



REGULAR CITY COUNCIL MEETING

Monday, May 4, 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

COUNCIL PRAYER: Ministerial Alliance

PRESIDING: Mayor Lister B. Florence Jr.

COUNCIL ROLL: MELISSA GANZ, AUGUST ROLUFS, ANDREW BEHRENDT, NATHAN CHIRBAN, STEVE JACKSON, AARON PACE, SUE BROWN, TOM MCNEVEN, ELIZABETH SPERRY, DAVID SHELBY, AMELIA MARKWELL AND MICHEAL DICKENS

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1. **CALL TO ORDER**
 2. **PLEDGE OF ALLEGIANCE - Council Representative, Melissa Ganz**
 3. **CONSENT AGENDA**
 - a. **Consider Approval of the City Council Minutes of:**
 1. City Council Minutes - April 6th, 2026
 2. Closed Session City Council Minutes -April 6th, 2026
 3. City Council Minutes - April 20th, 2026
 4. Closed Session City Council Minutes - April 20th, 2026
 4. **MONTHLY REPORTS; BOARD & COMMITTEE MINUTES**
 - a. Building Codes monthly report - March 2026
 - b. Rolla Police Department monthly report - 2026
 - c. Animal Control monthly report - 2026
 - d. Rolla Municipal Court summary - March 2026
 - e. Fire Incident Report - 2026
 - f. Centre monthly report - 2026
 - g. City Project Tracking Spreadsheet (as of April 29, 2026)
 - h. Parks Advisory Commission Minutes for March 17th, 2026
 - i. Board of Public Works Minutes for March 3rd, 2026
 - j. Environmental Services monthly report - March 2026
 5. **PUBLIC HEARINGS - None**
 6. **ACKNOWLEDGMENTS and SPECIAL PRESENTATIONS**
 - a. **Via Zoom Conferencing: Ryan Murray, with ETC Institute - 2026 City of Rolla**

Community Finding Survey Report

b. Amanda Wiggins, CPA with Kean Wiggins, and Co. - Tourism Audit Presentation

Amanda Wiggins, with Kean, Wiggins, and Company will be presenting the 2025 Tourism Audit. The focus will be on pages 17-19.

c. Mayoral Proclamation - Local Government Week

d. Mayoral Proclamation - Bike Month

e. Mayoral Proclamation - Building Safety Month

f. Mayoral Proclamation - National Police Week and Peace Officer' Memorial Day

g. Mayoral Proclamation - Provider Appreciation Day

7. OLD BUSINESS

a. 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) Final Reading

b. Ordinance to approve a Map Amendment to rezone 821 Hwy O from the R-1, Suburban Residential district to the R-3, Multi-family Residential district. (Community Development Director Dawn Bell) Final Reading

c. 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, Suburban Residential) at 821 Hwy O. (Community Development Director Dawn Bell) First Reading

8. NEW BUSINESS

a. Ordinance adopting and enacting a new code of Ordinances of the City of Rolla. (City Administrator Keith Riesberg) First Reading

b. Ordinance calling for election to consider a 1/4% sales tax for reimagining the Centre. (City Administrator Keith Riesberg) First Reading

9. CLAIMS and/or FISCAL TRANSACTIONS

a. Motion to award bid and Ordinance for Project 598 - Rolla Street Storm Sewer Improvements. (Public Works Director Darin Pryor) Motion to Award and First Reading

b. Motion to award bid and Ordinance for Project 607 - 2026 Maltene Rejuvenation. (Public Works Director Darin Pryor) Motion to Award and First Reading

c. Motion to purchase a D7F dozer from the Missouri Federal Surplus Property system for \$17,000. (Public Works Director Darin Pryor)

10. CITIZEN COMMUNICATION

11. MAYOR/CITY COUNCIL COMMENTS

12. COMMENTS FOR THE GOOD OF THE ORDER

a. Next City Council meeting, Monday, May 18th, 2026

b. Public Works Open House - Public Works Director Darin Pryor

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

14. ADJOURNMENT

Contact: Lorri M. Powell, City Clerk (lpowell@rollacity.gov 573-426-6948) | Agenda published on 04/30/2026 at 10:48 AM



REGULAR CITY COUNCIL MEETING

Minutes

Monday, April 6, 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

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

1. CALL TO ORDER

Minutes:

- **Presiding:** Mayor Pro-Tempore Kevin Greven
 - **Council Members in Physical Attendance:** August Rolufs, Andrew Behrendt, Nathan Chirban, Aaron Pace, Steve Jackson, William Hahn, Kevin Greven, Tom McNeven, David Shelby, Tina Balch, Micheal Dickens
 - **Council Members Absent:** Ward 1 Vacancy, Mayor Louis Magdits
 - **Department Directors and Other City Officials in Physical Attendance:** Public Works Director Darin Pryor, Fire Chief Jeff Breen, Community Development Director Dawn Bell, Park’s Director Floyd Jernigan. Environmental Services Director Roger Pankey, Police Chief Sean Fagan, Finance Director Steffanie Rogers, City Administrator Keith Riesberg, and City Counselor James Klahr
- Mayor Pro Tempore Grevens, called the meeting to order at approximately 6:30 pm and asked Council Representative Micheal Dickens to lead in the Pledge of Allegiance.

2. PLEDGE OF ALLEGIANCE - Council Representative, Micheal Dickens

3. CONSENT AGENDA

a. Consider Approval of the City Council Minutes of:

Minutes:

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

4. MONTHLY REPORTS; BOARD & COMMITTEE MINUTES

Minutes:

Councilmember Chirban noted the significant increase in the amount of permits issued from Building Codes, the significant decrease in fire related calls, and that the report by the Centre was the first report since the beginning of the Phelps Health agreement. Councilmember Behrendt asked where the Administrative Warrant statistics were listed and City Administrator Riesberg advised that none had been issued at this time.

- a. **Building Codes monthly report - February 2026**
- b. **Environmental Services Department monthly report - February 2026**
- c. **Rolla Police Department monthly report - February 2026**
- d. **Animal Control monthly report - February 2026**
- e. **Rolla Municipal Court summary - February 2026**
- f. **Fire Incident Report - February 2026**
- g. **Centre monthly report - February 2026**
- h. **City of Rolla financials - February 2026**
- i. **City Project Tracking Spreadsheet (as of April 1st 2026)**
- j. **Rolla Board of Public Works Minutes - January 27, 2026**

5. PUBLIC HEARINGS - None

6. ACKNOWLEDGMENTS and SPECIAL PRESENTATIONS

- a. **Telecommunications Chief, Stacey Smith - Recipient of the Director of the Year award on March 17th, 2026**

Minutes:

Police Chief Fagan introduced Telecommunications Chief Stacey Smith to Council and explained the significance of the award she was presented with as Director of the Year. Council congratulated her on the award and recognized her for her service to the Rolla community.

- b. **Rolla Downtown Summer Events - Rolla Downtown Business Association (RDBA) and Rolla Area Chamber of Commerce (RACC)**

Minutes:

Rachel Guth with the Downtown Business Association and Aimee Campbell, Addy Reardon, and Abby Sugrue with the Rolla Area Chamber of Commerce, shared the many scheduled summer events, highlighting our area and the Route 66 Centennial Celebration.

7. OLD BUSINESS

- a. **Ordinance to establish a stop-controlled intersection in the Highlands Development. (PW Director Darin Pryor) Final Reading**

Minutes:

City Counselor, James Klahr, read the Ordinance for its final reading by title: ORDINANCE 4905: AN ORDINANCE AMENDING SECTION 27-89 OF THE GENERAL ORDINANCES OF THE CITY OF ROLLA, MISSOURI, KNOWN AS THE CODE OF THE CITY, PERTAINING TO STOP INTERSECTIONS.

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

- **Ayes:** Balch, Dickens, Chirban, Greven, Jackson, Hahn, McNeven, Pace, Shelby, Behrendt, and Rolufs.
- **Nays:** None

b. Ordinance establishing No parking areas for the Highlands Development (PW Director Darin Pryor) Final Reading

Minutes:

City Counselor, James Klahr, read the Ordinance for its final reading by title: ORDINANCE 4906: AN ORDINANCE AMENDING SECTION 27-92 OF THE GENERAL ORDINANCES OF THE CITY OF ROLLA, MISSOURI KNOWN AS THE CODE OF THE CITY RELATING TO PARKING.

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

- **Ayes:** Behrendt, Jackson, Dickens, Shelby, Greven, Hahn, Rolufs, Pace, Chirban, Balch, and McNeven.
- **Nays:** None

c. Ordinance to Pierce Asphalt, LLC for Project 609 – 2026 Asphalt Phase II. (PW Director Darin Pryor) Final Reading

Minutes:

City Counselor, James Klahr, read the Ordinance for its final reading by title: ORDINANCE 4907: AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE A CERTAIN AGREEMENT BETWEEN THE CITY OF ROLLA, MISSOURI, AND PIERCE ASPHALT, LLC.

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

- **Ayes:** Hahn, Dickens, Jackson, Shelby, Balch, McNeven, Chirban, Rolufs, Pace, Greven, and Behrendt.
- **Nays:** None

8. NEW BUSINESS

a. Resolution of support for adoption of the Rolla 2050 Comprehensive Plan (Comm Dev Director Dawn Bell)

Minutes:

City Counselor James Klahr read the Resolution for one reading, by title: RESOLUTION 2086: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROLLA, MISSOURI, EXPRESSING SUPPORT FOR THE ROLLA 2050 COMPREHENSIVE PLAN. A motion was made by Jackson, seconded by Behrendt, to approve the Resolution. Motion passed unanimously by voice vote.

b. Ordinance to adopt the 2024 International Codes. (Comm. Dev. Director Dawn Bell) First Reading

Minutes:

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

9. CLAIMS and/or FISCAL TRANSACTIONS

a. Motion to approve the purchase of 16 rifle suppressors and two (2) patrol rifles from Black Rain Ordnance. (Police Chief Sean Fagan)

Minutes:

A motion was made by Pace, seconded by Jackson, to approve the purchase of 2 rifles and 16 suppressors. Motion passed unanimously by voice vote.

b. Motion to award bid to Armor Equipment for two 2025 Freightliner chassis (Env. Ser. Director Roger Pankey)

Minutes:

Environmental Services Director Roger Pankey shared that last weekend's spring clean-up collected a record breaking 220 tons of refuse. One of the two trucks scheduled for replacement in 2027, suffered engine failure. Moving forward with the replacement of both trucks would save the City around \$300,000. A motion was made by Behrendt, seconded by Shelby, to approve the purchase of two 2026 Freightliner Chassis. Motion passed unanimously by voice vote.

10. CITIZEN COMMUNICATION

Minutes:

- **Drake O'Leary - Ward 6 and MS&T student** invited all to the Warhorn Spring Cog Com 2026 event at the Havener Center on April 10th, 11th, and 12th for table role playing games. MS&T students are free and Community members pay only \$20 for the whole weekend.
- He also shared that 6 MS&T students are traveling to the Global Innovation Health Challenge in Taipei Taiwan, to discuss Global Health Challenges.
- **Colling Gentry** provided feedback as the quality and ease of use of the ETC survey.
- **Liz Sperry** Invited everyone to the Optimist Club Respect for Law Art Contest for grades 2-8.
- **Josh Patrick** Thanked Council for previously banning 70H and encouraged them to be diligent.

11. MAYOR/CITY COUNCIL COMMENTS

Minutes:

- **Councilmember Jackson** shared that Phelps County Habitat for Humanity is needing volunteers and specific items.

- He shared that the vision boards for The Centre pool space are posted outside of Council Chambers and that surveys are still being accepted.
- He also shared that he liked the News alerts being pushed out from the Rollacity.gov website.
- **Councilmember Chirban** shared further feedback on the ETC survey. City Administrator Keith Riesberg shared that the online survey would close this coming Sunday at 11:59pm.

12. COMMENTS FOR THE GOOD OF THE ORDER

a. Next City Council meeting, Monday, April 20th, 2026

b. General Municipal Election Day, Tuesday, April 7th, 2026

Minutes:

Citizens were encouraged to vote. Councilmember Dickens shared that polling hours were from 6:00am - 7:00pm.

c. Community Input Meeting - April 14th

Minutes:

City Administrator Riesberg shared that approximately 350 surveys had been received thus far regarding the reimagining of The Centre pool area. The next Community Input meeting will be held on April 14th from 4:00pm -7:00pm. Citizens are encouraged to continue providing their input and surveys. The last opportunity to complete a form via the QR code will be Sunday, April 12th at 11:59pm.

d. New Website Alerts - City Clerk, Lorri Powell

Minutes:

City Clerk shared with Council some of the new features on Rollacity.gov and encouraged citizens to sign-up for notifications.

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

Minutes:

At 7:38 pm, a motion was made by Jackson, seconded by Hahn, to go into closed session. A roll call vote showed: Hahn, McNeven, Balch, Shelby, Jackson, Behrendt, Pace, Dickens, Rolufs, Greven, and Chirban, Nays: None.

At 7:50, Council returned from Open Session, where there was one item regarding personnel discussed with no final action to be taken.

14. ADJOURNMENT

Minutes:

With no further business to discuss, the meeting was adjourned at 7:51pm.



REGULAR CITY COUNCIL MEETING

Minutes

Monday, April 20, 2026 at 6:30 pm

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

Minutes:

Motion & Vote At 5:47pm a motion was made by Jackson, seconded by Balch, to go into Closed Session. A roll call vote showed:

- **Ayes:** Greven, McNeven, Behrendt, Balch, Hahn, Jackson, Shelby, Dickens, Chirban, and Pace.
- **Nays:** None
- **Absent:** Rolufs

At 6:17pm, Council adjourned from Closed Session where there was one item of personnel discussed with no final actions taken.

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

Minutes:

- **Presiding:** Mayor Louis J. Magdits
- **Council Members in Attendance:** August Rolufs, Andrew Behrendt, Nathan Chirban, Aaron Pace, Steve Jackson, William Hahn, Kevin Greven, Tom McNeven, David Shelby, Tina Balch, Micheal Dickens, and
- **Council Members Absent:** Ward 1 Vacancy
- **Newly Elected Members in Attendance:** Lister B. Florence Jr., Melissa Ganz, Sue Brown, Elizabeth Sperry, and Amelia Markwell
- **Department Directors and Other City Officials in Physical Attendance:** Public

Works Director Darin Pryor, Fire Chief Jeff Breen, Community Development Director Dawn Bell, Park's Director Floyd Jerningan, Planner Tom Coots, Environmental Services Director Roger Pankey, Police Chief Sean Fagan, Finance Director Steffanie Rogers, City Administrator Keith Riesberg, and City Counselor James Klahr.

Mayor Louis J. Magdits called the meeting to order at approximately 6:30 pm and asked August Rolufs to lead in the Pledge of Allegiance.

3. PLEDGE OF ALLEGIANCE - August Rolufs

4. OLD BUSINESS

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

Minutes:

Community Development Director Dawn Bell briefed Council on the request to update the International Codes. City Counselor, James Klahr, read the Ordinance for its final reading by title: ORDINANCE 4908: 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.

Motion & Vote A motion was made by Jackson, seconded by Pace, to approve the ordinance. A roll call vote showed: * **Ayes:** Chirban, Rolufs, Pace, Greven, Behrendt, Hahn, Dickens, Jackson, Shelby, Balch, and McNeven. * **Nays:** None

5. CONSENT AGENDA

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

Minutes:

A motion was made by Greven, seconded by Hahn, to accept the April 7th, 2026 election results. Motion passed unanimously by voice vote.

6. Elected Officials Swearing in Ceremony

a. Comments/Recognitions of Outgoing Councilmembers:

Minutes:

Mayor Magdits presented certificates of gratitude to the three outgoing Councilmembers for their service. All three Councilmembers shared words of encouragement to the incoming Councilmembers and gratitude to the citizens for allowing them to serve.

b. Comments/Recognition of Mayor Louis Magdits

Minutes:

Mayor Pro-Tempore Kevin Greven presented Mayor Magdits with a Proclamation of Gratitude for more than 30-years of service to the community.

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

Minutes:

City Clerk Lorri Powell administered the Oath of Office to Mayor Elect Lister Florence. Outgoing Mayor Magdits shared words of encouragement and a formal transfer of duties to Incoming Mayor Florence.

d. Swearing-in of Newly Elected Officials:

Minutes:

The six incoming Councilmembers were administered the Oath of Office by the City Clerk. They then took their assigned positions for the remainder of the meeting. Note: Judge Neckermann and PA Fox were both sworn in on an earlier date.

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

Minutes:

At 7:03 pm **Mayor Florence** officially opened the public hearing. **Community Development Director Dawn Bell** shared that the applicant, Mike Woessner of Woods Mill Development LLC is seeking to subdivide 26 acres of the property into 42 residential lots and 2 common lots. **Caleb Homan** of Archer Elgin spoke on behalf of the applicant and the project and answered any questions presented by Council. **Collin Gentry** from Tory Lane asked for consideration for the Audubon Park to minimize any negative impact.

With no further questions or comments, the hearing was closed at 7:11pm City Counselor James Klahr read the ordinance for its first reading by title: AN ORDINANCE TO APPROVE THE FINAL PLAT OF AUDUBON RIDGE AND VACATE CERTAIN EASEMENTS AND RIGHTS-OF-WAY.

b. Public Hearing and Ordinance to approve a Map Amendment to rezone 821 Hwy O from the R-1, Suburban Residential district to the R-3, Multi-family Residential district.

Minutes:

At 7:12 pm **Mayor Florence** officially opened the public hearing. **Community Development Director Dawn Bell** shared that the applicant, MBL Development Company, was seeking to rezone the subject property from R-1 to R-3. The applicant plans to build an age restricted, income qualifying multi-family development.

Kim Lingle with MBL Development spoken in favor of the project to meet the growing need of affordable and independent living housing. Citizens from Huntleigh Drive, **Nicole Cummings, Melissa Dillion, and Amber Garcia** separately expressed concerns on the rezoning from R-1 Suburban Residential to R-3, Multi-Family Residential, property line disputes, and fear of what could move in with an R-3 zoning in the event that this project didn't come into

fruition or failed. **Kim Lingle** shared 7 letters of support for the project. With no further comments, at 7:40pm, Mayor Florence closed the public hearing. City Counselor Klahr read the ordinance for its first reading, by title: 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.

8. ACKNOWLEDGMENTS and SPECIAL PRESENTATIONS

a. Mayoral Proclamation - Arbor Day

Minutes:

Mayor Florence presented Parks Director Floyd Jernigan with a proclamation for Arbor Day. Director Jernigan shared current aggressive efforts to replace trees destroyed in the tornado. Rolla has had the designation of Tree City USA for 7 years. Reforest Rolla is another program available to citizens to assist in the reforestation of Rolla.

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

Minutes:

Mayor Florence presented Paster Adam Bloch, Gwendolyn Hicks and other members of the National Day of Prayer Taskforce, with a proclamation for the National Day of Prayer on Thursday, May 7th.

c. ADDED: MS&T American Society of Civil Engineers

Minutes:

Councilman Jackson requested this addition to the agenda. There were 5 student speakers who shared their success at the Mid-America Symposium, where they competed in multiple events such as creating a concrete canoe and Steel Bridge Design and Fabrication. They received first place in almost every category. The team is excited to be advancing to Nationals in Fairmont, Virginia.

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)

Minutes:

This Banner License Agreement would allow the Rolla Athletic Booster club to install banners and brackets on light poles along Cedar Street adjacent to the Rolla High School. City Counselor James Klahr read the Resolution for one reading by title: A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A CERTAIN LICENSE AGREEMENT BETWEEN THE CITY OF ROLLA AND ROLLA ATHLETIC BOOSTER CLUB.

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

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 the R-3, Multi-family Residential district (currently zoned R-1, Suburban Residential)

at 821 Hwy O. (Community Development Director Dawn Bell) First Reading

Minutes:

The applicant, MBL Development Company, is seeking to subdivide the 20-acre property into 2 residential lots. The applicant will need to dedicate easements and build utilities. Such plats require review and approval through P&Z and City Council.

City Counselor, James Klahr, read the Ordinance for its first reading by title: AN ORDINANCE TO APPROVE THE FINAL PLAT OF ROSE SENIOR VILLAS.

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)**

Minutes:

The request was to accept the bid from Taylor Chrysler, for 1 Crew Cab 3/4 ton truck for \$44,958 and a 2nd regular cab 1 ton truck for \$42,254. A motion was made by Chirban, seconded by Pace, to accept the bid. The motion passed unanimously by voice vote.

11. CITIZEN COMMUNICATION

Minutes:

David Dukes from Becca Dr., spoke words of encouragement to the newly seated council.

12. MAYOR/CITY COUNCIL COMMENTS

- a. Motion to appoint Mayor Pro-Tem for a 1-year term.**

Minutes:

Councilmember Chirban nominated Councilmember Jackson for the position of Mayor Pro-Tem. Councilmember Markwell nominated Councilmember Pace for the position of Mayor Pro-Tem. By written vote, Councilmember Pace received 8 votes and Councilmember Jackson received 4. Councilmember Pace is to now Mayor Pro-Tem for a 1-year term ending April 2027.

- b. Motion to appoint Planning & Zoning (P&Z) Council Representative for a 1-year term.**

Minutes:

A motion was made by Jackson, seconded by Pace, to appoint Chirban to the Planning & Zoning Commission. Motion passed unanimously by voice vote.

- c. Motion to appoint Steve Jackson to the Finance/Audit Committee for a 1-year term.**

Minutes:

A motion was made by Chirban, seconded by Rolufs, to appoint Steve Jackson to the Finance/Audit Committee. Motion passed unanimously by voice vote.

- d. Motion to appoint Sue Brown to Finance/Audit Committee for 1-year term.**

Minutes:

A motion was made by Pace, seconded by Sperry, to appoint Sue Brown to the Finance/Audit Committee. Motion passed unanimously by voice vote.

e. Motion to appoint Andrew Behrendt to the Finance/Audit Committee for a 1-year term.

Minutes:

A motion was made by Jackson, seconded by Rolufs, to appoint Andrew Behrendt to the Finance/Audit Committee. Motion passed unanimously by voice vote.

f. Councilmember Jackson

Minutes:

Councilmember Jackson shared that the ribbon cutting for the Protoplex had a great turnout. He also asked Council to consider moving meetings to Tuesday night (something already on the schedule to be discussed in the near future).

g. Councilmember Dickens

Minutes:

Councilmember Dickens asked Public Works Director Pryor about the verbiage of the talking crossing light near 10th Street. Director Pryor stated that it was a MoDOT light but that he would ask them if it was more programable to meet the needs of those who depend on that assistance.

h. Councilmember McNeven

Minutes:

Councilmember McNeven asked if opening prayer could be added to the actual agenda for broader representation. This will be added to a list for future discussion.

13. COMMENTS FOR THE GOOD OF THE ORDER

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

b. Public Works Director Darin Pryor

Minutes:

Director Pryor shared that April 29th in the Council Chambers of City Hall, MoDot would be having an Open House regarding I44 projects from 5:00-7:00pm. Councilmember Shelby shared his frustration regarding the current detours and projects by MoDot and asked Director Pryor about a completion date. Director Pryor referred him to the MoDOT website.

c. Community Development Director Dawn Bell

Minutes:

Director Bell shared that on Thursday, April 22nd, a large group of MS&T students would be presenting their projects for the Project Management Program. This will be a drop in event from 5:00-7:00pm at The Centre.

d. Councilmember Jackson

Minutes:

Councilmember Jackson shared that The Rolla Mission would be hosting a night of conversation focused on breaking the stigma of mental health and addiction. This will be at the Crossroads Auditorium on April 23rd from 5:30-7:30pm.

14. ADJOURNMENT

Minutes:

At approximately 8:30pm, a motion was made by Chirban, seconded by Pace to adjourn the meeting. Motion passed unanimously by voice vote.

Contact: Lorri M. Powell, City Clerk (lpowell@rollacity.gov 573-426-6948) | Minutes published on 04/30/2026, adopted on 05/04/2026

Management Report
FISCAL YEAR 2026

March 2026

BUILDING PERMITS ISSUED	MARCH FY 2026		MARCH FY 2025		YTD FY 2026		YTD FY 2025		Δ CHANGE FY 25 - FY 26	
	#	Value	#	Value	#	Value	#	Value	# ISSUED	\$ VALUE
PERMITS ISSUED	37	\$ 9,069,981.00	139	725600	251		271		-7.4%	
Electric, Plumbing, etc. Only	14		127		102	\$ -	193	\$ -	-47.2%	
Single Famil Detached			1	\$ 500,000	53	\$ 13,771,000	7	\$ 2,225,000	657.1%	518.9%
Single Family Attached	4	\$ 900,000.00			4	\$ 900,000	-	\$ -		
Duplexes					2	\$ 530,000	1	\$ 130,000	100.0%	307.7%
3-or-4 family					2	\$ 1,010,000	3	\$ 1,550,000	-33.3%	-34.8%
5-or-more family					-	\$ -	-	\$ -	#DIV/0!	#DIV/0!
Hotels, Motels					-	\$ -	-	\$ -		
Other nonhousekeeping shelter					-	\$ -	-	\$ -		
Amusement, social, recreational					-	\$ -	-	\$ -		
Churches, other religious					-	\$ -	-	\$ -		
Industrial					-	\$ -	-	\$ -		
Parking garages, Storage bldg	2	\$ 210,000.00			4	\$ 708,000	2	\$ 52,000	100.0%	1261.5%
Service stations, repair garages					-	\$ -	-	\$ -		
Hospitals, institutional					-	\$ -	-	\$ -		
Offices, banks, professional					1	\$ 13,294,055	-	\$ -		
Public Works, utilities					-	\$ -	-	\$ -		
Schools, other educational					-	\$ -	-	\$ -		
Stores, customer					-	\$ -	1	\$ 800,000	-100.0%	-100.0%
Towers, antennas					1	\$ 129,200	-	\$ -		
Signs, attached and detached	4	\$ 30,440.00	3	\$ 52,700	19	\$ 1,029,473	16	\$ 166,610	18.8%	517.9%
Residential addition, remodel	3	\$ 26,041.00	3	\$ 12,900	28	\$ 705,041	23	\$ 426,966	21.7%	65.1%
Commercial addition, remodel	6	\$ 7,903,500.00	4	\$ 160,000	20	\$ 21,079,431	18	\$ 13,689,000	11.1%	54.0%
Residential garage, carport					-	\$ -	1	\$ 35,000	-100.0%	-100.0%
Demolition, single family	2				8	\$ -	3	\$ -	166.7%	#DIV/0!
Demolition, 2-family			1		-	\$ -	1	\$ -	-100.0%	
Demolition, 3-or-4 family					-	\$ -	-	\$ -		
Demolition, 5-or-more family					-	\$ -	-	\$ -		
Demolition, all other	2		1		5	\$ -	3	\$ -	66.7%	
Total Residential Units	4	\$ 900,000.00	1	\$ 500,000	59	\$ 16,211,000	21	\$ 3,905,000	181.0%	315.1%
EST. CONSTRUCTION COSTS		\$ 9,069,981.00		\$ 725,600	-	\$ 53,156,200	-	\$ 19,074,576	#DIV/0!	178.7%
Building Permit Fees		\$ 12,642.34		\$ 4,301.77	-	\$ 116,298	-	\$ 66,486	#DIV/0!	74.9%
FEES		\$ 29,367.34		\$ 15,451.77	-	\$ 224,623	-	\$ 119,686	#DIV/0!	87.7%

INSPECTIONS PERFORMED	MARCH FY 2026	MARCH FY 2025	YTD FY 2026	YTD FY 2025	FY FY 25 - FY 26
Building Inspections	210	159	1332	675	97%
Electrical Inspections	66	177	551	506	9%
Excavation Inspections	0	0	0	0	#DIV/0!
Plumbing Inspections	39	51	408	273	49%
Mechanical Inspections	18	44	145	213	-32%
Code Inspections	211	214	1329	877	52%
Nuisance Inspections	182	136	840	579	45%
Business License Inspections	11	9	46	40	15%
TOTAL INSPECTIONS	737	790	4651	3,163	47%

Rolla Police Department Monthly Report

YTD 2026

Calls for Service

"Calls for Service" refers to the general daily activity of the officers - and dispatchers, in some situations - of the Rolla Police Department, as recorded in the Computer Aided Dispatch (CAD) system. Each incident handled by one or more of those individuals, whether in response to a citizen's request for assistance, self-initiated by an officer, or scheduled, is recorded as a single "Call for Service". Call types are assigned based on the initial circumstances presented to the dispatcher and, therefore, should not be considered a reflection of the full nature of the call. "Calls for Service" should also not be mistaken for "Reports Taken". (*Note: CFS criteria were slightly adjusted in 2025, eliminating certain calls handled by dispatchers, in order to make the totals even more accurate.)

Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	2025 YTD	% Increase
Abandoned/Recovered Property	8	11	14										33	33	0.00%
Abandoned Vehicle	18	17	15										50	46	8.70%
Accident - Fatality	0	0	0										0	1	-100.00%
Accident - Injury	19	14	16										49	51	-3.92%
Accident - Leave The Scene	12	19	9										40	50	-20.00%
Accident - No Injury	38	26	38										102	102	0.00%
Accident - Private Property	19	25	19										63	65	-3.08%
Accident - Road Blocked	9	5	2										16	19	-15.79%
Adult Abuse	1	0	0										1	2	-50.00%
Alarm LE	73	41	58										172	194	-11.34%
Animal Bite/Attack	3	6	1										10	7	42.86%
Animal Control	76	96	108										280	217	29.03%
Arson	0	0	0										0	0	#DIV/0!
Assault	7	6	14										27	20	35.00%
Assist Agency Non-LEA	93	69	77										239	263	-9.13%
Assist Citizen	19	13	11										43	49	-12.24%
Assist LEA	14	12	17										43	29	48.28%
Assist Motorist	32	16	20										68	113	-39.82%
Bomb Threat	0	0	0										0	1	-100.00%
Building Lockout	1	0	1										2	0	#DIV/0!
Burglary	14	7	11										32	31	3.23%
Business/Building Check	305	332	245										882	1,010	-12.67%
Call for Police	49	42	36										127	148	-14.19%
Checkpoint	0	0	1										1	0	#DIV/0!
Check Well Being	71	83	99										253	322	-21.43%
Child Abuse	1	0	0										1	14	-92.86%
Child Exploitation/Pornography	0	0	0										0	1	-100.00%
Compliance Check	0	0	0										0	0	#DIV/0!
Confidential Investigation	0	0	0										0	0	#DIV/0!
Conservation Violation	0	0	0										0	0	#DIV/0!
Court	9	12	19										40	33	21.21%
Crossing Guard (Officer coverage)	0	0	0										0	5	-100.00%
CWB 911 Hangup	80	111	114										305	198	54.04%
Death	1	0	1										2	1	100.00%
Destruction of Property	12	9	10										31	26	19.23%
Disturbance-Fireworks	0	0	0										0	1	-100.00%
Disturbance-Liquor	0	0	0										0	2	-100.00%
Disturbance-Other	43	33	59										135	177	-23.73%
Domestic Violence	30	30	28										88	110	-20.00%
Driving While Intoxicated	7	11	14										32	19	68.42%
Drown/Water Rescue	0	0	0										0	0	#DIV/0!
Drug Paraphernalia	2	3	3										8	13	-38.46%
Escort - Bank	0	1	0										1	1	0.00%
Escort - Courtesy	6	6	6										18	23	-21.74%
Escort - Funeral	2	5	8										15	25	-40.00%
Evidence Processing	0	0	1										1	0	#DIV/0!
Exparte Violation	10	6	9										25	8	212.50%
Field Interview	40	45	65										150	155	-3.23%
Fight	0	2	7										9	9	0.00%
Fingerprints	0	0	0										0	3	-100.00%
Follow-up	144	103	165										412	351	17.38%
Foot Patrol	0	1	1										2	0	#DIV/0!
Forgery-Counterfeiting	1	1	0										2	6	-66.67%
Found Body	0	0	0										0	0	#DIV/0!
Fraud - Checks/Credit Card	20	28	23										71	36	97.22%
Harassment	17	15	22										54	56	-3.57%
Identity Theft	0	2	2										4	5	-20.00%
Information Request	222	221	224										667	810	-17.65%
Intoxicated Person	7	4	4										15	12	25.00%

Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	2025 YTD	% Increase
Jail Incident	0	0	0										0	1	-100.00%
Juvenile Complaint	7	8	10										25	25	0.00%
Keep the Peace/Standby	10	10	14										34	30	13.33%
Kidnapping	1	0	0										1	1	0.00%
Leave without Pay	0	0	1										1	0	#DIV/0!
Liquor Violation	1	0	0										1	0	#DIV/0!
Littering/Dumping	0	2	7										9	5	80.00%
Loitering	4	7	9										20	14	42.86%
Lost or Stolen Property	13	6	4										23	34	-32.35%
Loud Noise Complaint	29	17	27										73	61	19.67%
Malicious Mischief	1	1	2										4	2	100.00%
Mental Health	35	26	18										79	75	5.33%
Missing Person	6	6	11										23	11	109.09%
Murder	0	0	0										0	0	#DIV/0!
Narcotics Violation	5	2	15										22	25	-12.00%
Notification	1	1	5										7	14	-50.00%
Open Door	5	2	4										11	17	-35.29%
Overdose	5	4	4										13	14	-7.14%
Paper Service	20	42	30										92	74	24.32%
Prisoner Transport	2	3	3										8	6	33.33%
Property Damage-Non Criminal	1	0	5										6	11	-45.45%
Prostitution	0	0	0										0	0	#DIV/0!
Prowler	1	0	1										2	4	-50.00%
Public Indecency	4	4	3										11	7	57.14%
Public Relations	24	32	31										87	37	135.14%
Pursuit	0	0	1										1	1	0.00%
Rape/Sexual Assault	1	2	4										7	4	75.00%
Robbery	2	0	1										3	0	#DIV/0!
Runaway	3	2	7										12	25	-52.00%
Search Warrant	3	0	0										3	1	200.00%
Vacation/Security Check	18	3	7										28	29	-3.45%
Selective Enforcement	15	11	21										47	0	#DIV/0!
Sewer Alarm	0	0	1										1	0	#DIV/0!
Sex Offenses	3	5	3										11	14	-21.43%
Shots Fired	2	2	1										5	11	-54.55%
Smoking/Vaping Violation	0	0	0										0	0	#DIV/0!
Soliciting	2	1	3										6	1	500.00%
Stabbing or Shooting with Injury	1	1	0										2	0	#DIV/0!
Stalking	1	1	0										2	5	-60.00%
Stealing	47	37	41										125	140	-10.71%
Stolen Vehicle	4	0	2										6	16	-62.50%
Suicide	0	0	0										0	0	#DIV/0!
Suspicious Activity	45	54	58										157	174	-9.77%
Suspicious Package/Item	1	0	2										3	3	0.00%
SWAT Callout	0	0	1										1	0	#DIV/0!
Tampering	2	3	2										7	9	-22.22%
Telephone Harassment	7	12	19										38	34	11.76%
Tow Sticker Expired	3	9	3										15	23	-34.78%
Traffic Complaint	97	154	111										362	486	-25.51%
Traffic Stop	412	405	481										1,298	950	36.63%
Trespassing	36	26	30										92	101	-8.91%
Try to Contact	50	35	10										95	61	55.74%
Vehicle Identification	40	39	46										125	105	19.05%
Vehicle Lockout	3	1	0										4	3	33.33%
Vehicle Repossession	5	4	3										12	14	-14.29%
Veterinary Call	3	0	1										4	4	0.00%
Weapons Violation	0	1	4										5	9	-44.44%
Totals	2,516	2,470	2,664	0	0	0	0	0	0	0	0	0	7,650	7,564	1.14%

Rolla Police Department Monthly Report YTD 2026

Part I Crimes

Calls that result in written reports are processed through the department's Records Management System (RMS) and ultimately reported to the MSHP and FBI. Beginning in 2020, we transitioned from the FBI's Uniform Crime Report (UCR) method, which counted only the most serious crime from each incident, to the National Incident-Based Reporting System (NIBRS), which counts each of the offenses per incident separately. NIBRS is now considered the FBI's standard method of reporting. The FBI has historically classified eight of the most serious offenses as "Part I Crimes" (these totals are somewhat fluid as investigations and report processing are not limited to monthly time frames):

	<u>Criminal</u> <u>Homicide</u>	<u>Rape</u>	<u>Robbery</u>	<u>Felony</u> <u>Assault</u>	<u>Burglary</u>	<u>Larceny</u>	<u>Auto Theft</u>	<u>Arson</u>	<u>Total</u>	<u>Change from</u> <u>Previous Yr</u>
March	0	0	1	6	3	27	0	0	37	
YTD 2026	0	3	1	13	14	87	4	0	122	
2025	0	14	6	60	58	370	28	3	539	-13.20%
2024	0	14	4	63	65	430	41	4	621	-15.16%
2023	0	8	6	55	85	515	58	5	732	-9.41%
2022	0	8	6	95	119	531	44	5	808	-0.37%
2021	0	15	9	68	119	564	35	1	811	-23.20%

Overdoses

The following data pertain to calls for service responded to by the Rolla Police Department in which an overdose was known or suspected. It is not an accurate representation of all overdoses occurring in Rolla, as these incidents aren't always reported since Narcan is readily available to citizens. Also, in many circumstances, law enforcement may not be called on to respond, as an overdose could be reported as a medical call, or the patient could be transported to the hospital by family/friends. Note the "Narcan Administered" column is ONLY for Narcan administered by RPD. Therefore, it cannot be used as a representation of the # of Narcan uses per overdose incident, as many times another responding agency (Fire, EMS, other LE) administers the Narcan. We do not have statistics for those agencies. Overdose Deaths are those deaths in which it is immediately known an overdose was involved. There is potential for this total to change as death investigations and/or lab results are finalized.

	<u>Overdose Calls for Service</u>	<u>Narcan Administered by RPD</u>	<u>Overdose Deaths</u>
March	6	2	0
YTD 2026	16	3	0
2025	69	15	4
2024	73	14	2
2023	111	38	9
2022	132	42	10

ANIMAL CONTROL MONTHLY TOTALS

MARCH 2026

ANIMALS IMPOUNDED

	Canine	Feline	Other Domestic	Wildlife	Monthly Total	2026 YTD Total	2025 YTD Total
City of Rolla	14	8	0	4	26	126	103
Rolla Area	1	0	0	0	1	1	0
City of Newburg	0	0	0	0	0	0	0
Newburg Area	0	0	0	0	0	0	0
Edgar Springs Area	0	0	0	0	0	0	0
Other Agencies	0	0	0	0	0	0	0
St. James Area	0	0	0	0	0	0	0
Ft. Leonard Wood	0	0	0	0	0	0	0
Monthly Total	15	8	0	4	27		
2026 YTD Total	40	21	0	16		127	
2025 YTD Total	70	15	0	19			103
Total Phelps County	1	0	0	0	1	1	0

ANIMAL DISPOSITION

	Canine	Feline	Other Domestic	Wildlife	Monthly Total	2026 YTD Total	2025 YTD Total
Animals Adopted ①	8	4	0	0	12	30	25
Animals Claimed	4	40	0	0	44	21	24
Euthanized(Ill/Injured)	0	0	0	0	0	2	0
Euthanized(Dangerous)	0	0	0	0	0	0	2
Euthanized(Un-Placed)②	0	0	0	0	0	0	0
Deceased on Arrival	0	2	0	3	5	18	17
Transferred to Rescue ③	0	1	0	0	1	4	18
Wildlife Relocated	0	0	0	1	1	1	5
Other (TNR)	0	0	0	0	0	1	1
Monthly Total	12	47	0	4	63		
2026 YTD Total	41	19	0	10		77	
2025 YTD Total	58	14	0	20			92

ADDITIONAL STATISTICS

	Monthly Total	2026 YTD Total	2025 YTD Total
Adoption Rate (① + ③) ÷ (① + ② + ③)	100.00%	100.00%	100.00%
PR Programs	0	0	0
Calls for Service	64	169	222
Written Warnings	0	0	0
Citations	1	1	0



MUNICIPAL DIVISION SUMMARY REPORTING FORM

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

I. COURT INFORMATION		Municipality: Rolla Municipal	Reporting Period: Mar 1, 2026 - Mar 31, 2026	
Mailing Address: 901 NORTH ELM, ROLLA, MO 65401				
Physical Address: 901 NORTH ELM, ROLLA, MO 65401			County: Phelps County	Circuit: 25
Telephone Number: (573)3648590		Fax Number:		
Prepared by: Stephanie Miles		E-mail Address:		
Municipal Judge: BRAD NECKERMANN				
II. MONTHLY CASELOAD INFORMATION				
		Alcohol & Drug Related Traffic	Other Traffic	Non-Traffic Ordinance
A. Cases (citations/informations) pending at start of month		14	977	197
B. Cases (citations/informations) filed		2	303	12
C. Cases (citations/informations) disposed				
1. jury trial (Springfield, Jefferson County, and St. Louis County only)		0	0	0
2. court/bench trial - GUILTY		0	0	0
3. court/bench trial - NOT GUILTY		0	0	0
4. plea of GUILTY in court		2	41	11
5. Violations Bureau Citations (i.e. written plea of guilty) and bond forfeiture by court order (as payment of fines/costs)		0	307	0
6. dismissed by court		0	3	0
7. <i>nolle prosequi</i>		0	38	4
8. certified for jury trial (not heard in Municipal Division)		0	0	0
9. TOTAL CASE DISPOSITIONS		2	389	15
D. Cases (citations/informations) pending at end of month [pending caseload = (A+B)-C9]		14	891	194
E. Trial de Novo and/or appeal applications filed		0	0	0
III. WARRANT INFORMATION (pre- & post-disposition)				
IV. PARKING TICKETS				
1. # Issued during reporting period	30	1. # Issued during period	162	
2. # Served/withdrawn during reporting period	52	<input type="checkbox"/> Court staff does not process parking tickets		
3. # Outstanding at end of reporting period	823			

MUNICIPAL DIVISION SUMMARY REPORTING FORM

COURT INFORMATION	Municipality: Rolla Municipal	Reporting Period: Mar 1, 2026 - Mar 31, 2026
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V. DISBURSEMENTS

Excess Revenue (minor traffic and municipal ordinance violations, subject to the excess revenue percentage limitation)		Other Disbursements: Enter below additional surcharges and/or fees not listed above. Designate if subject to the excess revenue percentage limitation. Examples include, but are not limited to, arrest costs and witness fees.	
Fines - Excess Revenue	\$3,636.39	Court Automation	\$1,043.00
Clerk Fee - Excess Revenue	\$528.00	Interest Income	\$65.28
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Excess Revenue	\$16.28	Law Enf Arrest-Local	\$85.90
		Overpayment	\$6.00
Bond forfeitures (paid to city) - Excess Revenue	\$100.00	Overpayment-E/R	\$0.11
Total Excess Revenue	\$4,280.67	Total Other Disbursements	\$1,200.29
Other Revenue (non-minor traffic and ordinance violations, not subject to the excess revenue percentage limitation)		Total Disbursements of Costs, Fees, Surcharges and Bonds Forfeited	\$18,383.18
Fines - Other	\$9,794.00	Bond Refunds	\$141.00
Clerk Fee - Other	\$1,260.00	Total Disbursements	\$18,524.18
Judicial Education Fund (JEF) <input checked="" type="checkbox"/> Court does not retain funds for JEF	\$0.00		
Peace Officer Standards and Training (POST) Commission surcharge	\$149.00		
Crime Victims Compensation (CVC) Fund surcharge - Paid to State	\$1,062.37		
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Other	\$38.85		
Law Enforcement Training (LET) Fund surcharge	\$298.00		
Domestic Violence Shelter surcharge	\$300.00		
Inmate Prisoner Detainee Security Fund surcharge	\$0.00		
Restitution	\$0.00		
Parking ticket revenue (including penalties)	\$0.00		
Bond forfeitures (paid to city) - Other	\$0.00		
Total Other Revenue	\$12,902.22		

**Fire Incident Report
Calendar Year 2026**

MARCH 2026

MAJOR INCIDENT TYPE	MARCH 2026 #	YTD 2026 #	YTD 2025 #	CHANGE 2025 - 2026 # RESPONDED
Fire	12	40		
Hazardous Situation	18	50		
Medical	79	191		
Public Service	17	99		
Rescue	3	7		
No Emergency	53	89		
Law Enforcement	-	1		
TOTAL	182	477	771	-38.13%

MAJOR INCIDENT TYPE	MARCH 2025 #	YTD 2025 #
False Alarm & False Call	38	89
Fire	14	27
Good Intent Call	27	67
Hazardous Condition (No Fire)	32	55
Overpressure Rupture, Explosion, Overheat (No Fire)	-	-
Rescue & Emergency Medical Service	168	472
Service Call	24	43
Severe Weather & Natural Disaster	17	17
Special Incident Type	-	1
TOTAL	320	771

*The deficit of total incidents is due to the 2025 storm call volume.

The Centre Rolla's Health & Recreation Complex
Income Statement
For the 6 Months Ending
March 31, 2026

	<u>Period To Date</u>	<u>PTD Budget</u>	<u>Variance</u>	<u>Last Year</u>	<u>Year To Date</u>	<u>YTD Budget</u>	<u>Variance</u>	<u>Last Year</u>
Revenues								
Rental & Other:								
Conference Room & Other Rental	\$0	\$0	\$0	\$660	\$2,620	\$2,000	\$620	\$2,720
	0	0	0	660	2,620	2,000	620	2,720
Member Services:								
Membership Dues	8,419	9,682	(1,263)	66,581	277,479	299,966	(22,487)	392,032
Guest Fees	4,679	2,333	2,346	7,726	29,838	36,666	(6,828)	40,471
Locker Rent	0	0	0	50	590	300	290	750
	13,099	12,015	1,084	74,357	307,907	336,932	(29,025)	433,253
Fitness:								
Enrollment Fees/Health Assessments	0	0	0	1,682	2,900	11,186	(8,286)	8,147
Special Programs	0	0	0	240	540	400	140	720
	0	0	0	1,922	3,440	11,586	(8,146)	8,867
Ancillary:								
Swim Programs	5,300	4,167	1,133	5,745	28,472	52,334	(23,862)	28,441
General Medical Integration	0	0	0	925	3,371	4,455	(1,084)	5,028
Recreation	0	0	0	3,584	18,975	24,000	(5,025)	37,939
Café	0	0	0	1,409	3,742	5,000	(1,258)	7,093
Pro Shop	0	0	0	55	27	1,600	(1,573)	1,709
Personal Training	0	0	0	7,873	36,491	29,684	6,807	46,125
Children's Area	0	0	0	2,361	8,327	12,000	(3,673)	11,958
	5,300	4,167	1,133	21,952	99,404	129,073	(29,669)	138,293
Total Revenue	18,399	16,182	2,217	98,890	413,371	479,591	(66,220)	583,133
Expenses								
Salaries & Burden	26,529	25,774	(755)	87,589	454,837	471,082	16,245	550,420
Other Employee Expenses	222	0	(222)	928	3,066	2,800	(266)	7,266
General Supplies & Services	98	0	(98)	622	878	2,568	1,690	2,600
Environmental Supplies	2,516	1,750	(766)	29	12,802	9,500	(3,302)	11,818
Cost of Goods Sold	530	0	(530)	464	2,255	3,620	1,365	5,474
Minor Equipment	26	0	(26)	427	119	1,268	1,149	1,636
Repairs & Maintenance	1,548	8,333	6,785	8,913	14,464	29,066	14,602	77,869
Service Contracts & Licenses	5,796	0	(5,796)	9,496	46,874	43,036	(3,838)	58,930
Marketing & Collateral	7,703	0	(7,703)	6,966	23,824	28,400	4,576	40,467
Utilities	8,411	8,625	214	16,795	85,491	83,406	(2,085)	105,727
Bank Fees & Miscellaneous	0	0	0	4,407	16,283	19,112	2,829	25,762
Other Taxes & Fees	0	0	0	250	900	1,800	900	2,465
Total Expenses	53,378	44,482	(8,896)	136,885	661,794	695,658	33,864	890,434
Net Operating Income	(34,980)	(28,300)	(6,680)	(37,995)	(248,423)	(216,067)	(32,356)	(307,301)
Management Fees	4,000	4,000	0	8,000	40,000	48,000	8,000	50,000
Net Income (Loss)	(\$38,980)	(\$32,300)	(\$6,680)	(\$45,995)	(\$288,423)	(\$264,067)	(\$24,356)	(\$357,301)
Ancillary Services Net Income (Loss)								
Swim Programs (Net)	\$6,160	\$1,667	\$4,493	\$3,034	\$11,946	\$24,014	(\$12,068)	\$8,955
Recreation (Net)	\$0	\$0	\$0	\$2,594	\$10,801	\$13,600	(\$2,799)	\$26,874
Café (Net)	(\$530)	\$0	(\$530)	\$983	\$1,499	\$2,500	(\$1,001)	\$3,152
Pro Shop (Net)	\$0	\$0	\$0	\$17	\$15	\$480	(\$465)	\$177
Personal Training (Net)	\$0	\$0	\$0	\$3,511	\$11,933	\$11,874	\$59	\$18,425
Children's Area (Net)	\$0	\$0	\$0	(\$837)	(\$3,367)	(\$808)	(\$2,559)	(\$10,084)
Total Ancillary Services Net Income (Loss)	\$5,631	\$1,667	\$3,964	\$9,303	\$32,828	\$51,660	(\$18,832)	\$47,498

updated as of 04/29/2026

#	Date	Ordinance Number	Line Item	Item/Subject	Amount Authorized	Amount Spent to Date	Project % Completion	Anticipated Remaining Project Expenses	Changes to Project Scope	Anticipated Project Complete Date
1	6/16/2025	Motion		Veterans' Park Pavillions (materials)	\$104,341.00	\$ 104,341.00	100%	0	none	Spring 2026
2	6/16/2025	4863		Meyer Electric/Wilson Ballfield Lighting	\$289,324.00	\$ 257,414.00	89%	\$31,910.00	none	Spring 2026
3	10/6/2025	4877	07/5-073-331	BNSF Preliminary Engineering Agreement for 18th/Bardsley Roundabout	\$37,997.00	0	10%	\$ 37,997.00	none	Unknown
4	10/6/2025	4878		MDOT Tap Grant - 45 Curb Ramps 80% grant up to \$149,873	\$188,000.00	0	0%	\$ 188,000.00	none	Bid in Fall 2026
5	10/6/2025	Motion	07/5-073-561	Purchase of International HV507 truck	\$132,918.92	\$ 132,918.92	100%	\$0.00	none	Spring 2027
6	continued	Motion	07/5-073-561	16'dump bed	\$118,426.00	0	0%	\$118,426.00	none	Spring 2027
7	10/6/2025	Motion	07/5-073-560	Purchase of Caterpillar 430 Backhoe	\$152,645.00	\$ 152,644.89	100%	0	none	
8	11/3/2025	Motion		Purchase of a refuse truck	\$453,345.68	0	0%	453,345.68	none	Spring 2026

9	11/17/2025	Motion		Purchase of 5 RPD Vehicles	\$279,730.00	\$279,730.00	100%	0	none	
10	11/17/2025	Motion		45 Smith & Wessen guns and holsters \$51793.50 before trade-in \$	\$30,353.50	0	10%	\$30,353.50	none	Summer 2026
11	12/1/2025		4890	07/5-073-573 Project 449 Little Oaks Road Improvements - Donald Maggi	\$310,900.50	0	0	\$310,900.50	none	Fall 2026
12	1/5/2026		4891	Veterans' Park Pavillions (construction)	\$111,999.81	\$ 49,589.81	44%	\$ 62,410.00	none	Spring 2026
13	1/5/2026	Motion		RPD vehicle equipment & installation	\$85,747.00	0	10%	\$85,747.00	none	Spring 2026
14	1/20/2026		4893	McCutchen Acres Development Agreement	\$50,000.00	0	0%	\$50,000.00	none	Unknown
15	2/2/2026		4896	05/5050-331 Airport Runway Consultant Agreement	\$267,641.00	0	0%	\$ 267,641.00	none	Spring 2027
16	2/2/2026		4895	05/5050-331 Airport Taxiway Redesign Agreement	\$49,415.00	0	0%	\$49,415.00	none	Spring 2027

17	3/2/2026	4902	07/5073-582	2026 Asphalt Phase 1	\$810,296.90	\$ 267,056.94	33%	\$543,239.96	none	Fall 2026
18	3/16/2026	4904		2026 Sewer CIPP	\$313,281.00	0	0%	\$313,281.00	none	Fall 2026
19	4/6/2026	4907	07/5073-582	2026 Asphalt Phase II	\$872,350.30	0	0%	\$872,350.30	none	Fall 2026
20	4/6/2026	Motion		Purchase of 2 vehice chassis/ body swaps	\$280,000.00	\$197,800	70%	\$82,200.00	none	Spring 2026
21										

Park Advisory Commission

*Tuesday, March 17, 2026 – 5:00 p.m.
City Hall, 3rd Floor Conference Room*

Members Present: Ken Kwantes, Justin Renaud, Mike Fleischhauer, and Susan Wrasmann

Absent: None

Others Present: Floyd Jernigan, Marie Crowley, Andrew Smith, Simon Yoakum, Blake Friedrich (Missouri Department of Conservation), Abby Gill (Missouri S&T Birding Club), Andy Davis (Veterans' Memorial Park)

1. Call to Order

- Mr. Kwantes called the meeting to order at 5:00 p.m.

