REGULAR CITY COUNCIL MEETING

Monday, November 16, 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

PRESIDING: MAYOR LISTER B. FLORENCE JR.

COUNCIL ROLL: MELISSA GANZ, MICHAEL RENO, 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 Nathan Chirban**
3. **PUBLIC HEARINGS - None**
4. **ACKNOWLEDGMENTS and SPECIAL PRESENTATIONS**
    a. **RMU GM Floyd Wolf - Quarterly Report**
5. **OLD BUSINESS**
    a. **Bill 2026-33 correcting language in Ordinance 4913 pertaining to a sales tax for the Centre. (City Administrator Keith Riesberg) Final Reading**
    b. **Bill 2026-29 to amend certain sections of Chapter 18 pertaining to residential, special, and commercial refuse disposal and collection. (Environmental Services Director Roger Pankey) Final Reading**
    c. **Bill 2026-32 to rezone property located at 1200 Westside Drive from the R-1, Suburban Residential district to the C-2, General Commercial district. (Community Development Director Dawn Bell) Public Hearing and Final Reading.**
6. **NEW BUSINESS**
    a. **Bill 2026-34 to amend Section 36-3 of the City Code regarding lost or abandoned property. (Police Chief Will Loughridge) First Reading**
7. **CLAIMS and/or FISCAL TRANSACTIONS**
8. **CITIZEN COMMUNICATION**
9. **MAYOR/CITY COUNCIL COMMENTS**
    a. **Motion to appoint Jessie Melton to the Rolla Animal Shelter Advisory Board for a 1-year term expiring November 2027.**
    b. **Motion to appoint Marsha Wayman to the Rolla Animal Shelter Advisory Board for a 2-year term expiring November 2028.**

c. **Motion to appoint Sue Eudaly to the Rolla Animal Shelter Advisory Board for a 2-year term expiring November 2028.**
d. **Motion to appoint Collette Cruse to the Rolla Advisory Board for a 2-year term expiring November 2028.**
e. **Motion to appoint a Council Representative to the Rolla Animal Shelter Advisory Board for a 1-year term expiring November 2027.**

10. **COMMENTS FOR THE GOOD OF THE ORDER**
    a. **Next City Council meeting, Monday, December 7th, 2026**
    b. **Discussion to cancel December 21st City Council meeting. (Mayor Florence)**
    c. **Candy Cane Scavenger Hunt, December 7th-12th. (Parks Director Floyd Jernigan)**
11. **CLOSED SESSION - Closed Session per RSMo 610.021 – None**
12. **ADJOURNMENT**

Contact: Lorri M. Powell, City Clerk (lpowell@rollacity.gov 573-426-6948) | Agenda published on 11/10/2026 at 3:35 PM

2026

Fiscal Year 4th Quarter Report



Rolla Municipal Utilities

Provided to Rolla City Council

November 16, 2026

TABLE OF CONTENTS

Rolla Board of Public Works Statement	***3***
Fourth Quarter Financial Recap	***4***
Electric & Water Projects	***5***
MPUA/MoPEP Updates	***6***
Miscellaneous	***6***



A STATEMENT BY THE BOARD OF PUBLIC WORKS

The Electric Power and Water System of the City of Rolla will be known as the ROLLA MUNICIPAL UTILITIES. Mr. J. B. Bronson will continue as general manager.

It will be the policy of the Board to operate the Rolla Municipal Utilities strictly on a business basis. There will be no change in the general policies of the management. All rates will be the same for the present.

The Board has three primary obligations:

1 To give the best possible service to the Citizens of Rolla.

2. To accumulate funds for the payment of the indebtedness. (Bond Issue and Revenue Certificates).

3. To build up reserve funds for any emergency and for replacement of machinery and equipment.

Regarding Service Interruptions:

This trouble is not in the local system, but in the source of supply. We hope eventually to have other sources of supply available and improve the electric service in Rolla.

Beginning immediately, $1000.00 per month from the profits will be paid to the General Fund of the City of Rolla, which is to replace the Franchise Tax formerly paid by the Missouri General Utilities.

No merchandise will be sold in competition with local merchants.

No repair service will be maintained in competition with local Electric Service men.

Next Monday, November 12th, our offices will open in our new building, formerly the Negro U. S. O Building, 102 W. 9th Street. All business will be transacted from this location after that date. The Rolla Free Public Library will occupy the second floor, and the State Board of Health and the County Agent the basement of this building. These quarters are furnished to the above organizations without cost as a public service of the Rolla Municipal Utilities.

Rolla Board of Public Works

H. E. CASTLEMAN, President
F. H. FRAME, Vice-President
R. E. SCHUMAN, Secretary
F. A. CAMERON, Member

Rolla Herald - November 1945

FOURTH QUARTER FINANCIAL RECAP (Unaudited)

OPERATING INCOME and EXPENSES

	4th Quarter FYTD 2025	*4th Quarter FYTD 2026*	*CHANGE*
OPERATING REVENUES	$34,385,597	$38,104,930	$3,719,333
OPERATING EXPENSES	($38,744,264)	($39,622,005)	($877,741)
OPERATING INCOME	($4,358,667)	($1,517,075)	$2,841,592
OTHER INCOME & EXPENSES	$2,857,302	$3,299,932	$442,630
NET INCOME/LOSS	($1,501,568)	$1,782,857	$3,284,425

At the end of the 2026 Fiscal Year, we show a total of $38,104,930 in operating revenues. This is an increase of $23,719,333 compared to Fiscal Year 2025.

Total operating expenses through the 4th quarter of 2026 were $39,622,005 Our operating expenses increased $877,741 from the end of 4th quarter of 2025; this is due to the increased cost of purchased power.

The total Net Income after the 4th quarter of 2026 was $1,782,857 before audit. This is an increase of over $3M over the 4th quarter of 2025.



STATUS OF WORK PROJECTS

ELECTRIC DEPARTMENT

- 4th Quarter Electric Projects
  - RMU switchgear at Hartmann – Maintenance & upgrade to communications equipment.
  - Audubon Ridge Subdivision
  - Phelps Health – Adjustment of circuit to accommodate site work modifications
  - Revision of service for S&T (901 E 18th Street) in conjunction with building remodel. Converted from 4kV to 12kV distribution system.
  - Lions Club Drive from Rolla Street to Bishop Ave – Bridge School Road and Dewing Substations connection work
  - Installation of capacity rack on 34 kV sub transmission system adjacent to Grove substation.
- Aesthetic Work
  - Bridge School Road – Brightspeed completed transfers to allow for pole removal.
  - McCutchen Drive – Removal of poles no longer utilized by RMU.
  - South Rolla Street between 2nd and 3rd Streets – Removed poles following transfers performed by other companies



Wind Storm - July 4, 2026



WATER DEPARTMENT

- 4th Quarter Water Projects
  - Vienna Road – Water main replacement
  - Audubon Drive – Water main extension to new residential subdivision
  - North Rolla Street – Water distribution system improvements in conjunction with City of Rolla storm sewer improvements.
  - Hillview Drive: Water Main Replacement – *(completed)*
  - Belmont Court: Replacement of Service Lines

