REGULAR CITY COUNCIL MEETING

Monday, November 2, 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 Andrew Behrendt**
3. **CONSENT AGENDA**
    a. **Consider Approval of the City Council Minutes of:**
    October 5th, 2026 City Council Minutes
    October 19th, 2026 City Council Minutes

    b. **Approval for the Destruction of Specified Police Department Records.**
    c. **Motion to accept utility easement from Cedar Trails Colonial, LLC.**
4. **MONTHLY REPORTS; BOARD & COMMITTEE MINUTES**
    a. **Environmental Services Department monthly report - September 2026**
    b. **Building Codes monthly report - September 2026**
    c. **Rolla Police Department monthly report - September 2026**
    d. **Animal Control monthly report - Sept 2026**
    e. **Rolla Municipal Court summary - September 2026**
    f. **Fire Incident Report - September 2026**
    g. **Centre monthly report - September 2026**
    h. **City of Rolla financials - August and September 2026**
    i. **City Project Tracking Spreadsheet (as of October 28th, 2026)**
5. **PUBLIC HEARINGS -**
    a. **Public Hearing and 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 First Reading.**
6. **ACKNOWLEDGMENTS and SPECIAL PRESENTATIONS**

a. **Rolla Area Chamber of Commerce - Christmas Parade, December 5th from 10:00 am -11:00 pm.**
b. **Rolla Area Sister Cities Association - Lichternacht and Christkindl Market, December 4th and December 5th.**

7. **OLD BUSINESS**
   a. **Bill 2026-30 to approve the Final Plat of The Highlands Subdivision, Phase 2A, a residential subdivision in the R-1, Suburban Residential district with a PUD (Planned Unit Development) zoning overlay to create 35 residential lots. (Community Development Director Dawn Bell) Final Reading**
   b. **Bill 2026-31 to approve the Final Plat of The Highlands Subdivision, Phase 2B, a residential subdivision in the R-1, Suburban Residential district with a PUD (Planned Unit Development) zoning overlay to create 27 residential lots. (Community Development Director Dawn Bell) Final Reading**
8. **NEW BUSINESS**
   a. **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) FIrst Reading**
   b. **Resolution of support for the Rolla Downtown Business Association's application to the Missouri Main Street Connection Community Empowerment Grant. (Community Development Director Dawn Bell) Motion**
   c. **Bill 2026-33 correcting language in Ordinance 4913 pertaining to a sales tax for the Centre. (City Administrator Keith Riesberg) First Reading**
9. **CLAIMS and/or FISCAL TRANSACTIONS**
10. **CITIZEN COMMUNICATION**
11. **MAYOR/CITY COUNCIL COMMENTS**
12. **COMMENTS FOR THE GOOD OF THE ORDER**
    a. **Next City Council meeting, Monday, November 16th, 2026**
    b. **Open house for the new Rolla Animal Shelter, Friday, November 13th, 2026, 11:00 am to 4:00 pm.**
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 10/28/2026 at 9:47 AM

REGULAR CITY COUNCIL MEETING

Minutes

Monday, October 19, 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**

Minutes:

- **Presiding:** Mayor Lister B. Florence Jr.
- **Council Members in Physical Attendance:** Melissa Ganz, Michael Reno, Andrew Behrendt, Nathan Chirban, Steve Jackson, Sue Brown, Tom McNeven, Elizabeth Sperry, David Shelby, Amelia Markwell, Micheal Dickens,
- **Council Members Absent:** Aaron Pace and City Administrator Keith Riesberg
- **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. City Planner Tom Coots, Environmental Services Director Roger Pankey, Police Chief William Loughridge, Finance Director Steffanie Rogers and City Counselor James Klahr.

Mayor Lister B. Florence Jr. called the meeting to order at approximately 6:30 pm and asked Melissa Ganz to lead in the Pledge of Allegiance.