2. Approval of November minutes

- Justin Renaud made a motion to approve November 2025 meeting minutes. Mike Fleischhauer seconded the motion. All in favor. None opposed.

3. Presentations

- Blake Friedrich with Missouri Department of Conservation presented on the Ber Juan Park Aquatic Habitat Improvement-Floating Wetlands. The process/instructions for installing the floating wetlands were discussed, including the city's responsibilities as far as maintenance, publicity, and cost. This plan also requires the city to provide \$1,000 in-kind services to the project and provide a record of the expenses. The current plan is to install three per year to reach the proper capacity for the size of Ber Juan lake. The signs to be displayed at the project are in progress.
- Abby Gill from Missouri S&T Birding Club presented an update on installation of their Schuman Lake pollinator with Missouri wildflowers. They plan to plant in April. They would also like to hold a community event with rock painting for the border of the pollinator plot. They will obtain the rocks from the S&T Mine. They are set on supplies and don't require anything from the city at this time. They will send the MOU to Floyd to sign. They will let us know what they need for advertising.
- Marie gave an overview on the Centre Steering Committee status. Community meetings are being held on March 30, from 4 p.m.-7 at the Centre and April 14, 4 p.m.-7 at Eugene Northern Community Hall. There will also be a survey.

4. Updates

- The Parkland Ordinance fee adjustments are still pending.

- The Community Garden is continuing this season. A meeting was held with some of the members regarding the MOU and ongoing policy.
- The new bathroom at Ber Juan was completed today.
- The retaining wall at Ber Juan should be complete by May 1st.
- A meeting is pending with RDBA regarding the downtown planters. We are looking at ways to reduce expense and continue the effort.
- Simon advised clean-up of the Acorn Trail is complete. They cleared 5 ft. on each side and hauled away approximately 300 truckloads, which was made up of storm damaged trees from last year's tornado and invasives. The crew has been doing a lot of trimming and cleaning up at Ber Juan also. They planted a tree for Reforest Rolla at 801 E. 6th Street.
- Andy Davis advised two new monuments have been dedicated. They are looking to add some wall segments and plaques. They are also seeking to add a sound system.

5. New Business

- We will be meeting with the Chamber of Commerce seeking financial assistance with possible 3v3 and 5v5 soccer national tournaments at Ber Juan.

6. Financials/Narrative

- The financials are not complete for review yet.
- Bid for the Exercise Stations on the Fitness Trail will open in April. We obtained an extension on the LWCF Grant.
- The goal is to hold bids for the turf field this year and get it started in August/September.

7. Adjournment

The meeting adjourned at 6:20 p.m.

REGULAR SESSION – March 3, 2026

~ Meeting was held in the Board Room at RMU's Tucker Professional Center at 4:30 p.m. ~

The meeting was called to order at 4:30 p.m. by Rolla Board of Public Works (RBPW or Board) President, Nick Barrack,, presiding. The following were present:

- Board members: President, Nick Barrack
Vice President, Dr. Wm. E. Showalter
Secretary, Joe Polizzi
Vice Secretary, Fred L. Stone
- RMU Staff: General Manager, Rodney P. Bourne, P.E.
Finance Manager, Gwen Cresswell
Business Manager, Jason Grunloh
Engineering Manager, Chad Davis
Electric Superintendent, Eric Lonning
Water Superintendent, Jason Bell

Minutes submitted, according to Agenda, by RMU's Administrative Assistant, Megan Saylor.

* * * * *

I. APPROVAL OF MINUTES

Showalter made a motion, seconded by Polizzi, for the minutes of the Regular Session of the January 27, 2026 Board meeting to be approved as presented. Motion passed unanimously.

II. CITIZEN COMMUNICATION (none)

III. SPECIAL PRESENTATION (none)

IV. STAFF REPORTS

A. FINANCE MANAGER'S REPORT (presented by Cresswell)

1. The Board received the Statement of Income & Expenses reports for January 2026 (FY26). Cresswell reviewed the reports:
 - Operating income for January (FY26) was \$3,554,000, an increase of more than \$400,000 compared to January 2025. Year-to-date operating income totals \$12,253,000 which is over \$950,000 higher than the same period last year.
 - Purchased power expenses totaled \$3,994,000 for January, an increase of more than \$1,500,000 from January 2025 due to Winter Storm Fern. MPUA offered us an arrangement to pay \$3,200,000 in February and split the remainder evenly to be paid monthly through the remaining Fiscal Year (September).
 - In February, \$1,000,000 was transferred from electric reserves into the General Fund account. The transfer was necessary in large part due to the increases in purchased power expenses.
 - Total operating expenses for January, including purchased power, were \$4,845,000. This represents an increase of more than \$1,600,000 from January 2025, and an increase of over \$1,900,000 year-to-date. As a result, the month closed with an operating loss of \$1,291,000 contributing to a year-to-date operating loss of \$1,630,000.
 - By department, the Electric department shows a year-to-date operating loss of \$1,901,000, while the Water department reflects an operating gain of \$264,000. Power Production shows a year-to-date operating gain of \$19,000.
 - Other income and expenses totaled \$118,000 resulting in a net loss of \$1,173,000 for January and a net loss of \$874,000 for the year.

Bourne explained the natural gas pricing spike that occurred during the weekend of Winter Storm Fern. At the end of February, while in DC for the American Public Power Association Legislative Rally, this issue was highlighted in discussions with congressional delegates. Addressing the topic with our U.S. representatives helps ensure support for federal policies to include stronger protections against extreme

natural gas pricing and strengthen consumer protections. Senator Hawley has introduced the GRID Act to require new and existing data centers to "bring their own power" as they build out a data center. But without addressing the volatility in the natural gas market, these efforts do not achieve their stated goal of protecting consumers from electric rate increases. It actually may do the opposite unless natural gas market reform is not addressed.

Discussion took place regarding the Rate Stabilization Fund that was introduced into RMU's budget during 2024 Fiscal Year. Cresswell explained the purpose of the fund, and when to utilize those funds to minimize increases in customers' utility rates. Bourne emphasized that while developing the FY2027 budget, staff will be assessing income, expenses and rate stability. Any recommendations will be presented to the Board. Bourne mentioned staff is meeting with Toth & Associates next week to review the Cost-of-Service Study for water and will be kicking off an electric Cost-of-Service Study to align with discussions concerning the FY2027 budget. Bourne outlined the timeline of the budget process which normally begins in March working on the capital budget, Board approval in July, then the approved budget is presented to City Council in August. The City of Rolla is currently reviewing and updating city codes. In the pertinent section pertaining to the Board of Public Works, Bourne has adjusted the required time window to twenty days. This would allow the budget process to begin a month later, giving more time to gather data on the current budget before projecting next year's budget and to complete the electric Cost-of-Service study. Board approval would be in August then presented to City Council in September. City Council is hoping to approve code changes in April or May.

2. Cresswell presented RMU's Financial Statement, Statistics Report and the Disbursement Summary (January 2026) for Board approval.

Polizzi made a motion, seconded by Stone, that the statistics and financial statement be approved as presented and forwarded to the City of Rolla. Motion passed unanimously.

3. Service Center Building Expansion

Cresswell reported that Trigent and Cahill's Construction are about 80% done with the demolition. ArchImages is working on a contract with Bartlett and West to provide basic construction management, oversight and testing on the project. Bartlett and West will be a subcontractor to ArchImages. Trigent and Cahill's have submitted an alternative HVAC system which has been forwarded to the Architect for review.

Buildtech Construction found significant amounts of rock below the area of the retaining wall. They are currently breaking up the rock and removing it, which is proceeding faster than they anticipated. The cost per cubic yard to haul rock was included in the original proposal, but it would be more economical to be charged by the hour. BuildTec has agreed to proceed with the rock removal at a rate of \$300 per hour not to exceed the unit price per cubic yard in the original proposal with a maximum limit of \$165,000.

4. FEMA Update

Cresswell reported that all required documentation and expense records have been submitted to FEMA for final review. FEMA falls under the Department of Homeland Security (DHS) which is impacted by the partial federal government shutdown due to funding. Work has stalled while employees are furloughed, but hopefully the shutdown will end quickly.

5. Audit Update

Cresswell announced that the revenue and expenses have been reconciled. This was a major obstacle in completing our FY2024 audit. Currently, the focus is on reconciling fixed assets which should be completed soon. This will enable the auditor to work on her testing to complete the audit.

6. Arborist Crew Recognition

Cresswell mentioned an email she received that commends the RMU Arborist crew. Since the previous foreman's retirement in November, Larry Moreland has filled the position and is now managing the crew. Cresswell shared the email complimenting the crew with the Board.

B. BUSINESS MANAGER'S REPORT

(presented by Grunloh)

1. Customer Service Survey

Grunloh announced beginning March 1st through April 15th, RMU will conduct a customer service survey. Customers will be able to access the survey from our website, Facebook or a QR code in the newsletter. The short survey takes about five minutes to complete and covers topics which include: Communicating with customers, service and value for the cost of electricity, timeliness of power restoration following an outage, consistent and reliable electric service, and overall satisfaction with the utility, customer service, and field service representatives.

2. Peak Alert Update

Grunloh mentioned that RMU will once again take part in the annual Best Ever St. Pats Parade on Saturday, March 14th, providing a valuable opportunity to engage with the community and showcase our presence. RMU was unable to participate in the parade last year due to the tornado.

C. ENGINEERING MANAGER'S REPORT (presented by Davis)

1. Update on RMU projects

Davis highlighted current work projects found in the Operations Report which include:

- The Highlands subdivision on Highway 72 South – The RMU electric has been installed for the 1st portion of the development. Work is currently underway on roadway lighting in that area.
- Generator EP02 sustained damage in Dec 2024 and was under repair. The generator was tested and put back into service today (March 3, 2026).
- A unique installation of temporary electric service for the construction of S&T's new Bioplex facility on Tim Bradley Way has been completed. Temporary services are needed for the job trailer complex and tower crane that will be on site. Additional temporary services at 10th & State Streets were installed for contractor constructing new building on campus.
- Water crew has been working along Highway 72 installing new water main. In addition, various other projects have been completed throughout the month.

A complete list with details of all electric, fiber and water projects was included in the Board packet.

D. GENERAL MANAGER'S REPORT (none)

Bourne did not give an official report, but reminded the Board that Floyd Wolf, the new General Manager, begins at RMU on Monday, March 9th. Bourne gave a brief overview of the meetings & events lined up for Floyd's first week. Bourne reminded the Board of the Meet & Greet luncheon on Tuesday beginning at 11:00 at Eugene Northern Community Hall. Board members are welcome to attend if their schedule allows. On April 9th, from 4-6 p.m. there will be a reception for Bourne's retirement. Invitations will be sent out for that event in the next week. Bourne's final day in the office will be April 24th.

V. UNFINISHED BUSINESS (none)

VI. NEW BUSINESS

A. RFB #26-108 Transformer Pads (presented by Lonning)

Lonning presented the bid tabulations for RFB #26-108 for the purchase of transformer pads. Four companies submitted bids. Staff recommends awarding the purchase to Anixter, Inc., the lowest responsive bidder, in the amount of \$26,746.08. **Stone made a motion, seconded by Showalter, to approve the purchase of transformer pads from Anixter, Inc for \$26,746.08. Motion passed unanimously.**

B. Proposed Cost-of-Living Adjustment (COLA) (presented by Cresswell)

Cresswell explained that COLA recommendations are typically presented at the March Board meeting each year. Cresswell discussed that after reviewing current economic indicators, management recommends a 2.5% COLA for all employees, effective March 26, 2026. Although the recommended COLA is below the national average salary increase, it supports RMU's long-term ability to provide consistent annual adjustments, even in years when inflation is minimal or negative. Cresswell also recommends approving several market adjustments, with an estimated cost of \$31,000, effective February 24, 2026. **Polizzi made a motion, seconded by Showalter, to approve the 2.5% COLA increase for all RMU employees effective March 26, 2026 and the market adjustments effective February 24, 2026 as presented. Motion passed unanimously.**

C. ArchImages – Additional Services Agreement (presented by Cresswell)

Cresswell explained that RMU does not have anyone on staff to provide construction management to oversee the work being done at the Service Department. Cresswell presented an additional service agreement for ArchImages to provide services for onsite observation during construction, materials testing and surveying services. Following Board discussion, **Stone made a motion, seconded by Showalter, to approve the additional agreement with ArchImages for onsite observation, materials testing and surveying services in the amount of \$131,242.00. Motion passed unanimously.**

VII. CLOSED SESSION (none)

VIII. ADJOURNMENT

With no further business to discuss, **Showalter made a motion, seconded by Stone, to adjourn. Motion passed unanimously. The meeting adjourned at 5:05 p.m.**


Nicholas Barrack, President


Joseph Polizzi, Secretary

The Board's next meeting is scheduled for Tuesday, March 31, 2026 at 4:30 p.m.



STATISTICS

FEBRUARY 2026

PRODUCTION

Date of Demand	02/01/2026
Time of Demand	8:00 AM
Billing Demand	69.0 MW
kWh Purchased	27,451,000
Total Cost	\$2,796,917.85
Cost per kWh	\$0.101888
Load Factor	59.20%

ELECTRIC SALES

Residential - Single Phase kWh	13,957,524
Residential - Three Phase kWh	177,083
Commercial - Single Phase kWh	1,682,201
Commercial - Three Phase kWh	3,871,886
Power Service kWh	6,662,700
Industrial kWh	6,453,320
Area Lighting kWh	6,610
Street Lighting kWh	30,328
Rental Lights kWh	68,654
Total kWh Sold	32,910,306
Demand kW	29,127
Revenue	\$3,226,355.21
Monthly Gain	19.89%
Fiscal Year to Date Loss	4.23%

Pumped #2 Well	911,000
Pumped #3 Well	3,713,000
Pumped #4 Well	3,792,000
Pumped #5 Well	2,560,000
Pumped #6 Well	3,540,000
Pumped #7 Well	1,217,000
Pumped #8 Well	1,156,000
Pumped #9 Well	3,267,000
Pumped #10 Well	3,000
Pumped #11 Well	5,749,000
Pumped #12 Well	3,115,000
Pumped #13 Well	4,648,000
Pumped #14 Well	7,809,000
Pumped #15 Well	3,367,000
Pumped #16 Well	5,279,000
Pumped #17 Well	3,635,000
Pumped # 1 Ind Park Well	2,943,000
Pumped # 2 Ind Park Well	4,298,000
Pumped # 3 Ind Park Well	3,920,000
Total Gallons	64,922,000

WATER SALES

Residential - Single Phase Gallons	25,276,000
Residential - Three Phase Gallons	383,000
Commercial - Single Phase Gallons	6,047,000
Commercial - Three Phase Gallons	4,456,000
Power Service Gallons	11,890,000
Industrial Gallons	3,892,000
Missouri S&T Gallons	1,489,000
PWSD #2 Gallons	1,645,000
Total Gallons Sold	55,078,000
Revenue	\$356,822.93
Pumping Cost, Electric	\$42,118.24
Monthly Unidentified Loss	10.03%
Fiscal Year to Date Unidentified Loss	10.81%

METERS IN SERVICE

	Electric	Water
Residential - Single Phase	8,122	6,451
Residential - Three Phase	24	20
Commercial - Single Phase	932	487
Commercial - Three Phase	493	306
Power Service	87	78
Industrial	7	2
Area Lighting	15	0
Street Lighting	24	0
Missouri S&T	0	9
PWSD #2	0	651
Total	9,704	8,004

PILOT

Sewer Service Charge	\$181,449.36
Refuse Service Charge	\$442,148.03
	\$276,227.50

Gross Payroll	\$323,296.85
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** Loss includes 3,332,000 gallons per water main flushing records.

*** FY loss includes 17,764,900 gallons per water main flushing records.

IV. A.2.



**FINANCIAL STATEMENT
FEBRUARY 2026**

RECEIPTS:

Electric, Water, Tax, Sewer and Refuse Charge		
Accounts Receivable - Miscellaneous		
Customer's Deposits - Refundable		
Misc Non-Operating Revenue		
Total Receipts	<u>\$4,953,958.11</u>	
FSCB General Fund Account Interest (January 31, 2026)	\$4.21	
FSCB Electronic Payment Account Interest (January 31, 2026)	\$170.24	
PCB General Fund Account Interest (January 31, 2026)	\$5,187.57	
PCB Electronic Payment Account Interest (January 31, 2026)	\$2,199.91	
PCB ICS Sweep Account Interest (January 31, 2026)	\$66,778.17	
Public Utility Cash In Bank (January 31, 2026)	<u>\$26,459,194.73</u>	
Total Receipts and Cash In Bank		<u><u>\$31,487,492.94</u></u>

DISBURSEMENTS:

Power Purchased	\$3,226,931.14	
Operating Expenses	\$181,012.76	
Administrative and General Expenses	\$146,628.74	
Payroll	\$226,126.08	
Capital Expenditures	\$75,805.00	
Construction in Progress	\$240,981.00	
Stock Purchases (Inventory)	\$78,843.14	
Balance of Customer's Deposits after Finals	\$8,265.07	
Medical, Dental, Vision and Life Insurance Paid by Employees	\$3,268.11	
Support Payments	\$1,350.00	
457 Plan RMU/Employee Contributions	\$18,823.65	
Flexible Spending Account Contributions	\$575.00	
U.S. Withholding Tax	\$29,041.18	
Missouri Dept. of Revenue (Sales Tax)	\$52,943.41	
Missouri Dept. of Revenue (Income Tax)	\$10,330.00	
Phelps County Bank (Social Security #240)	\$45,538.90	
Sewer Service Charge	\$459,784.58	
Refuse Service Charge	\$274,907.76	
PILOT to City of Rolla	\$142,291.49	
City Right-of-Way Manager	\$0.00	
Utility Incentives	\$0.00	
Unclaimed Deposits to State	\$0.00	
Primacy Fees	\$0.00	
Working Fund Voids	-\$258.95	
Check Voided	<u>\$0.00</u>	
	\$5,223,188.06	
Cash in Bank (February 28, 2026)	<u>\$26,264,304.88</u>	
Total Disbursements and Cash In Bank		<u><u>\$31,487,492.94</u></u>

BALANCE OF OTHER FUNDS:

TOTAL PUBLIC UTILITY ACCOUNTS BALANCES:	\$3,113,018.88	
ELECTRIC RESERVES:		
Money Market Account	\$8,214,249.99	Partially Funded
Rate Stabilization Fund	<u>\$1,740,000.00</u>	Partially Funded
Total Electric Reserves	\$9,954,249.99	
RESTRICTED ELECTRIC RESERVES:		
Money Market Account	<u>\$12,298,771.20</u>	FY21 Funded
Total Electric Reserves	\$12,298,771.20	
WATER RESERVES:		
Money Market Account	\$216,965.81	Partially Funded
Rate Stabilization Fund	<u>\$681,299.00</u>	Partially Funded
Total Water Reserves	\$898,264.81	
TOTAL RESERVES:		<u><u>\$23,151,286.00</u></u>
TOTAL PUBLIC UTILITY ACCOUNTS AND RESERVES:		<u><u>\$26,264,304.88</u></u>

*** Benchmark:**

Electric Reserves:	\$12,262,763.00
Electric Rate Stabilization:	\$3,065,691.00
Water Reserves:	\$3,197,434.00
Water Rate Stabilization:	<u>\$799,359.00</u>
	<u>\$19,325,247.00</u>

**MARCH MATERIALS COLLECTED & SHIPPED
FROM RECYCLING CENTER**

(Based on Calendar Year)

Material	Mar 2026	Feb 2025	Mar 2025	Year-to-Date 2026	Year-to-Date 2025	Yearly Total 2025
Cardboard	112.4 ton	103.5 ton	119.1 ton	382.7 ton	346.8 ton	1,405.0 ton
Newspaper	19.5 ton	17.9 ton	17.8 ton	76.0 ton	70.4 ton	282.1 ton
High Grade Paper	0.0 ton	0.0 ton	17.9 ton	0.0 ton	17.9 ton	17.9 ton
Aluminum	2.5 ton	2.6 ton	0.0 ton	4.7 ton	2.6 ton	16.3 ton
Steel Cans/Scrap Metal	4.1 ton	4.0 ton	2.9 ton	11.1 ton	10.2 ton	51.3 ton
Plastic	0.0 ton	0.0 ton	10.2 ton	19.6 ton	20.6 ton	98.9 ton
Glass	0.0 ton	0.0 ton	0.0 ton	48.2 ton	41.9 ton	195.2 ton
Batteries	1.2 ton	1.1 ton	0.0 ton	1.2 ton	1.1 ton	5.4 ton
Electronic Waste	7.1 ton	5.9 ton	2.8 ton	19.9 ton	8.8 ton	41.9 ton
Household HW	0.0 ton	0.0 ton	0.0 ton	0.0 ton	0.0 ton	0.0 ton
TOTAL	146.8 ton	134.9 ton	170.7 ton	563.4 ton	520.0 ton	2,113.9 ton

SERVICES PROVIDED

Type of Service	Mar 2026	Feb 2025	Mar 2025	Year-to-Date 2026	Year-to-Date 2025	Yearly Total 2025
Special Pick-ups	22	28	32	69	87	420
Paper Shredding	5.5 hours	5.0 hours	4.5 hours	13.5 hours	12.3 hours	44.8 hours
Reported Trash Nuisances	0	0	0	0	0	0
Households Dropping Off Hazardous Waste	125	56	108	292	238	1255

DISPOSAL TONNAGE

(Sanitation Division)

Material	Mar 2026	Feb 2025	Mar 2025	Year-to-Date 2026	Year-to-Date 2025	Yearly Total 2025
Refuse	1,683.6 ton	1,380.4 ton	1,890.9 ton	4,628.6 ton	4,506.5 ton	20,546.0 ton

**ROLLA AREA CHAMBER OF COMMERCE
AUDITED FINANCIAL STATEMENTS
DECEMBER 31, 2025**

**Kean, Wiggins & Company, LLC
Certified Public Accountants
PO Box 876, 704 West 2nd Street
Rolla, Missouri 65402**

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KEAN, WIGGINS & COMPANY^{LLC}

CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of
Rolla Area Chamber of Commerce

We have audited the accompanying financial statements of the Rolla Area Chamber of Commerce (a non-profit organization), which comprise the statement of assets, liabilities, and net assets-modified cash basis as of December 31, 2025, the statement of revenues, expenses, and other changes in net assets-modified cash basis and related statement of activities and cash flows-modified cash basis for the year then ended, and related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Rolla Area Chamber of Commerce as of December 31, 2025, and the changes in its net assets and its cash flows for the year then ended in accordance with the modified cash basis of accounting The Rolla Chamber of Commerce uses described in Note 1.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of The Rolla Area Chamber of Commerce and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about The Rolla Area Chamber of Commerce's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements, including omissions, are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of The Rolla Area Chamber of Commerce's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about The Rolla Area Chamber of Commerce's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Report on Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The statement of assets, liabilities, and net assets, statement of revenues, expenses, and other changes in net assets and related statement of activities and cash flows for both the Chamber and the Motel Tax funds on pages 14-19 are presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

Basis of Accounting

We draw attention to Note 1 of the financial statements, which describes the basis of accounting. The financial statements are prepared on the modified cash basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

Kean, Wiggins & Co. LLC

Kean, Wiggins & Company, LLC
Rolla, Missouri
February 27, 2026

BASIC FINANCIAL INFORMATION

ROLLA AREA CHAMBER OF COMMERCE
STATEMENT OF ASSETS, LIABILITIES, AND NET ASSETS-MODIFIED CASH BASIS
AS OF DECEMBER 31, 2025

Assets	December 31, 2025
Current Assets	
Cash	\$ 902,280
Accounts Receivable	4,177
Total Current Assets	906,457
Property and Equipment	
Furniture and Fixtures	23,892
Equipment	17,530
Leasehold Improvements	196,180
Less: Accumulated Depreciation	(59,276)
Total Property and Equipment	178,326
Other Assets	
Lease Asset	111,800
Total Assets	\$ 1,196,583

Liabilities and Net Assets

Current Liabilities	
Accounts Payable	\$ 8,835
Accrued Sick Leave Payable	60,225
Current Portion of Long Term Lease	27,950
Current Portion of Long Term Liability	17,529
Payroll Tax Liabilities	3,594
Prepaid Dues and Income	31,525
Total Current Liabilities	149,658
Long Term Liabilities	
Long Term Lease Payable	83,850
Remodel Loan Long Term Liability	4,490
Total Long Term Liabilities	88,340
Total Liabilities	237,998
Net Assets	
Net Assets Without Grantor Restrictions	958,585
Net Assets With Grantor Restrictions	-
Total Net Assets	958,585
Total Liabilities and Net Assets	\$ 1,196,583

ROLLA AREA CHAMBER OF COMMERCE
STATEMENT OF REVENUES, EXPENSES, AND OTHER CHANGES IN NET ASSETS-MODIFIED
CASH BASIS
FOR THE YEAR ENDED DECEMBER 31, 2025

	<u>Year Ended</u> <u>December 31, 2025</u>
Without Grantor Restrictions	
<u>Revenues</u>	
Membership Dues Income	\$ 130,574
Motel Tax Income	753,891
Advertising Income	12,012
Collective Income	11,977
COOP MO Advertising Income	37,425
Events Income	215,277
Interest Income	4,777
Rent Income	4,400
Miscellaneous Income	56,859
Total Revenues	1,227,192
<u>Expenses</u>	
Program Expenses	
Advertising & Brochures	79,797
Building & Grounds	26,322
Cleaning Service	5,400
Collective Expenses	4,121
COOP MO Advertising Expenses	96,024
Events	105,809
Grants	46,000
Group Tour Services	12,659
Land Payment	25,550
Miscellaneous	21,838
Payroll	361,133
Rent	2,400
Scholarship	5,625
Signage	24,855
Travel and Meetings	10,614
Utilities	6,362
Total Program Expenses	834,509
Administrative Expenses	
Accounting & Legal Services	10,721
Bank & Credit Card Fees	7,538
Depreciation Expense	9,763
Dues and Subscriptions	42,350
Insurance	15,733
Insurance-Health	47,026
Office Equipment	9,915
Office Supplies	23,015
Telephone	2,954
Total Administrative Expenses	169,015
Total Ordinary Expenses	1,003,524
Change in Net Assets Without Grantor Restrictions	223,668
Net Assets at Beginning of Year	734,917
Net Assets at End of Year	\$ 958,585

**ROLLA AREA CHAMBER OF COMMERCE
STATEMENT OF ACTIVITIES AND CASH FLOWS-MODIFIED CASH BASIS
FOR THE YEAR ENDED DECEMBER 31, 2025**

	December 31, 2025
<u>Cash Flows from Operating Activities</u>	
Change in Net Assets	\$ 223,668
Adjustments to Reconcile Change in Net Assets to	
Net Cash Provided by Operating Activities	
Depreciation	9,763
(Increase)Decrease in Accounts Receivable	23,046
(Increase)Decrease in Lease Asset	27,950
Increase (Decrease) in Accounts Payable	4,575
Increase (Decrease) in Accrued Liabilities	21,682
Net Cash Provided (Used) by Operating Activities	310,684
 <u>Cash Flows from Investing Activities</u>	
(Increase) Decrease of Leasehold Improvements	-
Net Cash Provided (Used) by Investing Activities	-
 <u>Cash Flows from Financing Activities</u>	
Proceeds From New Debt	-
Payments on Lease Liability	(27,950)
Payments on Long Term Debt	(16,883)
Net Cash Provided (Used) by Financing Activities	(44,833)
 Net (Decrease) Increase in Cash and Cash Equivalents	 265,851
Cash and Cash Equivalents at Beginning of Year	636,429
Cash and Cash Equivalents at End of Year	\$ 902,280

**ROLLA AREA CHAMBER OF COMMERCE
NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2025**

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Nature of Business

The Rolla Area Chamber of Commerce "the Chamber" is a Missouri nonprofit corporation exempt from income tax under Section 501(c)(6) of the Internal Revenue Code. Its purpose is to support and promote business in the Rolla area. The Rolla Area Chamber of Commerce solicits public and private contributions and dues to fund the Organization. The Motel Tax Fund receives motel tax income from the City of Rolla to promote tourism in the Rolla area.