MPUA/MoPEP UPDATES

- **MPUA Annual Conference** and quarterly Board meetings on October 7-9, 2026. Annual Conference attendees: Chad Davis, Jason Bell, Eric Lonning, Gwen Cresswell, Jason Grunloh and Floyd Wolf
- **Executive Summary & Governance Highlights**
  - **RMU Leadership & Pool Representation:** Rolla Municipal Utilities maintains strong governance leadership across Missouri Public Unclassified/Joint Action bodies. RMU's Chad Davis was re-elected Chair of both the Contract Cities Committee and the MoPEP Committee for 2026/2027. Additionally, RMU's Floyd Wolf was elected as MJMEUC Member at Large for the 2026/2027 Executive Board.
- **Major Generation & Power Supply Capital Projects**
  - Marshall Energy Center
  - Fulton Energy Center
  - Hannibal Energy Center
  - MMMPEP BESS Pilot
- **Industry Cost Pressures & Strategic Shifts**
  - Power Generation Construction Inflation
  - Strategic Pivot & Policy Development
- **Financial Position & Operational Summary**

MISCELLANEOUS

- Service Department Building Update
- Itron Meter Reading Upgrade



CITY COUNCIL AGENDA

DEPARTMENT: Administration **ACTION REQUESTED**: Final reading of ordinance

SUBJECT: Correcting language in Ordinance 4913 pertaining to a sales tax for the Centre

PREPARED BY: Keith Riesberg, City Administrator

ATTACHMENTS: Bill 2026-33, Ordinance 4913

(CASE/PROJECT #) **MEETING DATE:** November 16, 2026

Overview: Ordinance 4913 establishes the ¼% sales tax for the Centre approved by the voters at the August 4, 2026 primary election. The Department of Revenue notified the City that language in Section 1 contained an exclusion that is not included in State Statute. To ensure compliance with Section 94.510, the City should strike this language from Ordinance 4913 as shown in the proposed ordinance. Section 8 of Ordinance 4913 contained a provision that allows the language to be removed without affecting the validity of the remaining ordinance.

Background information: In May 2026 the City Council approved the ordinance to implement a ¼% sales tax subject to the approval of the voters. In August the sales tax was approved by the voters. Ordinance 4913 was filed and the election results were filed with the Department of Revenue (DOR) for implementation of the approved sales tax. Recently the DOR contacted the City regarding language in Section 1 of Ordinance 4913 that does not comply with State Statute 94.510. The exclusion referenced in Ordinance 4913 is not permitted and was not noted or referenced in any calculations for the application of the proposed sales tax.

Ordinance 4913 included a severability provision that noted that any section or portion of the ordinance that was invalidated would not affect the remainder of the Ordinance. It is recommended to strike the language in Section 1 of Ordinance 4913 to ensure conformance with RSMO 94.510. All other provisions of Ordinance 4913 comply with the Statute and are in process for implementation starting January 1, 2027.

Fiscal considerations: Amending Ordinance 4913 brings the language into conformance with Section 94.510 RSMO and should have no impact on the revenues that were projected to be received.

Recommendation: Staff recommends the adoption of the Ordinance as presented.

Bill 2026-33

ORDINANCE _____

AN ORDINANCE OF THE CITY OF ROLLA, MISSOURI, FOR THE PURPOSE OF CORRECTING LANGUAGE IN SECTION 1 OF ORDINANCE 4913 RELATED TO PROPOSITION S, APPROVED BY VOTERS AT THE AUGUST 4, 2026 PRIMARY ELECTION, AND AUTHORIZING A GENERAL ONE-QUARTER OF ONE PERCENT (1/4 %) SALES TAX WITHIN THE CITY FOR THE PURPOSE OF FUNDING OPERATIONS AND IMPROVEMENTS TO THE RECREATIONAL FACILITY KNOWN AS THE CENTRE AS WELL AS ENSURING THE AFFORDABILITY OF THE FACILITY FOR RESIDENTS.

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, pursuant to § 94.510, RSMo, the City Council adopted Ordinance 4913 on May 18, 2026 to submit to the qualified voters of the City a ballot question as set out below for the August 4, 2026 Primary Election:

> **"Shall the municipality of Rolla, Missouri, impose a City sales tax of one-quarter of one percent (1/4 %) for the purpose of funding operations 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. Operational funds will also be used to ensure the affordability of the facility for Rolla residents as well as future maintenance and capital repairs to 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".**; and

WHEREAS, the qualified voters approved Proposition S at the August 4, 2026 Primary Election; and

WHEREAS, the Phelps County Clerk certified the results of the election and the City Council accepted the certified election results at its August 17, 2026 meeting; and

WHEREAS, after the vote and certification of the vote, the Missouri Department of Revenue contacted the City regarding clarification of Section 1 of Ordinance 4913; and

WHEREAS, Section 1 of Ordinance 4913 reads:

> 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.; and

WHEREAS, as stated in the DOR communication to the City, § 94.510, RSMo, does not include any exemption from sales tax for sales of motor vehicles, trailers, boats or outboard motors or sales to public utilities; and

WHEREAS, the City Council wants to ensure that the Ordinance previously adopted complies with state statutes, including § 94.510, RSMo; and

WHEREAS, the City Council wants to ensure that the tax authorized by City voters is properly applied consistent with § 94.510, RSMo; and

WHEREAS, under Section 8 of Ordinance 4913:

> 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.

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

SECTION 1: Section 1 of Ordinance 4913 is amended as follows:

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: The City Clerk is authorized to correct any scrivener's errors discovered herein.

SECTION 3: 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 3: This Ordinance shall be in full force and effect from and after its passage.

SECTION 4: Upon passage and approval, the City Clerk shall provide a copy of this Ordinance to the Missouri Department of Revenue.

Passed by the City Council of the City of Rolla, Missouri, and approved by the Mayor, this ____ day of November, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
City Counselor

ORDINANCE 4913

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 TO FUND OPERATIONS AND IMPROVEMENTS INCLUDING 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 AS WELL AS ENSURING THE AFFORDABLITY OF THE FACILITY FOR RESIDENTS.

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 ¼ 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;"

WHEREAS, the operational funds received from the tax are to ensure the affordability of the facility for the residents of Rolla;

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 operations 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. Operational funds will also be used to ensure the affordability of the facility for Rolla residents as well as future maintenance and capital repairs to 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:

City Clerk

APPROVED AS TO FORM:

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 operations 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. Operational funds will also be used to ensure the affordability of the facility for Rolla residents as well as future maintenance and capital repairs to 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 (1/4) 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

Environmental Services
PO Box 979
Rolla, MO 65402

CITY COUNCIL AGENDA

Department: Environmental Services
Action Requested: Ordinance
Subject 2026-2027 Refuse Rates
Prepared By: Roger Pankey, Director
Attachments: Ordinance / Rate Study
Meeting Date: November 16, 2026

Overview

The attached ordinance proposes an increase in residential refuse collection rates effective January 1, 2027. The monthly rate for a 35-gallon refuse container will increase from $16.25 to $16.75, and the monthly rate for a 96-gallon refuse container will increase from $19.25 to $19.85. These adjustments represent approximately a 3% increase.

For the average household, this increase will amount to approximately $6.00–$7.00 annually for refuse collection services.

Commercial dumpster rates, along with special collection rates, will increase approximately 5%. These adjustments are intended to help address increasing operational costs associated with providing refuse collection services.

All proposed rate adjustments will become effective January 1, 2027.

Background

Included in the packet is a updated ordinance along with rate study comparing refuse disposal rates to other surrounding communities. Rolla is well below the average rate overall.