2. **PLEDGE OF ALLEGIANCE - Councilmember Melissa Ganz**
3. **Swearing in Ceremony for Michael Reno as Ward 1 Councilmember.**

Minutes:
City Clerk Lorri Powell administered the Oath of Office to Michael Reno, who will serve the remainder the term which expires in April of 2027.

4. **PUBLIC HEARINGS - None**
5. **ACKNOWLEDGMENTS and SPECIAL PRESENTATIONS - None**
6. **OLD BUSINESS**

a. **Bill 2026-27 to approve a Right of Way Use Agreement with Wave Internet Technologies. (Public Works Director Darin Pryor) Final Reading**

Minutes:
City Counselor James Klahr read the ordinance for its final reading: ORD 4941: AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE A CERTAIN AGREEMENT BETWEEN THE CITY OF ROLLA, MISSOURI AND WAVE INTERNET TECHNOLOGIES, LLC. **Motion & Vote** A motion was made by Jackson, seconded by Markwell, to approve the ordinance. A roll call vote showed: * **Ayes:** Dickens, Reno, Shelby, Sperry, McNeven, Behrendt, Ganz, Markwell, Brown, Jackson and Chirban. * **Nays:**

b. **Bill 2026-26 to establish the Rolla Animal Shelter Advisory Board. (Community Development Director Dawn Bell) Final Reading**

Minutes:
City Counselor James Klahr read the ordinance for its final reading by title: ORD 4942: AN ORDINANCE ESTABLISHING THE ROLLA ANIMAL SHELTER ADVISORY BOARD; PROVIDING FOR MEMBERSHIP, TERMS OF OFFICE, VACANCIES, QUORUM AND VOTING, ATTENDANCE AND REMOVAL, DUTIES, AND RELATED MATTERS. **Motion & Vote** A motion was made by Sperry, seconded by Markwell, to approve the ordinance. A roll call vote showed: * **Ayes:** Sperry, McNeven, Behrendt, Jackson, Chirban, Dickens, Reno, Shelby, Ganz, Markwell and Brown. * **Nays:** None

c. **Bill 2026-25 to approve the amendment of Chapter 28 pertaining to sections 28-3, 28-6, 28-7. (Community Development Director Dawn Bell) Final Reading**

Minutes:
City Counselor James Klahr read the Ordinance for its final reading by title: AN ORDINANCE AMENDING CHAPTER 28, NUISANCES AND PROPERTY MAINTENANCE, OF THE CODE OF THE CITY OF ROLLA, MISSOURI, BY AMENDING SECTIONS 28-3, 28-6 AND 28-7 RELATING TO NUISANCES AND WEEDS. **Motion & Vote** A motion was made by Jackson, seconded by McNeven, to approve the ordinance. A roll call vote showed: * **Ayes:** McNeven, Behrendt, Jackson, Brown, Dickens, Reno, Sperry, Markwell, Ganz, Shelby and Chirban. * **Nays:** None

d. **Bill 2026-28 to approve the contract with Nationwide Sports Construction for a turf field at Ber Juan Park. (Parks Director Floyd Jernigan) Final Reading**

Minutes:
City Counselor James Klahr read the Ordinance for its final reading by title: ORDINANCE 4944: AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE A CERTAIN AGREEMENT BETWEEN THE CITY OF ROLLA, MISSOURI AND NATIONWIDE SPORTS CORPORATION. **Motion & Vote** A motion was made by Markwell, seconded by McNeven, to approve the ordinance. A roll call vote showed: * **Ayes:** Brown, McNeven, Markwell, Ganz, Shelby, Jackson, Behrendt, Dickens, Reno, Sperry, and Chirban. * **Nays:** None

7. **NEW BUSINESS**

a. **Bill 2026-30 to approve the Final Plat of The Highlands Subdivision, Phase 2A, a residential subdivision in the R-1, Suburban Residential district with a PUD (Planned Unit Development) zoning overlay to create 35 residential lots. (Community Development Director Dawn Bell) First Reading**