Cash and Cash Equivalents

The Chamber of Commerce considers all highly liquid investments with a maturity of three months or less when purchased to be cash. Cash and cash equivalents consist of checking and money market accounts.

Method of Accounting

The financial statements of the Rolla Area Chamber of Commerce have been prepared using the modified cash basis of accounting whereby revenue is recognized when received and expenses are recognized when paid or when the obligation is incurred.

Property and Equipment

Property and equipment expenditures over \$1,000 with an estimated useful life in excess of one year are capitalized. Property and equipment is valued at cost, or if donated, the approximated fair value at the date of donation.

Fixed assets consisted of the following as of December 31, 2025:

Leasehold Improvements	\$ 196,180
Furniture and Fixtures	23,892
Equipment	17,530
Less: Accumulated Depreciation	<u>(59,276)</u>
	\$ 178,326

Depreciation of property and equipment is calculated on the straight-line basis over the estimated useful lives of the assets. The useful lives by asset classification are:

Leasehold Improvements	39 years
Furniture and Equipment	7 years
Equipment	7 years

Maintenance and repairs are charged to expense as incurred; major renewals and betterments are capitalized. When items of property or equipment are sold or retired, the related cost and accumulated depreciation are removed from the account and any gain or loss is included in income or expense.

Income Taxes

The Rolla Area Chamber of Commerce is exempt under Section 501(c)(6) of the Internal Revenue Code. While the Organization is generally exempt from income

**ROLLA AREA CHAMBER OF COMMERCE
NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2025**

taxes, it is subject to taxes on unrelated trade or business income and on excess lobbying expenses. For the year ended December 31, 2025, the Organization did not incur taxes for unrelated trade or business income.

FASB Accounting Standards Codification 740.10, Accounting for Uncertainty in Income Taxes, an interpretation of FASB Statement 109, which addresses the determination of whether tax benefits claimed or expected to be claimed on a tax return should be recorded in the financial statements. Under this guidance, the Organization may recognize the tax benefit from an uncertain tax position only if it is more likely than not that the tax position will be sustained on examination by taxing authorities, based on the technical merits of the position. Examples of tax positions include the tax-exempt status of the Organization and various positions related to the potential sources of unrelated business taxable income (UBIT). The tax benefits recognized in the financial statements from such a position are measured based on the largest benefit that has greater than 50 percent likelihood of being realized upon ultimate settlement. There were no unrecognized tax benefits identified or recorded as liabilities for the year ended December 31, 2025.

The Organization files forms 990 in the U.S. federal jurisdiction. The Organization is generally no longer subject to examination by the Internal Revenue Service for years before 2022.

Estimates

The activities of the Chamber require management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates. The Chamber estimates the use of its employees' time between regular Chamber of Commerce activities and Tourism activities in order to allocate payroll between the two.

Donated Services

The Organization receives a significant number of donated services from unpaid volunteers who assist in fund-raising and special projects. No amounts have been recognized in the statement of activities because the criteria for recognition under have not been satisfied.

Employee Benefit Plans

The Chamber maintains a Simple IRA retirement plan for all employees meeting certain eligibility requirements. Under provisions of the plan, the Chamber matches employee voluntary salary reduction plan contributions up to 3% of the employee's salary. The Chamber's contributions under this plan for the year ended December 31, 2025 were \$8,425.

Financial Statement Presentation

The Chamber is required to report information regarding its financial position and activities according to two classes of net assets: net assets without restrictions and net assets with restrictions.

Net assets without grantor restrictions: Net assets that are not subject to grantor-imposed restrictions and may be expended for any purpose in performing the primary

**ROLLA AREA CHAMBER OF COMMERCE
NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2025**

objectives of the organization. These net assets may be used at the discretion of the Organization's management and the board of directors.

Net assets with grantor restrictions: Net assets subject to stipulations imposed by grantors. Some grantor restrictions are temporary in nature; those restrictions will be met by actions of the Organization or by the passage of time. Other restrictions are perpetual in nature, where by the grantor has stipulated the funds be maintained in perpetuity.

Grantor restricted contributions are reported as an increase in net assets with grantor restrictions. When a restriction expires, net assets are reclassified from net assets with grantor restrictions to net assets without grantor restrictions in the statement of revenues, expenses, and other changes in net assets.

As of December 31, 2025, the Chamber had no net assets with grantor restrictions.

Contributions

Contributions received are recorded as net assets without grantor restrictions or net assets with grantor restrictions, depending on the existence and/or nature of any grantor-imposed restrictions. Contributions that are restricted by the grantor are reported as an increase in net assets without grantor restrictions of the restriction expires in the reporting period in which the contribution is recognized. All other grantor restricted contributions are reported as an increase in net assets with grantor restrictions, depending on the nature of restriction. When a restriction expires (that is, when a stipulated time restriction ends or purpose restriction is accomplished), net assets with grantor restrictions are reclassified to net assets without grantor restrictions and reported in the statements of activities as net assets released from restrictions.

Contributed property and equipment are recorded at fair value at the date of donation. Contributions with grantor-imposed stipulations regarding how long the contributed assets must be used are recorded as net assets with grantor restrictions; otherwise, the contributions are recorded as net assets without grantor restrictions.

Accounts Receivable

Accounts receivable are stated at the amount management expects to collect from outstanding balances. The Organization provides for potentially uncollectible amounts through bad debt expense and an adjustment to a valuation allowance based on its assessment of the current status of individual receivables. Balances still outstanding after management has used reasonable collection efforts are charged to the allowance for doubtful accounts and a credit to the applicable accounts receivable. An allowance at December 31, 2025 was not considered necessary as all receivables were considered fully collectible.

Fundraising Costs

Fundraising costs are expensed as incurred. Fundraising costs, also known as events expense, for the year ended December 31, 2025 were \$105,809.

**ROLLA AREA CHAMBER OF COMMERCE
NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2025**

Advertising Costs

Advertising costs are expensed as incurred. Advertising cost for the year ended December 31, 2025 were \$79,797.

Accrual of Compensated Absences

Employee unused sick leave hours can be carried forward to a subsequent year. An estimated accrual of these hours is included in the financial statements. The balances as of December 31, 2025 was \$60,225. Unused employee vacation hours not used by year end cannot be carried forward.

Functional Expenses

Expenses are charged directly to program or support based on a combination of specific identification and allocation by management.

2. AVAILABILITY AND LIQUIDITY

The Organization's goal is generally to maintain financial assets to meet 90 days of operating expenses. The following represents the Organization's financial assets at December 31:

	2025
Financial assets at year end:	
Cash and cash equivalents	\$ 902,280
Accounts receivable	4,177
Prepaid Expenses	-
Restricted cash and cash equivalents	-
Total financial assets	906,457
Less amounts not available to be used within one year:	
Net assets with donor restrictions	-
Financial assets available to meet general expenditures over the next twelve months	\$ 906,457

3. LONG-TERM CONTRACTS

Beginning July 1, 1993, the City of Rolla, Missouri enacted a three percent (3%) motel tax on motel room occupancy within the city limits. The City of Rolla and the Rolla Area Chamber of Commerce entered into a contract in December 2009 whereby the Rolla Area Chamber of Commerce will manage the Visitor's Center and promote Rolla as a convention, visitor, and tourist center. This contract has been extended to December 31, 2029.

Payment for these services is ninety percent (90%) of the revenue derived from the three percent (3%) motel tax collected by the City of Rolla in order to manage the

**ROLLA AREA CHAMBER OF COMMERCE
NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2025**

Visitor's Center and the Rolla Ranger Site and promote the Rolla area to tourists, convention planners, and other visitors. The contract requires the Rolla Area Chamber of Commerce to submit an annual budget and management plan to the Rolla City Council for approval. In late 2024, City of Rolla residents voted to increase this motel tax rate from 3% to 5%. These additional funds were remitted to the Chamber starting in January 2025.

4. CONCENTRATIONS

The revenue received from the contract with the City of Rolla accounts for substantially all of the total revenue of the Motel Tax Fund.

5. LEASE AGREEMENT WITH THE CITY OF ROLLA

The Rolla Chamber of Commerce entered into a lease agreement with the City of Rolla for 9.46 acres at Bridge School Road and Kingshighway to be used for a Rolla Area Visitor Center, Tourism Center and office. The term of the lease has been extended to December 31, 2029. The City of Rolla withholds an amount in escrow from the Motel Tax Fund to make an annual payment of \$25,550 in January of each year. In addition, the Chamber makes monthly payments of \$200 per month for the use of an office building on the premises.

Future minimum lease payments payable as of December 31, 2025 were as follows:

Year Ended December 31,	Payment for Land	Payment For Office
2026	25,550	2,400
2027	25,550	2,400
2028	25,550	2,400
2029	25,550	2,400
Total	<u>\$102,200</u>	<u>\$ 9,600</u>

6. LEASE AGREEMENT FOR RENTAL SPACE

In December 2023, the Chamber renewed a lease agreement with a local organization to rent out one of its offices for \$150 per month. This agreement expired December 31, 2024 and is now considered a month-to-month lease.

7. NOTE PAYABLE

On March 11, 2022 the Chamber of Commerce entered into a note agreement with a local bank in order to fund their remodel project. The total amount borrowed was \$82,200. At December 31, 2025 the outstanding principal on the note amounted to \$22,019. The note carries an interest rate of 3.75%, with minimum monthly payments

**ROLLA AREA CHAMBER OF COMMERCE
NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2025**

of \$1,505, and officially matures on March 11, 2027. This loan and associated assets are not collateralized.

The future scheduled maturities of long-term debt are as follows:

Year Ending December 31,	Principal	Interest	Total
2026	17,529	526	18,055
2027	4,490	28	4,518
	<u>\$ 22,019</u>	<u>\$ 554</u>	<u>\$ 22,573</u>

8. CONTRACT BALANCES

The timing of revenue recognition, billings and cash collections results in billed accounts receivable, unbilled receivables (contract assets), and customer advances and deposits (contract liabilities) on the Statement of Assets, Liabilities, and Net Assets. The Chamber of Commerce often receives payment for dues before the start of the fiscal year, which results in a prepaid dues liability (unearned income). These balances are then liquidated at the start of their applicable fiscal year.

The beginning and ending contract balances were as follows:

	December 31, 2025	December 31, 2024
Receivables	\$4,177	\$27,223
Unbilled Receivables	\$0	\$0
Prepaid Dues	\$31,525	\$23,817

9. SUBSEQUENT EVENTS

Subsequent events have been evaluated through February 27, 2026 which is the date the financial statements were available to be issued.

SUPPLEMENTARY INFORMATION

**ROLLA AREA CHAMBER OF COMMERCE-CHAMBER
STATEMENT OF ASSETS, LIABILITIES, AND NET ASSETS-MODIFIED CASH BASIS
AS OF DECEMBER 31, 2025**

Assets

	2025
Current Assets	
Cash	\$ 288,836
Accounts Receivable	4,177
Due From Motel Tax Fund	17,797
Total Current Assets	310,810
 Total Assets	 \$ 310,810

Liabilities and Net Assets

Current Liabilities	
Accounts Payable	\$ 3,957
Accrued Sick Leave Payable	23,462
Payroll Tax Liabilities	3,594
Other Current Liabilities	31,525
Total Current Liabilities	62,538
 Net Assets	
Net Assets Without Grantor Restrictions	248,272
Net Assets With Grantor Restrictions	-
Total Net Assets	248,272
 Total Liabilities and Net Assets	 \$ 310,810

**ROLLA AREA CHAMBER OF COMMERCE-CHAMBER
STATEMENT OF REVENUES, EXPENSES, AND OTHER CHANGES IN NET ASSETS-MODIFIED CASH
BASIS
FOR THE YEAR ENDED DECEMBER 31, 2025**

Without Grantor Restrictions	2025
<u>Revenues</u>	
Advertising Income	\$ 12,012
Ambassadors Income	5,415
Bank Interest Income	2,087
Banquet Income	45,608
Circle of Influence Income	7,200
Collective Income	11,977
Golf Tournament Income	44,719
Luncheon Income	61,651
Membership Dues Income	130,574
Special Events Income	39,239
Womens Conference Income	24,060
Miscellaneous Income	29,860
Total Revenues	414,402
<u>Expenses</u>	
Program Expenses	
Advertising	10,111
Ambassador	1,836
Banquet Expense	23,108
Collective Expenses	4,121
Golf Tournament	13,949
Luncheon	28,548
Membership Relations	3,402
Miscellaneous	5,572
Payroll	181,928
Rent	2,400
Scholarship	5,625
Special Events	21,093
Travel and Meetings	5,659
Womens Conference	19,111
Utilities	529
Total Program Expenses	326,992
Administrative Expenses	
Accounting & Legal Services	5,730
Bank & Credit Card Fees	7,538
Dues and Subscriptions	12,381
Insurance	8,653
Insurance-Health	20,056
Office Equipment	4,138
Office Supplies	11,252
Telephone	426
Total Administrative Expenses	70,174
Total Ordinary Expenses	397,166
 Change in Net Assets Without Grantor Restrictions	 17,236
Net Assets at Beginning of Year	231,036
Net Assets at End of Year	\$ 248,272

**ROLLA AREA CHAMBER OF COMMERCE-CHAMBER
STATEMENT OF ACTIVITIES AND CASH FLOWS-MODIFIED CASH BASIS
FOR THE YEAR ENDED DECEMBER 31, 2025**

	2025
<u>Cash Flows from Operating Activities</u>	
Change in Net Assets	\$ 17,236
Adjustments to Reconcile Change in Net Assets to Net Cash Provided by Operating Activities	
(Increase)Decrease in Accounts Receivable	(526)
(Increase)Decrease in Due From Tourism	(7,391)
Increase (Decrease) in Accounts Payable	1,550
Increase (Decrease) in Accrued Sick Leave Payable	5,929
Increase (Decrease) in Payroll Tax Liabilities	2,007
Increase (Decrease) in Other Current Liabilities	7,708
Net Cash Provided (Used) by Operating Activities	26,513
 Net (Decrease) Increase in Cash and Cash Equivalents	 26,513
Cash and Cash Equivalents at Beginning of Year	262,323
Cash and Cash Equivalents at End of Year	\$ 288,836

ROLLA AREA CHAMBER OF COMMERCE-MOTEL TAX FUND
STATEMENT OF ASSETS, LIABILITIES, AND NET ASSETS-MODIFIED CASH BASIS
AS OF DECEMBER 31, 2025

Assets

	2025
Current Assets	
Cash	\$ 613,444
Accounts Receivable	-
Total Current Assets	613,444
Property and Equipment	
Leasehold Improvements	196,180
Furniture and Fixtures	23,892
Equipment	17,530
Accumulated Depreciation	(59,276)
Total Property and Equipment	178,326
Other Assets	
Lease Asset	111,800
Total Assets	\$ 903,570

Liabilities and Net Assets

Current Liabilities	
Accounts Payable	\$ 4,878
Accrued Sick Leave Payable	36,763
Current Portion of Long Term Lease	27,950
Current Portion of Long Term Debt	17,529
Due to Chamber	17,797
Total Current Liabilities	104,917
Long Term Liabilities	
Long Term Lease Payable	83,850
Remodel Loan Long Term Liability	4,490
Total Long Term Liabilities	88,340
Total Liabilities	193,257
Net Assets	
Net Assets Without Grantor Restrictions	710,313
Net Assets With Grantor Restrictions	-
Total Net Assets	710,313
Total Liabilities and Net Assets	\$ 903,570

ROLLA AREA CHAMBER OF COMMERCE-MOTEL TAX FUND
STATEMENT OF REVENUES, EXPENSES, AND OTHER CHANGES IN NET ASSETS-MODIFIED CASH BASIS
FOR THE YEAR ENDED DECEMBER 31, 2025

Without Grantor Restrictions	2025
<u>Revenues</u>	
Motel Tax Income	\$ 753,891
Bank Interest Income	2,690
COOP MO Advertising Income	37,425
Rental Income	4,400
Miscellaneous Income	14,384
Total Revenues	812,790
<u>Expenses</u>	
Program Expenses	
Advertising	67,086
Brochures	2,600
Building & Grounds	26,322
Cleaning Service	5,400
COOP MO Advertising	96,024
Grants	46,000
Group Tour Services	12,659
Land Payment	25,550
Miscellaneous	1,471
Payroll	179,205
Signage	24,855
Promotion	9,557
Travel and Meetings	4,955
Utilities	5,833
Total Program Expenses	507,517
Administrative Expenses	
Accounting & Legal Services	4,991
Depreciation Expense	9,763
Dues and Subscriptions	29,969
Insurance	7,080
Insurance-Health	26,970
Office Equipment	5,777
Office Supplies	11,763
Telephone	2,528
Total Administrative Expenses	98,841
Total Ordinary Expenses	606,358
Change in Net Assets Without Grantor Restrictions	206,432
Net Assets at Beginning of Year	503,881
Net Assets at End of Year	\$ 710,313

**ROLLA AREA CHAMBER OF COMMERCE-MOTEL TAX FUND
STATEMENT OF ACTIVITIES AND CASH FLOWS-MODIFIED CASH BASIS
FOR THE YEAR ENDED DECEMBER 31, 2025**

	2025
<u>Cash Flows from Operating Activities</u>	
Change in Net Assets	\$ 206,432
Adjustments to Reconcile Change in Net Assets to Net Cash Provided by Operating Activities	
Depreciaton	9,763
(Increase)Decrease in Accounts Receivable	23,572
(Increase)Decrease in Lease Asset	27,950
Increase (Decrease) in Accounts Payable	3,025
Increase (Decrease) in Accrued Sick Leave Payable	6,038
Increase (Decrease) in Other Current Liabilities	7,391
Net Cash Provided (Used) by Operating Activities	284,171
<u>Cash Flows from Investing Activities</u>	
(Increase) Decrease of Leasehold Improvements	-
Net Cash Provided (Used) by Investing Activities	-
<u>Cash Flows from Financing Activities</u>	
Proceeds From New Debt	-
New Lease Liability	-
Payments on Expired Lease Liability	(27,950)
Payments on Long Term Debt	(16,883)
Net Cash Provided (Used) by Financing Activities	(44,833)
 Net (Decrease) Increase in Cash and Cash Equivalents	 239,338
Cash and Cash Equivalents at Beginning of Year	374,106
Cash and Cash Equivalents at End of Year	\$ 613,444



KEAN, WIGGINS & COMPANY^{LLC}

February 27, 2026

CERTIFIED PUBLIC ACCOUNTANTS

To the Board of Directors of
Rolla Area Chamber of Commerce

We have audited the financial statements of the Rolla Area Chamber of Commerce for the year ended December 31, 2025, and have issued our report thereon dated February 27, 2026. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated January 8, 2026. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the Rolla Area Chamber of Commerce are described in Note 1 to the financial statements. We noted no transactions entered into by the Organization during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the financial statements was:

Management's estimate of the allocation of payroll between the Chamber and Tourism funds is based on the amount of time employees spend on these corresponding activities. We evaluated the key factors and assumptions used to develop the payroll allocations in determining that it is reasonable in relation to the financial statements taken as a whole.

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the financial statements were:

The disclosures in notes three, four, and five in which describe the Chamber's contracts with the City of Rolla and the concentration of income from the motel tax.

The disclosure in note one describing the adoption of ASU 2016-02 (Topic 842) in regards to leases and recognizing lease assets and lease liabilities on the Statement of Assets, Liabilities, and Net Assets.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to the financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated February 27, 2026.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the Organization's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Organization's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

With respect to the supplementary information accompanying the financial statements, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with modified cash basis of accounting, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

This information is intended solely for the use of the Board of Directors of the Rolla Area Chamber of Commerce and is not intended to be, and should not be, used by anyone other than these specified parties.

Kean, Wiggins & Co. LLC.

Kean, Wiggins & Company, LLC

PROCLAMATION

MISSOURI LOCAL GOVERNMENT WEEK

WHEREAS, the City of Rolla, Missouri joins the Missouri Municipal League and over 660 cities and municipalities across the state in proclaiming and recognizing *Local Government Week*, May 3-9, 2026; and

WHEREAS, local government is the backbone of our democracy and the bedrock of our political system; and a testimony to liberty, freedom and the right to elected self-government; and

WHEREAS, citizens of Missouri rely upon local governments to deliver essential community services such as safe and affordable water, sewer and electric, well-maintained streets and sidewalks, efficient trash pick-up services; parks and recreation programs; police and fire protection, and effective planning, zoning and economic development; and

WHEREAS, “local government” also includes the Rolla City Council, the Phelps County Commission, the Rolla School Board, Phelps Health, the Emergency Services Board, the Rolla Rural Fire Department and scores of citizen volunteers serving on boards and commissions; and

WHEREAS, through education and awareness, the importance of local government can be celebrated and shared with all citizens, state and federal officials and the news media. Recognition of local governments’ services and many accomplishments will give Rolla residents a better understanding of how essential local services are provided.

Now Therefore, I, Lister B. Florence Jr., Mayor of Rolla, Missouri do hereby proclaim May 3-9th, 2026 as “**LOCAL GOVERNMENT WEEK**” in Rolla, Missouri. And I call this observance to the attention of all Rolla residents and the Rolla community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Rolla to be affixed this 4th day of May, In the Year of Our Lord, Two-Thousand and Twenty Six.

Lister B. Florence Jr., Mayor

PROCLAMATION

WHEREAS, throughout the month of May, the City of Rolla will celebrate biking and the freedom, the joy, and the well-being it imbues within us, as well as the power that more people riding bikes has in making life better for everyone; and

WHEREAS, May 11-17, 2026 is “Bike to Work Week” and May 15, 2026 is “Bike to Work Day”; and

Whereas, throughout the month of May, the residents of Rolla and its visitors will experience the joys of bicycling through group rides, races, commuting events, educational programs, charity events, and/or by simply getting out and going somewhere by bike; and

WHEREAS, bicycling has been shown to improve citizens’ health, well-being, and quality of life, growing the economy of Rolla, attracting tourism dollars and local business spending and reducing pollution, congestion and parking costs on our streets and roads; and

WHEREAS, the City of Rolla Bicycle and Pedestrian Advisory Committee, schools, parks and recreation departments, police departments, businesses and civic groups will be joining the League of American Bicyclists in promoting bicycling during the month of May 2026; and

WHEREAS, these groups are also promoting the use of the bicycle as both a means of transportation and recreation year-round to attract more visitors to enjoy our local parks and trail systems, as well as restaurants, hotels, retail establishments, and cultural and scenic attractions; and

WHEREAS, these groups are also promoting greater public awareness of bicycle operation and safety education during Bike Month and year-round in an effort to reduce collisions, injuries and fatalities and improve health and safety for everyone on the road; and

NOW THEREFORE, I, Lister B. Florence Jr., Mayor of Rolla, Missouri do hereby proclaim May, 2026 as “**Bike Month**” in Rolla, Missouri. And I call this observance to the attention of all Rolla residents and the Rolla community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Rolla to be affixed this 4th day of May, In the Year of Our Lord, Two-Thousand and Twenty Six.