Fiscal Considerations

This rate increase included in the approved budget for 2026-2027 will increase overall revenue for the department of (approximately $140K)

Recommendation

Staff is requesting the final reading of the ordinance to increase refuse rates for the 2026-2027 budget year.

BILL# 2026-29
ORDINANCE#

AN ORDINANCE AMENDING CERTAIN SECTIONS OF CHAPTER 18 OF THE GENERAL ORDINANCES OF THE CITY OF ROLLA, MISSOURI KNOWN AS THE CODE OF THE CITY OF ROLLA, MISSOURI, PERTAINING RESIDENTIAL, SPECIAL, AND COMMERCIAL REFUSE DISPOSAL AND COLLECTION.

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

Section 1: That Sections 18-14, 18-16, 18-23 and 18-25 of the General Ordinances of the City of Rolla, Missouri, known as the Code of the City of Rolla, Missouri pertaining to Residential, Special and Commercial Refuse disposal and collection are hereby amended and enacted in lieu thereof follows:

Section 18-14. Residential Collections; Special Collections

(a) City shall provide residential customers with special collections as requested, for which the City shall be entitled to assess a reasonable charge as determined by the Director. Special collection fees are as follows: tires — six dollars ($6.00) each [with a twelve dollar ($12.00) minimum charge]; limbs and brush — minimum charge twenty-five dollars ($25.00) for the first fifteen (15) minutes of loading time plus two dollars ($2.00) per minute charge thereafter; major appliances — twenty dollars ($20.00) each; household waste and items too large to discard in the refuse container — thirty-seven dollars ($37.00) for each cubic yard; special collection fees shall be paid in advance of the collection service being requested. Paper shredding — thirty dollars ($30.00) per man hour charged on a quarter-hour basis with a ten dollar ($10.00) minimum charge. Paper to be shredded shall be delivered to the shredding facility.

Section 18-16. Service Charge Rates For Residential Refuse Collection

(a) Refuse customer shall pay to the City a service charge of sixteen dollars seventy-five cents ($16.75)) per month for the weekly collection of the contents of each 35-gallon container, all acceptable yard wastes in biodegradable bags, and all specified recyclables. Each residential refuse customer shall pay to the City a service charge of nineteen dollars eighty-five cents ($19.85) per month for the weekly collection of the contents of each 90-gallon container, and all acceptable yard wastes in biodegradable bags (in season):

Section 18-23. Number Of Commercial Collections; Special Collections.

The City shall provide commercial customers with special collections as requested, for which the City shall be entitled to assess a reasonable charge as determined by the Director. Special collection fees are as follows: tires — six dollars ($6.00) each [with a twelve dollar ($12.00) minimum charge]; limbs and brush — minimum charge twenty-five dollars ($25.00) for the first fifteen (15) minutes of loading time plus a two dollar ($2.00) per minute charge thereafter; major appliances — twenty dollars ($20.00) each; special household waste, including transfer station fees and involving items too large to discard in a refuse container — thirty-seven dollars ($37.00) for each cubic yard; paper shredding — thirty dollars ($30.00) per hour charged on a quarter-hour basis with a ten dollar ($10.00)

minimum charge, paper to be delivered to the shredding facility (paper will not be picked up for shredding).

Section 18-25. Service Charge Rates For Commercial Refuse Collection.

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

(a) Each commercial refuse customer shall subscribe to one (1) of the following service levels and pay monthly to the City the following service charge(s) for the corresponding container and frequency of service.

Frequency of Service	Charge
One (1) cubic yard container:	
1 service per week	$57.75month
2 services per week	$115.50month
3 services per week	$173.25month
4 services per week	$231.00month
5 services per week	$288.75month
There will be a $31.50 charge for any additional service request.	
Two (2) cubic yard container:	
1 service per week	$90.25month
2 services per week	$181.75month
3 services per week	$271.50month
4 services per week	$362.25month
5 services per week	$452.50month
There will be a $40.00 charge for any additional service request.	
Four (4) cubic yard container:	
1 service per week	$152.25month
2 services per week	$304.50month
3 services per week	$457.25month
4 services per week	$611.00month
5 services per week	$763.50month
There will be a $54.50 charge for any additional service request.	
Six (6) cubic yard container:	
1 service per week	$217.50month
2 services per week	$432.50month
3 services per week	$650.00month

4 services per week	$866.25month
5 services per week	$1083.50month
There will be a $67.25 charge for any additional service request.	

The initial container requested will be delivered at no extra charge. However, there will be a forty-dollar ($40.00) fee for changing container sizes after the initial delivery.

(b) Each commercial refuse customer shall pay to the City a service charge of nineteen dollars eighty-five cents ($19.85) per month for collection of one (1) 90-gallon rollout container once per week.

(c) Customers utilizing the City's construction/demolition container service shall pay to the City a rental charge of seven dollars ($7.00) per day (Monday through Friday) plus a charge of one hundred thirty-six dollars ($136.00) per pull plus appropriate landfill or transfer station tipping fees for each open top roll-off container. There shall be a minimum of one (1) pull charged per month per box.

(d) Each customer shall pay to the City a rental charge of seven dollars ($7.00) per day (Monday through Friday) for use of each 4-yard container, plus a charge of one hundred eight dollars ($108.00) each time a 4-yard container is emptied, and, each customer shall pay to the City a rental charge of seven dollars ($7.00) per day (Monday through Friday) for use of each 6-yard container, plus a charge of one hundred forty-five dollars ($145.00) each time a 6-yard container is emptied. There shall be a minimum of one (1) empty service charged per box per month.

(e) Each customer shall pay to the City a service charge of one hundred fifty-six dollars ($156.00) per pull for standard compactor units, and one hundred seventy-six dollars fifty cents ($176.50) per pull for compactor units requiring double handling to turn the unit around, plus appropriate landfill or transfer station fees for each hydraulically operated roll-off compactor.

(f) Each customer requesting to have the City haul regulated waste shall pay the established container fees as specified in Section 18-25 herein as well as all other applicable disposal fees in addition to a three dollars seventy cents ($3.70) per mile transportation fee.

(g) Each customer shall pay to the City a fee of sixty-eight dollars ($68.00) to have a roll-off or construction/demolition container relocated at the customer's request.

Section 2: That this ordinance shall be in full force and effect with the billing on or after January 1, 2027.

PASSED BY THE CITY COUNCIL OF THE CITY OF ROLLA, MISSOURI, AND APPROVED BY THE MAYOR THIS 16th DAY OF NOVEMBER 2026.

Approved:_____ Mayor, Lister B. Florence, Jr.

Attest:_____ City Clerk

Approved as to form:_____ City Counselor

Report to:
ROLLA CITY COUNCIL

Case No.: ZON26-031

MEETING DATE: November 16, 2026

DEPARTMENT: Community Development **ACTION REQUESTED**: Final Reading

SUBJECT: Map Amendment to rezone property located at 1200 Westside Drive from the R-1, Suburban Residential district to the C-2, General Commercial district

PRESENTED BY: Dawn Bell, Community Development Director

ATTACHMENTS: Public Notice Letter; Conceptual Site Plan; Letter of Request; Ordinance

Application and Notice:

Applicant/Owner - SimonCRE SRS II 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 has recently purchased the subject property and seeks to develop the property for retail commercial uses. The applicant submitted a conceptual site plan proposing a development consisting of large retail buildings, 6 commercial pad sites, and associated parking. A site plan is required to be submitted for C-2 zoning proposals adjacent to R-1 zoned areas, however, such plans are intended only to convey conceptual or potential plans for the property and are not binding.

