code changes as compared to the 2018 International Fire Code.

IFC 320 Addition of Additive Manufacturing (3D Printing)

IFC 508 Buildings larger than 500,000 sq ft and F-1 or S-1 Occupancies require Fire Command Center

IFC 903, Chapter 40 Distilled Spirits are integrated into the code.

IFC 903 Allowable uses of NFPA 13R systems are reduced

IFC 906 Portable Fire Extinguisher allowance in some Group S or U occupancies.

IFC 907 Addition of Manual Fire Alarm requirement to Public Self Storage

IFC 907 Low frequency fire alarms required in R-1 and R-2 occupancies.

IFC 908 Emergency and Fire Alarm Interface requirement.

IFC 1006 Egress from Occupied Roofs is expanded.

IFC 1010 Clarification to Doors and Latches requirements.

IFC 1103 High Rise, Hotels, Motels, and CO detection for existing buildings.

IFC 1204 Addition of Portable Generator regulations.

IFC 1207 Electrical Energy Storage System regulations.

IFC 2404 Removal of the maximum size for spray booths.

IFC Chapter 31 Cooking and anchoring of tents and inflatable devices.

IFC 3203 Addition of storage of Lithium Ion Batteries.

IFC Chapter 39 Expansion of Extraction of Oils from plants.

Appendix O Valet Trash service in Group R-2 Occupancies.

2024 Plumbing Code changes as compared to the 2018 International Plumbing Code.

IPC 306.2.4 Tracer wire requirement for buried sewer and non-metallic water lines.

IPC 403 Plumbing fixture counts adjusted for Group I Occupancies.

IPC 403 Special locking requirements for multiple user toilet facilities

IPC 403 Multiple user and single user toilet facilities are allowed in facility calculations.

IPC 407.2 Bathtub overflows removed as requirement.

IPC 410.4 Water Dispenser ratio limits are adjusted.

IPC 504.7 Listing requirements for water heater pans.

IPC 604 Showerhead flow rate adjusts maximum allowed.

IPC 901 New chemical waste piping standards.

RESOURCE A ICC A117.1 accessibility requirements integrated into IPC

2024 Code changes as compared to the 2018 International Mechanical Code.

IMC 202 Steam bath equipment section added.

IMC 306 Ladder specifications to rooftop equipment.

IMC 307 Approved condensate drainage discharge locations.

IMC 403 Outdoor Air requirements for dwelling units' alignment with ASHRAE 62.2.

Chapter 5 More design flexibility with range hoods in Group I Occupancies.

Chapter 5 Type 1 Hood requirements specified.

IMC 501 Common exhaust duct requirements when serving separate dwelling units.

IMC 504 Dryer Exhaust terminations updated.

Chapter 11 Inclusion of the A2L and B2L refrigerants and associated safeguards.

Chapter 11 Removal of the ammonia refrigerant systems from the IMC.

2024 Code changes as compared to the 2018 International Fuel Gas Code.

IFGC 304.12 New section on protection from fumes and gases.

IFGC 306 Appliance access in attics clarified.

IFGC 404 Protection of piping clarification in concealed spaces.

IFGC 404 Non-metallic pipe support allowed allowing flexibility in design.

IFGC 406 Abandoned piping regulations.

2024 Code changes as compared to the 2018 International Existing Building Code.

IEBC 306 Integration of adult changing stations where bathroom spaces are updated.

IEBC 309 New requirements with exterior combustible coverings on high rise buildings.

IEBC 503, 805 Voluntary Laterally force resisting system alteration clarity.

IEBC 803, 903 Smoke compartments in Group I Occupancies.

IEBC 1006 Clarification on risk category assignments with multiple uses.

IEBC 1011 Egress and safety standards for occupiable roofs.

New **Chapter 15** for site safety requirements.

2024 Code changes as compared to the 2018 International Property Maintenance Code.

IPMC 303 Two exceptions added to pools and spas.

IPMC 304.1.1, 305.1.1, and 306.1.1 Clarification on reference standards and criteria for a potentially unsafe structure

IPMC 307 Better structure and alignment with IFC for Handrails and Guards.

IPMC 310 New section on Accessibility

IPMC 311 New section on Storm Shelters

IPMC 606.3 Inclusion of Private Residence Elevator standards.

IPMC 704 Smoke alarm installations near cooking appliances and replacement guidelines.

Laura Johnson

PHELPS COUNTY CLERK

200 North Main, Suite 102
Rolla, Missouri 65401

Ph: 573-458-6101
Fax: 573-458-6119

April 10, 2026

City of Rolla
Attn: Lorri Powell, City Clerk
901 N. Elm St
Rolla, MO 65401

VERIFICATION BOARD
CERTIFICATION OF ELECTION RESULTS
APRIL 7, 2026 GENERAL MUNICIPAL ELECTION
FOR THE CITY OF ROLLA

These results are for Phelps County only. If your district is in more than one county, please check with your other counties for complete results.

Mayor, 4-year term*

	Regular Votes	Absentee Votes	Total
Kevin Greven	773	86	859
Lister B. Florence Jr.	1214	110	1324

Municipal Judge, 2-year term*

	Regular Votes	Absentee Votes	Total
Bradley Neckermann	1612	154	1766

City Attorney, 2-year term*

	Regular Votes	Absentee Votes	Total
Katie Fox	1627	155	1782

Council Representative Ward 1, 2-year term*

	Regular Votes	Absentee Votes	Total
Melissa Ganz	143	9	152

Council Representative Ward 2, 2-year term*

	Regular Votes	Absentee Votes	Total
Trevor Ellis	103	17	120
Nathan Chirban	176	23	199

Laura Johnson

PHELPS COUNTY CLERK

200 North Main, Suite 102
Rolla, Missouri 65401

Ph: 573-458-6101
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Council Representative Ward 3, 2-year term*

	Regular Votes	Absentee Votes	Total
Steve Jackson	257	20	277
Jennifer Kimpel	211	21	232

Council Representative Ward 4, 2-year term*

	Regular Votes	Absentee Votes	Total
Sue Brown	410	30	440
William K. Hahn II	351	30	381


Council Representative Ward 5, 2-year term*

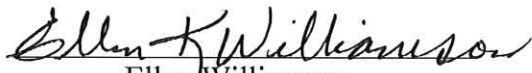
	Regular Votes	Absentee Votes	Total
Elizabeth "Liz" Sperry	183	12	195

Council Representative Ward 6, 2-year term*

	Regular Votes	Absentee Votes	Total
Amelia Markwell	62	19	81

*No write-in tally; no candidates having filed as qualified write-ins, see RSMo 115.453 (4)


 John Luther
 Democratic Verification Judge


 Ellen Williamson
 Republican Verification Judge


 Laura Johnson, Phelps County Clerk



Report to:
ROLLA CITY COUNCIL

Case No.: FP26-001

MEETING DATE: April 14, 2026

DEPARTMENT: Community Development **ACTION REQUESTED:** Public Hearing/First Reading

SUBJECT: Final Plat of Audubon Ridge, a multi-family development to create 43 lots at property zoned R-3, Multi-family Residential and vacate certain rights-of-way and easements

PRESENTED BY: Dawn Bell, Community Development Director

ATTACHMENTS: Public Notice Letter; Audubon Ridge Final Plat; Vacation Exhibit; Ordinance

Application and Notice:

Applicant/Owner - Mike Woessner 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; [The City of Rolla](#)

Background: The applicant seeks to subdivide about 26 acres of the property into 43 residential lots and 2 common lots. At this time, review and approval of the Final Plat of the development is requested. The annexation and zoning, preliminary plat, and a development agreement were approved in 2025.

The plat would also include vacating any rights-of-way and easements that were on the property, to be replaced with the dedications on the plat. The plat would also rename the street currently known as Woodcrest Drive to Audubon Drive. That portion of Audubon Drive that connects the development to Vichy Rd was deeded to the city by the developer. The plat includes formally dedicating this area as right-of-way.

The entire property includes about 78 acres. The remainder is outside the city limits, but is intended to be annexed as each phase is planned.

The subject property was developed as a mobile home park around 1975. The mobile home park was discontinued in 2018. The applicant intends to develop the property for multi-family buildings. Most lots are intended to support 4-plex/townhouse units similar to the St. Maria's Tatandra development.

Property Details:

Current zoning - R-3, Multi-family Residential
Current use - Vacant/undeveloped
Land area - About 26 acres to be platted

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 (until 100 units are constructed; to be connected by public street after 100 units).

Sidewalks - No sidewalks are located adjacent to the property. Sidewalks are proposed to be constructed within the development.

Utilities - The subject property has access to all needed public utilities. Utilities will be extended within the development.

Comprehensive Plan: The Rolla 2050 Comprehensive Plan designates the subject property as being appropriate for Suburban Multi-family uses. The subdivision design will create a connection between the White Columns Rd area and the Vichy Rd area, as shown on the Streets and Roads Plan of the Comprehensive Plan. The future phases of the development will need to be designed to extend streets to allow connections to the north and west.

The development would help to address housing needs in Rolla, as stated in Goal 6 of the Comprehensive Plan. Goal 6 strives to create “High-Quality Housing and Neighborhoods”.

Discussion: The improvement plans for the infrastructure are under review, but should be accepted prior to the plat approval by City Council. The plat has been reviewed for compliance with the applicable zoning and subdivision requirements. The plat is in substantial conformance with the approved Preliminary Plat. The plat does appear to be in conformance with all applicable review criteria.

Fees-in-lieu of dedication for parks will be due prior to recording the plat. The performance guarantee for the improvements will need to be provided prior to approval of the plat by City Council.

A Final Plat of a major subdivision requires review and approval by the Planning and Zoning Commission and City Council. In addition, public notice of the action and a public hearing is provided. Minor Subdivisions may be reviewed and approved administratively. However, a major subdivision generally involves the need to accept easements and rights-of-way, which requires approval of the City Council. The public hearing and notice is provided to allow the public to be aware of the upcoming development, which can sometimes occur years after the zoning and/or Preliminary Plat is approved.

Findings:

1. The Final Plat does appear to comply with all relevant zoning and subdivision requirements.
2. The Final Plat does appear to be in substantial conformance with the approved Preliminary Plat.
3. The associated improvement plans have been submitted and are under review.
4. Vacating the existing rights-of-way and easements and dedicating the needed rights-of-way and easements with the plat helps is needed to ensure there are no issues with proscriptive easements.
5. The plat includes the dedication and renaming of the portion of Audubon Drive that connects the development to Vichy Rd.

Recommendation:

The Rolla Planning and Zoning Commission conducted a public hearing on April 14, 2026 and voted 6-0 to recommend the City Council approve the request.

ORDINANCE NO. _____

AN ORDINANCE TO APPROVE THE FINAL PLAT OF AUDUBON RIDGE AND VACATE CERTAIN EASEMENTS AND RIGHTS-OF-WAY.

(FP26-001)

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

SECTION 1: An ordinance approving the Final Plat of Audubon Ridge, a subdivision in City of Rolla, Phelps County, Missouri through the subdivision process, and accepting the rights-of-way and easements dedicated therein.

SECTION 2: The plat is intended to vacate and supersede all public easements and rights-of-way within the boundaries of the plat, with any needed easements and rights-of-way to be dedicated with the plat.

SECTION 3: That this ordinance shall be in full force and effect from and after the date of its passage and approval. Building permits may not be issued by the Community Development Department until the plat has been filed with the Phelps County Recorder of Deeds.

PASSED BY THE CITY COUNCIL OF THE CITY OF ROLLA, MISSOURI, AND APPROVED BY THE MAYOR THIS 4TH DAY OF MAY, 2026.

APPROVED:

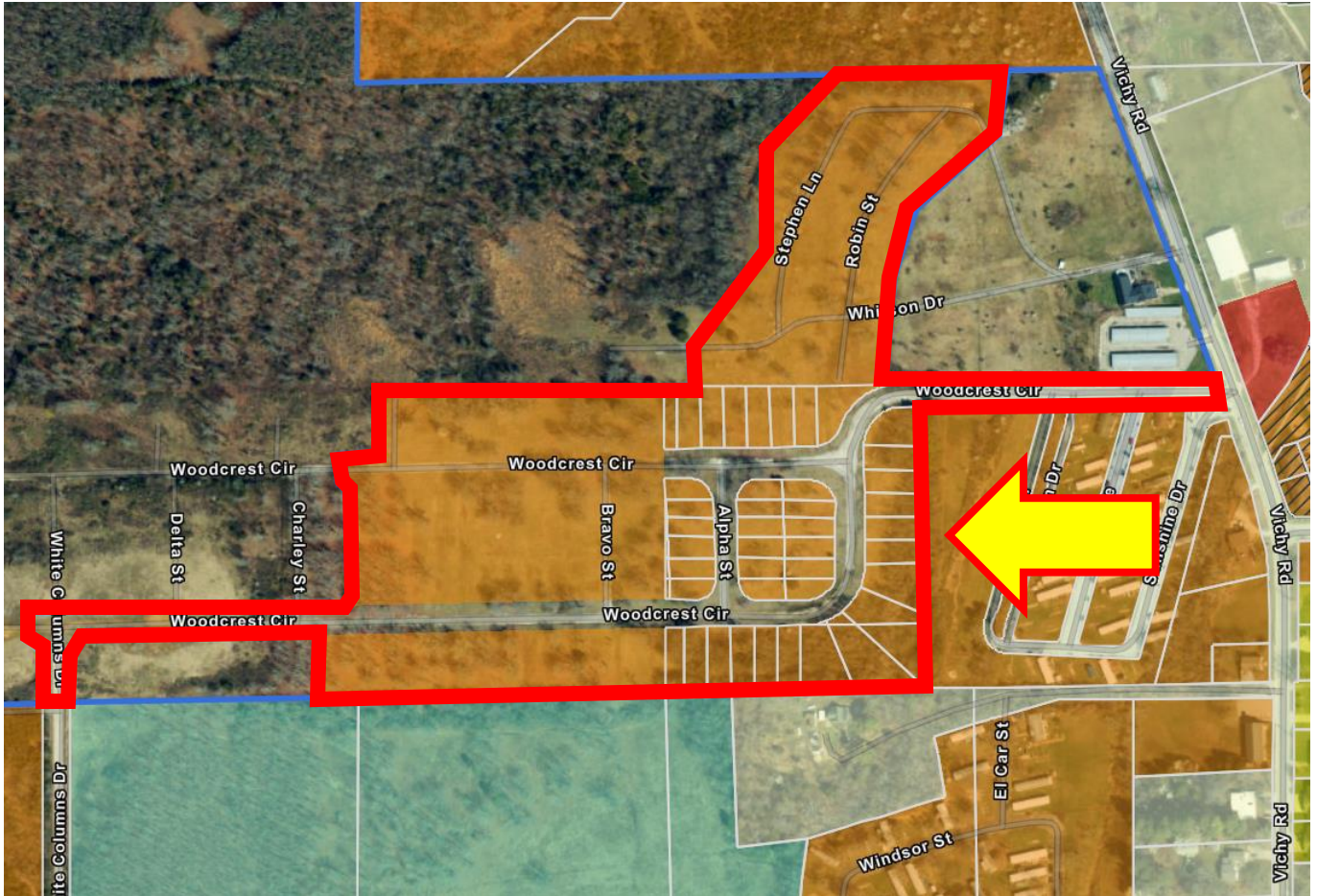
Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Counselor



Project Information:

Case No: FP26-001
 Location: 103 Woodcrest Circle
 Applicant: Woods Mill Development, LLC
 Request:

Final Plat of Audubon Ridge, a multi-family development with 43 proposed lots and vacation of rights-of-way and easements



Public Hearings:

Planning and Zoning Commission
April 14, 2026
5:30 PM
 City Hall: 1st Floor

City Council
April 20, 2026
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 a Final Plat?