Minutes:
Community Development Director Dawn Bell spoke regarding phase 2A, a total of 8.53 acres, that will include 35 residential lots and two common lots along the perimeter of the development to be used for utilities and landscaping.
City Counselor, James Klahr, read the Ordinance for its first reading by title: AN ORDINANCE TO APPROVE THE FINAL PLAT OF THE HIGHLANDS SUBDIVISION, PHASE 2A.

b. **Bill 2026-31 to approve the Final Plat of The Highlands Subdivision, Phase 2B, a residential subdivision in the R-1, Suburban Residential district with a PUD (Planned Unit Development) zoning overlay to create 27 residential lots. (Community Development Director Dawn Bell) First Reading**

Minutes:
Community Development Director Dawn Bell spoke on Phase B of this development, a total of 5.12 acres, that includes 27 residential lots and one common lot which serves as a utility and access corridor. City Counselor, James Klahr, read the Ordinance for its first reading by title: AN ORDINANCE TO APPROVE THE FINAL PLAT OF THE HIGHLANDS SUBDIVISION, PHASE 2B.

8. **CLAIMS and/or FISCAL TRANSACTIONS**

a. **Motion to award the bid for a Caterpillar Forklift from Wiese for $34,460.14. (Public Works Director Darin Pryor)**

Minutes:
A motion was made by Chirban, seconded by Jackson, to award the bid to Wiese for $34,460.14. Motion passed unanimously by voice vote.

9. **CITIZEN COMMUNICATION**

Minutes:
Joel Machkins noted his frustration that the planning forum was postponed until January.

10. **MAYOR/CITY COUNCIL COMMENTS**

Minutes:
Councilmember Jackson shared details of two events. 1. The Knights of Columbus will be having Coats for Kids on Saturday, November 7th at the Knights of Columbus Hall from 9:00 am to 1:00 pm. 2. Shred Till You're Dead is a Halloween Skating event/ fundraiser from Noon-8:00 pm on Halloween. Funds raised will go towards skate park improvements.
Councilmember Behrendt shared that MS&T would be having a Community Conversation on Thursday October 29th at 6:00 pm at Eugene Northern Hall to discuss the State Energy Plan and local impacts.
Mayor Florence shared: 1. MS&T had an amazing Homecoming event and thanked law

enforcement for keeping order. 2. An Optimist Club Fundraiser at the Diamond Event Center to raise funds for the Early Childhood Center on Saturday, October 24th. 3. Kudos to City Administrator Keith Riesberg who was absent to attend an ICMA Conference where he would be recognized for 25 years of service.

11. **COMMENTS FOR THE GOOD OF THE ORDER**
    a. **Next City Council meeting, Monday, November 2, 2026**
    b. **Public Works Director, Darin Pryor shared details of Boo-Palooza scheduled for Saturday, October 31st from 5:00 pm to 7:30 pm on the Downtown Festival Lots.**
12. **CLOSED SESSION - Closed Session per RSMo 610.021 – None**
13. **ADJOURNMENT**

Minutes:
With nothing further to discuss, a motion was made at 7:11 pm by Markwell, seconded by Sperry, to adjourn. Motion passed unanimously by voice vote.

Contact: Lorri M. Powell, City Clerk (lpowell@rollacity.gov 573-426-6948) | Minutes published on 10/27/2026, adopted on 11/02/2026

REGULAR CITY COUNCIL MEETING

Minutes

Monday, October 5, 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 PRO-TEMPORE AARON PACE

COUNCIL ROLL: MELISSA GANZ, VACANCY, 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**

Minutes:

- **Presiding:** Mayor Pro-Tempore Aaron Pace
- **Council Members in Physical Attendance:** Melissa Ganz, Andrew Behrendt, Nathan Chirban, Aaron Pace, Steve Jackson, Sue Brown, Elizabeth Sperry, David Shelby, Amelia Markwell, Micheal Dickens,
- **Council Members Absent:** Ward 1 Vacancy, Mayor Lister B. Florence Jr and Tom McNeven
- **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. City Planner Tom Coots, Environmental Services Director Roger Pankey, Police Chief William Loughridge, Finance Director Steffanie Rogers and City Administrator Keith Riesberg.