Lister B. Florence Jr, Mayor

PROCLAMATION

Building Safety Month – May 2026

WHEREAS, the City of Rolla is committed to recognizing that our growth and strength depends on the safety and essential role our homes, buildings and infrastructure play both in everyday life and particularly when disasters strike, and;

WHEREAS, our confidence in the resilience of these buildings that make up our community is achieved through the devotion of vigilant guardians—building safety and fire prevention officials, architects, engineers, builders, tradespeople, design professionals, laborers, plumbers and others in the construction industry—who work year-round to ensure the safe construction of buildings, and;

WHEREAS, the City of Rolla annually conducts over 7,000 inspections to ensure our homes, businesses and neighborhoods meet all building, fire and zoning codes, and;

WHEREAS, these guardians are dedicated and certified members of the International Code Council, a nonprofit that brings together local, state, territorial, tribal and federal officials who are experts in the built environment to create and implement the highest-quality codes and standards to protect the buildings where we live, learn, work and play, and;

WHEREAS, these modern building codes include safeguards to protect the public from hazards such as hurricanes, snowstorms, tornadoes, wildland fires, floods and earthquakes, and;

WHEREAS, Whereas Building Safety Month is to remind the public about the critical role of our communities' largely unknown protectors of public safety—our code officials—who assure us of safe, sustainable and affordable buildings that are essential to our prosperity, and;

WHEREAS, "Built to Last," the theme for Building Safety Month 2026, encourages us all to get involved and raise awareness about building safety on a personal, local and global scale, and;

NOW, THEREFORE, I, Lister B. Florence Jr., Mayor of the City of Rolla, Missouri, do hereby proclaim the month of May 2026 as:

“BUILDING SAFETY MONTH”.

And ask everyone to consider the commitment to improve building safety, resilience and economic investment at home and in our community, and to acknowledge the essential services provided by local and state building departments, fire prevention bureaus and federal agencies in protecting lives and property.

Lister B. Florence Jr., Mayor

PROCLAMATION
National Police Week and Peace Officer' Memorial Day

WHEREAS, the United States Congress has designated May 15th as Peace Officers' Memorial Day, and the week in which it falls as National Police week; and

WHEREAS, it is important that all citizens know and understand the duties, responsibilities, hazards, and sacrifices of their law enforcement agency, and that members of our law enforcement agency recognize their duty to serve the people by safeguarding life and property, by protecting them against violence and disorder, and by protecting the innocent against deception and the weak against oppression; and

WHEREAS, the men and women of the Rolla Police Department play an essential role in safeguarding the lives and property of all citizens of the City of Rolla.

Now Therefore, I, Louis J. Magdits IV, Mayor of the City of Rolla, call upon the citizens of Rolla to observe the week of

May 11th-17th, 2026 as National Police Week.

I further call upon the citizens of Rolla to observe

Friday, May 15, 2026 as Peace Officers' Memorial Day

in honor of those law enforcement officers who, through their courageous deeds, have made the ultimate sacrifice in service to their community or have become disabled in the performance of duty.

*IN WITNESS WHEREOF, I have
hereunto set my hand and caused the Seal of the
City of Rolla to be affixed this 4th Day of May In
the Year of Our Lord
Two Thousand and Twenty-Six.*

Mayor, Lister B. Florence Jr.

PROCLAMATIONS
PROVIDER APPRECIATION DAY

WHEREAS, the City of Rolla recognizes that the childcare system supports children’s growth, development, and educational advancement while creating positive economic impacts for families and communities; and

WHEREAS, childcare providers are essential to the health of our communities by fostering safe and welcoming spaces, supporting working families, and creating enriching environments where children develop lifelong skills; and

WHEREAS, the City of Rolla recognizes that childcare has been and continues to be a lifeline for families, communities, and the economy; and

WHEREAS, support for affordable, accessible, high-quality childcare represents a worthy commitment to help families work, support children’s healthy development and learning, and keep our economy growing.

Now Therefore, I, Lister B. Florence Jr., Mayor of Rolla, do hereby proclaim

May 8, 2026, as **“Provider Appreciation Day”**

in Rolla, Missouri, and urge all citizens to recognize childcare providers for their important work and how valuable they are to our communities.

***IN WITNESS WHEREOF**, I have
hereunto set my hand and caused the Seal of
the City of Rolla to be affixed this 4th day of
May, In the Year of Our Lord, Two-
Thousand and Twenty Six.*

Lister B. Florence Jr., Mayor



Report to:
ROLLA CITY COUNCIL
Case No.: FP26-001

MEETING DATE: May 4, 2026

DEPARTMENT: Community Development

ACTION REQUESTED: Final 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 also need to be provided prior to recording the plat.

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:

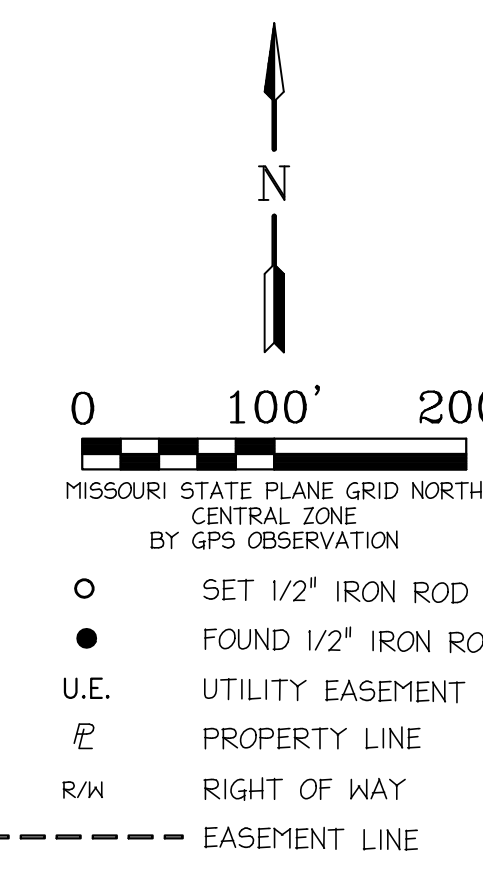
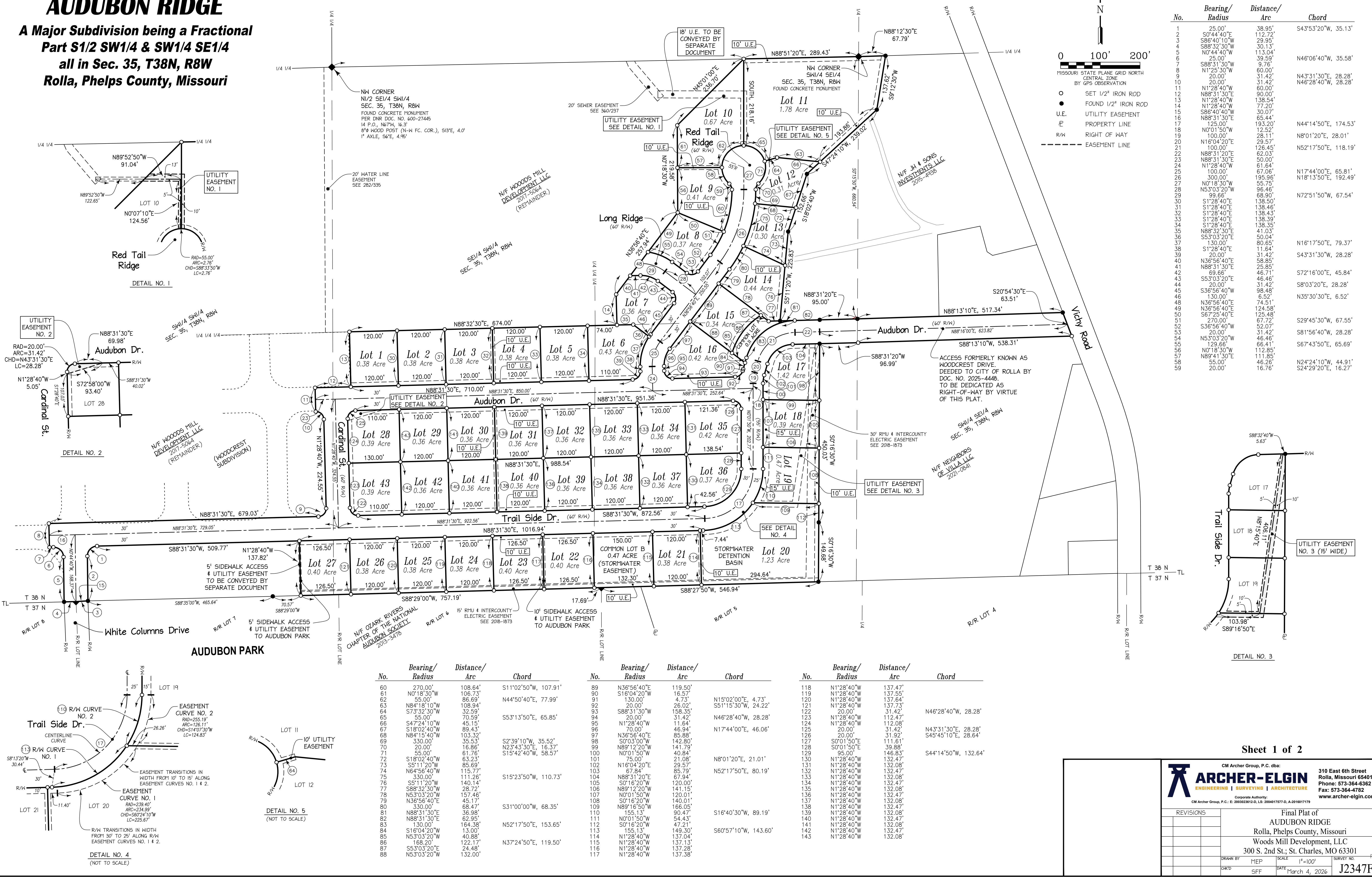
City Clerk

APPROVED AS TO FORM:

City Counselor

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	N88°31'30"E	50.00'	
24	N1°28'40"W	61.64'	
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	96.65'	
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'	N24°24'10"W, 44.91'
58	55.00'	46.26'	S24°29'20"E, 16.27'
59	20.00'	16.76'	

No.	Bearing/ Radius	Distance/ Arc	Chord	No.	Bearing/ Radius	Distance/ Arc	Chord	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'	S53°13'50"E, 65.85'								
67	S18°02'40"W	89.43'									
68	N84°15'40"W	103.32'									
69	330.00'	35.53'	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	63.23'									
73	S5°11'20"W	85.69'									
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'	N52°17'50"E, 153.65'								
84	S16°04'20"W	13.00'									
85	N5°03'20"W	40.88'									
86	168.20'	122.17'	N37°24'50"E, 119.50'								
87	S5°03'20"E	24.48'									
88	N5°03'20"W	132.00'									
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'	N46°28'40"W, 28.28'								
95	N1°28'40"W	11.64'									
96	70.00'	46.94'	N17°44'00"E, 46.06'								
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	S0°16'20"W	47.21'									
113	155.13'	149.30'	S60°57'10"W, 143.60'								
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'									

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

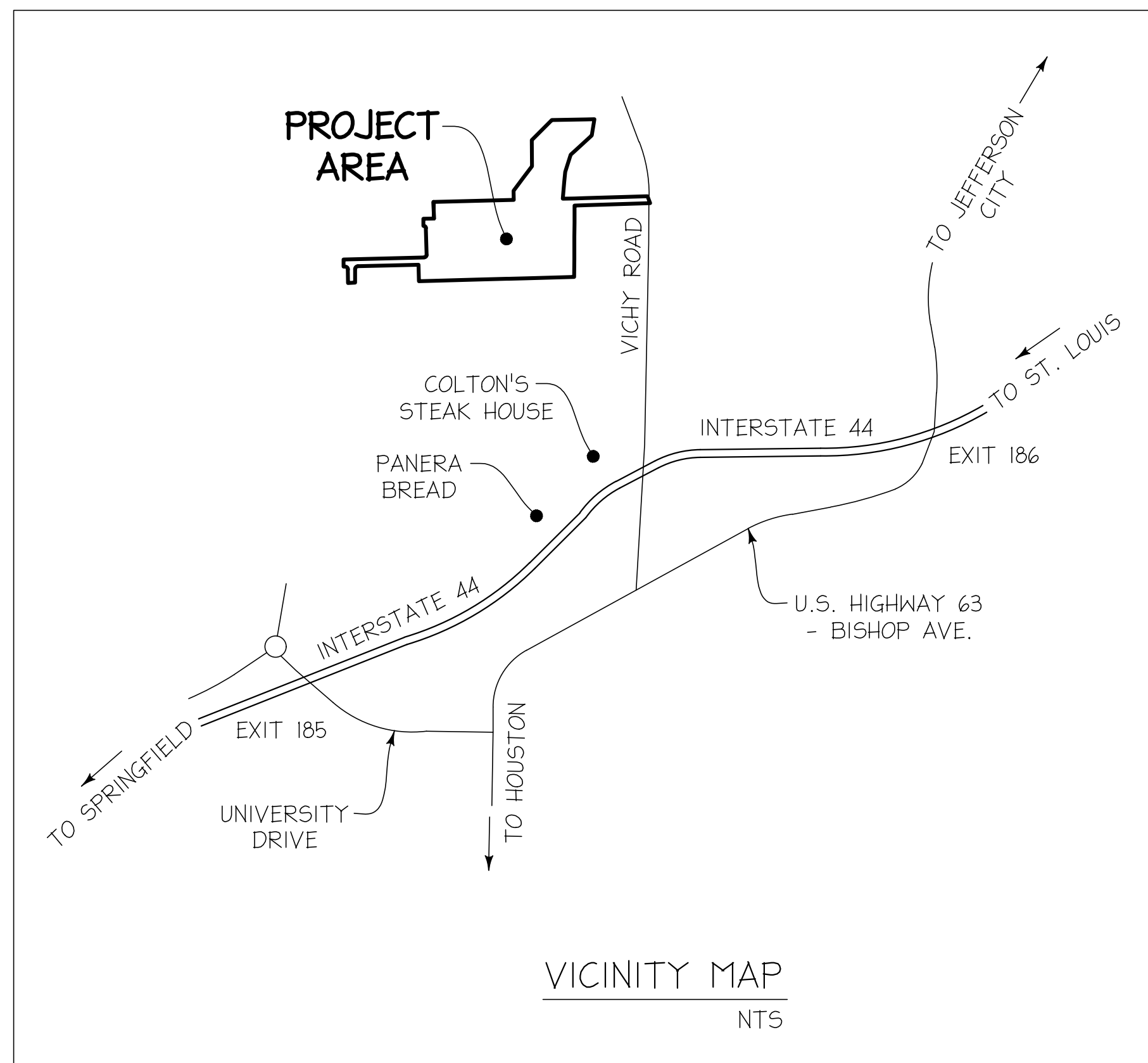
By: _____
(name)
Mayor, City of Rolla, Missouri

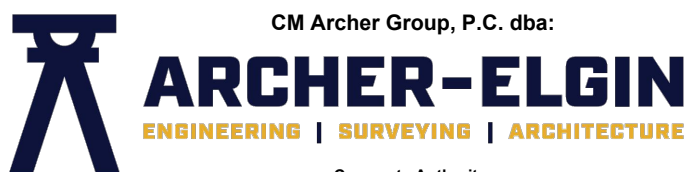
Attest: _____
Lorri Powell
City Clerk

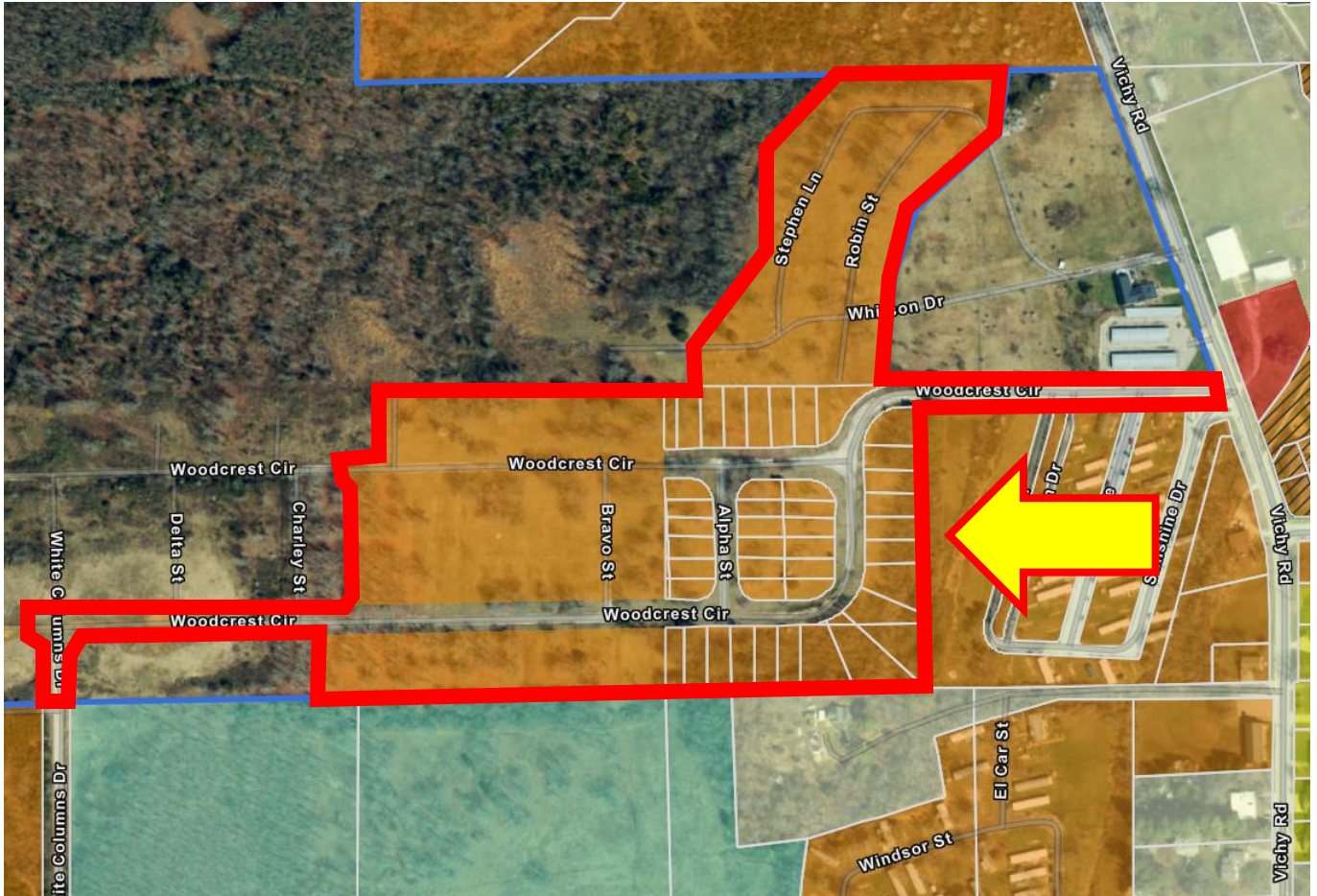
STATE OF MISSOURI)
) SS.
COUNTY OF PHELPS)

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



		CM Archer Group, P.C. dba: 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												
REVISIONS <table border="1"> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>													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 SFF	SURVEY NO. J2347F	DATE March 4, 2026												



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?

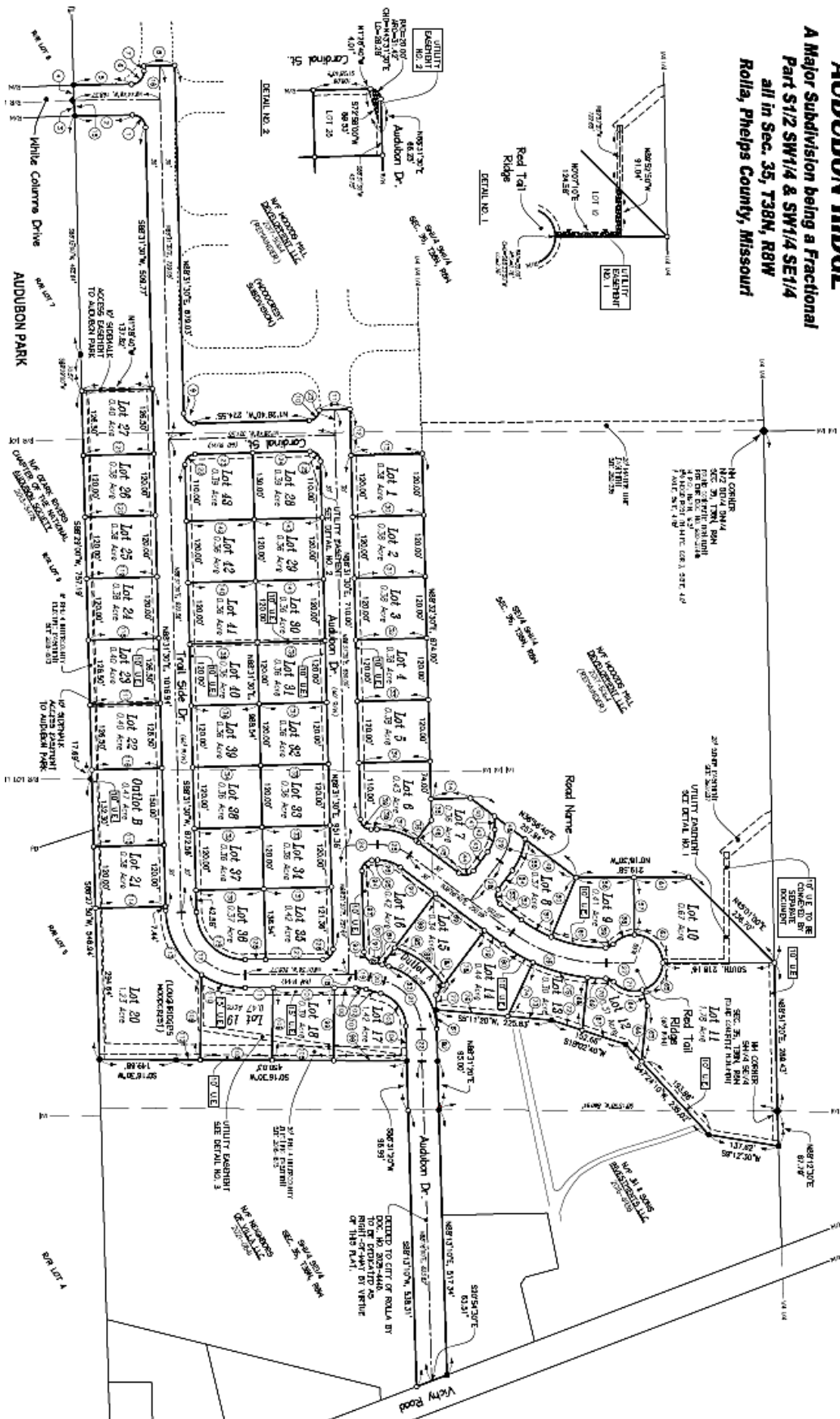
Please contact the Community Development Office if you have any additional questions.

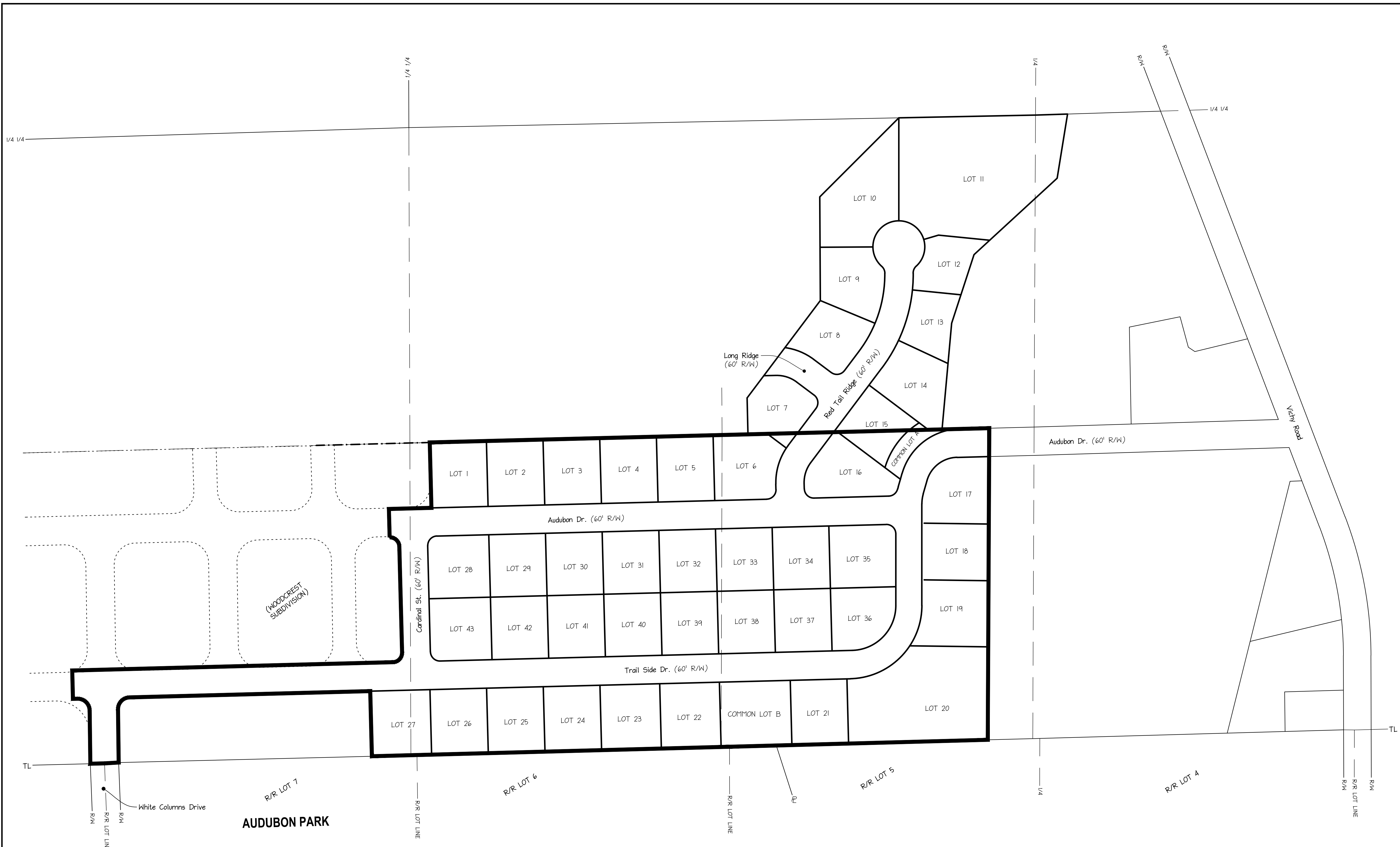
LEGAL DESCRIPTION

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.