A Final Plat is a document which is recorded to subdivide a property into lots. Rolla requires that Final Plats be reviewed by the Planning and Zoning Commission and City Council. Certain Final Plats also require opportunity for public input.

Why am I being notified?

The notice is provided to inform the neighborhood of upcoming development and allow opportunity to review and comment on the planned layout.

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 Board.

What If I Have More Questions?

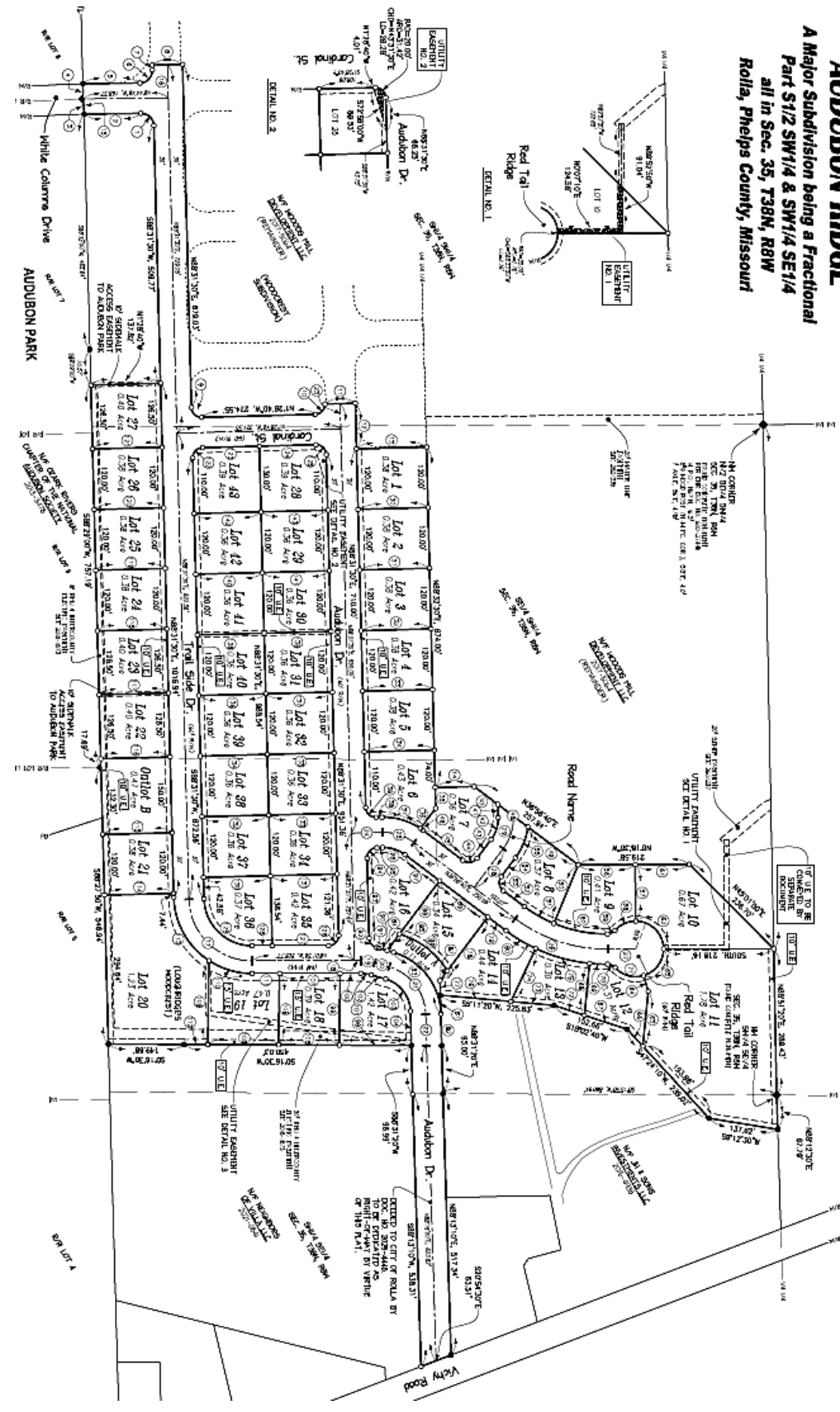
Please contact the Community Development Office if you have any additional questions.

LEGAL DESCRIPTION

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 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.

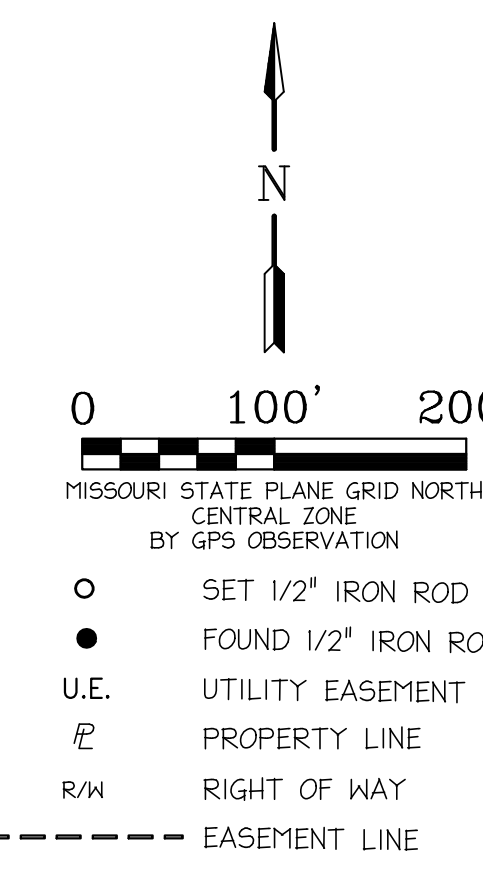
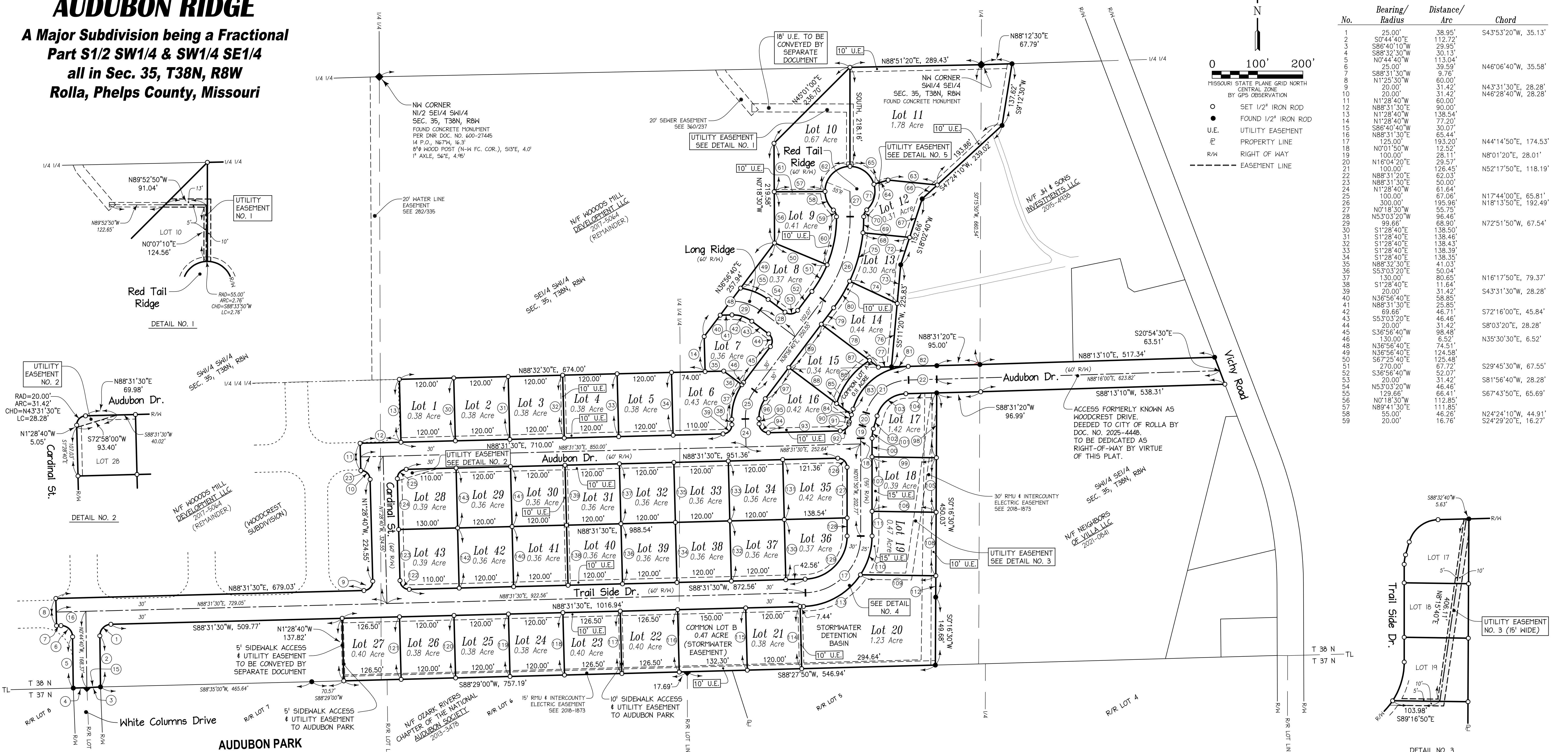


Final Plat of
AUDUBON RIDGE
 A Major Subdivision being a Fractional
 Part S1/2 SW1/4 & SW1/4 SE1/4
 all in Sec. 35, T38N, R8W
 Rolla, Phelps County, Missouri