Mayor Pro-Tempore Aaron Pace called the meeting to order at approximately 6:30 pm and asked 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 Brown, seconded by Sperry, to approve the minutes. Motion passed unanimously by voice vote.

1. **City Council Minutes - August 3rd, 2026**

2. **City Council Meeting - August 17th, 2026**
3. **Closed City Council Minutes - August 17th, 2026 .**

4. **MONTHLY REPORTS; BOARD & COMMITTEE MINUTES**

Minutes:
Various questions were asked by Council members regarding statistics.
A motion was made by Chirban, seconded by Shelby, to approve the reports. Motion passed unanimously by voice vote.

   a. **Environmental Services Department monthly report - August 2026**
   b. **Building Codes monthly report - August 2026**
   c. **Rolla Police Department monthly report - August 2026**
   d. **Animal Control monthly report - August 2026**
   e. **Rolla Municipal Court summary - August 2026**
   f. **Fire Incident Report - August 2026**
   g. **Centre monthly report - August 2026**
   h. **Airport Advisory Committee Minutes from December 8, 2025**
   i. **City Project Tracking Spreadsheet (as of 09/30/26)**
   j. **City of Rolla Financials - None**
   k. **Park Advisory Commission Meeting Minutes for September 23rd, 2026**

5. **PUBLIC HEARINGS - None**
6. **ACKNOWLEDGMENTS and SPECIAL PRESENTATIONS - None**
7. **OLD BUSINESS**
   a. **Bill 2026-22 to approve a map amendment to rezone property located near the SE corner of Hwy 72 and Bridge School Rd. from the R-1, Suburban residence district to the C-2, General Commercial district. (City Planner Tom Coots) Final Reading**

Minutes:
City Planner Tom Coots reviewed the proposed map amendment.
City Clerk Lorri Powell read the Ordinance for its final reading by title:
ORDINANCE 4938: AN ORDINANCE TO APPROVE THE RE-ZONING OF PROPERTY LOCATED NEAR THE SE CORNER OF HWY 72 AND BRIDGE SCHOOL RD FROM THE R-1, SUBURBAN RESIDENTIAL DISTRICT TO THE C-2, GENERAL COMMERCIAL DISTRICT.
Motion & Vote A motion was made by Jackson, seconded by Chirban to approve the ordinance. A roll call vote showed:

- **Ayes:** Markwell, Ganz, Dickens, Chirban, Sperry, Jackson, Brown, Pace, Shelby and Behrendt.
- **Nays:** None

   b. **Bill 2026-23 to approve the vacation of portions of Hwy 72 and Bryant Rd. rights-of-way and a utility easement. (City Planner Tom Coots) Final Reading**

Minutes:

City Planner Tom Coots reviewed the proposed vacation of rights-of-way and utility easement.
City Clerk Lorri Powell, read the Ordinance for its final reading by title: ORDINANCE 4939: AN ORDINANCE APPROVING THE VACATION OF A PORTION OF HWY 72 AND BRYANT RD GENERALLY LOCATED NEAR THE SE CORNER OF HWY 72
Motion & Vote A motion was made by Chirban, seconded by Jackson, to approve the ordinance. A roll call vote showed:

- **Ayes:** Behrendt, Jackson, Dickens, Shelby, Sperry, Ganz, Brown, Pace, Chirban and Markwell.
- **Nays:** None

c. Bill 2026-24 to restrict parking on both sides of Thomas Drive from the City Limits to a point 38 feet North of the City Limits. (Public Works Director Darin Pryor) Final Reading

Minutes:
City Clerk Lorri Powell read the Ordinance for its final reading by title: ORDINANCE 4940: AN ORDINANCE AMENDING SECTION 27-381 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 Jackson, seconded by Markwell, to approve the ordinance. A roll call vote showed:

- **Ayes:** Brown, Dickens, Jackson, Shelby, Markwell, Chirban, Pace, Sperry, Behrendt and Ganz.
- **Nays:** None