Development of the property will depend on the construction of a planned road connection from Westside Drive to Hwy E/Nagogomi Rd. The road connection is included in the Rolla 2050 Comprehensive Plan, as well as previous planning documents. No construction plans for the road have been developed at this time; however, conceptual road design is in process.

Property Details:

Current zoning - R-1, Suburban Residential; to be rezoned to C-2, General Commercial

Current use - Vacant/undeveloped

Proposed use - Commercial

Land area - The area requested to be rezoned is about 35 acres; The applicant has also purchased an additional approximately 24 acres just to the north of the subject property.

Public Facilities/Improvements:

Streets - The subject property has frontage on I-44, an Interstate highway, Bluebird Lane, an unbuilt local street, and Westside Drive, an unbuilt Collector road.

Sidewalks - No sidewalks are located adjacent to the subject property.

Utilities - Utilities are available in the vicinity of the subject property; however, development and the road project will require significant coordination for potential extensions and relocations to serve the project.

Comprehensive Plan: The Rolla 2050 Comprehensive Plan designates the subject property as being appropriate for Highway Commercial uses. The Highway Commercial use includes large-scale, auto-oriented commercial development on large sites with centralized parking, oriented towards access from the I-44 corridor. The plan indicates that C-2, General Commercial is an appropriate zoning district for Highway Commercial uses.

The Comprehensive Plan includes a planned Collector road that would connect from Westside Drive to Hwy E/Nagogomi Rd. The plan also includes a potential I-44 overpass to connect to 10th Street. The roads are needed to provide better connections between neighborhoods and relieve general traffic congestion in the area. The proposed outer road has been contemplated since the development of the Rolla West Master Plan in 2009.

Discussion: The subject property is located just north of the Westside Marketplace development. Based on the submitted conceptual site plan, the intended development is similar in scale to the Westside Marketplace development, which is also located on approximately 35 acres. Development of the site will require significant grading, similar to that required by the Westside Marketplace development.

Development of the project will require additional coordination for construction of the planned road extension from Westside Drive and related utility improvements. The timing and funding of that project is not known at this time. The timeline for development of the subject property is also not known at this time.

Findings:

1. The Comprehensive Plan does designate the subject property as being appropriate for Highway Commercial uses, which does include the C-2, General Commercial district as an appropriate zoning district.
2. The subject property is located adjacent to the Westside Marketplace development, a large commercial development which is zoned C-2, General Commercial.
3. The subject property has frontage on I-44, although access to the development will depend on the planned collector road connection.
4. The Comprehensive Plan identifies a future Collector road through the subject property that will be needed to provide access to the property when developed.
5. The range and scale of commercial uses permitted in the C-2 district are consistent with the Highway Commercial designation, nearby commercial development, and the conceptual site plan.

Recommendation:

The Rolla Planning and Zoning Commission conducted a public hearing on October 20, 2026 and voted 4-0 to recommend the City Council approve the request to rezone the subject property.

BILL # 2026-32
ORDINANCE # _____

AN ORDINANCE TO APPROVE THE RE-ZONING OF PROPERTY ADDRESSED AS 1200 WESTSIDE DRIVE FROM THE R-1, SUBURBAN RESIDENTIAL DISTRICT TO THE C-2, GENERAL COMMERCIAL DISTRICT

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 October 20, 2026 and recommended the City Council approve the rezoning of the subject property; and

WHEREAS, the Rolla City Council, during its November 2, 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 rezoning and by those citizens opposing said rezoning, 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 C-2 (General Commercial) Zoning described as follows:

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN THE COUNTY OF PHELPS, STATE OF MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2:
All of Lot 91 of Railroad Addition to the City of Rolla, Missouri, and containing 10.0 acres.

PARCEL 3:
All of Lot 90 of Railroad Addition to the City of Rolla, Missouri, and containing 10.0 acres.

PARCEL 5:
All that part of Lot 92 of Railroad Addition to City of Rolla, Missouri, and situated West of the West right-of-way line of U.S. Highway I-44 and containing 6.9 acres.

PARCEL 6:
All that part of Railroad Lot 89 of Railroad Addition to the City of Rolla, Missouri, and situated West of the West right-of-way line of U.S. Highway I-44 and West and South of the South line of Vista Drive of Long Heights Addition (2nd amended plat) to the City of Rolla, Missouri, and containing 7.8 acres.

SECTION 2: This Ordinance shall be in full force and effect from and after the date of its passage and approval.

PASSED BY THE CITY COUNCIL OF THE CITY OF ROLLA, MISSOURI, AND APPROVED BY THE MAYOR OF THE CITY OF ROLLA, MISSOURI, ON THIS 16TH DAY OF NOVEMBER 2026.

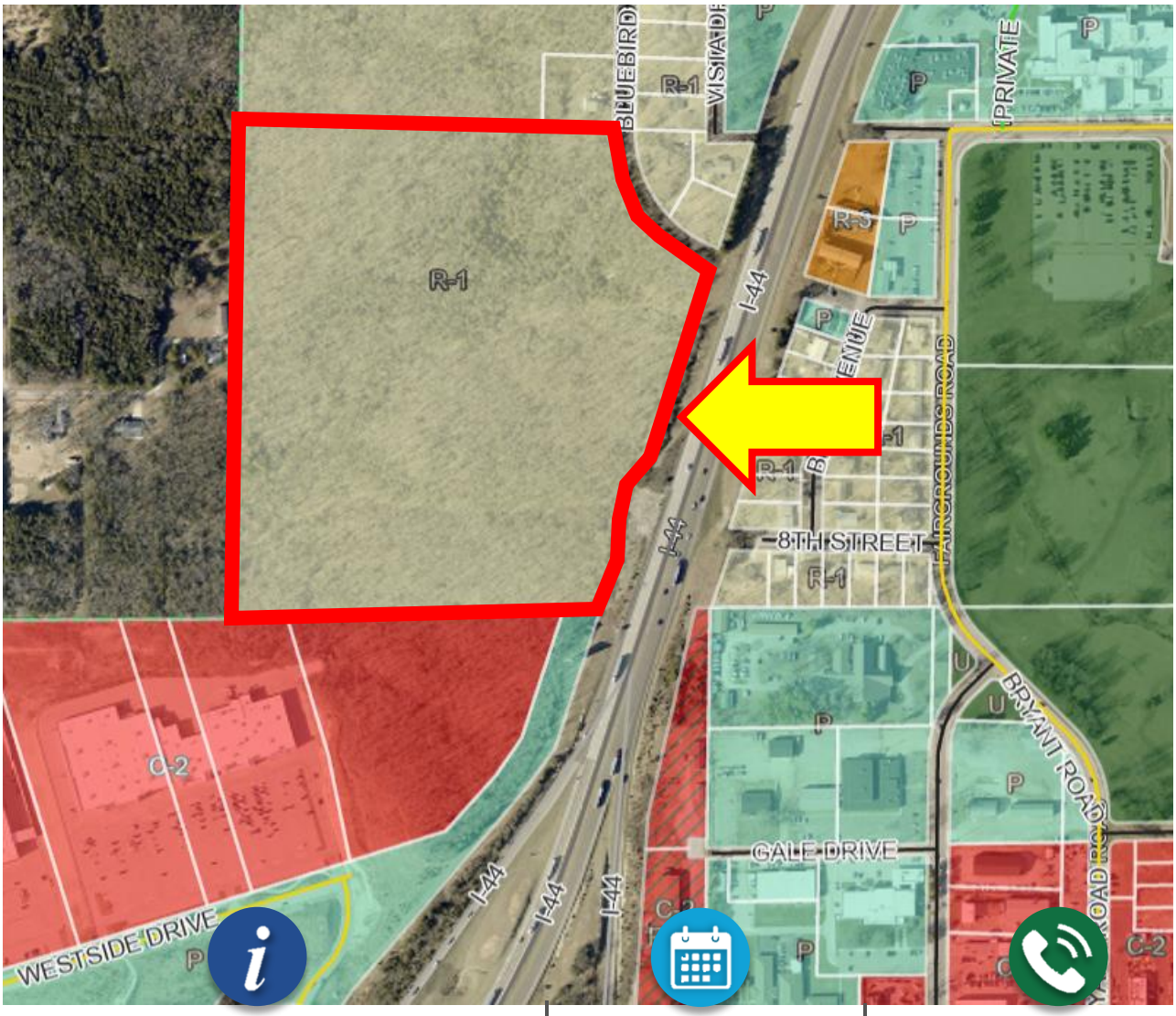
Approved:_____
Mayor, Lister B. Florence, Jr.