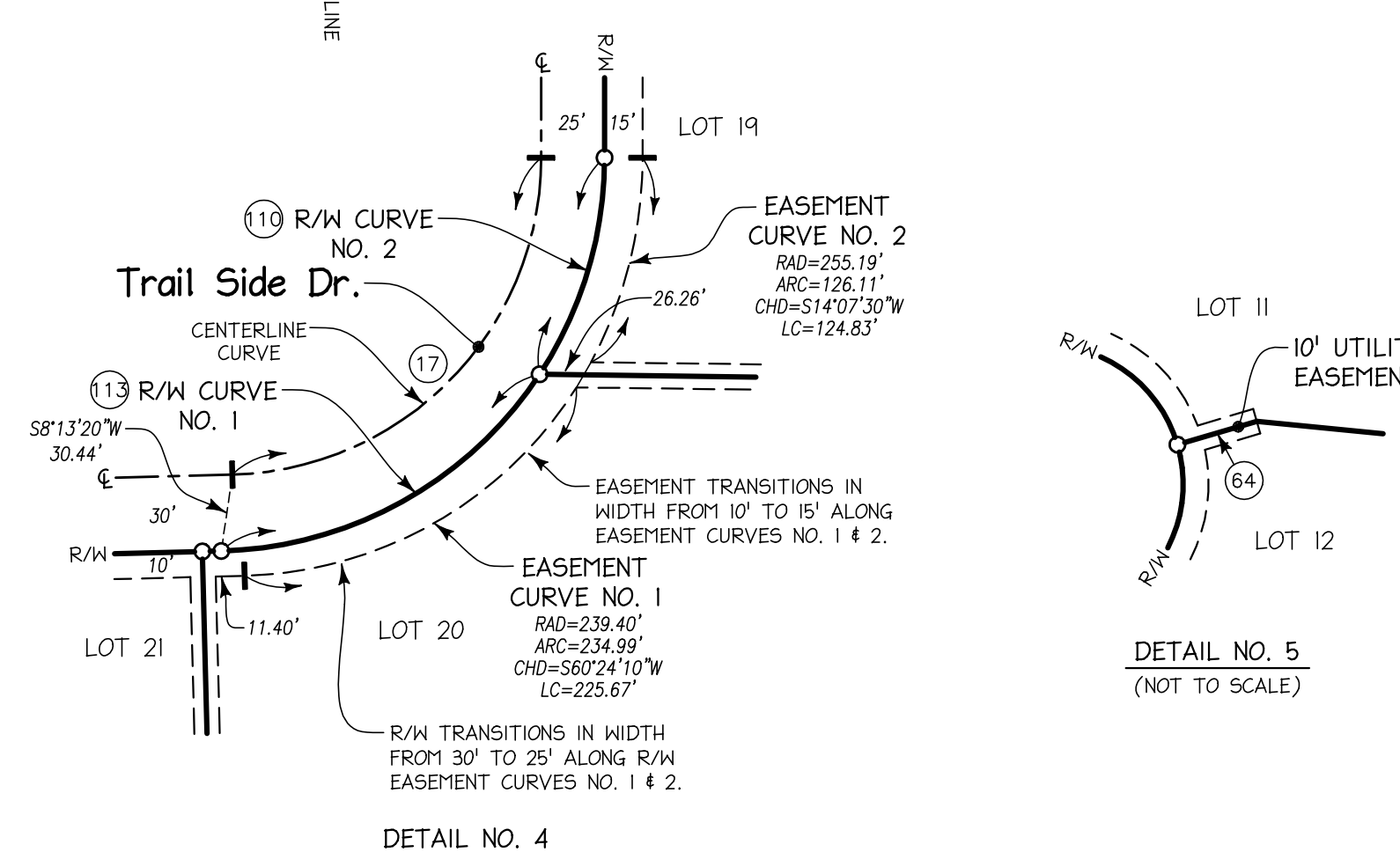
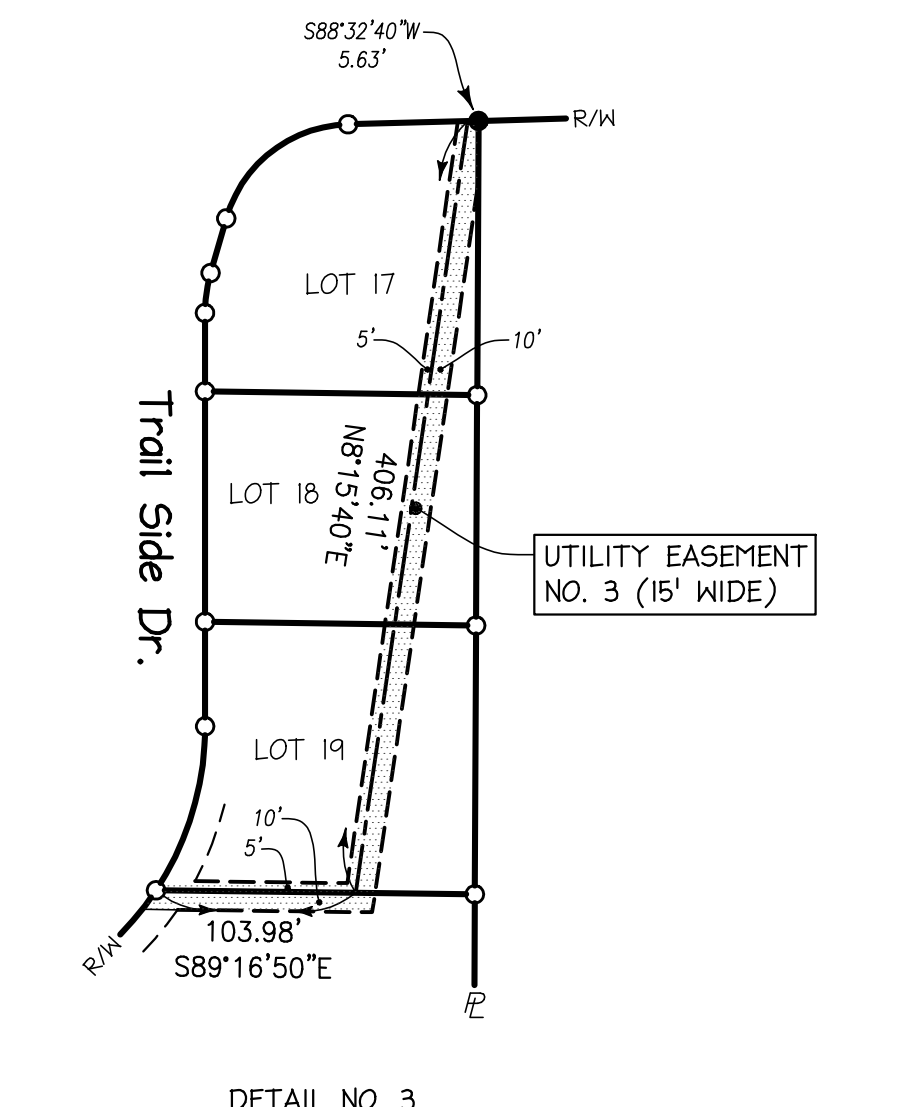
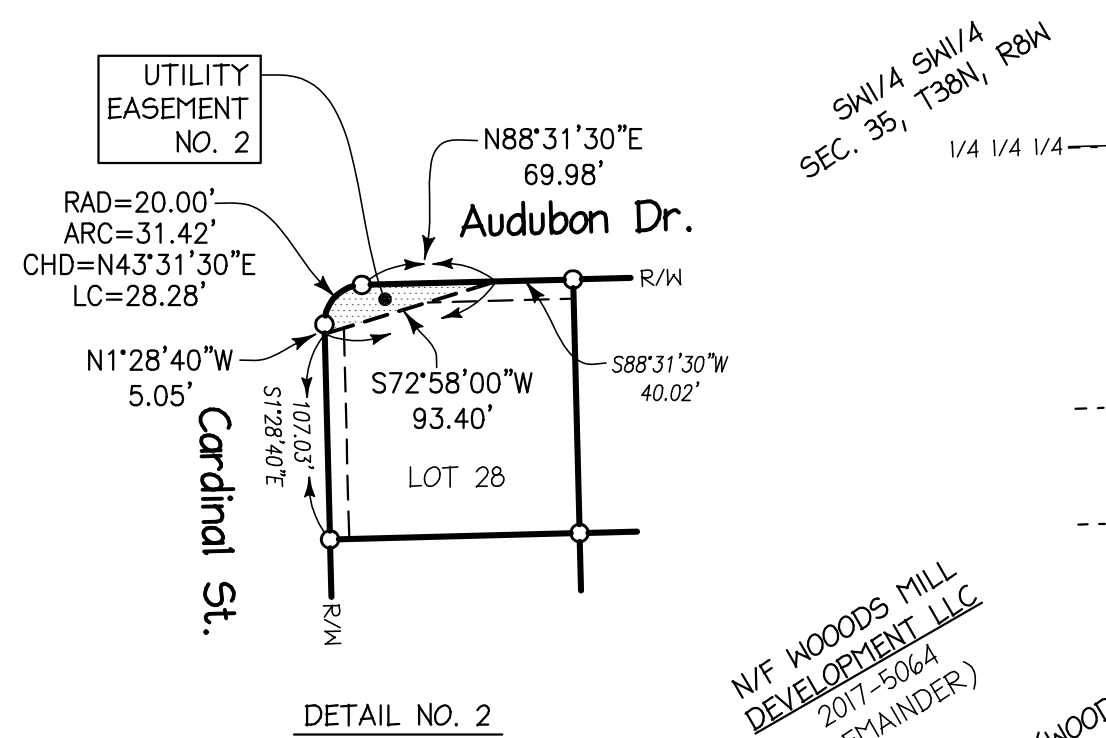
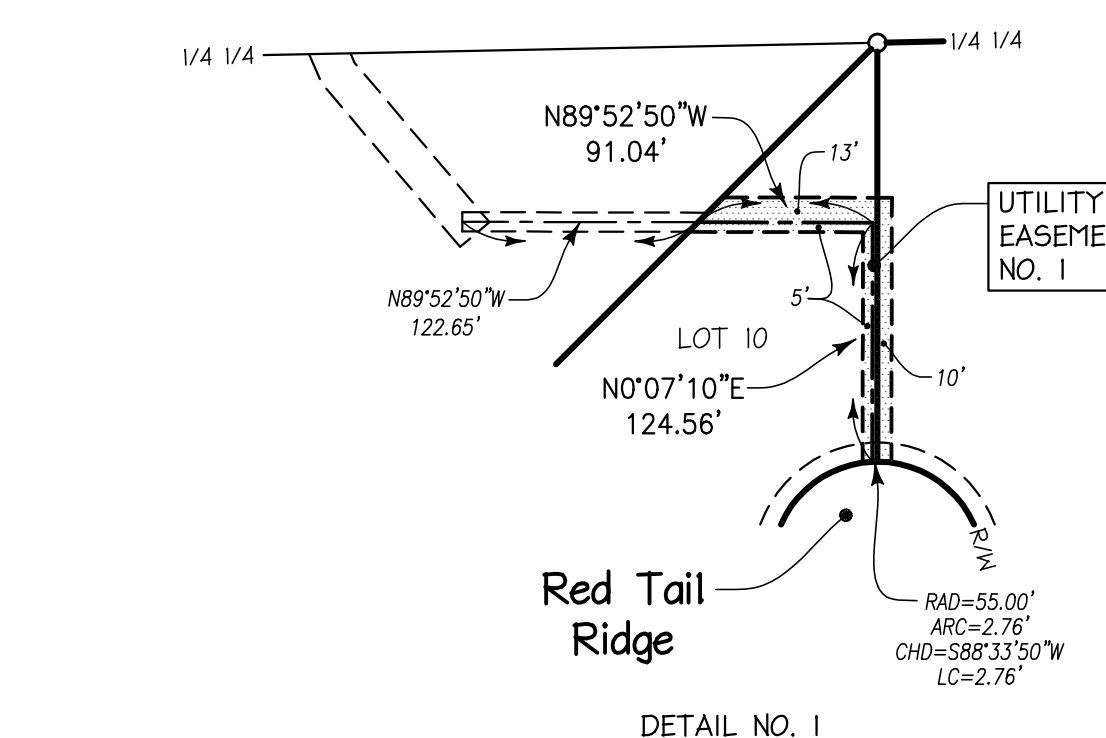


Final Plat of AUDUBON RIDGE

A Major Subdivision being a Fractional
Part S1/2 SW1/4 & SW1/4 SE1/4
all in Sec. 35, T38N, R8W
Rolla, Phelps County, Missouri



No.	Bearing/ Radius	Distance/ Arc	Chord
1	25.00'	38.95'	S43°53'20"W, 35.13'
2	S0°44'40"E	112.72'	
3	S88°40'10"W	29.95'	
4	S88°32'30"W	30.13'	
5	N0°44'40"W	113.04'	
6	25.00'	39.59'	N46°06'40"W, 35.58'
7	S88°31'30"W	9.76'	
8	N1°25'30"E	60.00'	
9	20.00'	31.42'	N43°31'30"E, 28.28'
10	20.00'	31.42'	N46°28'40"W, 28.28'
11	N1°28'40"W	60.00'	
12	N88°31'30"E	90.00'	
13	N1°28'40"W	138.54'	
14	N1°28'40"W	77.20'	
15	S86°40'40"W	30.07'	
16	N88°31'30"E	65.44'	
17	125.00'	193.20'	N44°14'50"E, 174.53'
18	N0°01'50"W	12.52'	
19	100.00'	28.11'	N8°01'20"E, 28.01'
20	N16°04'20"E	29.57'	
21	100.00'	126.45'	N52°17'50"E, 118.19'
22	N88°31'20"E	62.03'	
23	N0°01'50"W	50.00'	
24	N1°28'40"W	61.84'	
25	100.00'	67.06'	N17°44'00"E, 65.81'
26	300.00'	195.96'	N18°13'50"E, 192.49'
27	N0°18'30"W	55.75'	
28	N5°03'20"W	96.15'	
29	90.66'	68.90'	N72°51'50"W, 67.54'
30	S1°28'40"E	138.50'	
31	S1°28'40"E	138.46'	
32	S1°28'40"E	138.43'	
33	S1°28'40"E	138.39'	
34	S1°28'40"E	138.35'	
35	N88°32'30"E	41.03'	
36	S5°03'20"E	50.04'	
37	130.00'	80.65'	N16°17'50"E, 79.37'
38	S1°28'40"E	11.64'	
39	20.00'	31.42'	S43°31'30"W, 28.28'
40	N36°56'40"E	58.85'	
41	N88°31'30"E	25.85'	
42	69.66'	46.71'	S72°16'00"E, 45.84'
43	S5°03'20"E	46.46'	
44	20.00'	31.42'	S8°03'20"E, 28.28'
45	S36°56'40"W	98.48'	
46	130.00'	63.51'	N35°30'30"E, 6.52'
48	N36°56'40"E	74.51'	
49	N36°56'40"E	124.58'	
50	S67°28'40"E	138.35'	
51	270.00'	67.72'	S29°45'30"W, 67.55'
52	S36°56'40"W	52.07'	
53	20.00'	31.42'	S81°56'40"W, 28.28'
54	N5°03'20"W	44.64'	
55	129.66'	66.41'	S67°43'50"E, 65.69'
56	N0°18'30"W	112.85'	
57	N89°41'30"E	111.85'	
58	55.00'	46.26'	N24°24'10"W, 44.91'
59	20.00'	16.76'	S24°29'20"E, 16.27'



No.	Bearing/ Radius	Distance/ Arc	Chord
60	270.00'	108.64'	S11°02'50"W, 107.91'
61	N0°18'30"W	106.73'	
62	55.00'	86.69'	N44°50'40"E, 77.99'
63	N84°18'10"W	108.94'	
64	S73°32'30"W	32.59'	
65	55.00'	70.59'	
66	S47°24'10"W	45.15'	
67	S18°02'40"W	89.43'	
68	N84°15'40"W	103.32'	
69	330.00'	55.33'	S2°39'10"W, 35.52'
70	20.00'	16.86'	N23°43'30"E, 16.37'
71	55.00'	61.76'	S15°42'40"W, 58.57'
72	S18°02'40"W	85.69'	
73	S5°11'20"W	111.26'	
74	N64°56'40"W	115.77'	
75	330.00'	111.26'	
76	S5°11'20"W	140.14'	S15°23'50"W, 110.73'
77	S88°32'30"W	28.72'	
78	N5°03'20"W	157.46'	
79	N36°56'40"E	45.17'	
80	330.00'	68.47'	
81	N88°31'30"E	36.98'	S31°00'00"W, 68.35'
82	N88°31'30"E	62.95'	
83	130.00'	164.38'	
84	S16°04'20"W	13.00'	N52°17'50"E, 153.65'
85	N5°03'20"W	40.88'	
86	168.20'	122.17'	
87	S5°03'20"E	24.48'	N37°24'50"E, 119.50'
88	N5°03'20"W	132.00'	

No.	Bearing/ Radius	Distance/ Arc	Chord
89	N36°56'40"E	119.50'	
90	S16°04'20"W	16.57'	
91	130.00'	4.73'	N15°02'00"E, 4.73'
92	20.00'	26.02'	S51°15'30"W, 24.22'
93	S88°31'30"W	158.35'	
94	20.00'	31.42'	
95	N1°28'40"W	11.64'	N46°28'40"W, 28.28'
96	70.00'	46.94'	
97	N36°56'40"E	85.88'	
98	S0°03'00"W	142.80'	
99	N89°12'20"W	141.79'	
100	N0°01'50"W	40.84'	
101	75.00'	21.08'	N8°01'20"E, 21.01'
102	N16°04'20"E	29.57'	
103	67.84'	85.79'	N52°17'50"E, 80.19'
104	N88°31'20"E	67.94'	
105	S0°16'20"W	120.00'	
106	N89°12'20"W	141.15'	
107	N0°01'50"W	120.01'	
108	S0°16'20"W	140.01'	
109	N89°16'50"W	166.05'	
110	155.13'	90.47'	S16°40'30"W, 89.19'
111	N0°01'50"W	54.43'	
112	155.13'	47.21'	
113	S0°16'20"W	149.30'	
114	N1°28'40"W	137.04'	
115	N1°28'40"W	137.13'	
116	N1°28'40"W	137.28'	
117	N1°28'40"W	137.38'	