8. NEW BUSINESS

a. Resolution to adopt Governing Body Rules and Procedures. (City Administrator Keith Riesberg)

Minutes:
City Administrator Keith Riesberg explained that the proposed Governing Body Rules and Procedures were presented to Council earlier in the year as well as in August. Any changes requested at that time are included in this version.
A motion was made by Chirban, seconded by Markwell, to amend section 2.3 "Getting the Floor", to remove "each member has the right to speak twice on the agenda item on the same day (except on approval by council). Motion passed unanimously by voice vote.
City Clerk Lorri Powell, read the Resolution for one reading by title: RESOLUTION 2098: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROLLA, MISSOURI, ADOPTING THE GOVERNING BODY RULES OF PROCEDURE.
A motion was made by Sperry, seconded by Chirban, to approve the minutes. Motion passed unanimously by voice vote.

b. Resolution to approve an agreement with Compass Health Networks for services using opioid settlement funds. (City Administrator Keith Riesberg)

Minutes:
Jamie Myers, Compass Health, spoke on current programs at the Rolla Public Schools that are being supported by Compass Health. City Administrator Keith Riesberg said that to date, the City has received more than $19,000 in opioid settlement funds. The proposal from Compass Health Networks is for $8,400.
City Clerk Lorri Powell read the resolution for one reading, by title: RESOLUTION 2099: A RESOLUTION AUTHORIZING A SERVICE AGREEMENT BETWEEN THE CITY OF ROLLA AND COMPASS HEALTH NETWORK, ON THE USE OF SUB-AWARD OPIOID SETTLEMENT FUNDS. A motion was made by Sperry, seconded by Brown to approve the resolution. Motion passed unanimously by voice vote.

c. Bill 2026-25 to approve the amendment of Chapter 28 pertaining to sections 28-3, 28-6, 28-7. (Community Development Director Dawn Bell) First Reading

Minutes:
Community Development Director Dawn Bell explained that the proposed amendment expands the City's authority to address hazardous trees that present a danger to adjacent private property. City Clerk Lorri Powell read the Ordinance for its first reading by title: AN ORDINANCE AMENDING CHAPTER 28, NUISANCES AND PROPERTY MAINTENANCE', OF THE CODE OF THE CITY OF ROLLA, MISSOURI, BY AMENDING SECTIONS 28-3, 28-6 AND 28-7 RELATING TO NUISANCES AND WEEDS

d. Bill 2026-26 to establish the Rolla Animal Shelter Advisory Board. (Community Development Director Dawn Bell) First Reading

Minutes:
Community Development Director Dawn Bell explained that the proposed five-member board appointed by the Mayor with the consent of the City Council, would advise and counsel the City on the management, operation, policies and programs of the Rolla Animal Shelter.
City Clerk Lorri Powell read the ordinance for its first reading by title: AN ORDINANCE ESTABLISHING THE ROLLA ANIMAL SHELTER ADVISORY BOARD; PROVIDING FOR MEMBERSHIP, TERMS OF OFFICE, VACANCIES, QUORUM AND VOTING, ATTENDANCE AND REMOVAL, DUTIES, AND RELATED MATTERS.

e. Bill 2026-27 to approve a Right of Way Use Agreement with Wave Internet Technologies. (Public Works Director Darin Pryor) First Reading

Minutes:
Public Works Director Darin Pryor said that Wave Internet Technologies submitted an application for a ROW use agreement that, if approved, would allow Wave to install fiber optic cables in City ROW to provide internet access to citizens of Rolla.
City Clerk Lorri Powell read the ordinance for its first reading: AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE A CERTAIN AGREEMENT BETWEEN THE CITY OF ROLLA, MISSOURI AND WAVE INTERNET TECHNOLOGIES, LLC.