Attest:_____
City Clerk

Approved as to form:_____
City Counselor

City of ROLLA

PUBLIC NOTICE



Project Information:

Case No: ZON26-031
Location: 1200 Westside Drive
Applicant: SimonCRE SRS II LLC
Request:

Rezoning from R-1, Suburban Residential to C-2, General Commercial

Public Hearings:

Planning and Zoning Commission
October 20, 2026
5:30 PM
City Hall: 1st Floor

City Council
November 2, 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

FREQUENTLY ASKED QUESTIONS

Who and What is the Planning and Zoning Commission?

The Planning and Zoning Commission is an appointed group of citizens from Rolla who are charged with hearing and deciding land use applications, such as zoning and subdivisions. The Commission takes testimony and makes a recommendation to the City Council.

What is a Rezoning (Map Amendment)?

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

What is Zoning?

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

How Will This Impact My Property?

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

What If I Have Concerns About the Proposal?

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

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

What If I Cannot Attend the Meeting?

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

What If I Have More Questions?

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

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN THE COUNTY OF PHELPS, STATE OF MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2:
All of Lot 91 of Railroad Addition to the City of Rolla, Missouri, and containing 10.0 acres.

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PARCEL 5:
All that part of Lot 92 of Railroad Addition to City of Rolla, Missouri, and situated West of the West right-of-way line of U.S. Highway I-44 and containing 6.9 acres.

PARCEL 6:
All that part of Railroad Lot 89 of Railroad Addition to the City of Rolla, Missouri, and situated West of the West right-of-way line of U.S. Highway I-44 and West and South of the South line of Vista Drive of Long Heights Addition (2nd amended plat) to the City of Rolla, Missouri, and containing 7.8 acres.

PARCEL 7:
All of the Southwest Quarter of the Southeast Quarter of Section 3, Township 37 North, Range 8 West in the City of Rolla, Missouri.

EXCEPTING the following tracts:
A. All dedicated roads and streets;

B. All of Block 6 of Long Heights Addition to the City of Rolla, Missouri (2nd amended plat);

C. All of Block 7 of Long Heights Addition to the City of Rolla, Missouri (2nd amended plat);

D. All of a tract of land beginning at the Northwest Corner of Lot 4, Block 7, Long Heights Subdivision to the City of Rolla, Missouri (2nd amended plat); thence West 260.0 feet, 70 feet South of and parallel to the North line of the Southwest Quarter of the Southeast Quarter of said Section 3, Township 37 North, Range 8 West; thence South 300.0 feet; thence East 260.0 feet to the Southwest corner of Lot 6, Block 7, Long Heights Subdivision (2nd amended plat); thence North 300.0 feet to the true point of beginning. This tract contains 1.79 acres (per deed filed in Book 182, Pages 231-242, Phelps County Recorder's Office.) (Above description corrects error in deed as originally written).

E. A tract of land: A fractional part of the Southwest Quarter of the Southeast Quarter of Section 3, Township 37 North, Range 8 West in the City of Rolla, Missouri, and more particularly described as follows: Beginning at the intersection of the West right-of-way line of Vista Drive and the South line of Section 3, 300.0 feet West of the Southeast corner of the Southwest Quarter of the Southeast Quarter of Section 3; thence North along the West right-of-way of Vista Drive a distance of 200.00 feet; thence West parallel to the South line of Section 3, a distance of 200.0 feet; thence South parallel to the West line of Vista Drive a distance of 200.0 feet, thence East along the South line of Section 3 a distance of 200.0 feet, more or less to the point of beginning. This tract contains 0.92 acres, more or less. (Per deed filed in Book 175, pages 323-324, Phelps County Recorder's Office.)

F. A tract of land beginning at the Northeast corner of the Southwest Quarter of the Southeast Quarter of Section 3, Township 37 North, Range 8 West in the City of Rolla, Missouri; thence South 70.0 feet along the East line of said Southwest Quarter of the Southeast Quarter; thence West 1247.0 feet; thence North 70.0 feet to the North line of said Southwest Quarter of the Southeast Quarter; thence East along said North line 1247.0 feet to the point of beginning. This tract contains 2.0 acres more or less.

G. A tract of land more particularly described as follows: Commencing at the Southeast corner of Lot 8, Block 7, Long Heights Addition to the City of Rolla, Missouri, (2nd amended plat), said point being on the West line of Vista Drive; thence South 30.0 feet along said West line to the true point of beginning, thence South along the West line of Vista Drive 113.5 feet; thence in a Southwesterly direction 137.3 feet along a curve with a radius of 143.0 feet; thence South 55°24' West, 180.0 feet; thence in a Southwesterly direction, 120.9 feet along a curve with a radius of 126.0 feet, all along the West line of Vista Drive; thence North 0°24' East, 160.0 feet; thence South 89°05' West, 380.0 feet, thence North 0°24' East, 309.2 feet; thence North 89°44' East, 385.0 feet, partly along the South line of Lot 6, Block 7, Long Heights Addition (2nd amended plat) thence South 0°24' West, 200.0 feet to a point on the South line of Lot 5, Block 7; thence North 89°44' East, 130.0 feet, partly along the South line of said Lot 5; thence North 0°24' East, 170.0 feet to the South line of a private road; thence North 89°44' East, 125.0 feet to the true point of beginning. This tract contains 3.7 acres more or less. (Per deed filed in Book 213, page 121, Phelps County Recorder's Office.)