No.	Bearing/ Radius	Distance/ Arc	Chord
118	N1°28'40"W	137.47'	
119	N1°28'40"W	137.55'	
120	N1°28'40"W	137.64'	
121	N1°28'40"W	137.73'	
122	20.00'	31.42'	N46°28'40"W, 28.28'
123	N1°28'40"W	112.47'	
124	N1°28'40"W	112.08'	
125	20.00'	31.42'	N43°31'30"E, 28.28'
126	20.00'	31.92'	S45°45'10"E, 28.64'
127	S0°01'50"E	111.61'	
128	S0°01'50"E	39.88'	
129	95.00'	146.83'	
130	N1°28'40"W	132.47'	
131	N1°28'40"W	132.08'	
132	N1°28'40"W	132.47'	
133	N1°28'40"W	132.08'	
134	N1°28'40"W	132.47'	
135	N1°28'40"W	132.08'	
136	N1°28'40"W	132.47'	
137	N1°28'40"W	132.08'	
138	N1°28'40"W	132.47'	
139	N1°28'40"W	132.08'	
140	N1°28'40"W	132.47'	
141	N1°28'40"W	132.08'	
142	N1°28'40"W	132.47'	
143	N1°28'40"W	132.08'	

Sheet 1 of 2

CM Archer Group, P.C. dba:
ARCHER-ELGIN
ENGINEERING | SURVEYING | ARCHITECTURE
310 East 6th Street
Rolla, Missouri 65401
Phone: 573-364-6362
Fax: 573-364-4782
www.archer-elgin.com

REVISIONS		Final Plat of AUDUBON RIDGE Rolla, Phelps County, Missouri Woods Mill Development, LLC 300 S. 2nd St., St. Charles, MO 63301	
DRAWN BY	MEP	SCALE	1"=100'
CHECKED	SFF	DATE	March 4, 2026
			SURVEY NO. J2347F

Final Plat of
AUDUBON RIDGE
A Major Subdivision being a Fractional
Part S1/2 SW1/4 & SW1/4 SE1/4
all in Sec. 35, T38N, R8W
Rolla, Phelps County, Missouri

DESCRIPTION

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 Northwest Corner of the Southwest Quarter of the Southeast Quarter of said Section 35; thence North 88°12'30" East, 87.79 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 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°08'40" 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.

ALSO, a tract of land known as Woodcrest Drive in Rolla, Missouri which connects LOUGHRIDGE'S WOODCREST ADDITION to Vichy Road, being more particularly described as follows: The North 60 feet of the East 95 feet of the South Half of the Southeast Quarter of the Southwest Quarter of Section 35, Township 38 North, Range 8 West, and, the North 60 feet of the South Half of the Southwest Quarter of the Southeast Quarter of Section 35, Township 38 North, Range 8 West, lying west of Vichy Road. Description derived from documents recorded in Phelps County Deed Records at Document No. 2017-5064 and Document No. 2021-0841.

Above-described tract contains 25.85 acres, more or less, per plat of survey J-2347F, dated March 4, 2026, by CM Archer Group, P.C.

FINAL PLAT DEVELOPMENT 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.
- LOT SCHEME:** There are 43 residential lots and 2 out-lots to be created for this development. As noted above, these lots will be a combination of newly created lots from previously unsubdivided lands and portions of existing lots from prior, record subdivisions.
- ZONING INFORMATION:** The lands within this development 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.
- COMMON LOTS:** The Common Lots shown hereon are to be owned and maintained by Wood Mills Development, LLC or some substitute home owners association, should one be established. The entirety of Common Lot B is intended by virtue of this plat to be dedicated to the City of Rolla as a stormwater easement.

IMPROVEMENT ACCEPTANCE

Approved subject to construction of improvements in accordance with development plans on file with the City of Rolla. This plat meets current subdivision codes of the City of Rolla.

Darin Pryor, PE
Director of Public Works
Date _____

Floyd Wolf
General Manager
Rolla Municipal Utilities
Date _____

Floyd Jernigan
Parks Director
Date _____

PLANNING & ZONING APPROVAL

Approved this ____ day of _____, 2026.

Russell Schmidt
Chairman, Planning and Zoning Commission
Date _____

ACKNOWLEDGMENT OF APPROVAL BY CITY COUNCIL

This is to acknowledge that the City Council of the City of Rolla, Missouri has, by ordinance duly adopted, approved this plat and has authorized the same to be filed for record in the Office of the Recorder of Deeds, Phelps County, Missouri.

(name)
Mayor, City of Rolla
Date _____

Attest:

Lorri Powell
City Clerk
Date _____

COUNTY & CITY TAX RELEASE

I hereby certify that all property taxes levied by the County of Phelps and the City of Rolla against the real estate described on this plat have been paid in full for 2025 and all prior years.

Faith Ann Barnes
Collector of Revenue
Phelps County, Missouri
Date _____

RECORDER'S CERTIFICATE

This plat was filed for record in my office on this ____ day of _____, 2026. Plat filed at Cabinet _____, Number _____.

Robin Kordes
Recorder of Deeds
Phelps County, Missouri
Date _____

I, SYLVESTER FARRIS FURSE, IV, do hereby certify that this plat was prepared under my supervision from an actual survey of the land herein described prepared by Archer-Elgin Surveying and Engineering, LLC dated _____, 2026 and signed by Sylvester Furse, L.S. No. 2011017288 and that corner monuments and lot corner pins shown hereon were placed under the personal supervision of Sylvester Furse, L.S. No. 2011017288 in accordance with this article of the City Code of Rolla, Missouri.

DEDICATION

WHEREAS, Woods Mill Development, LLC, being the sole owner of all of the property shown on this plat now desires to subdivide the land as shown on this plat, said subdivision to be named "AUDUBON RIDGE"; and
NOW, THEREFORE, Woods Mill Development, LLC, does hereby dedicate to public use forever all easements shown upon this plat, and the roads shown hereon as a public road rights-of-way.
Dedicator does further grant to all political subdivisions and public and franchised utility companies providing utility services to the land described on this plat the right to install and maintain electrical, water, telephone, cable television, sanitary sewer, storm sewer, gas and fiber optic lines within and along those places which are designated as utility easements on this plat.

DATED: _____, 2026
WOODS MILL DEVELOPMENT, LLC

By: _____
Michael E. Woessner
Managing Member

STATE OF MISSOURI)
) SS.
COUNTY OF PHELPS)

On this _____ day of _____, 2026 before me appeared Michael E. Woessner, being the managing member of the limited liability company, to me personally known, who, being by me duly sworn did say: That he is the managing member of Woods Mill Development, LLC, a limited liability company of the State of Missouri, and that said instrument was signed and sealed in behalf of the limited liability company by authority of its members, and said managing member acknowledged said instrument to be the free act and deed of said limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid, this ____ day of _____, 2026.
My Commission Expires: _____

NOTARY PUBLIC

DEDICATION

WHEREAS, the City of Rolla, being the owner of the portion of land previously known as Woodcrest Drive, and which is noted hereon, now desires to subdivide the land as shown on this plat, said subdivision to be named "AUDUBON RIDGE"; and

NOW, THEREFORE, the City of Rolla, does hereby dedicate to public use forever all easements shown upon this plat, and the roads shown hereon as a public road rights-of-way.

Dedicator does further grant to all political subdivisions and public and franchised utility companies providing utility services to the land described on this plat the right to install and maintain electrical, water, telephone, cable television, sanitary sewer, storm sewer, gas and fiber optic lines within and along those places which are designated as utility easements on this plat.

DATED: _____, 2026
City of Rolla, Missouri

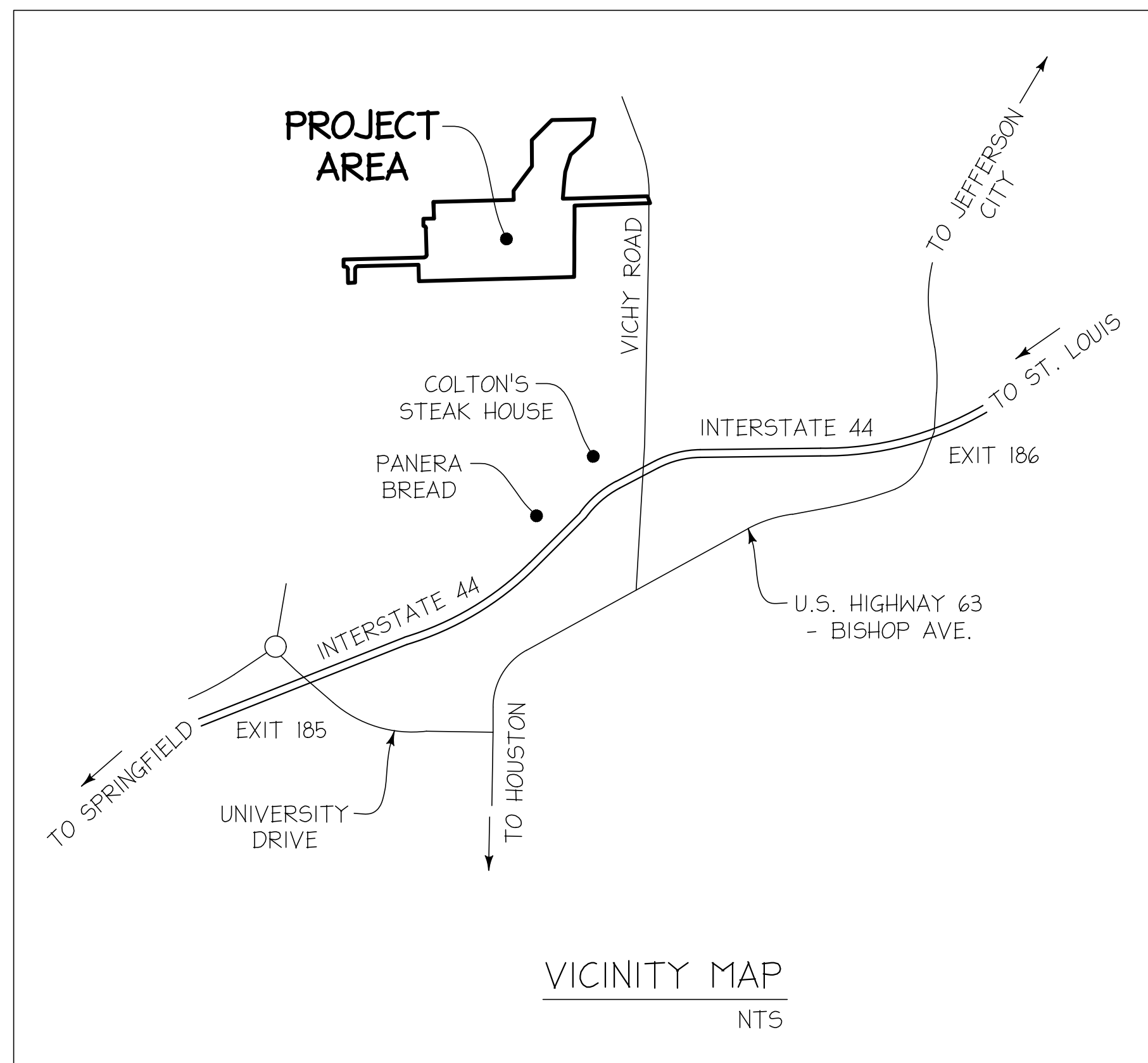
By: _____
(name)
Mayor, City of Rolla, Missouri


Attest: _____
Lorri Powell
City Clerk

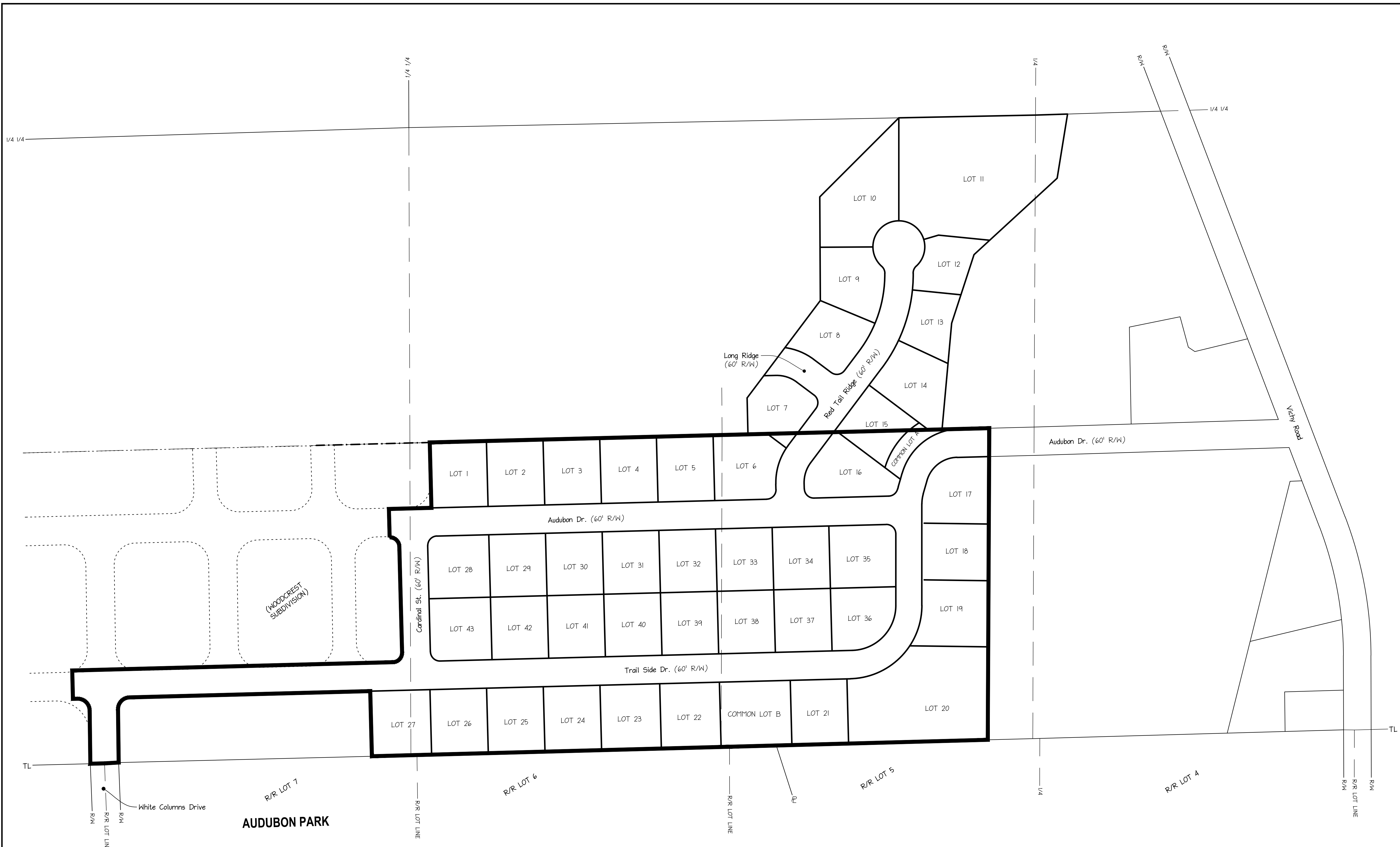
STATE OF MISSOURI)
) SS.
COUNTY OF PHELPS)