9. **CLAIMS and/or FISCAL TRANSACTIONS**

   a. **Motion to authorize the purchase of 15 Panasonic Toughbook FZ-G2 mobile computers and related equipment form Turn-Key Mobile, Inc for $69,045 utilizing NASPO ValuePoint Master Agreement 23019 and the State of MIssouri Participating Addendum. (Police Chief William Loughridge)**

   Minutes:
   Police Chief William Loughridge explained that the requested purchase of 15 Panasonic Toughbooks would replace half of the current mobile computers. The other half would be scheduled to be replaced in the next 2027 budget. A motion was made by Dickens, seconded by Sperry, to award the bid to Turn-Key Mobile, Inc. Motion passed unanimously by voice vote.

   b. **Motion to award the bid for a Caterpillar 265-05H1 from Fabick Cat for $82,923. (Public Works Director Darin Pryor)**

   Minutes:
   A motion was made by Jackson, seconded by Markwell, to award the bid to Fabick Cat for $82,923 for a Caterpillar model 265-05H1 compact Track Loader using the Sourcewell purchasing program. Motion passed unanimously by voice vote.

   c. **Motion to award the bid for a Caterpillar 306-7 from Fabick Cat for $93,740. (Public Works Director Darin Pryor)**

   Minutes:
   A motion was made by Jackson, seconded by Behrendt, to award the bid to Fabick Cat for $93,740 for a Caterpillar 306-7 through the Sourcewell purchasing program. Motion passed unanimously by voice vote.

   d. **Motion to Award and Bill 2026-28 to award the bid to Nationwide Sports Construction for a turf field at Ber Juan Park. (Parks Director Floyd Jernigan) Motion to Award and First Reading**

   Minutes:
   A motion was made by Markwell, seconded by Ganz, to award the bid to Nationwide Sports Construction for $894,275 for a synthetic soccer turf field in Ber Juan Park. Motion passed unanimously by voice vote.
   City Clerk Lorri Powell, read the Ordinance for its first reading by title: AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE A CERTAIN AGREEMENT BETWEEN THE CITY OF ROLLA, MISSOURI AND NATIONWIDE SPORTS CORPORATION.

10. **CITIZEN COMMUNICATION**

Minutes:

1. Andrew Machens, Rolla resident, praised the 2050 Comprehensive Plan and encouraged Council to be ambitious with the re-zoning of the Downtown and to consider the legacy they could leave behind.
2. Matthew Sanders, a swim instructor for the Centre, expressed interest in expanding the swimming program at The Centre.

3. Alfaye Jackson, Spoke on the death of Dorthy Jackson in April of 2006.

11. MAYOR/CITY COUNCIL COMMENTS

a. **Motion to appoint Michael Reno to the vacancy of Ward 1 Councilmember. Term expires April 2027. (Mayor Lister B Florence)**

Minutes:
A motion was made by Jackson, seconded by Brown, to approve the appointment. Motion passed unanimously by voice vote.

b. **Motion to a appoint Elizabeth Sperry to the Destination Rolla Grant Committee for a 1-year term. (Mayor LIster B. Florence)**

Minutes:
A motion was made by Markwell, seconded by Jackson, to approve the appointment. Motion passed unanimously by voice vote.

c. **Motion to a appoint Aaron Pace to the Destination Rolla Grant Committee for a 1-year term. (Mayor LIster B. Florence)**

Minutes:
A motion was made by Jackson, seconded by Markwell, to approve the appointment. Motion passed unanimously by voice vote.

12. COMMENTS FOR THE GOOD OF THE ORDER

a. **Next City Council meeting, Monday, October 19th, 2026**

b. **Next City Council Workshop pertaining to the Downtown rezoning, Monday, October 12th at 5:30 pm**

c. **Pumpkin Float Fest - Ber Juan Park October 17th from 6:00pm - 9:00 pm**

Minutes:
Details of this inaugural event were shared by the Parks Director Floyd Jernigan.

d. **Councilmember Jackson - Shared the last day to register to vote in the November election is October 6th.**

e. **Public Works Director Darin Pryor - MoDOT Public Meeting invite**

Minutes:
MoDOT will be having two public meetings regarding I-44 reconstruction, on Tuesday, October 13th. 1. Rolla City Hall from 1:30-2:30. 2. St James Council Chambers from 5:30 pm-6:30 pm

f. **Fire Chief Breen - In honor of Fire Safety Month, Chief Breen spoke on the cautions of charging lithium-Ion batteries in the home**

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

Minutes:
Closed Session for this item has been postponed until the November 2nd meeting.