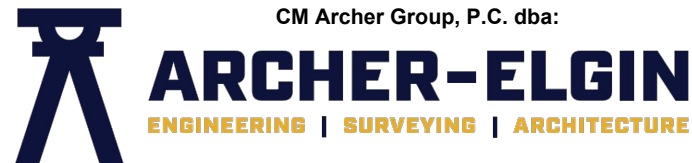


Final Plat of
AUDUBON RIDGE
 A Major Subdivision being a Fractional
 Part S1/2 SW1/4 & SW1/4 SE1/4
 all in Sec. 35, T38N, R8W
 Rolla, Phelps County, Missouri





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		310 East 6th Street Rolla, Missouri 65401 Phone: 573-364-6362 Fax: 573-364-4782 www.archer-elgin.com												
Corporate Authority: CM Archer Group, P.C.: E: 2003023612 D, LS: 2004017877-D, A: 2010017178														
REVISIONS <table border="1"> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>													Subdivision Vacation Exhibit AUDUBON RIDGE Rolla, Phelps County, Missouri Woods Mill Development, LLC 300 S. 2nd St., St. Charles, MO 63301	
DRAWN BY: MEP CHECKED: SFF	SCALE: 1"=100' DATE: April 2, 2026	SURVEY NO.: J2347VE												



Report to:
ROLLA CITY COUNCIL

Case No.: ZON26-001

MEETING DATE: May 4, 2026

DEPARTMENT: Community Development

ACTION REQUESTED: Final 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 be 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, (not recorded at the time of the ordinance) being more particularly described as:

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, S 89° 52' 28" W, 409.51 feet to the Southwest corner of the described property; thence leaving said north lines and with the said easterly right-of-way line the following courses and distances, N 0° 36' 07" E, 411.13 feet; thence N 89° 23' 53" W, 143.52 feet; thence N 0° 36' 07" E, 300.00 feet to 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 with the said Southerly Right-of-Way line of Lions Club Drive, S 89° 22' 09" E, 533.00 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, S 00° 36' 07" W, 705.65 feet to the Point of Beginning and containing 7.65 acres, more or less.

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:

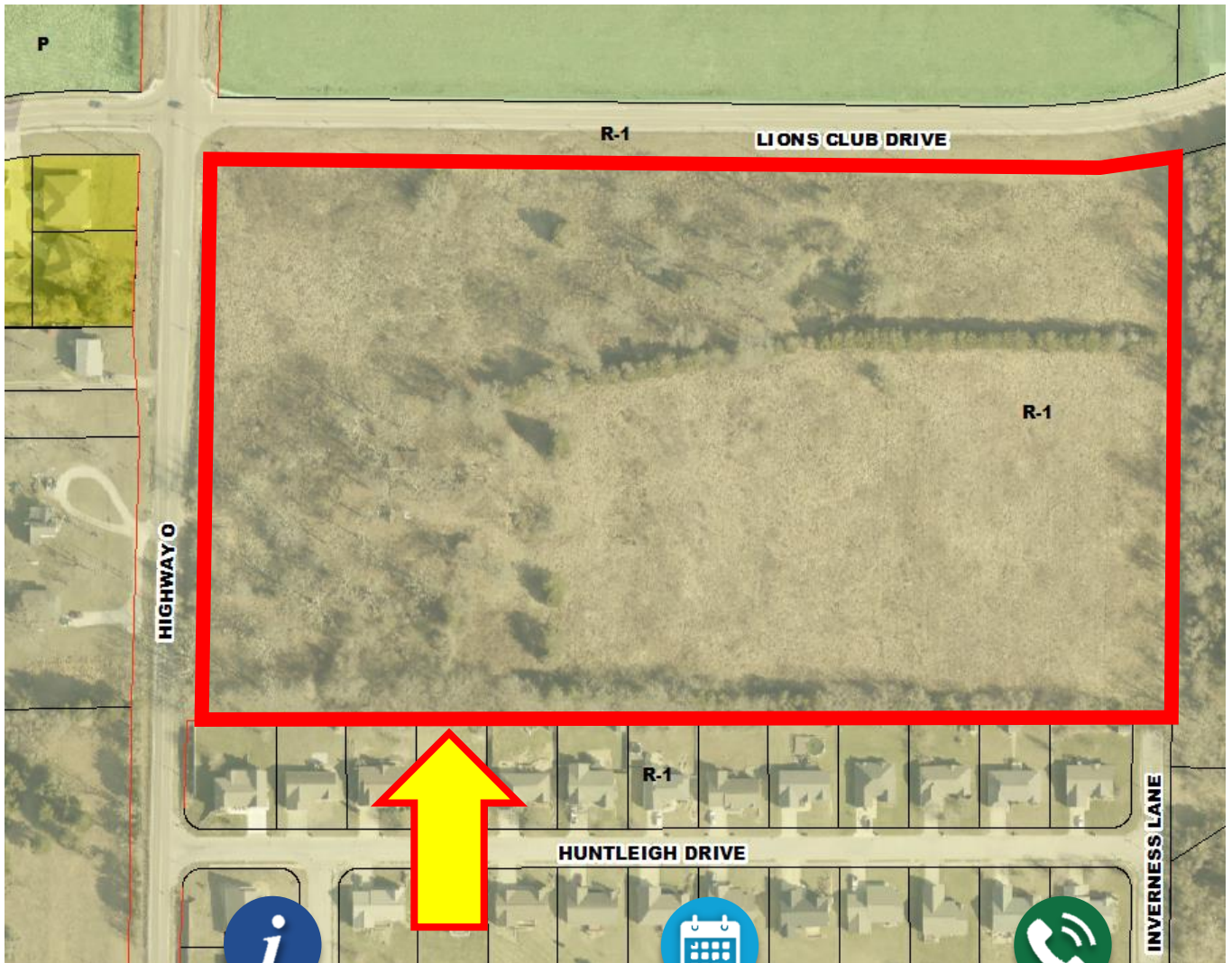
Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Counselor



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.

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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.

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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.

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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?

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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

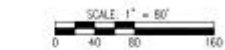
A MINOR SUBDIVISION
 LOCATED IN THE NORTH 1/2 OF GOVT. LOT 3,
 OF THE SW 1/4 OF SECTION 18, T37N, R7W
 CITY OF ROLLA, PHELPS COUNTY, MISSOURI

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



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 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

DATE

PLANNING AND ZONING COMMISSION APPROVAL

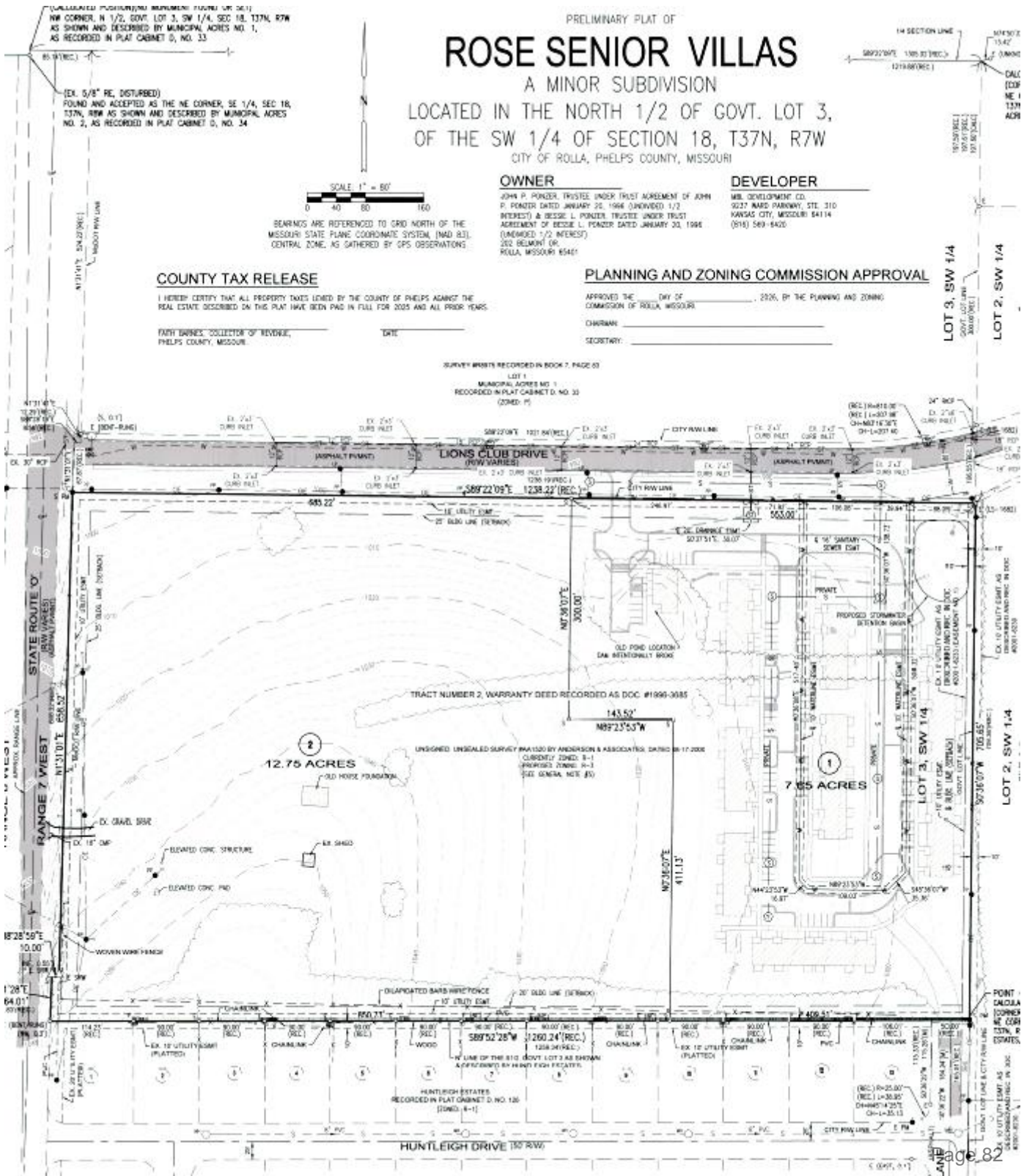
APPROVED THE _____ DAY OF _____, 2026, BY THE PLANNING AND ZONING COMMISSION OF ROLLA, MISSOURI

CHAIRMAN: _____

SECRETARY: _____

SURVEY ERRATA RECORDED IN BOOK 7, PAGE 63

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



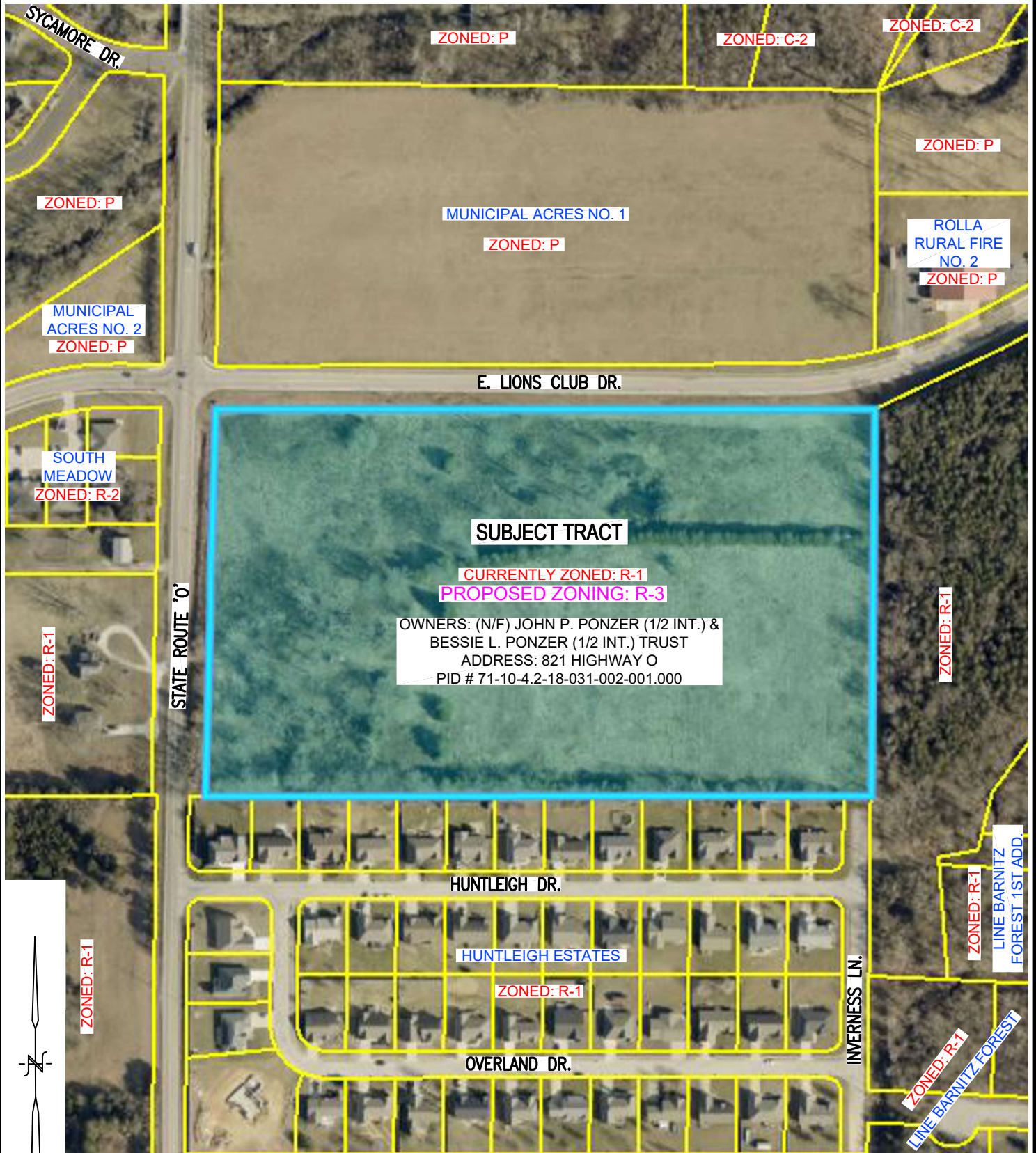
LOT 3, SW 1/4
 30.00 ACRES

LOT 2, SW 1/4
 30.00 ACRES

LOT 3, SW 1/4
 7.85 ACRES

LOT 2, SW 1/4
 12.75 ACRES

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.

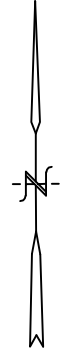
HUNTLEIGH DR.

HUNTLEIGH ESTATES

OVERLAND DR.

LINE BARNITZ
 FOREST 1ST ADD.

LINE BARNITZ FOREST



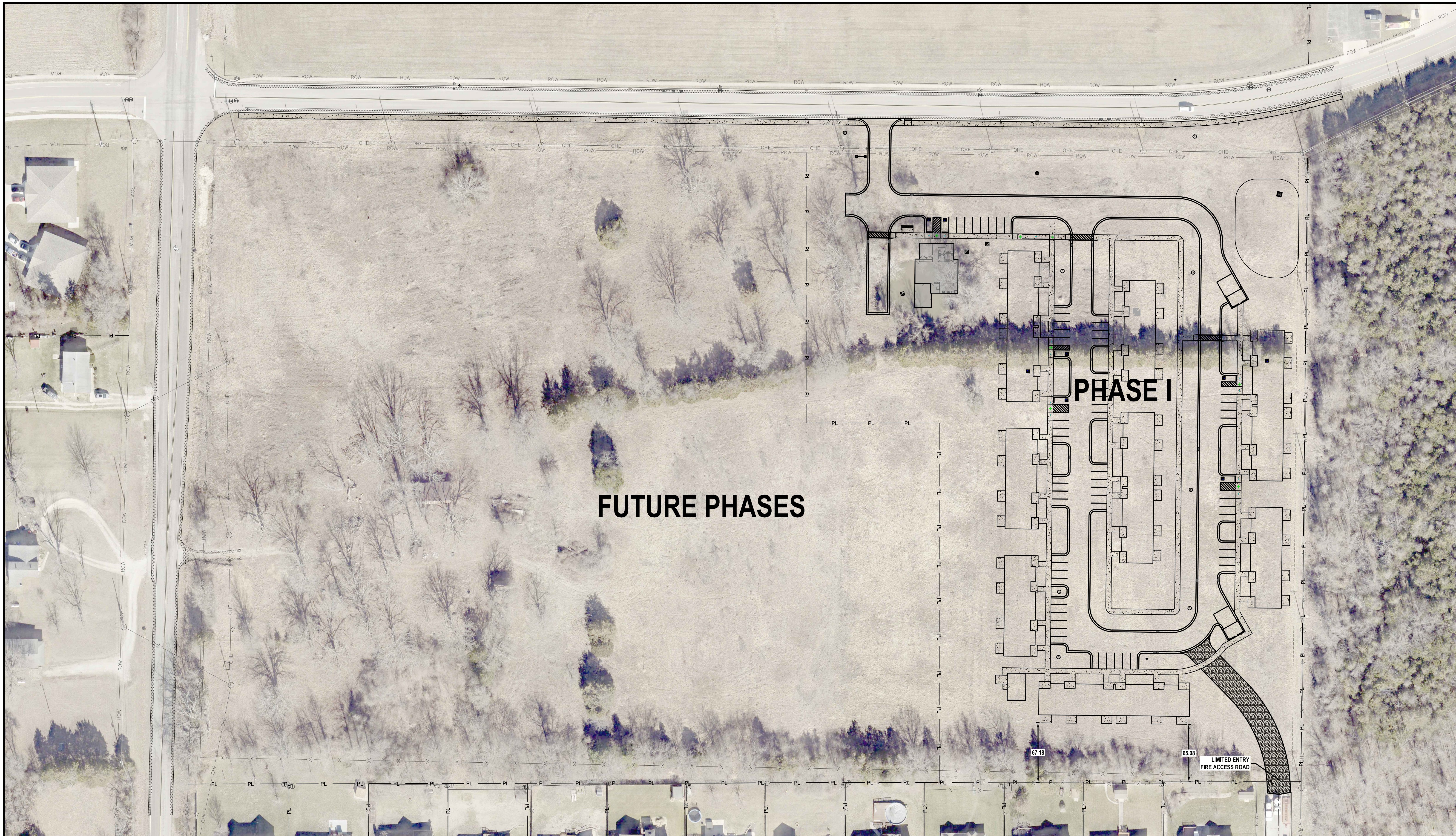
N.T.S.

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 83

TREKK
 DESIGN GROUP, LLC



- PRELIMINARY, NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION
 - THIS IS A REDUCED COPY, NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION.
 DESIGNED / DRAWN BY: P.Bg/jsm
 DATE: 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

Rose Senior Villas
 Rolla, Missouri
 Development Exhibit

PROJECT NO.
 26230001
 DRAWING NO.
 1

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



Report to:
ROLLA CITY COUNCIL

Case No.: FP26-002

MEETING DATE: May 4, 2026

DEPARTMENT: Community Development

ACTION REQUESTED: Final 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 also need to be provided prior to recording the plat.

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: The plat is approved with the condition that a 50-foot wide landscape maintenance and buffer plat restriction be provided along the south boundary the areas which area zoned R-3, Multi-family Residential, except the east 50 feet adjacent to Inverness Lane.

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:

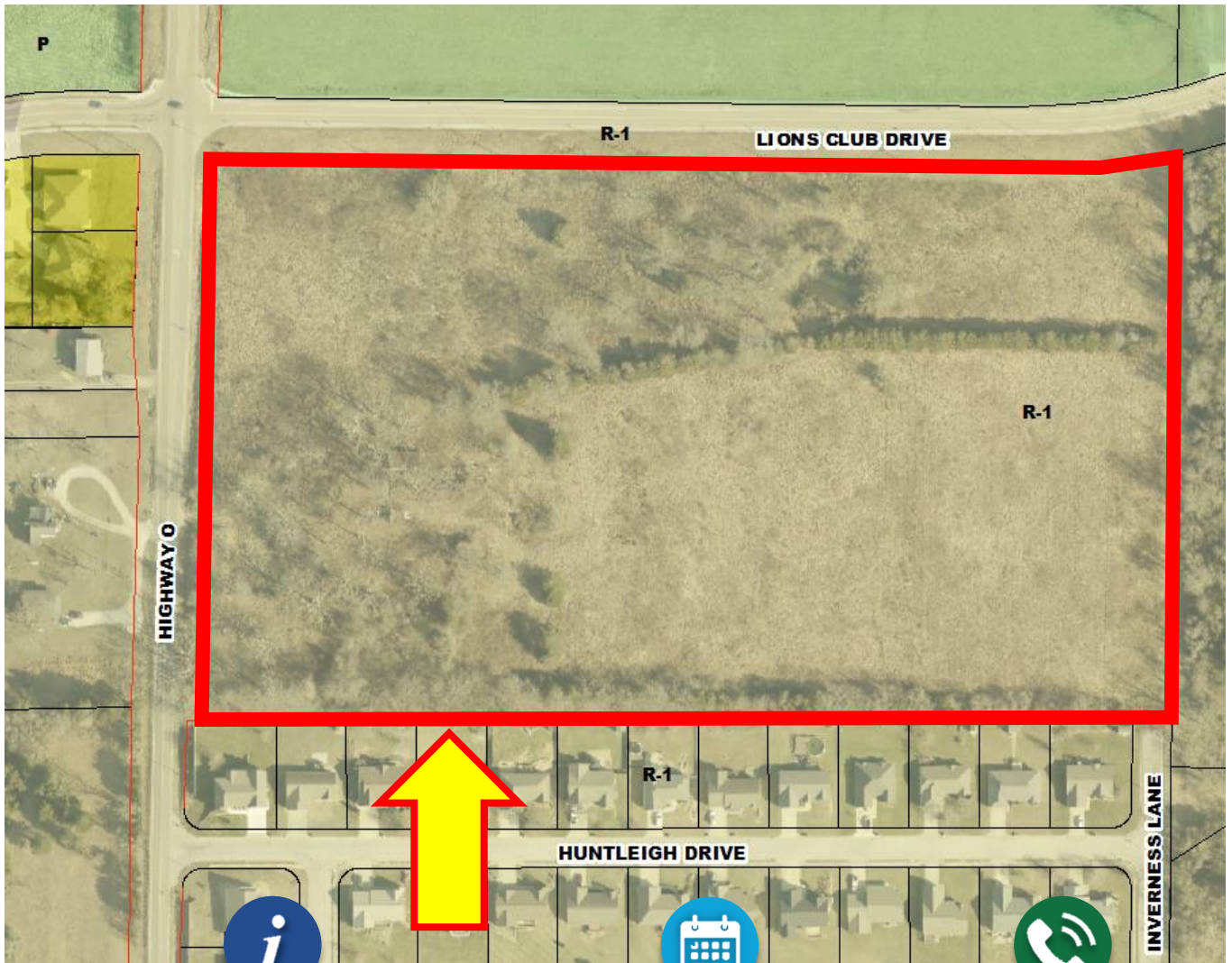
Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Counselor



Project Information:

Case No: FP26-002 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



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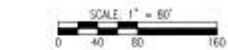
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 ROLLA, MISSOURI 65401

DEVELOPER

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



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 PHELPS COUNTY, MISSOURI

DATE

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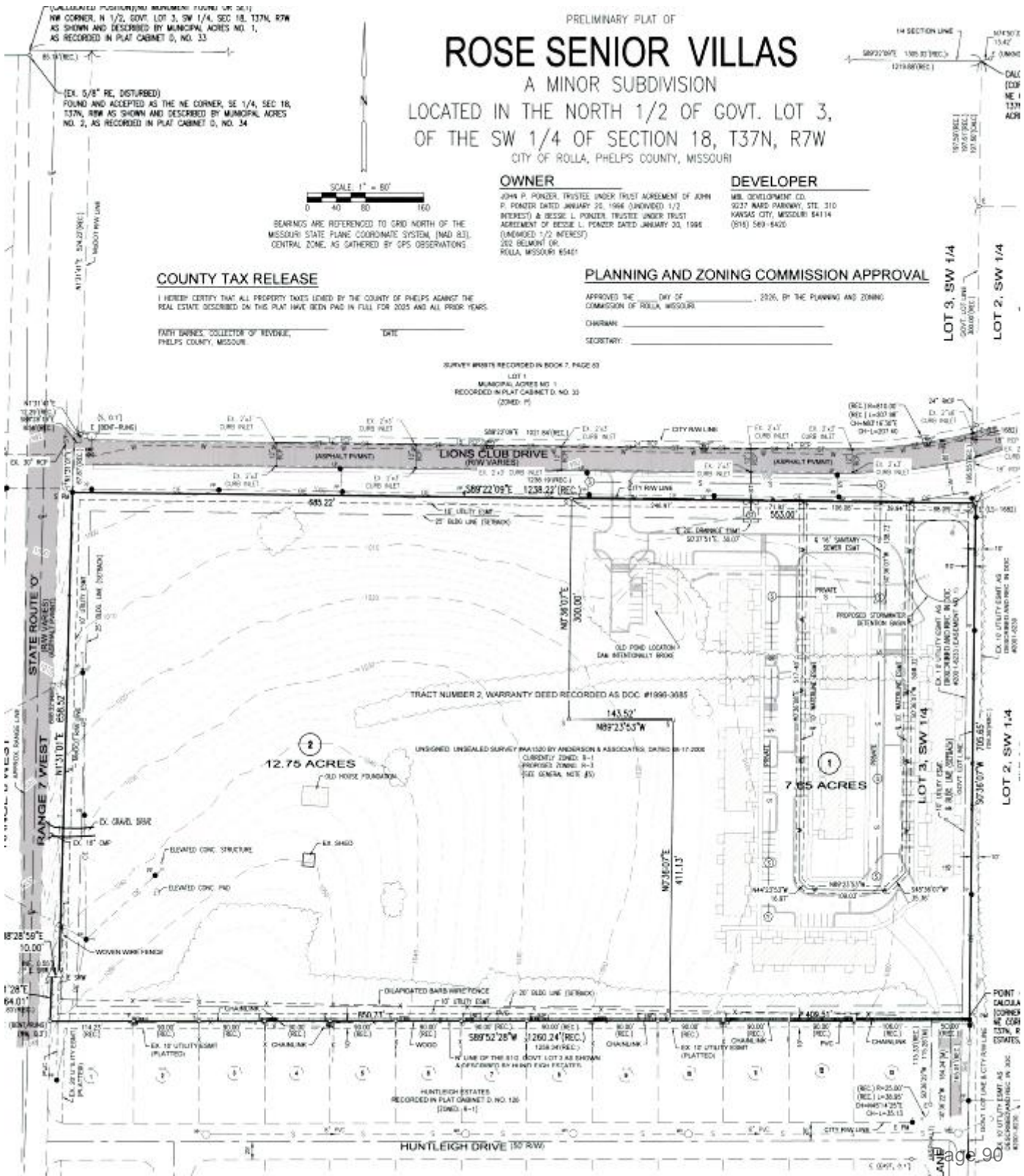
APPROVED THE _____ DAY OF _____, 2026, BY THE PLANNING AND ZONING COMMISSION OF ROLLA, MISSOURI

CHAIRMAN: _____

SECRETARY: _____

SURVEY ERRATA RECORDED IN BOOK 7, PAGE 63

LOT 1
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 RECORDED IN PLAT CABINET D, NO. 33
 (CORRECTED)

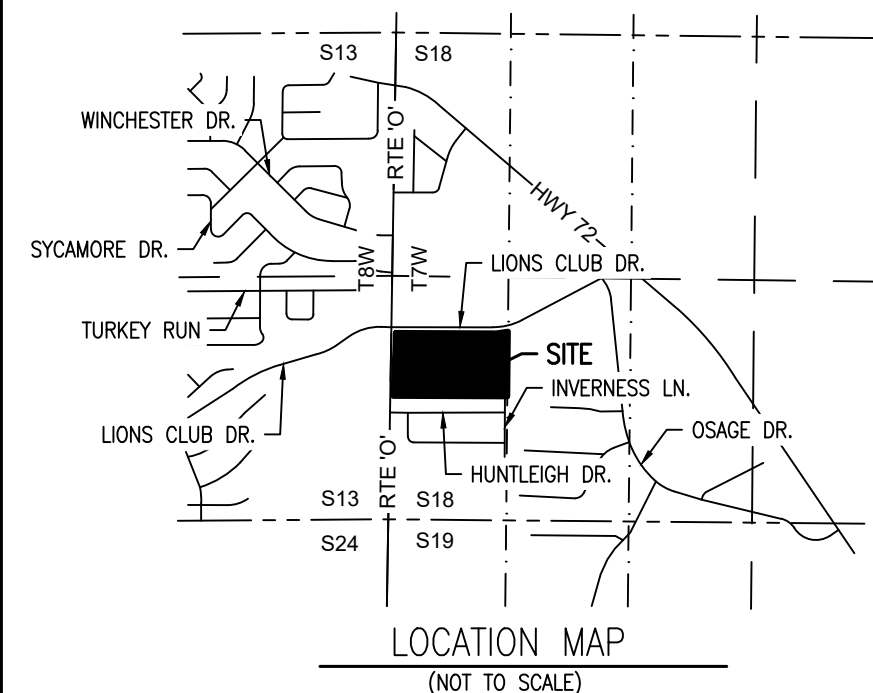


LOT 3, SW 1/4
 300.00 (REC.)
 300.00 (REC.)