On this _____ day of _____, 2026 before me appeared _____ being the Mayor of the City of Rolla, Missouri, to me personally known, who, being by me duly sworn did say: That they are the Mayor of the City of Rolla, Missouri, and that said instrument was signed and sealed in behalf of the City of Rolla by authority of its City Council, and said Mayor acknowledged said instrument to be the free act and deed of the City of Rolla, Missouri.
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid, this ____ day of _____, 2026.
My Commission Expires: _____

NOTARY PUBLIC



 ARCHER-ELGIN ENGINEERING SURVEYING ARCHITECTURE Corporate Authority: CM Archer Group, P.C. : E: 2005022612-D, LS: 2004017577-D, A:2016011719		310 East 6th Street Rolla, Missouri 65401 Phone: 573-364-6362 Fax: 573-364-4782 www.archer-elgin.com
Final Plat of AUDUBON RIDGE Rolla, Phelps County, Missouri Woods Mill Development, LLC 300 S. 2nd St.; St. Charles, MO 63301		
REVISIONS 	DRAWN BY: MEP SCALE: DATE: March 4, 2026	
		SURVEY NO.: J2347F



AREA OF VACATION FOR ALL OR PORTIONS OF PLATTED EASEMENTS & RIGHTS-OF-WAYS CREATED BY VIRTUE OF LOUGHRIDGE'S WOODCREST, AND, WOODCREST SUBDIVISION.


Archer-Elgin
 ENGINEERING | SURVEYING | ARCHITECTURE
 Corporate Authority:
 CM Archer Group, P.C.: E: 2003023612 D, LS: 2004017877-D, A: 2010017179

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

REVISIONS		Subdivision Vacation 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'
		CHKD: SFF	DATE: April 2, 2026
		SURVEY NO. J2347VE	



Report to:
ROLLA CITY COUNCIL

Case No.: ZON26-001

MEETING DATE: April 20, 2026

DEPARTMENT: Community Development **ACTION REQUESTED:** Public Hearing/First Reading

SUBJECT: Map Amendment to rezone 821 Hwy O from the R-1, Suburban Residential district to the R-3, Multi-family Residential district

PRESENTED BY: Dawn Bell, Community Development Director

ATTACHMENTS: Public Notice Letter; Zoning Exhibit; Site Plan; Ordinance

Application and Notice:

Applicant - MBL Development Company
Owner - John P Ponzer Trust and Betty L Ponzer Trust
Public Notice - Letters mailed to property owners within 300 feet; Legal ad in the Phelps County Focus; signage posted on the property; [The City of Rolla](#)

Background: The applicant seeks to rezone the subject property from the R-1, Suburban Residential district to the R-3, Multi-family Residential district. Although the rezoning is to be considered concurrently, the zoning does not have bearing on the proposed plat, which is also under review.

The applicant plans to build an age restricted, income qualifying multi-family development. The development is proposed to include several townhouse-style buildings on one large lot. Such development is permitted in the proposed R-3 district. The applicant has been approved by the Missouri Housing Development Commission to receive tax credits through the Low-Income Housing Tax Credit (LIHTC) program. The development is intended to be built in three phases, with the first phase proposed on Lot 1 of the proposed plat.

Property Details:

Current zoning - R-1, Suburban Residential; to be rezoned to R-3, Multi-family Residential
Current use - Vacant/undeveloped
Proposed use - Multi-family development
Land area - About 20 acres

Public Facilities/Improvements:

Streets - The subject property has frontage on Lions Club Rd and Hwy O, both Major Arterial roads, and Inverness Lane, a local street, via a proposed gated fire access road.
Sidewalks - No sidewalks are located adjacent to the property. Sidewalks will be considered as each phase of the development is built.
Utilities - The subject property has access to all needed public utilities. Utilities will be extended to and within the development.

Comprehensive Plan: The Rolla 2050 Comprehensive Plan designates the subject property as being appropriate for Suburban Residential uses. Generally, Suburban Residential uses would include single-family and two-family housing. However, lower density multi-family uses can still be considered to be compatible.

The Comprehensive Plan does specifically recommend that the city facilitate the development of affordable housing, such as housing produced through the LIHTC program. (Strategy 6.1)

Discussion: Although the Comprehensive Plan does not specifically recommend multi-family uses at the subject property, lower density multi-family uses may still be considered to be compatible. The applicant proposes to build townhouse-style single-story buildings. 40 units are proposed for Phase 1, on a 7.65 acre lot. To compare, the R-3 district allows a maximum density of 26 units per acre – which would be around 200 units on the Phase 1 portion of property. In the R-1 district, lots must be a minimum of 5,000 square feet. The units per acre of the proposed development would be very similar to the density found in The Highlands, a single-family R-1 (with a PUD) development.

Although not required, the applicant conducted a voluntary neighborhood meeting to solicit input from the surrounding property owners.

The subject property is located adjacent to two Primary Arterial roads. The property is located across the street from property owned by the City of Rolla/RMU, which may developed for public utility uses. Multi-family uses are located in the vicinity, with a duplex development across the street, and apartments located about 1,000 feet from the subject property.

Zoning decisions should be made without regard for the applicant or their planned development. Sometimes developers change, plans change, or properties are redeveloped in the future. Decisions should be made based on the compatibility of the uses allowed in the proposed zoning district. R-3 zoning is needed for the proposed development.

Findings:

1. The Comprehensive Plan does designate the subject property as being appropriate for Suburban Residential uses.
2. The proposed project would directly address Strategy 6.1 in the Comprehensive Plan to create affordable housing.
3. The subject property is located in an area with some lower-density multi-family housing.
4. The subject property has frontage on Hwy O and Lions Club Drive, both Primary Arterial roads.
5. The applicant has been approved for tax credits to facilitate development of age-restricted income-based housing.
6. The requested R-3 zoning is needed for the development, as proposed.

Recommendation:

The Rolla Planning and Zoning Commission conducted a public hearing on April 14, 2026 and voted 5-1 to recommend the City Council approve the request to rezone only the eastern portion of the property (to coincide with the proposed Lot 1), and with the condition that the plat includes a landscape maintenance and buffer plat restriction.

ORDINANCE NO. _____

AN ORDINANCE TO APPROVE THE RE-ZONING OF PROPERTY ADDRESSED AS 821 HWY O FROM THE R-1, SUBURBAN RESIDENTIAL DISTRICT TO THE R-3, MULTI-FAMILY RESIDENTIAL DISTRICT

(ZON26-001)

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

WHEREAS, a public notice was duly published in the Phelps County Focus for this according to law which notice provided that a public hearing would be held at Rolla City Hall, 901 N. Elm, Rolla, Missouri; and

WHEREAS, the City of Rolla Planning and Zoning Commission met on April 14, 2026 and recommended the City Council approve the rezoning of the subject property; and

WHEREAS, the Rolla City Council, during its April 20, 2026 meeting, conducted a public hearing concerning the proposed rezoning to hear the first reading of the attached ordinance;

WHEREAS, after consideration of all the facts, opinions, and evidence offered to the City Council at the hearing by those citizens favoring the said change of zoning and by those citizens opposing said change, the City Council found the proposed rezoning would promote public health, safety, morals and the general welfare of the City of Rolla, Missouri, and would be for the best interest of said City;

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

SECTION 1: That the Zoning and Subdivision Regulations Ordinance No. 4762, Chapter 42 of the Code of the City of Rolla, Missouri which zoning ordinances adopts zoning regulations, use districts, and a zoning map in accordance with the Comprehensive Plan is hereby amended by changing the zoning classification of the following property situated within the City of Rolla, Missouri, from R-1 (Suburban Residential) to R-3 (Multi-family Residential) Zoning described as follows:

Lot 1, Rose Senior Villas, Rolla, Phelps County, Missouri, being more particularly described as:

(Insert description of Lot 1)

The intent of the description is to only rezone the eastern portion of the 20 acre property. The property is described by metes and bounds in addition to the lot number because at

the time of the rezoning the plat to create said Lot 1 was not yet recorded. The remainder of the 20 acre property is intended to remain zoned R-1, Suburban Residential.

SECTION 2: This Ordinance is approved with the condition that the Rose Senior Villas plat be revised to include a landscape buffer and maintenance plat restriction.

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 4TH DAY OF MAY, 2026.

APPROVED:

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Counselor

EXHIBIT FOR REZONING APPLICATION
 "PROPOSED ROSE SENIOR VILLAS"



SUBJECT TRACT

CURRENTLY ZONED: R-1
 PROPOSED ZONING: R-3

OWNERS: (N/F) JOHN P. PONZER (1/2 INT.) &
 BESSIE L. PONZER (1/2 INT.) TRUST
 ADDRESS: 821 HIGHWAY O
 PID # 71-10-4.2-18-031-002-001.000

STATE ROUTE 'O'

INVERNESS LN.

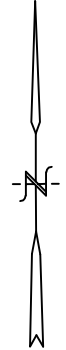
HUNTLEIGH DR.

HUNTLEIGH ESTATES

OVERLAND DR.

LINE BARNITZ FOREST 1ST ADD.

LINE BARNITZ FOREST



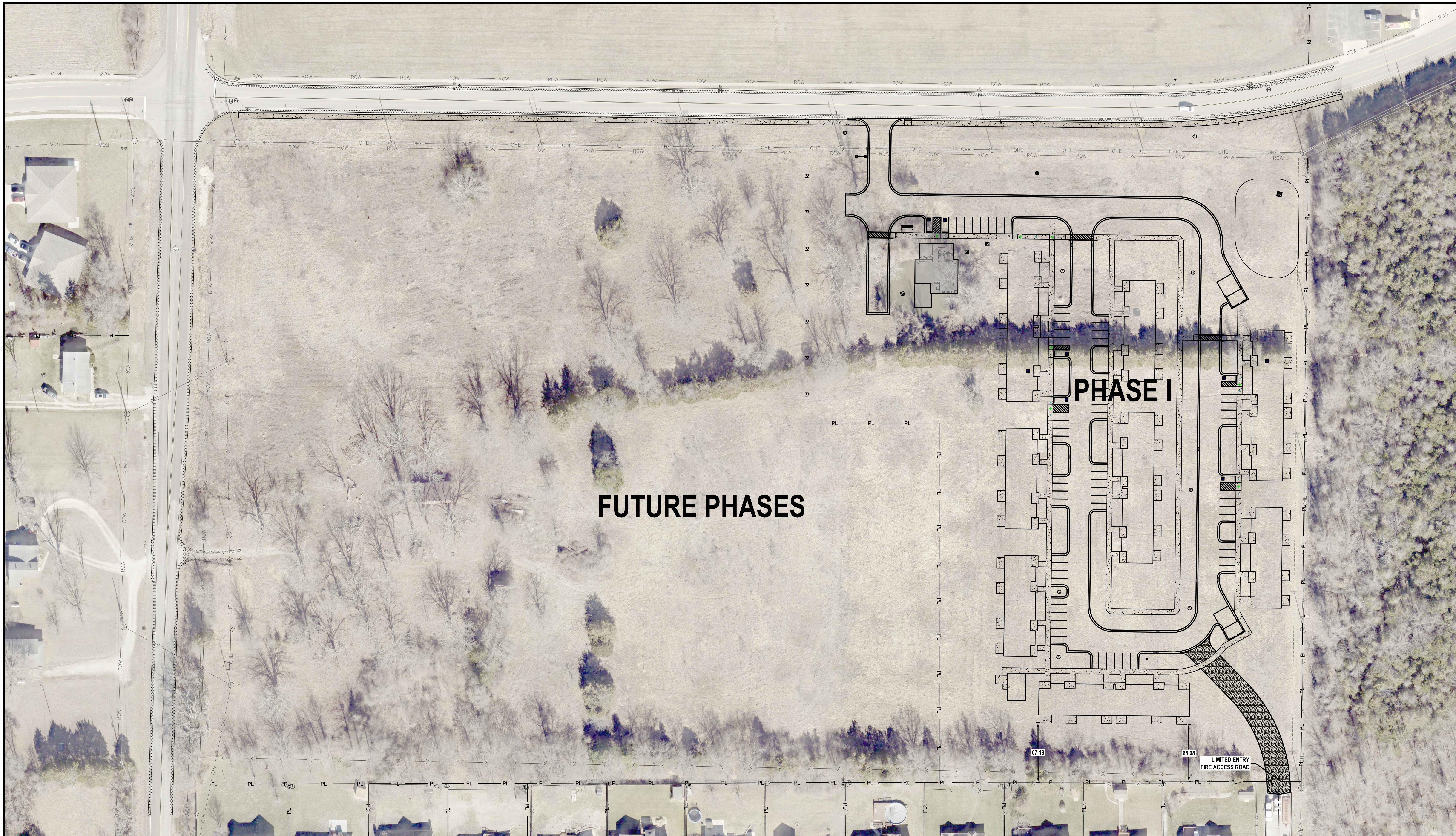
N.T.S.

NOTE

1. THIS EXHIBIT IS FOR DISPLAY PURPOSES ONLY.
2. PARCEL LINES AND IMAGE ARE FROM PHELPS COUNTY ASSESSOR ONLINE GIS SYSTEM.