PUBLIC NOTICE

October 7, 2026

City of Rolla
c/o Dawn Bell, Community Development Director
901 North Elm Street, 3rd Floor
Rolla, Missouri 65401

Subject: Rezoning Application – Bluebird Lane / U.S. Highway 44 (I-44), Rolla, Missouri

Dear Dawn,

On behalf of SimonCRE SRS II, LLC, an Arizona limited liability company, we are pleased to submit this revised application to rezone approximately 34.7 acres located along Bluebird Lane and U.S. Highway 44 (I-44) in Rolla, Missouri (Tax Parcel No. 71-09-2.0-10-001-004-001.000) from R-1 (Single-Family Residential) to C-2 (General Commercial). We closed on this property, together with the adjoining north parcel, on August 31, 2026, acquiring it from John J. Foreman and Elizabeth Ann Foreman, Trustees, and Elizabeth Ann Munson, Trustee, and we are eager to move forward with its future development.

We intend to develop the property (comprising former Railroad Addition Lots 89–92) as a commercial retail center. As of the date of this letter, no tenants have been confirmed for the project, and building design has not begun. The enclosed Conceptual Site Plan (Exhibit B) is conceptual only. It is provided to illustrate one potential layout consistent with the requested C-2 classification, including a potential anchor building, a secondary large-format "box line-up" building, several retail and restaurant pad sites, and supporting parking. It does not represent a final or proposed site plan, and the number, size, use, and location of buildings, pad sites, parking areas, and access points are expected to change as tenant commitments are secured and site engineering progresses. Any final site plan will be submitted to the City for review and approval through its standard site plan and permitting process. We anticipate the center will include retail shops, restaurant pads (both quick-service and sit-down), and, depending on market demand, a grocery store or other large-format anchor use.

The adjoining north parcel (Tax Parcel No. 71-09-2.0-03-000-000-086.000) is not part of this request and will remain zoned R-1. Consistent with the City's letter dated October 2, 2026, the north parcel may be used, without rezoning, for land-disturbance activities and supporting infrastructure associated with the development of the south parcel, such as grading and fill, slopes, stormwater detention and drainage, and sanitary sewer, water, electrical, and other utility infrastructure, as well as access drives where incidental and necessary for circulation in support of the south parcel. No buildings, parking lots, or other improvements constituting a use not permitted in the R-1 district are proposed on the north parcel, and all such improvements will remain subject to the City's standard land-disturbance, stormwater, engineering, and other review and permitting requirements.

We understand access to the site is anticipated from 10th Street via a new frontage road, consistent with the City's West Frontage Road & 10th Street planning and the broader Westside Drive extension / Move Rolla Transportation Development District corridor already underway, which we understand is

SimonCRE
6900 E. 2nd Street | Scottsdale, AZ 85251
O: 480.745.1956 | F: 480.588.4150

intended to eventually connect Route 66/I-44 at the south to Vista Drive at the north. As the design of this roadway and its connection to 10th Street has not yet been finalized, we look forward to continuing to coordinate directly with the City's Public Works and Community Development Departments as design progresses, and will design our site access accordingly.

The City's adopted Comprehensive Plan identifies this property for future highway commercial land use, and the requested C-2 zoning is consistent with that designation. This area of Rolla also continues to see strong residential and institutional growth, including the Highlands, Audubon Ridge, and Rose Senior Villas developments, and sits near Missouri University of Science and Technology and existing commercial development along the I-44 corridor. We believe rezoning this property to C-2 is a logical extension of that growth and will allow it to serve the retail and service needs of the surrounding community.

Enclosed with this application, please find the Legal Description (Exhibit A) and Conceptual Site Plan (Exhibit B) in support of this request. This request is for a change in zoning classification only; approval of a specific site plan is not being requested at this time. We respectfully ask that the City of Rolla Planning and Zoning Commission and City Council approve this rezoning from R-1 (Single-Family Residential) to C-2 (General Commercial).

If you require any additional information or documentation, please do not hesitate to contact me. Thank you for your continued support and assistance.

Sincerely,



Shoaib Vahora
Senior Development Associate
shoaib.vahora@simoncre.com
(480) 887-0644

SimonCRE
6900 E. 2nd Street | Scottsdale, AZ 85251
O: 480.745.1956 | F: 480.588.4150

EXHIBIT A – LEGAL DESCRIPTION

Tax Parcel ID No.: 71-09-2.0-10-001-004-001.000

Source: Fidelity National Title Insurance Company, ALTA Commitment for Title Insurance No. STL2605730, Revision 4 (dated August 25, 2026), Schedule A — the current, final revision; supersedes Revision 1 and all earlier drafts

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN THE COUNTY OF PHELPS, STATE OF MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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PARCEL 6:

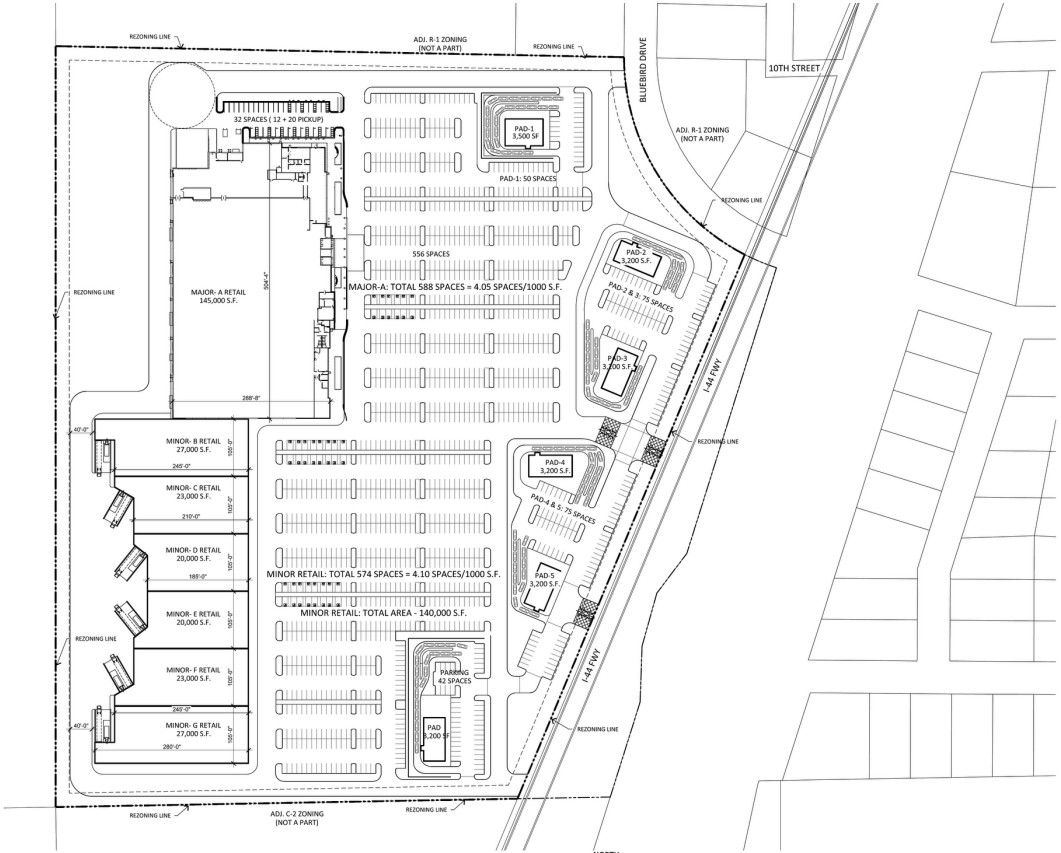
All that part of Railroad Lot 89 of Railroad Addition to the City of Rolla, Missouri, and situated West of the West right-of-way line of U.S. Highway I-44 and West and South of the South line of Vista Drive of Long Heights Addition (2nd amended plat) to the City of Rolla, Missouri, and containing 7.8 acres.