LOT 2, SW 1/4

LOT 3, SW 1/4

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



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

FINAL PLAT OF ROSE SENIOR VILLAS

A MINOR SUBDIVISION
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CITY OF ROLLA, PHELPS COUNTY, MISSOURI

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

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 _____

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

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 "TDG#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)

LANDSCAPE BUFFER AND TREE PRESERVATION

A LANDSCAPE BUFFER IS REQUIRED WITHIN THE AREA SHOWN ON THIS PLAT AS "LANDSCAPE BUFFER EASEMENT" ALONG THE SOUTH PROPERTY LINE. THE EXISTING TREE LINE WITHIN THIS BUFFER AREA SHALL BE PRESERVED TO THE EXTENT PRACTICABLE. IF THE EXISTING TREE LINE IS REMOVED, DISTURBED, OR DETERMINED TO BE INSUFFICIENT TO PROVIDE SCREENING, REPLACEMENT TREES OF SIMILAR HEIGHT AT MATURITY SHALL BE PLANTED WITHIN THE BUFFER AREA. THE BUFFER SHALL BE PERPETUALLY MAINTAINED BY THE PROPERTY OWNER AND ALL SUCCESSORS AND ASSIGNS IN ACCORDANCE WITH ORDINANCE # _____.

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 HUNTLIGHT 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 HUNTLIGHT ESTATES, ALSO BEING THE NORTH LINE OF SAID SOUTH HALF, S89°52'28"W, 1260.24 FEET TO THE NORTHEAST CORNER OF SAID HUNTLIGHT ESTATES, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF MISSOURI STATE ROUTE 'O'; 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 'O' 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.

	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	SURVEY AND PLAT BY TREKK DESIGN GROUP, LLC 4212 BOLD VENTURE AVE. COLUMBIA, MO 65202 PH: (573) 445-4275 MKLASING@TREKKDESIGNGROUP.COM	
DATE: APRIL 17, 2026	SCALE: 1" = 80'	DRAWN BY: CRH
PROJECT: 25-0365	JOB NUMBER 25-0365 FINAL PLAT - ROSE SENIOR VILLAS	



CITY COUNCIL AGENDA

DEPARTMENT:

ACTION REQUESTED: First Reading

SUBJECT: ORDINANCE TO ADOPT AND ENACT A NEW CODE OF ORDINANCES FOR THE CITY OF ROLLA

PREPARED BY: Lorri Powell, City Clerk

ATTACHMENTS: Ordinance, Background and Timeline

(CASE/PROJECT) NA

MEETING DATE: May 4th, 2026

Overview: This proposed ordinance would adopt the final legal review of the Rolla Municipal Code. This marks the end of a long and detailed process, including a comprehensive and detailed legal analysis to ensure full compliance with Missouri State Statutes. At this point, all substantive legal and structural work has been completed.

Background: In June of 2023, Council approved the selection of General Code for codification services and comprehensive legal analysis to ensure the city code was compliant with current State Statutes. The last time this had been completed was September of 1988 (ordinance 2633) and was long overdue.

City Administration and Staff believe this should be a living document and regularly updated to ensure compliance with evolving laws and maintain effective governance. Regular updates help address emerging issues, reflect societal trends, and adapt to changing demographics. This update will also enhance efficiency and transparency. The goal of this update is to ensure our ordinances reflect the needs and priorities of our residents while also mitigating legal risks and liabilities.

Fiscal considerations: Per contract, the remaining 10% of project will be due upon delivery of Codes
\$1652.50

Recommendation: Staff is requesting a first reading of the ordinance.

ORDINANCE NO. _____

AN ORDINANCE ADOPTING AND ENACTING A NEW CODE OF ORDINANCES OF THE CITY OF ROLLA, COUNTY OF PHELPS, STATE OF MISSOURI; ESTABLISHING THE SAME; PROVIDING FOR THE REPEAL OF CERTAIN ORDINANCES NOT INCLUDED THEREIN, EXCEPT AS HEREIN EXPRESSLY PROVIDED; PROVIDING FOR THE MANNER OF AMENDING SUCH CODE OF ORDINANCES; PROVIDING PENALTY FOR THE VIOLATION THEREOF; AND PROVIDING WHEN THIS ORDINANCE SHALL BECOME EFFECTIVE

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

Section 1. Approval, Adoption and Enactment of Code.

Pursuant to Section 71.943 of the Revised Statutes of Missouri, the codification of ordinances of the "Code of Ordinances of the City of Rolla, County of Phelps, State of Missouri," is hereby adopted and enacted as the "Code of Ordinances of the City of Rolla"; which shall supersede all other general and permanent ordinances of the City passed on or before May 19, 2025, to the extent provided in Section 3 hereof.

Section 2. When Code Provisions Effective.

All provisions of such Code shall be in full force and effect from and after the effective date of this ordinance as set forth herein.

Section 3. Repeal of Legislation Not Contained in Code; Legislation Saved From Repeal; Matters Not Affected By Repeal.

A. All ordinances of a general and permanent nature of the City adopted on final passage on or before May 19, 2025, and not included in such Code or recognized and continued in force by reference therein, are hereby repealed from and after the effective date of this ordinance, except those which may be specifically excepted by separate ordinance, and except the following which are hereby continued in full force and effect, unless specifically repealed by separate ordinance:

1. Ordinances promising or guaranteeing the payment of money for the City, or authorizing the issuance of any bonds or notes of the City or any other evidence of the City's indebtedness, or authorizing any contract or obligation assumed by the City.
2. Ordinances levying taxes or making special assessments.

3. Ordinances appropriating funds or establishing salaries and compensation, and providing for expenses.
 4. Ordinances granting franchises or rights to any person, firm or corporation.
 5. Ordinances relating to the dedication, opening, closing, naming, establishment of grades, improvement, altering, paving, widening or vacating of streets, alleys, sidewalks or public places.
 6. Ordinances authorizing or relating to particular public improvements.
 7. Ordinances respecting the conveyances or acceptance of real property or easements in real property.
 8. Ordinances dedicating, accepting or vacating any plat or subdivision in the City or any part thereof, or providing regulations for the same, including the provisions in 1988 Code Chapter 42, Article X, Subdivision and Resubdivision of Property.
 9. Ordinances annexing property to the City.
 10. All zoning and subdivision ordinances not specifically repealed and not included herein, including the provisions in 1988 Code Chapter 42, Article XI, Amendments to the Official Zoning Districts Map.
 11. Ordinances establishing TIF districts or redevelopment districts.
 12. Ordinances relating to traffic schedules (e.g., stop signs, parking limits, etc.).
 13. All ordinances relating to personnel regulations (e.g., pensions, retirement, job descriptions and insurance, etc.).
 14. Ordinances authorizing the establishment of industrial development corporations.
 15. Ordinances establishing tax rates for the City.
 16. Ordinances relating to social security, including 1988 Code Sections 2-43 through 2-47.
- B. The repeal provided for in this Section shall not be construed to revive any ordinance or part thereof that has been repealed by a subsequent ordinance which is repealed by this ordinance.
- C. The repeal provided for in this Section shall not affect any offense or act committed or done or any penalty or forfeiture incurred or any contract or right established or accruing before the

effective date of this ordinance, nor shall it affect any prosecution, suit or proceeding pending or any judgment rendered prior to such date.

Section 4. Amendments To Code.

Any and all additions and amendments to such Code when passed in such form as to indicate the intention of the City Council to make the same a part thereof shall be deemed to be incorporated in such Code so that reference to the "Code of Ordinances of the City of Rolla" shall be understood and intended to include such additions and amendments.

Section 5. Gender-Neutral Language. Gender-specific pronouns (such as he, she, his, hers, him, her) have been removed from the Code. In place thereof, gender-neutral pronouns (such as they, them, their, themselves) have been used. Gendered titles of officials have been revised to be gender neutral (such as police officer rather than policeman).

Section 6. Violations and Penalties.

- A. Except as hereinafter provided, whenever in this Code or in any other ordinance of the City or in any rule, regulation or order promulgated pursuant to such Code or other ordinance of the City any act is prohibited or is made or declared to be unlawful or an offense or a misdemeanor, or whenever in such Code or in such other City ordinance, rule, regulation or order the doing of any act is required or the failure to do any act is declared to be unlawful, where no specific penalty is provided therefor, the violation of any such provision of this Code or of any other ordinance of the City or of any rule, regulation or order promulgated pursuant to such Code or other City ordinance shall be punished by a fine not exceeding five hundred dollars (\$500.00), or by imprisonment for a period of not exceeding three (3) months, or by both such fine and imprisonment.
- B. Whenever any provision of the Revised Statutes of Missouri or other statute of the State limits the authority of the City to punish the violation of any particular provision of this Code or other City ordinance or rule, regulation or order promulgated pursuant thereto to a fine of less amount than that provided in this Section or imprisonment for a shorter term than that provided in this Section, then the violation of such particular provision of this Code or other City ordinance, rule, regulation or order shall be punished by the imposition of not more than the maximum fine or imprisonment so authorized or by both such fine or imprisonment.
- C. Each day any violation of this Code or any other City ordinance or rule, regulation or order promulgated pursuant thereto shall continue to constitute a separate offense, unless otherwise provided.

Section 7. Applicability of General Penalty.

In case of the amendment by the City Council of any Section of such Code for which a penalty is not provided, the general penalty as provided in Section 6 of this ordinance shall apply to the Section as amended; or in case such amendment contains provisions for which a penalty other than the aforementioned general penalty is provided in another Section in the same Chapter, the penalty so provided in such other Section shall be held to relate to the Section so amended, unless such penalty is specifically repealed therein.

Section 8. Filing of Copy of Code; Codes To Be Kept Up To Date.

A copy of such Code shall be kept on file in the office of the City Clerk, preserved in loose-leaf form or in such other form as the City Clerk may consider most expedient. It shall be the express duty of the City Clerk, or someone authorized by said officer, to insert in their designated places all amendments and all ordinances or resolutions which indicate the intention of the City Council to make the same part of such Code when the same have been printed or reprinted in page form and to extract from such Code all provisions which from time to time may be repealed by the City Council. This copy of such Code shall be available for all persons desiring to examine the same.

Section 9. Altering or Tampering With Code; Violations and Penalties.

It shall be unlawful for any person to change or alter by additions or deletions any part or portion of such Code, or to insert or delete pages or portions thereof, or to alter or tamper with such Code in any manner whatsoever which will cause the law of the City of Rolla to be misrepresented thereby. Any person violating this Section shall be punished as provided in Section 6 of this ordinance.

Section 10. Severability.

It is hereby declared to be the intention of the City Council that the Sections, paragraphs, sentences, clauses and phrases of this ordinance and the Code hereby adopted are severable, and if any phrase, clause, sentence, paragraph or Section of this ordinance or the Code hereby adopted shall be declared unconstitutional or otherwise invalid by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs and Sections of this ordinance or the Code hereby adopted.

Section 11. Effective Date.

This Ordinance shall be in full force and effect after its passage and approval, beginning June 1st 2026.

PASSED BY THE CITY COUNCIL OF THE CITY OF ROLLA, MISSOURI AND APPROVED BY THE MAYOR THIS 18th DAY OF MAY, 2026.

APPROVED:

ATTEST:

Mayor

City Clerk

APPROVED AS TO FORM:

City Counselor

Rolla Municipal Code Background and Timeline:

Previous comprehensive reviews were completed prior to 1988 with adopting ordinances: December 1984, Ordinance 2443; December 1971, Ordinance 1652; December 1963, Ordinance 1207.

October 2023, the City Code (posted at that time on the old website) was converted to the new eCode 360 publishing platform.

November 2023, we were delayed as our codification was not up to date. There were 33 laws that had been passed since April of 2023 that had been codified by MRPC, but IT at that time was unable to apply it online. We could not proceed to the Editorial and Legal Analysis until this was complete. General Code provided Administration with an estimate to get us caught up, which was accepted.

February 5, 2024, Supplement #1 was completed which updated our code. This was a lengthy process because of a Chapter 42 ordinance that contained significant changes. This first supplement codified legislation passed through January of 2024. At this time the link to the new eCode was posted online and the old version on the old website was removed. General Code could now proceed with the legal analysis.

June 2024, our legal analysis was ready for review, and we were assigned a tentative completion date of October 23, 2024, to have our questions answered.

September 2024, our project had not moved forward. The review of 400-500 questions on an unfamiliar website proved to be a daunting task. A seasoned representative from General Code contacted us regarding our lack of progress and walked us through the project from this point on.

Between the end of September 2024 and the completion of review in May of 2025, General code scheduled bi-monthly meetings with, then City Administrator, John Butz and City Clerk Lorri Powell. Regular meetings were scheduled with Department Directors regarding sections of the code relating to them. In Mid-May 2025, the review of

the legal analysis and all the questions assigned to staff regarding same was completed. General Code would have the changes made and a report of changes complete for one more review by staff in 60-90 days.

December 10th, 2025, all the changes had been applied, and the Department Directors were notified to do a final quick review of their portions of the 453-page Report of Codification. Minor changes were submitted for change.

December 9, 2025, P&Z had their Public Hearing regarding proposed changes to Chapter 42 with no issues or concerns.

Legislation has not been codified since April of 2025 and cannot be until the passage of this adoption ordinance.



CITY COUNCIL AGENDA

DEPARTMENT: Administration

ACTION REQUESTED: First reading

SUBJECT: Ordinance calling for election to consider a ¼% sales tax for reimagining the Centre

PREPARED BY: Keith Riesberg, City Administrator

ATTACHMENTS: Proposed Ordinance

(CASE/PROJECT #)

MEETING DATE: May 4, 2026

Overview: The City of Rolla has conducted public input meetings, community surveys and other efforts to receive input for the reimagining of the natatorium space within the Centre. Due to its age, this space is in need of significant capital improvements, which creates the opportunity to reconfigure the pool area to increase the programming within this facility. To support the improvements to the facility and the associated operational costs, a ¼% sales tax is proposed as a funding source. The attached ordinance calls for placing a question on the August 4, 2026 ballot to allow the registered voters of Rolla to decide if they support a ¼% sales tax for the purpose of funding operations and improvement to include an exercise/therapy pool, a recreation/family pool and multi-purpose rooms for youth and adult programming within the Centre.

Background information: The City of Rolla opened the Centre in 2002, using a ½% sales tax to fund the facility. Due to the age of the building, there is a need for capital improvements to the indoor aquatic area (natatorium). Because of this, the City undertook a community input process to reimagine the natatorium that evaluated multiple options for this space. Public input expressed a desire for maintaining a strong aquatic component to this area, with the desire of adding some multi-purpose rooms for youth programming. The design of the reimagined space will be finalized once a funding source for the improvements is identified.

The City conducted a community survey to receive public opinion on the components to be included in the natatorium space and whether the community would support a ¼% sales tax to fund the improvements. The survey was conducted in late March/early April, with 346 responses being received, making the results statistically valid. The survey identified the top desired features as being an exercise/therapy pool, a recreational/family pool and a multi-purpose room for youth programming. Based on these proposed improvements, 55% of the respondents indicated they were very likely and 14% were somewhat likely to support a proposed ¼% sales tax. A detailed presentation of the survey results will be made at the May 4 City Council meeting.

A ¼% sales tax is anticipated to generate \$1.6M annually. These funds will be used for three purposes – 1) to pay for the capital improvements to the facility; 2) To cover some of the operational expenses

associated with the facility, creating the opportunity for improved accessibility to the Centre; and 3) Planning for future capital and operational improvements and other associated expenses to ensure the Centre remains a regional asset for the Rolla community. A ¼% sales tax will cost residents and visitors \$0.25 per \$100.00 spent on taxable items. More than 50% of Rolla's sales tax revenue is generated by people visiting the community.

If the ballot question is unsuccessful, the City does not have an identified funding source for the ongoing operations of the natatorium space. Without an identified funding source, the City will not be able to undertake capital improvements within the natatorium space.

Fiscal considerations: The proposed ordinance calls for setting a ballot question for the August 4, 2026 election for voters to consider a ¼% general sales tax. If approved, the sales tax will generate approximately \$1.6M per year, which will be used for 1) to pay for the improvements to the facility; 2) operational expenses associated with the facility, creating the opportunity for improved accessibility to the Centre; and 3) future capital and operational improvements and other associated expenses.

Recommendation: To preserve and enhance the \$20M facility that was constructed with taxpayer funds, Staff recommends submitting the proposed ¼% sales tax question to the Rolla voters at the August 4, 2026 ballot.

Should the City Council choose not to move forward with the ordinance calling for a ballot question, the Council will need to provide direction to the City staff for the FY 2027 budget regarding whether or not to continue operations of the natatorium space or to continue drawing from the General Fund reserves.

ORDINANCE _____

AN ORDINANCE OF THE CITY OF ROLLA, MISSOURI, FOR THE PURPOSE OF SUBMITTING TO THE QUALIFIED VOTERS OF THE CITY A PROPOSITION TO IMPOSE A GENERAL SALES TAX WITHIN THE CITY FOR THE PURPOSE OF FUNDING OPERATIONS AND IMPROVEMENTS TO INCLUDE AN EXERCISE/THERAPY POOL, A RECREATION/FAMILY POOL AND MULTI-PURPOSE ROOMS FOR YOUTH PROGRAMMING WITHIN THE RECREATIONAL FACILITY KNOWN AS THE CENTRE.

WHEREAS, pursuant to §94.510, RSMo, the City of Rolla, Missouri (“City”) is authorized to impose a general sales tax if approved by the qualified voters of the City; and

WHEREAS, the State has authorized a maximum combined general sales tax rate of up to 2% under §94.510.2 RSMo., of which the City has a current approved rate of 1%; and

WHEREAS, the City desires to submit to the qualified voters of the City a proposition to impose an additional tax of $\frac{1}{4}$ of 1% while remaining at or below the maximum combined rate for general sales taxes;

WHEREAS, the purpose of this tax is to fund operational and capital improvements associated with the recreational facility known as “the Centre;”

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

SECTION 1: There is imposed, subject to approval by a majority of the votes cast by the qualified voters of the City a general sales tax as authorized by § 94.510 RSMo at the rate of one-quarter (1/4) of one percent (1%) on all retail sales made within the City which are subject to taxation pursuant to section 144.010 to 144.525, RSMo, except sales of motor vehicles, trailers, boats or outboard motors and sales to public utilities.

SECTION 2: Such Sales Tax shall not be effective unless approved by a majority of the votes cast by the qualified voters voting thereon at an election to be held on Tuesday, August 4, 2026.

SECTION 3: The City Council approves the submission to the qualified voters of the City the following ballot proposition:

“Shall the municipality of Rolla, Missouri, impose a City sales tax of one-quarter of one percent (1/4 %) for the purpose of funding maintenance and improvements such as an exercise/therapy pool, a recreation/family pool and multi-purpose rooms

for youth and adult programming within the recreational facility known as the Centre.”

YES NO

If you are in favor of the question, place an "X" in the box opposite "YES". If you are opposed to the question, place an "X" in the box opposite "NO".

SECTION 4: The County Clerk of Phelps County, Missouri, shall provide the ballot and ballot labels, conduct the election, and cause the results thereof to be certified to the City Council as provided by law.

SECTION 5: The City Clerk shall notify the County Clerk of Phelps County, Missouri, of the adoption of this Ordinance no later than 5:00 P.M. on May 26, 2026, and of the call for a general municipal election to be held on August 4, 2026. Such notice should include all of the terms and provisions required by Chapter 115, RSMo, as amended, including a certified copy of the legal notice of election. This election shall be held and conducted and the result thereof shall be canvassed in all respects in conformity with the Constitution and laws of the State of Missouri, and in accordance with appropriate ordinances adopted by the City Council of the City of Rolla, Missouri.

SECTION 6: Form of Notice of Election. The Notice of Election and ballot to be used at this election shall be in substantially the same form as attached hereto as **Exhibit A**.

SECTION 7: The City Clerk is authorized to correct any scrivener’s errors discovered herein.

SECTION 8: The provisions of this Ordinance are severable. If any Section, Subsection, sentence, or provision of this Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other Sections, Subsections, sentences, provisions, or applications of this Ordinance that can be given effect without the invalid Section, Subsection, sentence, provision or application.

SECTION 9: This Ordinance shall be in full force and effect from and after its passage.

Passed by the City Council of the City of Rolla, Missouri, and approved by the Mayor, this 18th day of May, 2026.

Mayor

ATTEST:

APPROVED AS TO FORM:

City Clerk

City Counselor

Exhibit A

NOTICE OF ELECTION IN THE CITY OF ROLLA, MISSOURI

Notice is hereby given to the qualified voters of the City of Rolla, Missouri, that the City Council of said City has called an election to be held in the City on Tuesday, August 4, 2026, commencing at six o'clock A.M. and closing at seven o'clock P.M., local time, on the question contained in the following sample ballot:

OFFICIAL BALLOT
ELECTION
CITY OF ROLLA, MISSOURI

Tuesday, August 4, 2026

QUESTION

“Shall the municipality of Rolla, Missouri, impose a City sales tax of one-quarter of one percent (1/4 %) for the purpose of funding maintenance and improvements such as an exercise/therapy pool, a recreation/family pool and multi-purpose rooms for youth and adult programming within the recreational facility known as the Centre. ”

YES NO

If you are in favor of the question, place an "X" in the box opposite "YES". If you are opposed to the question, place an "X" in the box opposite "NO".

If a majority of the votes cast on the proposal by the qualified voters voting thereon are in favor of the proposal, then the City of Rolla, Missouri, shall collect an additional general revenue sales tax of one-quarter of one percent (1%) as provided for in §94.510 RSMo.

Done by order of the City Council this ___ day of _____, 2026.

City of Rolla, Missouri



CITY COUNCIL AGENDA

DEPARTMENT: Public Works

ACTION REQUESTED: Bid Award/Ordinance

SUBJECT: Project 598 – Rolla Street Storm Sewer Improvements

PREPARED BY: Darin Pryor

ATTACHMENTS: Contract/Ordinance

(CASE/PROJECT #) 598

MEETING DATE: May 4, 2026

Overview: City staff received bids for the Rolla Street Storm Sewer Improvements project. The bids were as follows:

Donald Maggi, Inc. \$ 2,961,151.85
PO Box 66
Rolla, MO 65401

Bloomsdale Excavating, LLC \$ 3,385,091.43
1041 E 18th Street
Rolla, MO 65401

This bid is for replacing and expanding the storm sewer collection system beneath Rolla Street between 6th Street and 11th Street to mitigate the flooding effects of storm runoff currently flowing down the street gutters. It includes new culverts and inlets from Pine Street to Main Street and reconstruction of Rolla Street.

Background information: The work in this project includes needed upgrades to the stormwater collection and culvert systems in and around Rolla Street. A portion of the project is being funded by a 50/50 grant (\$2.5M) that was awarded to the City by the Delta Regional Authority in June of 2025. Improvements are scheduled to begin this summer and be completed by May 2027.

Fiscal considerations: The adopted FY 26 budget appropriated \$2,500,000 for this project under Capital Expenditures – Major Street Reconstruction. RMU will be reimbursing the city for a waterline relocation at a cost of \$10,800. The remaining \$450,351.85 will be funded out of the street asphalt account (07/5-073-582.00) This account has \$817,349.70 in uncommitted funds for this budget year. This project includes asphalt work totaling \$460,429.60.