PREPARED BY Page 12

TREKK
 DESIGN GROUP, LLC




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<input type="checkbox"/> - THIS IS A REDUCED COPY, NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION.					
DESIGNED / DRAWN BY:	DATE:				
Pdg jsm	03/06/26	No.	DATE	BY	REVISION BLOCK

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


MBL DEVELOPMENT CO.
 Rose Senior Villas
 Rolla, Missouri
 Development Exhibit

PROJECT NO.	26230001
DRAWING NO.	1

S:\Engineering\MBL Development Co\26230001 - Rose Senior Villas, Rolla, Mo\MBL Dev Rose Senior Villas Civil Base - Chaz Loughridge - 3/6/2026 12:19 PM

Arbor Day Proclamation

WHEREAS: *The City of Rolla, Missouri was proudly recognized as a "Tree City" in July 2019. One of the requirements of "Tree City, USA" is to annually recognize "Arbor Day" in the City; and*

WHEREAS: *In 1872, through the efforts of J. Sterling Morton, Arbor Day was first observed with the planting of more than a million trees in Nebraska; and*

WHEREAS: *Trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife; and*

WHEREAS: *Trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products; and*

WHEREAS: *Trees, wherever they are planted, are a source of joy and spiritual renewal; and*

WHEREAS: *The City offers various programs to promote the planting of location-appropriate trees including "Re-Forest Rolla", "Riparian Re-forestation" and the ACORN Memorial Tree Planting Program; and*

WHEREAS: *The National Arbor Day Foundation has recognized the City of Rolla as a Tree City USA annual recipient; and*

WHEREAS: *In partnership with Tree City USA and MO Department of Conservation the City received a TRIM grant in 2020 to conduct a "Standard Inventory Analysis and Management Plan." The Report focused on the health and value of more than 3,800 trees on public property in the City of Rolla that add substantially to the quality of life in Rolla.*

NOW, THEREFORE, *I, Lister B. Florence Jr., Mayor of the City of Rolla, Missouri, do hereby proclaim Friday, April 24, 2026:*

"ARBOR DAY"

In the City of Rolla, Missouri. I urge all citizens to celebrate Arbor Day to support efforts to protect our trees and woodlands and to plant trees to promote the well-being of future generations.

IN WITNESS WHEREOF, *I have hereunto set my hand and caused the Seal of the City of Rolla to be affixed this 20th Day of April In the Year of Our Lord, Two-Thousand Twenty Six.*

Lister B. Florence Jr., Mayor

PROCLAMATION NATIONAL DAY OF PRAYER

WHEREAS: It is the duty of nations, as well as of men, to owe their dependence upon the overruling power of God, to confess their sins and transgressions, in humble sorrow, yet with assured hope that genuine repentance will lead to mercy and pardon, and to recognize the sublime truth announced in the Holy Scriptures and proven by all history, that those nations only are blessed whose God is the Lord; and

WHEREAS: We believe that this nation was founded upon a relationship of those who govern with Him who created them and who ordained the government; that a culture in which Godly leaders can mature is a culture of adherence to principles expressed in the Bible; and that Biblical principles are the cornerstones of compassionate and appropriate governance and the best template for a society characterized by morality, freedom, justice and peace; and

WHEREAS: We know our leaders are under tremendous pressure. We know they need our prayers and our leaders need to know they are being supported in prayer. We pray for our leaders “that we may live peaceful and quiet lives in all godliness and holiness”; and

WHEREAS: Now is the time to pray for the families of our country. The family is an institution ordained by God. A healthy family should be a place of love, support and spiritual growth; and

WHEREAS: The youth of today will grow up to lead the 21st century America. Each day they are bombarded by conflicting moral standards. We pray for the youth of America and ask the Lord to make them bold in their faith. May He grant them the ability to work together in unity as they seek to light our Nation with prayer; and

WHEREAS: The City of Rolla now joins our country in a day of prayer for our Nation, our Leaders, our Communities, our Families and our Youth.

NOW, THEREFORE, I, Lister B. Florence Jr., Mayor of the City of Rolla, do hereby proclaim **Thursday, May 7th, 2026** as

“National Day of Prayer”

in Rolla Missouri with the theme

“Tell of His glory among the nations, His wonderful deeds among all the peoples.”.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Rolla to be affixed this 20th Day of April in the Year of Our Lord, Two-thousand and Twenty Six.

Lister B. Florence Jr., Mayor

**NATIONAL
DAY OF
PRAYER**



PHELPS COUNTY DAY OF PRAYER

THURSDAY, MAY 7, 2026

❖ **MAYORS' PRAYER BREAKFAST**
6:30 A.M. | HAVENER CENTER



**PRAYER BREAKFAST
GUEST SPEAKER
SARA FORHETZ**

EMMY Award Winning
Former KY3 News Anchor,
Convoy of Hope Spokesperson

❖ **12:00 P.M. PRAYER | COURTHOUSE**

❖ **7:00 P.M. SERVICE | 1st PRESBYTERIAN**
(with RCAS & local church choirs)

For Information on Sponsoring the event:
573-364-8313

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**SEEKING HIM
IN ALL GENERATIONS**
1 CHRONICLES 16:24 NASB



CITY COUNCIL AGENDA

DEPARTMENT: Public Works

ACTION REQUESTED: Resolution

SUBJECT: Banner License Agreement

PREPARED BY: Darin Pryor

ATTACHMENTS: License Agreement / Resolution

(CASE/PROJECT #)

MEETING DATE: April 20, 2026

Overview: Staff received a request from the Rolla Athletic Booster Club to install banners and brackets on light poles along Cedar Street adjacent to the Rolla High School. The booster club would purchase the banners and brackets. They would be installed by city personnel.

Background information:

Fiscal considerations:

Recommendation: Staff is requesting the approval of a resolution authorizing the mayor to execute a license agreement to allow the installation of banners and bracket along Cedar Street.

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A CERTAIN LICENSE AGREEMENT BETWEEN THE CITY OF ROLLA AND ROLLA ATHLETIC BOOSTER CLUB

WHEREAS, the Rolla Athletic Booster Club requires the approval of a License Agreement to install and maintain banners and brackets along Cedar Street adjacent to the Rolla High School; and

WHEREAS, the City of Rolla has agreed to authorize the License Agreement to the Rolla Athletic Booster Club for these purposes; and

WHEREAS, the City Council has determined that authorizing this License Agreement is in the best interest of the City and its residents;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Rolla, as follows:

1. **Granting of License:** The City hereby authorizes the License Agreement listed in Exhibit A for the purposes of installing and maintaining banners and brackets.
2. **Authorization to Execute Documents:** The Mayor and City Clerk are authorized to execute any and all documents necessary to effectuate the authorizing of this license.
3. **Effective Date:** This resolution shall take effect immediately upon its adoption.

PASSED BY THE CITY COUNCIL OF THE CITY OF ROLLA, MISSOURI, AND APPROVED BY THE MAYOR THIS 20TH DAY OF APRIL 2026

APPROVED:

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY COUNSELOR

EXHIBIT A
GRANT OF LICENSE BY THE CITY ROLLA

This is a license to allow Rolla Athletic Booster Club (“Licensee”) to utilize certain City-owned property described herein for the following purposes:

Install banner brackets and banners on light poles along Cedar Street.

In consideration of the payment of the sum of One Dollar, paid to the City of Rolla, the City of Rolla does hereby grant Rolla Athletic Booster Club the use of the below described property for the purpose set out above subject to the following terms and conditions:

- 1) The City property to be used is described as follows:
 - A) Install and maintain banner brackets and banners along Cedar Street adjacent to Rolla High School, 4 in total. The Licensee shall purchase the materials for the City to install.
- 2) Licensee accepts the above described property as is and agrees to keep said property in good repair to prevent any change in condition or prevent any dangerous condition or unattractive nuisance from developing. In the event that the Licensee property becomes damaged or unusable it will be removed immediately by the City.
- 3) The City, at its sole discretion, will decide when and in what manner the brackets and banners will be installed.
- 4) Licensee shall not sublet the properties described herein or any part thereof or assign use of the right of ingress and egress to said property to any person or persons or in any way allow any other usage of said property without the written consent of the City of Rolla.
- 5) The term of this license shall begin May 1st, 2026 and shall be terminable upon thirty (30) days’ notice to Licensee unless the City of Rolla determines under Section 2) that the City needs to take immediate action in which case the City may obtain possession of said property and cause the use herein set out to cease.
- 6) Licensee shall be required to provide a Certificate of Insurance in such sums as shall be necessary to protect the City of Rolla and further shall require that the City of Rolla be listed as co-insured on any policy held by licensee. The Licensee shall hold the City harmless from any incident or accident arising out of the use or operations specified herein.
- 7) This License is not an easement, shall not be considered an easement, and this document may not be recorded in the recorder of deeds’ office in any county in the State of Missouri or anywhere else. This is a license and, therefore, a limited grant, **not** running with the land and giving no rights other than those set out herein.
- 8) Licensee covenants and agrees that City shall not be liable for any claims, actions, damages, liability or expense in connection with loss of life, personal injury and/or damage to property, however caused, or for any other damages or liability, arising from or out of the occupancy or use by the Licensee of City’s property or any part thereof, or occasioned by persons coming on City’s property with the express or implied invitation of Licensee, or arising from or

out of any activity of Licensee on the property of the City, including without limitation any use or activity permitted under this License.

- 9) Licensee covenants and agrees, at Licensee's sole cost and expense, to indemnify, defend the City (with legal counsel reasonably acceptable to the City), and hold the City, its officers, employees, agents, successors and assigns, harmless from and against any and all claims, suits, administrative proceedings, losses, judgments, damages, encumbrances, liens, defense costs, and attorney fees that may be incurred by, asserted or awarded against City as a result of or arising out of the occupancy or use by the Licensee of the City's property or any part thereof, or occasioned by persons coming on the City's property with the express or implied invitation of Licensee, or arising from or out of any activity of Licensee on the City's property, including, without limitation, any use or activity permitted under this License, or as a result of or arising from any breach by Licensee of Licensee's obligations under this License. Licensee's obligations and liabilities as to such indemnification shall survive the term of this License.
- 10) This License shall be deemed to have been granted and made in Phelps County, Missouri, and is governed by the laws of the State of Missouri. Licensee agrees that this License concerns solely the use of certain real property situated in Phelps County, Missouri, owned by the City. For these reasons, Licensee freely and voluntarily agrees that any legal action which may in the future be brought concerning the meaning of this License, the parties' respective rights under this License, the enforcement of this License, or to seek a remedy of a breach of this License, shall be filed and instituted in the Circuit Court of Phelps County, Missouri.
- 11) As a material inducement to the City to grant this License and for the City to permit Licensee to engage in any activity permitted under this License, Licensee warrants and represents to the City (i) that the person executing this License in behalf of Licensee has been duly authorized by a Resolution of the Members of Rolla Athletic Booster Club to execute this License and to bind Licensee thereby; and (ii) that upon such execution, this License shall constitute a valid and binding obligation of Licensee enforceable against Licensee in accordance with its terms and conditions.
- 12) With the grant of this License, City does not waive any governmental or sovereign immunity and fully retains all immunities and defenses provided by law with respect to any action based upon or occurring as a result of this License.
- 13) Should the City employ attorneys to enforce any of the terms and provisions of this License, or to remedy a breach or default of the terms and provisions of this License, including the institution and prosecution of any lawsuit or other legal action against Licensee, and should a final judgment be entered in favor of the City as a result, Licensee agrees to pay the City all reasonable costs, charges and expenses, litigation costs and suit monies, including attorneys' fees, expended or incurred in connection therewith.

Dated and signed this _____ day of 2026.

City of Rolla, Missouri

By: _____
Louis J. Magdits, IV,
Mayor

ATTEST:

Lorri Powell, City Clerk

Rolla Athletic Booster Club

By: _____
[printed name]

[title of authorized person signing]



Report to:
ROLLA CITY COUNCIL

Case No.: FP26-002

MEETING DATE: April 14, 2026

DEPARTMENT: Community Development

ACTION REQUESTED: First Reading

SUBJECT: Final Plat of Rose Senior Villas, a multi-family development to create 2 lots at property proposed to be rezoned to the R-3, Multi-family Residential district (currently zoned R-1, Suburban Residential) at 821 Hwy O

PRESENTED BY: Dawn Bell, Community Development Director

ATTACHMENTS: Public Notice Letter; Rose Senior Villas Final Plat; Ordinance

Application and Notice:

Applicant - MBL Development Company
Owner - John P Ponzer Trust and Betty L Ponzer Trust
Public Notice - Letters mailed to property owners within 300 feet; Legal ad in the Phelps County Focus; signage posted on the property; [The City of Rolla](#)
City Council Date - April 20, 2026

Background: The applicant seeks to subdivide the 20 acre property into 2 residential lots. Usually, subdividing into only two lots can be accomplished through the Minor Subdivision administrative review process. However, in this case the applicant needs to dedicate easements and build some utilities. Such plats require review and approval through the Planning and Zoning Commission and City Council.

The applicant has also requested the property be rezoned from the R-1, Suburban Residential district to the R-3, Multi-family Residential district. Although the rezoning is to be considered concurrently, the zoning change does not have bearing on the proposed plat. The plat can be approved as submitted in either zoning district.

The applicant plans to build an age restricted, income qualifying multi-family development. The applicant has been approved by the Missouri Housing Development Commission to receive tax credits through the Low-Income Housing Tax Credit (LIHTC) program. The development is intended to be built in three phases, with the first phase proposed on Lot 1.

Property Details:

Current zoning - R-1, Suburban Residential; requested to be rezoned to R-3, Multi-family Residential
Current use - Vacant/undeveloped
Land area - About 20 acres

Public Facilities/Improvements:

Streets - The subject property has frontage on Lions Club Rd and Hwy O, both Major Arterial roads, and Inverness Lane, a local street, via a proposed gated fire access road.
Sidewalks - No sidewalks are located adjacent to the property. Sidewalks will be considered as each phase of the development is built.
Utilities - The subject property has access to all needed public utilities. Utilities will be extended to and within the development.

Comprehensive Plan: The Rolla 2050 Comprehensive Plan designates the subject property as being appropriate for Suburban Residential uses. Generally, Suburban Residential uses would include single-family and two-family housing. However, lower density multi-family uses can still be considered to be compatible.

The Comprehensive Plan does specifically recommend that the city facilitate the development of affordable housing, such as housing produced through the LIHTC program. (Strategy 6.1)

Discussion: The improvement plans for the infrastructure are under review, but should be accepted prior to the plat approval by City Council. The plat has been reviewed for compliance with the applicable zoning and subdivision requirements. The plat does appear to be in conformance with all applicable review criteria.

Fees-in-lieu of dedication for parks will be due prior to recording the plat. The performance guarantee for the improvements will need to be provided prior to approval of the plat by City Council.

Findings:

1. The Final Plat does appear to comply with all relevant zoning and subdivision requirements.
2. The associated improvement plans have been submitted and are under review.
3. The concurrent rezoning application does not impact the plat review.
4. The proposed project would directly address Strategy 6.1 in the Comprehensive Plan to create affordable housing.