END OF LEGAL DESCRIPTION

SimonCRE
6900 E. 2nd Street | Scottsdale, AZ 85251
O: 480.745.1956 | F: 480.588.4150

EXHIBIT B – CONCEPTUAL SITE PLAN

Revised Conceptual Site Plan



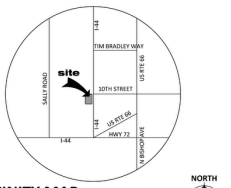
SITE PLAN
SCALE: 1" = 80'-0"

PROJECT DIRECTORY

ARCHITECT:
RKAA ARCHITECTS, INC.
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: NEIL FEASER
PHONE: (602) 955-3900
FAX: (602) 955-0496
E-MAIL: nfeaser@rkaa.com

SITE DATA

PHELPS COUNTY MO PARCEL ID:	09583
FORMATTED PARCEL NO.:	71-09-2.0-10-001-004-001.000
EXISTING ZONING:	R1
PROPOSED ZONING: REZONING REQUIRED	C-2
SITE AREA: PER COUNTY REPORT	34.84 ACRES
PROPOSED USE:	RETAIL / RESTAURANTS



VICINITY MAP
SCALE: N.T.S.

SIMON CRE

ROLLA RETAIL
SWC WEST SIDE DR / HIGHWAY 44 & 10TH STREET
ROLLA, MISSOURI 65401
DATE: 10-06-2026 (PRELIMINARY)

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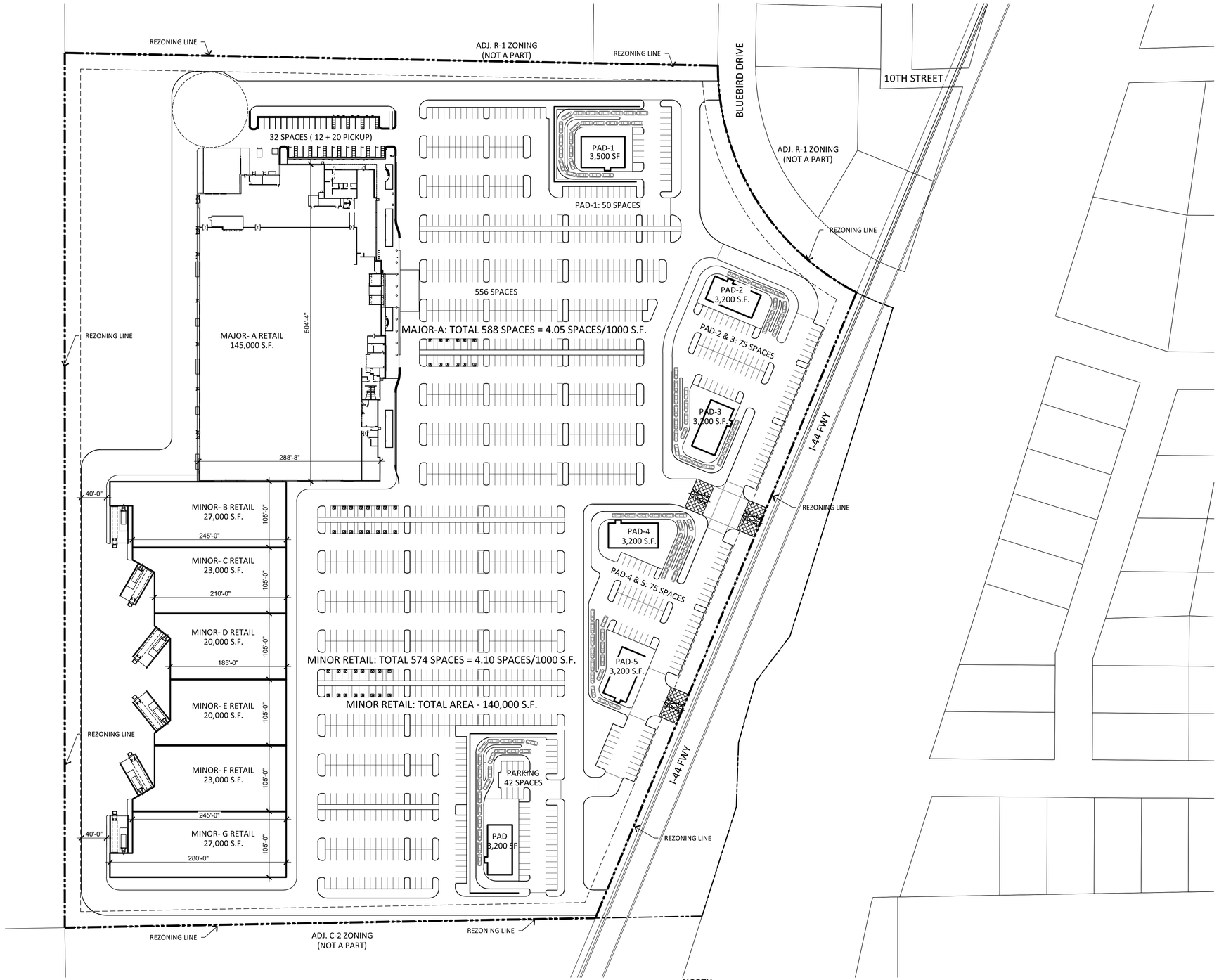
SP-1

RKAA# 25249.01

THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.

RKAA ARCHITECTS, INC

SimonCRE
6900 E. 2nd Street | Scottsdale, AZ 85251
O: 480.745.1956 | F: 480.588.4150



SITE PLAN

SCALE: 1" = 80'-0"

0' 40' 80' 160'

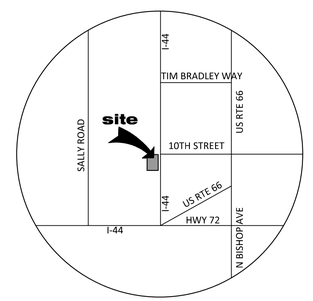
NORTH

PROJECT DIRECTORY

ARCHITECT:
RKAA ARCHITECTS, INC.
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: NEIL FEASER
PHONE: (602) 955-3900
FAX: (602) 955-0496
E-MAIL: nfeaser@rkaa.com

SITE DATA

PHELPS COUNTY MO PARCEL ID:	09583
FORMATTED PARCEL NO.:	71-09-2.0-10-001-004-001.000
EXISTING ZONING:	R1
PROPOSED ZONING: REZONING REQUIRED	C-2
SITE AREA: PER COUNTY REPORT	34.84 ACRES
PROPOSED USE:	RETAIL / RESTAURANTS



VICINITY MAP

SCALE: N.T.S.

NORTH

THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.

SIMON CRE
SIMON COMMERCIAL REAL ESTATE

ROLLA RETAIL

SWC WEST SIDE DR / HIGHWAY 44 & 10TH STREET
ROLLA, MISSOURI 65401
DATE: 10-06-2026 (PRELIMINARY)

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SP-1

RKAA# 25249.01

RKAA ARCHITECTS, INC

CITY COUNCIL AGENDA

DEPARTMENT: Police **ACTION REQUESTED: Ordinance**

SUBJECT: Amendment to Section 36-3 – Lost or Abandoned Property

PREPARED BY: Chief William Loughridge

ATTACHMENTS: Proposed Ordinance; Current Section 36-3

(CASE/PROJECT #) N/A **MEETING DATE:** November 16, 2026

Overview: The Rolla Police Department requests an amendment to Section 36-3 of the City Code governing the acceptance, retention, and disposition of lost or abandoned property. The proposed ordinance establishes clearer criteria for property accepted by the Department and updates the procedures for handling unclaimed items.