Recommendation:

Staff is requesting a motion to award the bid to Donald Maggi, Inc., and the first reading of the ordinance authorizing the Mayor to enter into the contract with Donald Maggi, Inc., for \$ 2,961,151.85.

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE A CERTAIN AGREEMENT BETWEEN THE CITY OF ROLLA, MISSOURI, AND DONALD MAGGI, INC.

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

Section 1: That the Mayor of the City of Rolla, Missouri be and is hereby authorized and directed to execute on behalf of the City an agreement between the City and Donald Maggi, Inc, a copy of said agreement being attached hereto and marked Exhibit "A".

Section 2: This ordinance will 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 18TH DAY OF MAY 2026.

APPROVED:

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY COUNSELOR

CONTRACT AGREEMENT

THIS AGREEMENT, made and entered into this _____ Day of _____ by and between the City of Rolla, Missouri, Party of the First Part and hereinafter called Owner, and
Donald Maggi, Inc Party of the second Part and hereinafter called the Contractor.

WITNESSETH:

THAT WHEREAS, the Owner has caused to be prepared, in accordance with law, specifications, plans, and other Contract Documents for the work herein described, and has approved and adopted said documents, and has caused to be published and advertised for and in connection with the construction of: **Rolla Street Storm Sewer Improvements, Project 598**, in complete accord with the Contract Documents and the said plans and specifications; and

WHEREAS, the said Contractor, in response to such advertisement, has submitted to the Owner, in the manner and at the time specified, a sealed proposal in accordance with the terms of said advertisement; and

WHEREAS, the Owner, in the manner prescribed by law, has publicly opened, examined and canvassed the proposals submitted in response to the published invitation therefore, and as a result of such canvass has determined and declared the aforesaid Contractor to be lowest and best bidder for the said work and has duly awarded to the said Contractor a contract therefore, for the sum or sums named in the Contractor's proposal, a copy thereof being attached to and made a part of this contract.

NOW THEREFORE, in consideration of the compensation to be paid to the Contractor and of the mutual agreement herein contained, the parties to these presents have agreed and hereby agree, the Owner for itself and its successors, and the Contractor for itself, himself, or themselves, or its, his or their successors and assigns, or its, his, or their executors and administrators, as follows:

ARTICLE I. That the Contractor shall (a) furnish all tools, equipment, supplies, superintendent, transportation, and other construction accessories, services and facilities; (b) furnish all materials, supplies, and equipment specified and required to be incorporated in, and form a permanent part of the completed work except the items specified to be furnished by the Owner; (c) provide and perform all necessary labor, and (d) in a good, substantial, and workmanlike manner, and in accordance with the provisions of the General Conditions and the Special Conditions of the Contract, which are attached hereto and made a part hereof, and in conformity with the Contract Plans and Specifications designated and identified therein, execute, construct, and complete all work included in, and covered by the Owner's official award of this Contract to the said

Contractor, such award being based on the acceptance by the Owner of the Contractor's proposal, for the construction of **Rolla Street Storm Sewer Improvements, Project 598**.

It is further stipulated that not less than the prevailing hourly rate of wages as found by the Department of Labor and Industrial Relations of the State of Missouri, or determined by the Court of Appeal shall be paid to all workers performing work under this Contract.

ARTICLE II. Contractor acknowledges that Section 285.530, R.S.Mo, prohibits any business entity or employer from knowingly employing, hiring for employment, or continuing to employ an unauthorized alien to perform work within the State of Missouri. Contractor therefore covenants that it is not knowingly in violation of Subsection 1 of Section 285.530, R.S.Mo, and that it will not knowingly employ, hire for employment, or continue to employ any unauthorized aliens to perform work on the Project, and that its employees are lawfully eligible to work in the United States.

ARTICLE III. Occupational Safety and Health Administration (OSHA)

Safety Training:

- a. Contractor shall provide a ten (10) hour Occupational Safety and Health Administration (OSHA) construction safety program for all employees who will be on-site at the project. The construction safety program shall include a course in construction safety and health that is approved by OSHA or a similar program approved by the Missouri Department of Labor and Industrial Relations which is at least as stringent as an approved OSHA program as required by Section 292.675, R.S.Mo.
- b. Contractor shall require its on-site employees to complete a construction safety program within sixty (60) days after the date work on the project commences.
- c. Contractor acknowledges and agrees that any of Contractor's employees found on the project site without the documentation of the successful completion of a construction safety program shall be required to produce such documentation within twenty (20) days, or will be subject to removal from the project.
- d. Contractor shall require all of its subcontractors to comply with the requirements of this Section and Section 292.675, R.S.Mo.

Notice of Penalties for Failure to Provide Safety Training

- a. Pursuant to Section 292.675, R.S.Mo, Contractor shall forfeit to City as a penalty two thousand five hundred dollars (\$2,500.00), plus one hundred dollars (\$100.00) for each on-site employee employed by Contractor or its

Subcontractor, for each calendar day, or portion thereof, such on-site employee is employed without the construction safety training required in Safety Training section of Article III above.

- b. The penalty described in above subsection A of this section shall not begin to accrue until the time periods described in Sections B and C Safety Training of Article III above have elapsed.
- c. Violations of Article III – Safety Training above and imposition of the penalty described in this Section shall be investigated and determined by the Missouri Department of Labor and Industrial Relations.

ARTICLE IV. That the Contractor shall construct and complete the work designated and described in the foregoing proposal and attached specifications in accordance with the Notice to Bidders, Instruction to Bidders, Proposal, Bond, General Conditions, Special Conditions, Technical Specifications, Drawings, Addenda, and other component parts of the Contract Documents hereto attached, all of which documents from the Contract and are as fully a part hereto as if repeated verbatim herein.

ARTICLE V. That the Owner shall pay to the Contractor for the performance of the work described as follows: Complete construction of the improvements in accordance with plans and specifications; and the Contractor will accept as full compensation therefore, the sum (subject to adjustment as provided by the Contract) of \$ 2,961,151.85 for All work covered by and included in the contract award and designated in the foregoing Article I. Payment therefore shall be made in the manner provided in the General Conditions attached hereto.

ARTICLE VI. That the Contractor shall begin assembly of materials and equipment within ten (10) days after receipt from the Owner of executed copies of the Contract.

Liquidated Damages - Should the contractor fail to complete the work on or before the completion date specified the contractor will be charged liquidated damages in the amount of **\$500.00** per calendar day for each full calendar day that the work is not fully completed. Liquidated damages will not be charged for weekends and holidays.

ARTICLE VII. Before the final payment can be made to the Contractor on the project, the Contractor must complete and return the Affidavit Compliance with the Prevailing Wage Law form furnished at the end of the Special Conditions section.

ARTICLE VIII. Before the final payment can be made on the project to the Contractor, the Contractor must complete and return the Contractor's Affidavit Regarding Settlement of Claims form furnished at the end of the Special Conditions section.

ARTICLE IX. This Contract will not be binding and effective until confirmed by the Owner.

IN WITNESS-WHEREOF: The parties have executed this Contract as of the day and year first above written.

CITY OF ROLLA, MISSOURI

CONTRACTOR

BY _____
Mayor, Owner, Party of the First Part

BY _____

Printed Name

Printed Name/Title

STATE OF MISSOURI)
SS)
County of Phelps)

On this _____ day of _____ before me appeared _____ ,
to me personally known, who, being by me duly sworn, did say that he is the Mayor of
the City of Rolla, Missouri, a municipal corporation, and the seal affixed to said
instrument is the corporate seal of said municipal corporation and that said instrument is
the corporate seal of said municipal corporation and that said instrument was signed
under authority of the City Council of
of the City of Rolla, Missouri; and the said _____ Acknowledged
said instrument to be the free act and deed of said municipal corporation.

My commission expires: _____

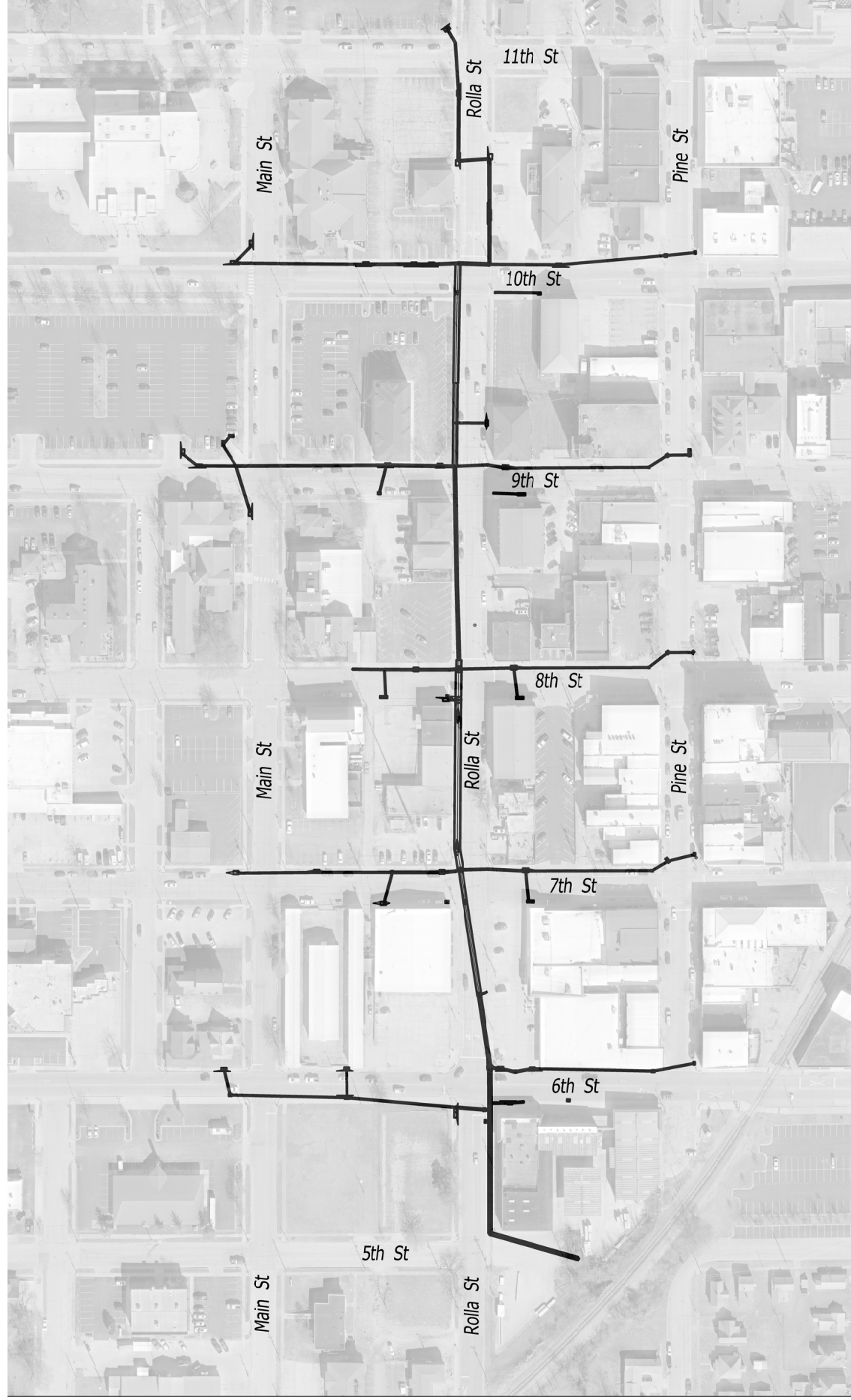
Notary Public

STATE OF MISSOURI)
SS)
County of Phelps)

On this _____ day of _____ before me appeared _____ ,
to me personally known, who, being by me duly sworn, did say that (s)he is the _____
of _____
and that the seal affixed to said instrument is the corporate seal of said corporation by
authority
of its board of directors; and the said _____ acknowledged said
instrument to be the free act and deed of said corporation.

My commission expires: _____

Notary Public





CITY COUNCIL AGENDA

DEPARTMENT: Public Works

ACTION REQUESTED: Bid Award/Ordinance

SUBJECT: Project 607 – 2026 Maltene Rejuvenation

PREPARED BY: Darin Pryor

ATTACHMENTS: Contract

(CASE/PROJECT #) 607

MEETING DATE: May 4, 2026

Overview: City staff received a bid for the 2026 Maltene Rejuvenation project. The bid was as follows:

Corrective Asphalt Materials, LLC \$ 140,336.00
300 Daniel Boone Trail
South Roxana, IL 62087

This bid is for applying a maltene rejuvenator to the recently constructed or overlaid asphalt pavement to extend pavement life.

Background information: The work included in this project is a part of the asphalt street maintenance scheduled for FY26. Streets in this project include: Greentree Road, 14th Street, 5th Street, Iowa Street, 6th Street, 7th Street, Fiarnburn Drive, Savannah Court, Roseglade Road, Pinetree Road, Forum Drive, 10th Street, 18th Street, 17th Street, 16th Street, 15th Street, 13th Street, Pine Street, Oak Street Emily Drive, Holt Avenue, Lauren Court, Independence Road, & Rucker Avenue.

Fiscal considerations: The adopted FY 26 budget appropriated \$130,000 for this project under Maintenance & Improvements – Surface Seals.

Recommendation:

Staff is requesting a motion to award the bid to Corrective Asphalt Materials, LLC, and the first reading of the ordinance authorizing the Mayor to enter into the contract with Corrective Asphalt Materials, LLC for \$ 140,336.00.

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE A CERTAIN AGREEMENT BETWEEN THE CITY OF ROLLA, MISSOURI, AND CORRECTIVE ASPHALT MATERIALS, LLC.

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

Section 1: That the Mayor of the City of Rolla, Missouri be and is hereby authorized and directed to execute on behalf of the City an agreement between the City and Corrective Asphalt Materials, LLC, a copy of said agreement being attached hereto and marked Exhibit "A".

Section 2: This ordinance will 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 18TH DAY OF MAY 2026.

APPROVED:

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY COUNSELOR

CONTRACT AGREEMENT

THIS AGREEMENT, made and entered into this _____ Day of _____ by and between the City of Rolla, Missouri, Party of the First Part and hereinafter called Owner, and _____ **Corrective Asphalt Materials, LLC** _____ Party of the second Part and hereinafter called the Contractor.

WITNESSETH:

THAT WHEREAS, the Owner has caused to be prepared, in accordance with law, specifications, plans, and other Contract Documents for the work herein described, and has approved and adopted said documents, and has caused to be published and advertised for and in connection with the construction of: **FY2026 Maltene Rejuvenation, Project 607**, in complete accord with the Contract Documents and the said plans and specifications; and

WHEREAS, the said Contractor, in response to such advertisement, has submitted to the Owner, in the manner and at the time specified, a sealed proposal in accordance with the terms of said advertisement; and

WHEREAS, the Owner, in the manner prescribed by law, has publicly opened, examined and canvassed the proposals submitted in response to the published invitation therefore, and as a result of such canvass has determined and declared the aforesaid Contractor to be lowest and best bidder for the said work and has duly awarded to the said Contractor a contract therefore, for the sum or sums named in the Contractor's proposal, a copy thereof being attached to and made a part of this contract.

NOW THEREFORE, in consideration of the compensation to be paid to the Contractor and of the mutual agreement herein contained, the parties to these presents have agreed and hereby agree, the Owner for itself and its successors, and the Contractor for itself, himself, or themselves, or its, his or their successors and assigns, or its, his, or their executors and administrators, as follows:

ARTICLE I. That the Contractor shall (a) furnish all tools, equipment, supplies, superintendent, transportation, and other construction accessories, services and facilities; (b) furnish all materials, supplies, and equipment specified and required to be incorporated in, and form a permanent part of the completed work except the items specified to be furnished by the Owner; (c) provide and perform all necessary labor, and (d) in a good, substantial, and workmanlike manner, and in accordance with the provisions of the General Conditions and the Special Conditions of the Contract, which are attached hereto and made a part hereof, and in conformity with the Contract Plans and Specifications designated and identified therein, execute, construct, and complete all work included in, and covered by the Owner's official award of this Contract to the said Contractor, such award being based on the acceptance by the Owner of the Contractor's proposal, for the construction of **FY2026 Maltene Rejuvenation, Project 607**.

It is further stipulated that not less than the prevailing hourly rate of wages as found by the Department of Labor and Industrial Relations of the State of Missouri, or determined by the Court of Appeal shall be paid to all workers performing work under this Contract.

ARTICLE II. Contractor acknowledges that Section 285.530, R.S.Mo, prohibits any business entity or employer from knowingly employing, hiring for employment, or continuing to employ an unauthorized alien to perform work within the State of Missouri. Contractor therefore covenants that it is not knowingly in violation of Subsection 1 of Section 285.530, R.S.Mo, and that it will not knowingly employ, hire for employment, or continue to employ any unauthorized aliens to perform work on the Project, and that its employees are lawfully eligible to work in the United States.

ARTICLE III. Occupational Safety and Health Administration (OSHA)

Safety Training:

- a. Contractor shall provide a ten (10) hour Occupational Safety and Health Administration (OSHA) construction safety program for all employees who will be on-site at the project. The construction safety program shall include a course in construction safety and health that is approved by OSHA or a similar program approved by the Missouri Department of Labor and Industrial Relations which is at least as stringent as an approved OSHA program as required by Section 292.675, R.S.Mo.
- b. Contractor shall require its on-site employees to complete a construction safety program within sixty (60) days after the date work on the project commences.
- c. Contractor acknowledges and agrees that any of Contractor's employees found on the project site without the documentation of the successful completion of a construction safety program shall be required to produce such documentation within twenty (20) days, or will be subject to removal from the project.
- d. Contractor shall require all of its subcontractors to comply with the requirements of this Section and Section 292.675, R.S.Mo.

Notice of Penalties for Failure to Provide Safety Training

- a. Pursuant to Section 292.675, R.S.Mo, Contractor shall forfeit to City as a penalty two thousand five hundred dollars (\$2,500.00), plus one hundred dollars (\$100.00) for each on-site employee employed by Contractor or its Subcontractor, for each calendar day, or portion thereof, such on-site employee is employed without the construction safety training required in Safety Training section of Article III above.
- b. The penalty described in above subsection A of this section shall not begin to accrue until the time periods described in Sections B and C Safety Training of Article III above have elapsed.

- c. Violations of Article III – Safety Training above and imposition of the penalty described in this Section shall be investigated and determined by the Missouri Department of Labor and Industrial Relations.

ARTICLE IV. That the Contractor shall construct and complete the work designated and described in the foregoing proposal and attached specifications in accordance with the Notice to Bidders, Instruction to Bidders, Proposal, Bond, General Conditions, Special Conditions, Technical Specifications, Drawings, Addenda, and other component parts of the Contract Documents hereto attached, all of which documents from the Contract and are as fully a part hereto as if repeated verbatim herein.

ARTICLE V. That the Owner shall pay to the Contractor for the performance of the work described as follows: Complete construction of the improvements in accordance with plans and specifications; and the Contractor will accept as full compensation therefore, the sum (subject to adjustment as provided by the Contract) of \$ 140,336.00 for All work covered by and included in the contract award and designated in the foregoing Article I. Payment therefore shall be made in the manner provided in the General Conditions attached hereto.

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IN WITNESS-WHEREOF: The parties have executed this Contract as of the day and year first above written.

CITY OF ROLLA, MISSOURI

CONTRACTOR

BY _____
Mayor, Owner, Party of the First Part

BY _____

Printed Name

Printed Name/Title

STATE OF MISSOURI)
SS)
County of Phelps)

On this _____ day of _____ before me appeared _____ ,
to me personally known, who, being by me duly sworn, did say that he is the Mayor of the City
of Rolla, Missouri, a municipal corporation, and the seal affixed to said instrument is the
corporate seal of said municipal corporation and that said instrument is the corporate seal of said
municipal corporation and that said instrument was signed under authority of the City Council of
of the City of Rolla, Missouri; and the said _____ Acknowledged
said instrument to be the free act and deed of said municipal corporation.

My commission expires: _____

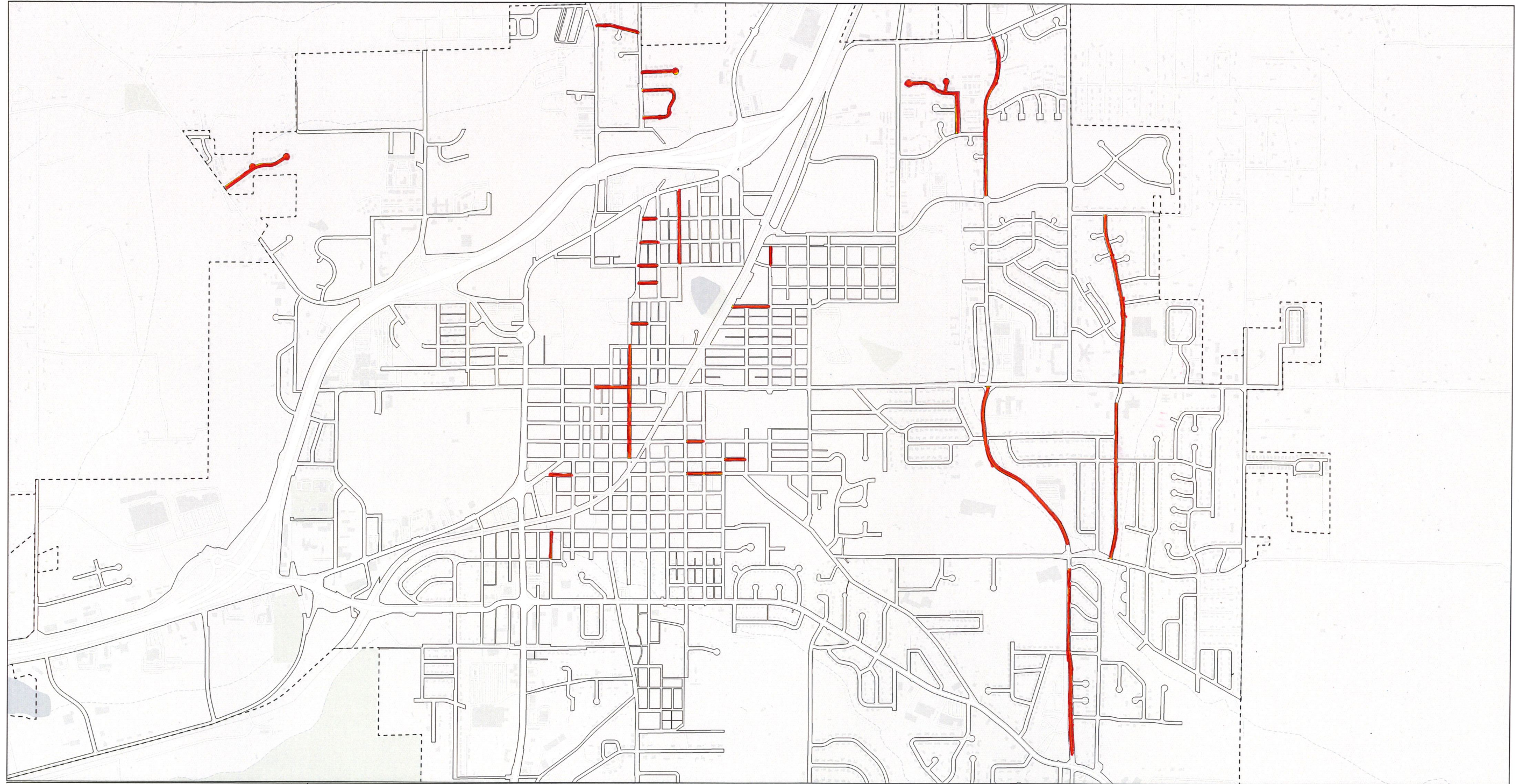
Notary Public

STATE OF MISSOURI)
SS)
County of Phelps)

On this _____ day of _____ before me appeared _____ ,
to me personally known, who, being by me duly sworn, did say that (s)he is the _____
of _____
and that the seal affixed to said instrument is the corporate seal of said corporation by authority
of its board of directors; and the said _____ acknowledged said
instrument to be the free act and deed of said corporation.

My commission expires: _____

Notary Public



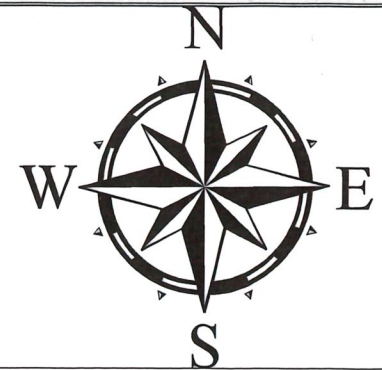
Legend

-  Streets
-  2026 Maltene
-  City Limits

607 Maltene Rejuvenation



2026





CITY COUNCIL AGENDA

DEPARTMENT: Public Works

ACTION REQUESTED: Motion

SUBJECT: Surplus Dozer

PREPARED BY: Darin Pryor

ATTACHMENTS:

(CASE/PROJECT #)

MEETING DATE: May 4th, 2026

Overview: The Missouri Federal Surplus Property System has a Caterpillar D7F dozer for sale. This property is only available to governmental entities, not for personal use. The price of the dozer is \$17,000.

Background information: Staff has inspected the dozer and found it to be in good working order. It has 254hrs on the machine (like new) and is a 1973 model. Prices for similar low hour machines online ranged from \$30K to \$40K. This machine would be utilized for various task, examples being dirt fill operations at the public works yard, stockpile management of the mulch area, storm debris management at the Oak Lane property, ect.

Fiscal considerations: The FY25-26 budget for the Street Department included \$200K for equipment. \$152,645.00 has been committed for the purchase of a backhoe leaving \$47,355 available. The budget included \$25K for the replacement of a forklift. Staff would propose forgoing the replacement of the forklift to fund the purchase of the dozer.

Recommendation: Staff is requesting a motion to purchase the D7F dozer from the Missouri Federal Surplus Property System for \$17,000.





City of
ROLLA



PUBLIC WORKS OPEN HOUSE

JOIN US:

Thursday

May 14th, 2026

Drop-in Between

4:00 p.m. & 6:00 p.m.

Eugene Northern Community Hall

400 West 4th Street

Staff from various departments will be available to discuss current and future projects. There will be representatives from the Parks Department, Stormwater Management, Street, Sewer, and Wastewater Departments.