Recommendation:

The Rolla Planning and Zoning Commission held a meeting on April 14, 2026 and voted 6-0 to recommend the City Council approve the request, with the condition that the plat be revised to include a landscaping buffer and maintenance plat restriction.

ORDINANCE NO. _____

**AN ORDINANCE TO APPROVE THE FINAL PLAT OF ROSE SENIOR VILLAS.
(FP26-002)**

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

SECTION 1: An ordinance approving the Final Plat of Rose Senior Villas, a subdivision in City of Rolla, Phelps County, Missouri through the subdivision process, and accepting the rights-of-way and easements dedicated therein.

SECTION 2: That this ordinance shall be in full force and effect from and after the date of its passage and approval. Building permits may not be issued by the Community Development Department until the plat has been filed with the Phelps County Recorder of Deeds.

PASSED BY THE CITY COUNCIL OF THE CITY OF ROLLA, MISSOURI, AND APPROVED BY THE MAYOR THIS 4TH DAY OF MAY, 2026.

APPROVED:

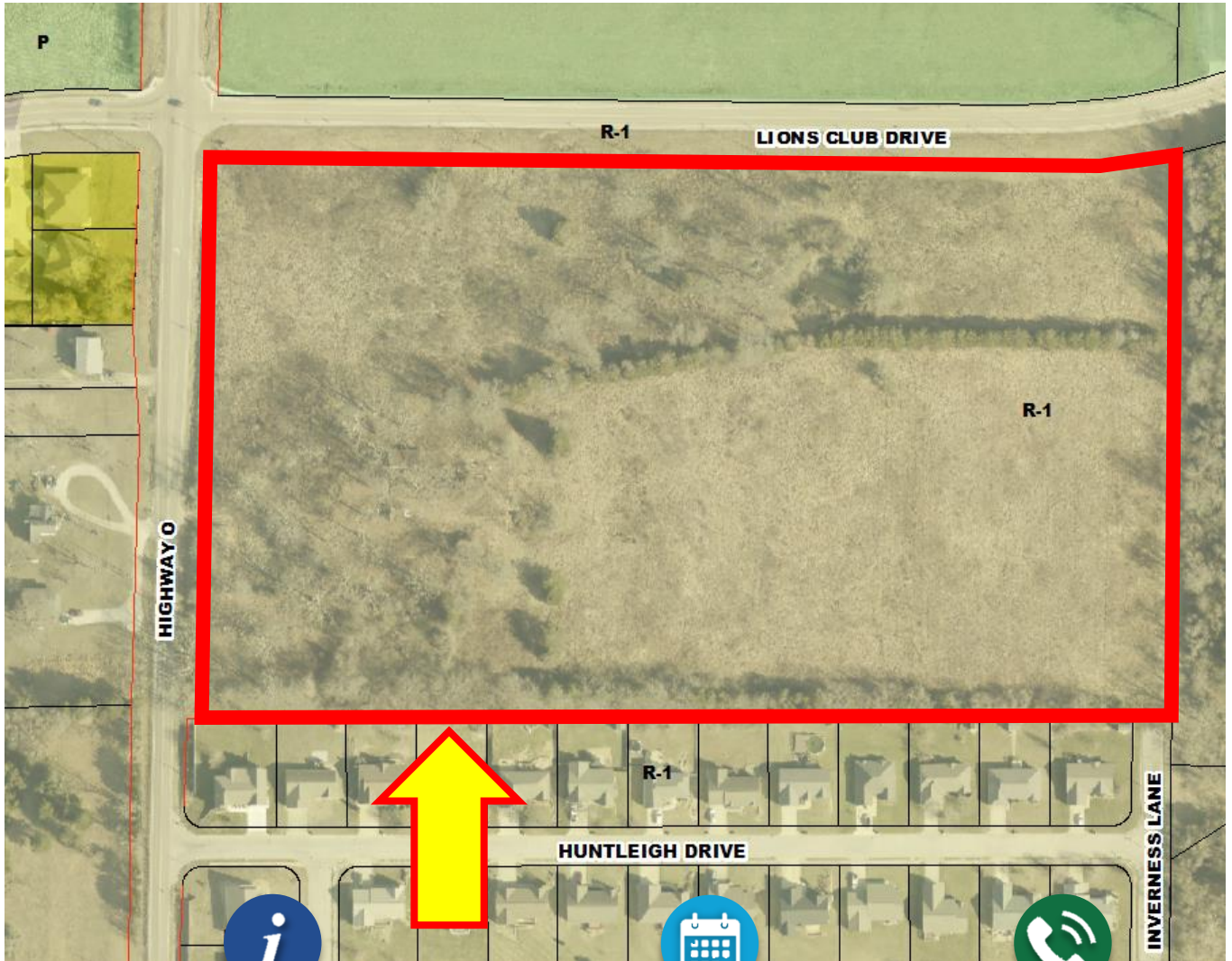
Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Counselor



Project Information:

Case No: FP26-002 and ZON26-001
 Location: 821 Highway O
 Applicant: MBL Development Company
 Request:
 Final Plat of Rose Senior Villas, a multi-family development with 2 proposed lots, and
 Rezoning from R-1, Suburban Residential to R-3, Multi-family Residential

Public Hearings:

Planning and Zoning Commission
April 14, 2026
5:30 PM
 City Hall: 1st Floor

 City Council
April 20, 2026
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 a Final Plat?

A Final Plat is a document which is recorded to subdivide a property into lots. Rolla requires that Final Plats be reviewed by the Planning and Zoning Commission and City Council. Certain Final Plats also require opportunity for public input.

What is a Rezoning (Map Amendment)?

A Rezoning is a request to change the zoning of a property from one zoning district to another. Usually a rezoning would allow for a property to be used differently than in the past, or may allow for development or redevelopment.

What is Zoning?

The City of Rolla has adopted zoning regulations that divide the city into separate areas that allow for specified uses of property. For example, generally only residential uses are allowed in residential zones; commercial uses in commercial zones; etc..

Why am I being notified?

The notice is provided to inform the neighborhood of upcoming development and allow opportunity to review and comment on the planned layout.

How Will This Impact My Property?

Each case is different. Adjacent properties are more likely to be impacted. Please contact the Community Development Office at (573) 426-6974 if you have any questions.

What If I Have Concerns About the Proposal?

If you have any concerns or comments, please try to attend the meeting. You may learn details about the project at the meeting. You will be given an opportunity to ask questions or make comments.

You do have the right to gather signatures for a petition. If a petition is received by 30% of the land owners (by land area) within 185 feet of the subject property, such request would require approval of 2/3 of the City Councilors. Please contact the Community Development Office for a property owner list.

What If I Cannot Attend the Meeting?

Please try to attend the meeting if you have any questions or concerns. However, if you are unable to attend the meeting, you may provide written comments by letter or email. These comments will be presented to the Board.

LEGAL DESCRIPTION

The North ½ of Lot 3 of the SW ¼ of Section 18, T37N, R7W, Rolla, Phelps County, Missouri.



PRELIMINARY PLAT OF
ROSE SENIOR VILLAS

A MINOR SUBDIVISION
 LOCATED IN THE NORTH 1/2 OF GOVT. LOT 3,
 OF THE SW 1/4 OF SECTION 18, T37N, R7W
 CITY OF ROLLA, PHELPS COUNTY, MISSOURI

OWNER

JOHN P. FONZER, TRUSTEE UNDER TRUST AGREEMENT OF JOHN P. FONZER DATED JANUARY 26, 1988 (UNRECORDED 1/2 INTEREST) & BESSIE L. FONZER, TRUSTEE UNDER TRUST AGREEMENT OF BESSIE L. FONZER DATED JANUARY 30, 1984 (UNRECORDED 1/2 INTEREST)
 282 BELMONT DR.
 ROLLA, MISSOURI 65401

DEVELOPER

MBL DEVELOPMENT CO.
 9227 BARD PARKWAY, STE. 310
 KANSAS CITY, MISSOURI 64114
 (816) 589-8420

COUNTY TAX RELEASE

I HEREBY CERTIFY THAT ALL PROPERTY TAXES LEIAD BY THE COUNTY OF PHELPS AGAINST THE REAL ESTATE DESCRIBED ON THIS PLAT HAVE BEEN PAID IN FULL FOR 2025 AND ALL PRIOR YEARS.

TAXY BANKS, COLLECTOR OF REVENUE,
 PHELPS COUNTY, MISSOURI.

PLANNING AND ZONING COMMISSION APPROVAL

APPROVED THE _____ DAY OF _____, 2026, BY THE PLANNING AND ZONING COMMISSION OF ROLLA, MISSOURI.

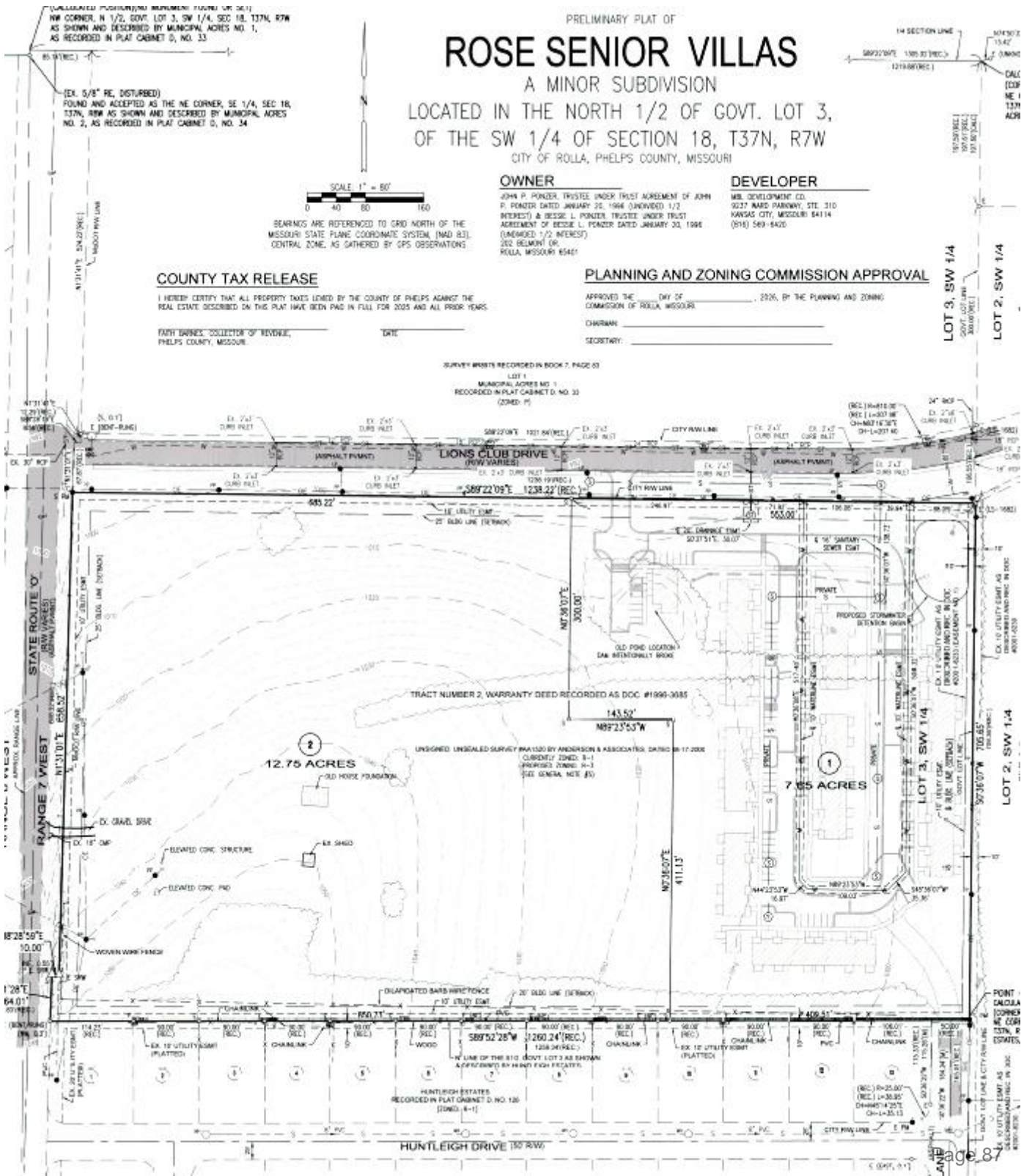
CHAIRMAN: _____

SECRETARY: _____



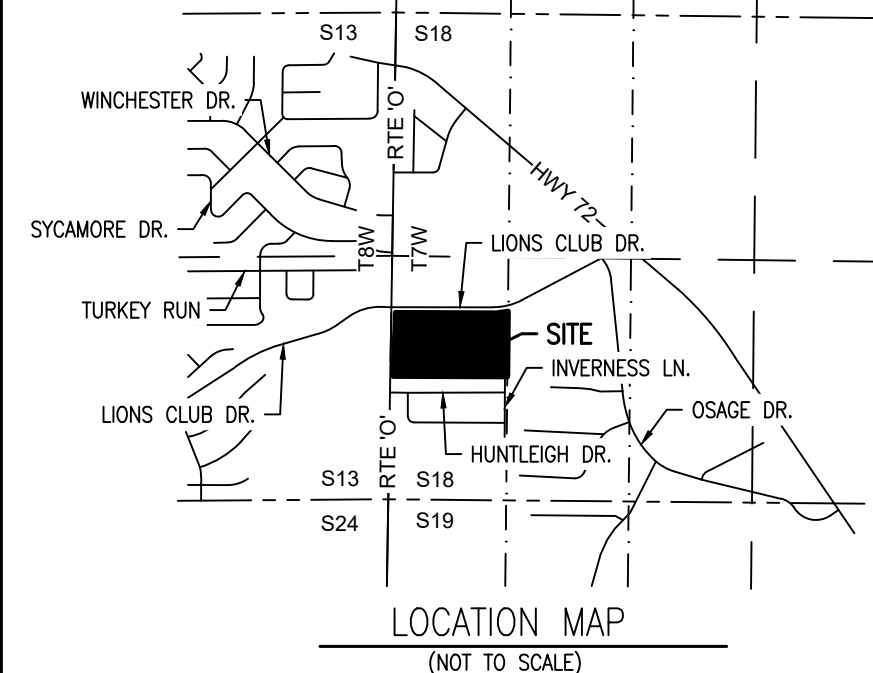
BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM, (NAD 83), CENTRAL ZONE, AS GATHERED BY GPS OBSERVATIONS.