Background information: The current ordinance requires the Department to take custody of any lost or abandoned articles found in public places and provides for disposition after six months. This broad requirement places unnecessary demands on limited property storage space and staff resources. The proposed ordinance establishes specific categories of property the Department must accept, including cash, financial instruments and transaction cards, identification, weapons, electronic devices containing personal information, items of significant personal or sentimental value, and property valued at $100 or more. Other items may be accepted at the discretion of the Chief of Police or designee.

The proposal requires reasonable efforts to notify identifiable owners, reduces the minimum retention period for unclaimed property to 90 days while establishing a one-year minimum for firearms, and clarifies authorized disposition methods. Abandoned vehicles will continue to be handled separately under state law.

Fiscal considerations: No significant direct fiscal impact is anticipated. The changes are expected to reduce unnecessary storage demands and staff time associated with accepting and maintaining low-value property.

Recommendation: Approval of an ordinance amending Section 36-3 of the Code of the City of Rolla, Missouri, relating to the acceptance, retention, and disposition of lost or abandoned property.

BILL NO. 2026-34

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 36-3 OF THE CODE OF THE CITY OF ROLLA, MISSOURI, RELATING TO THE ACCEPTANCE, RETENTION, AND DISPOSITION OF LOST OR ABANDONED PROPERTY.

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

Section 36-3 of the Code of the City of Rolla, Missouri, is hereby amended to read as follows:

Sec. 36-3. Disposition of Lost or Abandoned Property.

(a) Acceptance of Property. The Police Department shall accept lost or abandoned property found in any street, sidewalk, alley, thoroughfare, or other public place within the City when voluntarily presented to Department personnel or recovered in the course of official duties, provided the property consists of cash, financial instruments or transaction cards, government-issued identification, firearms or other dangerous weapons, cellular telephones or similar electronic devices containing personal information, jewelry or other items of apparent sentimental or significant personal value, or property reasonably estimated to have a fair market value of one hundred dollars ($100.00) or more. The Chief of Police or designee may authorize acceptance of other property.

(b) Notification and Retention. The Police Department shall make reasonable efforts to notify the owner of accepted property when known or reasonably identifiable. Unclaimed property shall be retained for a minimum of ninety (90) days, except firearms, which shall be retained for a minimum of one (1) year, or as otherwise required by law.

(c) Disposition. After the applicable retention period, unclaimed property may be sold through an authorized public sale or auction process or destroyed. Identification documents, financial transaction cards, and similar items may be returned to the issuing entity or destroyed. Firearms may be sold or traded exclusively to a federally licensed firearms dealer or destroyed, subject to applicable law.

(d) Administrative Procedures. The Chief of Police may establish policies governing the acceptance, documentation, storage, return, and disposition of property under this section, consistent with applicable law and City procedures.

(e) Abandoned Vehicles. Abandoned vehicles shall be handled in accordance with Chapter 304, RSMo., and other applicable law.

Section 2. This ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF ROLLA, MISSOURI AND

APPROVED BY THE MAYOR THIS ____TH DAY OF _____ 2026.

Approved:_____

Mayor, Lister B. Florence, Jr.

Attest:_____

City Clerk

Approved as to form:_____

City Counselor

← Letter of Interest

Dr. Jessie Melton
jessie@quickfixpetclinic.com

October 5, 2026

Mayor Lister B. Florence, Jr.
901 N. Elm Street
Rolla, MO 65401

Re: Letter of Interest - Rolla Animal Shelter Advisory Board

Dear Mayor Florence,

I am writing to express my interest in serving on the City of Rolla's Animal Shelter Advisory Board. As a local veterinarian and someone actively involved in animal welfare in our community, I have a very strong desire to help Rolla Animal Shelter succeed and ensure it continues to serve our community effectively.

I am currently the medical director at Carol House Quick Fix Pet Clinic in Rolla, and I am actively involved with Rolla Animal Alliance. Both of these organizations have worked closely with and have been heavily involved in helping provide veterinary care, resources, and support to the animals at Rolla Animal Shelter.

Beyond that, Rolla Animal Shelter has a special place in my heart - I began volunteering there when I was 16 years old, and my experiences there are what ignited my passion for animal care and shelter medicine. Since then, I have volunteered countless hours with numerous animal organizations, including shelters, rescues, zoos, wildlife rehabs, and spay/neuter clinics. I have also built my career as a veterinarian with a strong emphasis on shelter/rescue medicine. These experiences have given me a broad perspective on the challenges facing both animal shelters and the people they serve.

I would appreciate the opportunity to contribute my veterinary knowledge, animal welfare experience, and perspective as a member of the Advisory Board. I believe a collaborative approach among the city, shelter staff, animal organizations, veterinary professionals, and the community is essential to providing the best care, management, and outcomes for the Rolla Animal Shelter and the animals and people it serves.

Thank you so much for your consideration. I would be honored to have the opportunity to contribute to the Advisory Board and to continue supporting the Rolla Animal Shelter and Rolla community in this new capacity.

Sincerely,

Jessie Melton, DVM

Marsha Rana Wayman
312 Traci Dawn Drive
Rolla, Missouri 65401
719-244-1156
marsha.wayman@gmail.com

October 5, 2026

City of Rolla
901 North Elm Street
Rolla, Missouri 65401

Re: Letter of Interest —Advisory Council

Dear Council Members,

I am writing to express my interest in serving on the Rolla Animal Shelter Advisory Council. As a retired professional with a career serving the private, government and nonprofit sectors, I understand the unique roles of each and believe my knowledge and experience will be beneficial as the shelter evolves both in organizational structure and mission.

For over a decade, I worked for Colorado's largest public humane society, gaining experience ranging from capital campaigns and fundraising, to serving on the Combined Federal Campaign (CFC) Speakers Bureau and fostering over 100 cats and kittens through our AAHA accredited on-site veterinary clinic. I currently serve as the board member representing Rolla for Carol House Quick Fix Pet Clinic. In these roles, I have developed strong abilities in public speaking and engagement; specifically regarding the impact of shelter medicine and spay and neuter programs on shelter intake and outcome success.

I would be honored to support Erin Setzer in her new role as Shelter Manager as she develops and advances programing and initiatives specific to our community needs.

Thank you for considering my interest in this role. I would welcome the opportunity to discuss my qualifications further and learn more about the council's current priorities. Please feel free to contact me at 719-244-1156 or marsha.wayman@gmail.com to schedule a meeting.

Sincerely,

Marsha Rana Wayman

December 7-12th



Register Now

Candy Cane Scavenger Hunt

Follow the daily clues to find out where in Rolla we have hid the candy cane. All locations will be public spaces, some will not be parks.

Once all six are found, unscramble the letters to reveal the secret Christmas word and scan the QR code to submit your answer.

Prizes to the first 5 submissions

One winner per household

For more information, contact Marie Crowley 573-426-6949 or mcrowley@rollacity.gov