SURVEY ERRATA RECORDED IN BOOK 7, PAGE 63
 LOT 1
 MUNICIPAL ACRES NO. 1
 RECORDED IN PLAT CABINET D, NO. 33
 (CORRECTED)



LOT 3, SW 1/4
 300.00 (REC.)
 300.00 (REC.)
 300.00 (REC.)

LOT 2, SW 1/4

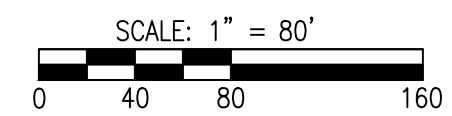


(CALCULATED POSITION)(NO MONUMENT FOUND OR SET)
NW CORNER, N 1/2, GOVT. LOT 3, SW 1/4, SEC 18, T37N, R7W
AS SHOWN AND DESCRIBED BY MUNICIPAL ACRES NO. 1,
AS RECORDED IN PLAT CABINET D, NO. 33

(EX. 5/8" RE, DISTURBED)
FOUND AND ACCEPTED AS THE NE CORNER, SE 1/4, SEC 18,
T37N, R7W AS SHOWN AND DESCRIBED BY MUNICIPAL ACRES
NO. 2, AS RECORDED IN PLAT CABINET D, NO. 34

FINAL PLAT OF ROSE SENIOR VILLAS

A MINOR SUBDIVISION
LOCATED IN THE NORTH 1/2 OF GOVT. LOT 3,
OF THE SW 1/4 OF SECTION 18, T37N, R7W
CITY OF ROLLA, PHELPS COUNTY, MISSOURI



BEARINGS ARE REFERENCED TO GRID NORTH OF THE
MISSOURI STATE PLANE COORDINATE SYSTEM, (NAD 83),
CENTRAL ZONE, AS GATHERED BY GPS OBSERVATIONS.

COUNTY TAX RELEASE

I HEREBY CERTIFY THAT ALL PROPERTY TAXES LEVIED BY THE COUNTY OF PHELPS AGAINST THE
REAL ESTATE DESCRIBED ON THIS PLAT HAVE BEEN PAID IN FULL FOR 2025 AND ALL PRIOR YEARS

FAITH BARNES, COLLECTOR OF REVENUE,
PHELPS COUNTY, MISSOURI.

DATE _____

OWNER

JOHN P. PONZER, TRUSTEE UNDER TRUST AGREEMENT OF JOHN
P. PONZER DATED JANUARY 20, 1996 (UNDIVIDED 1/2
INTEREST) & BESSIE L. PONZER, TRUSTEE UNDER TRUST
AGREEMENT OF BESSIE L. PONZER DATED JANUARY 20, 1996
(UNDIVIDED 1/2 INTEREST)
302 BELMONT DR.
ROLLA, MISSOURI 65401

DEVELOPER

MBL DEVELOPMENT CO.
9237 WARD PARKWAY, STE. 310
KANSAS CITY, MISSOURI 64114
(816) 569-6420

FLOOD PLAIN STATEMENT

THIS TRACT IS LOCATED WITHIN "ZONE X" (AREAS DETERMINED TO BE
OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE
FEDERAL EMERGENCY MANAGEMENT AGENCY, FIRM MAP NUMBER
29161C0261D, EFFECTIVE DATE: FEBRUARY 20, 2008.

LEGEND

- E EXISTING 1/2" REBAR, PLS-1682 (UNLESS OTHERWISE NOTED)
- S SET 1/2" REBAR WITH CAP "TDS#2006-014470" (UNLESS DENOTED OTHERWISE)
- o IRON PIPE/REBAR (UNLESS NOTED OTHERWISE)
- PERMANENT MONUMENT (5/8" REBAR W/ALUM. CAP)
- STONE MONUMENT
- X_{DH} DRILL HOLE WITH CHISELED "X"
- △ R/W MARKER
- R/W RIGHT-OF-WAY
- ⊕ CENTERLINE
- ⊖ IRON PIPE
- RE REBAR
- NC NO CAP
- PM PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (REC.) RECORD MEASUREMENT
- CALC. CALCULATED POSITION/DISTANCE
- GOVT. GOVERNMENT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- WD XXX-XXX DEED RECORDED IN BOOK XXX, PAGE XXXX
- x EX. FENCE

GENERAL NOTES

- THIS PLAT CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2).
- IN CONFORMANCE WITH "MINIMUM STANDARDS" AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.030(3), ALL PERMANENT AND SEMI-PERMANENT MONUMENTS WILL BE "SET" AFTER CONSTRUCTION IS COMPLETE, OR NO LATER THAN 12 MONTHS AFTER THE RECORDING DATE OF THIS PLAT.
- DISTANCES AS SHOWN ARE U.S. SURVEY FOOT.
- ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CH-L FOR CHORD DIMENSIONS.
- TRACT IS CURRENTLY ZONED R-1. A REQUEST FOR TRACT TO BE REZONED TO R-3 HAS BEEN CONCURRENTLY SUBMITTED WITH THIS PLAT.
- DATE OF FIELD WORK: DECEMBER 2025 AND JANUARY 2026.
- RECORD TITLE INFORMATION FOR THIS PLAT WAS PROVIDED BY SOUTH CENTRAL LAND TITLE, INC. (AN AGENT OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY), COMMITMENT NUMBER 26-159PH, DATED: FEBRUARY 11, 2026.
- ACCESS TO LIONS CLUB DRIVE IS LIMITED TO DRIVEWAYS APPROVED BY THE CITY ENGINEER FOR THE MINIMUM NUMBER OF SHARED DRIVEWAYS NECESSARY TO PROVIDE ACCESS TO ALL LOTS.

RECORDERS CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THIS DAY OF _____, 2026. PLAT FILED AT CABINET _____, NUMBER _____.

UTILITY ACCEPTANCE

APPROVAL SUBJECT TO CONSTRUCTIONS OF WATER MAINS AND APPURTENANCES IN ACCORDANCE WITH DEVELOPMENT PLANS ON FILE WITH ROLLA MUNICIPAL UTILITIES.

ROLLA MUNICIPAL UTILITIES, MANAGER: _____ DATE: _____
(FLOYD WOLF)

PARKS DIRECTOR: _____ DATE: _____
(FLOYD JERNIGAN)

PUBLIC WORKS DIRECTOR APPROVAL

APPROVAL AS TO COMPLIANCE WITH ALL CITY SUBDIVISION REGULATIONS:

PUBLIC WORKS DIRECTOR: _____ DATE: _____
(DARIN PRYOR)

SURVEY #R8975 RECORDED IN BOOK 7, PAGE 83

LOT 1
MUNICIPAL ACRES NO. 1
RECORDED IN PLAT CABINET D, NO. 33

LIONS CLUB DRIVE (R/W VARIES)

LIMITS OF NO ACCESS (SEE NOTE #8)

1238.19(REC.)

S89°22'09"E 1021.84(REC.)

TRACT NUMBER 2, WARRANTY DEED RECORDED AS DOC. #1996-3685

UNSIGNED, UNSEALED SURVEY #AA1520 BY ANDERSON & ASSOCIATES, DATED 08-17-2000

12.75 ACRES

7.65 ACRES

PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTH HALF OF GOVERNMENT LOT 3 OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 7 WEST OF THE 5TH PRINCIPAL MERIDIAN IN THE CITY OF ROLLA, PHELPS COUNTY, MISSOURI BEING A PART OF THE LAND DESCRIBED BY TRACT NUMBER 2 IN THE WARRANTY DEED RECORDED AS DOCUMENT #1996-3685, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF HUNTLEIGH ESTATES, A PLAT RECORDED IN PLAT CABINET D, NUMBER 126, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE SOUTH HALF OF SAID GOVERNMENT LOT 3; THENCE WITH THE NORTH LINE OF SAID HUNTLEIGH ESTATES, ALSO BEING THE NORTH LINE OF SAID SOUTH HALF, S89°52'28"W, 1260.24 FEET TO THE NORTHEAST CORNER OF SAID HUNTLEIGH ESTATES, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF MISSOURI STATE ROUTE '0'; THENCE LEAVING SAID NORTH LINE AND WITH THE SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES, N01°51'28"E, 64.01 FEET; THENCE S88°28'59"E, 10.00 FEET; THENCE N01°31'01"E, 658.52 FEET TO THE INTERSECTION OF THE SAID EASTERLY RIGHT-OF-WAY LINE OF MISSOURI STATE ROUTE '0' AND THE SOUTHERLY RIGHT-OF-WAY LINE OF LIONS CLUB DRIVE AS SHOWN BY MUNICIPAL ACRES NO. 1, A PLAT RECORDED IN PLAT CABINET D, NUMBER 33; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE AND WITH THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF LIONS CLUB DRIVE, S89°22'09"E, 1238.22 FEET TO THE EAST LINE OF SAID GOVERNMENT LOT 3; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE AND WITH THE SAID EAST LINE OF GOVERNMENT LOT 3, S00°36'07"W, 705.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.40 ACRES, MORE OR LESS.

OWNERS DEDICATION

OF THE ABOVE DESCRIBED TRACT, HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, _____ HAVE CAUSED THESE PRESENTS TO BE SIGNED.

EASEMENTS, OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE PUBLIC USE, FOREVER.

OWNER NAME (SIGNATURE) _____ OWNER NAME (SIGNATURE) _____

OWNER NAME (PRINTED) _____ OWNER NAME (PRINTED) _____

ACKNOWLEDGEMENT

STATE OF MISSOURI }
COUNTY OF _____ } SS

ON THIS _____ DAY OF _____, IN THE YEAR 2026, BEFORE ME PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL AT MY OFFICE IN _____ COUNTY, MISSOURI ON THIS _____ DAY OF _____ 2026.

NOTARY PUBLIC (SIGNATURE) _____

PRINTED NAME OF NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

PLANNING AND ZONING COMMISSION APPROVAL

APPROVED THE _____ DAY OF _____, 2026, BY THE PLANNING AND ZONING COMMISSION OF ROLLA, MISSOURI.

CHAIRMAN: _____

CITY COUNCIL APPROVAL

I, LOUIS J. MACDITS IV, MAYOR OF THE CITY OF ROLLA, MISSOURI, HEREBY CERTIFY THAT THIS PLAT OF ROSE SENIOR VILLAS WAS DULY SUBMITTED, ADOPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROLLA, MISSOURI, AT A _____ MEETING OF SAID COUNCIL ON THE _____ DAY OF _____, 2026.

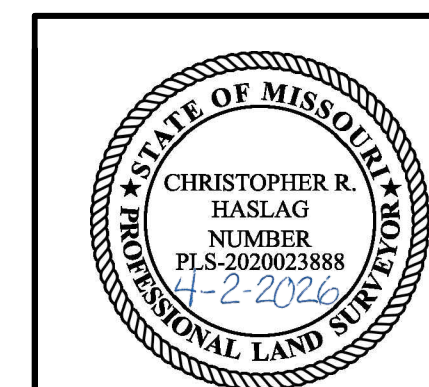
MAYOR, CITY OF ROLLA, MISSOURI

ATTEST: _____
LORRI POWELL, CITY CLERK

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, CHRISTOPHER R. HASLAG DO HEREBY CERTIFY THAT THIS PLAT MEETS MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED PREPARED BY TREKK DESIGN GROUP, LLC DATED APRIL 2, 2026 AND SIGNED BY CHRISTOPHER R. HASLAG PLS NO. 2020023888 AND THAT CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE PERSONAL SUPERVISION OF CHRISTOPHER R. HASLAG PLS NO. 2020023888 IN ACCORDANCE WITH ARTICLE II, CHAPTER 42, OF THE CITY CODE OF ROLLA, MISSOURI.



CHRISTOPHER R. HASLAG
PROFESSIONAL LAND SURVEYOR
PLS-2020023888

ROSE SENIOR VILLAS

FINAL PLAT OF A MINOR SUBDIVISION
LOCATED IN THE NORTH 1/2 OF GOVT. LOT 3 OF THE SOUTHWEST 1/4
OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 7 WEST
ROLLA, PHELPS COUNTY, MISSOURI

(MO) CERTIFICATE OF AUTHORITY
FOR LAND SURVEYING #2006014470

DATE: APRIL 2, 2026
SCALE: 1" = 80'
PROJECT: 25-0365
DRAWN BY: CRH

SURVEY AND PLAT BY
TREKK
DESIGN GROUP, LLC
4212 BOLD VENTURE AVE.
COLUMBIA, MO 65202
PH: (573) 445-4275
MKLASING@TREKKDESIGNGROUP.COM



CITY COUNCIL AGENDA

DEPARTMENT: Public Works

ACTION REQUESTED: Bid Award/Motion

SUBJECT: 2026 Trucks

PREPARED BY: Darin Pryor

ATTACHMENTS:

(CASE/PROJECT #)

MEETING DATE: April 20, 2026

Overview: Staff opened bids for 2026 Model Year Trucks. 5 Bids were received. 2 items were included in the bids. A bid tabulation is included in the packet.

Item 1 – Crew Cab ¾ ton Pickup

Item 2 – Regular Cab 1 ton Pickup

Background information: These replacements were planned in the FY25/26 budget. The units being replaced will be sold via GovDeals or Purple Wave.

Fiscal considerations: \$87,212.00 from the Street Department budget line item for Capital Expenditures/Vehicles. \$350,000 was budgeted and \$251,344.92 has been previously allocated for the purchase of a dump truck leaving \$98,655.08 for the purchase of the trucks.

Recommendation: Staff is requesting a motion for a bid award to the low bidder, Taylor Chrysler, for item 1 for \$44,958.00 and item 2 for \$42,254.00.



DEPARTMENT OF PUBLIC WORKS
 901 North Elm
 P.O. Box 979
 Rolla, MO 65402

Phone: (573) 364-8659

FAX: (573) 364-8602

e-mail: dpryor@rollacity.gov

www.rollacity.gov

2026 Trucks					
	Taylor Chrysler Mike Miller Rolla, MO	Hutcheson Ford Michael Tucker St. James, MO	Ed Morse Chevrolet Ed Berkhoz Rolla, MO	Vogler Motor Co John Green Illinois	Capital City Dodge Chris Wright Jefferson City, MO
Item 1 Crew Cab 3/4 ton	\$ 44,958.00	\$ 48,400.00	\$ 48,750.00	\$ 49,161.68	\$ 51,990.00
Item 2 Regular Cab 1 ton	\$ 42,254.00	\$ 45,231.00	\$ 47,250.00	\$ 45,925.68	\$ 52,961.00