14. ADJOURNMENT

Minutes:
With nothing further to discuss, the meeting was adjourned at 7:56 pm.

Contact: Lorri M. Powell, City Clerk (lpowell@rollacity.gov 573-426-6948) | Minutes published on 10/27/2026, adopted on 11/02/2026

CITY COUNCIL AGENDA

DEPARTMENT: Administration **ACTION REQUESTED**: Motion

SUBJECT: Approval for Destruction of Specified Police Department Records

PREPARED BY: City Clerk, Lorri Powell

ATTACHMENTS: Records Destruction Froms (Police-Records Division & Administrative Records and Animal Control Division)

(CASE/PROJECT) NA **MEETING DATE:** November 2nd, 2026

Overview: Overview:

The Police Department has identified various records that have met or exceeded the minimum retention periods required under the Missouri Revised Statutes Chapter 109. These records no longer hold administrative, legal, audit, or historical value. Allowing their destruction, supports responsible records management practices, reduces storage needs, and ensures compliance with state-mandated retention laws.

Background:

1. Why It Is Appropriate to Destroy These Records:
    - **Compliance with State Law:** Each record listed has fulfilled the retention period specified in the Missouri Records Schedule, including schedules GS (General), LE (Law Enforcement), AC (Animal Control) and others referenced on the destruction forms.
    - **No Further Operational Use:** The originating departments have confirmed the records no longer serve administrative or investigative purposes.
    - **Audit Requirements Met:** Records tied to financial or grant activity (e.g., expense reimbursement records, grants) have remained on file through audit completion plus the required additional years.
    - **Risk Reduction:** Proper destruction of outdated sensitive records (e.g., juvenile incident reports, internal investigations, hiring processes) helps reduce liability exposure and protects privacy.
    - **Efficient Records Management:** Clearing obsolete files reduces physical storage, improves retrieval efficiency for active records, and aligns with best practices for municipal information management.

2. Explanation of the Columns Contained in the Destruction Forms:
   The Records Destruction Forms submitted by the Police Department include several standardized columns. These columns ensure that each request for destruction is fully documented and that compliance with state law is clearly demonstrated. Below is a description of their meaning for Council transparency:
   - **MMRS Section Governing Retention Schedule:**
     Indicates which official state retention rule determines how long the record must be kept (example: GS 070 for expense records, LE 001 for criminal incidents).
   - **Name of Records:**
     Describes the type of record proposed for destruction, such as Adult Incident/Arrest Reports, Juvenile Incident Reports, Hiring Process Records, Internal Investigations, etc.
   - **Years of Records:**
     Identifies the span of years covered (for example, Arrest Reports from 2010 or Hiring Process records from 2019–2022). This helps verify that records meet the retention requirement before destruction.
   - **Minimum Retention Period:**
     Lists the legally required time the record must be kept. Examples include:
     Completion of audit + 1 year for financial documents,
     5 years for felony records,
     1 year for misdemeanors,
     End of grant cycle + 3 years,
     5 years after conclusion of an internal investigation, and others as applicable.

   By Council approving this records destruction request, it 1) notifies the public that these records are being destroyed and 2) creates a record documenting that these records were destroyed.

Fiscal considerations: None

Recommendation: Motion to approve the destruction of records.
Motion to approve the destruction of records listed in the attached Records Destruction Forms as they have met all state retention requirements and no longer possess administrative, legal, or historical value.

City of ROLLA

RECORDS DESTRUCTION FORM

Council Approval Date: _____ *(to be completed by City Clerk)*

Department: Police (Records Division) **Date of Request:** October 19, 2026

MMRS SEC GOVERNING RETENTION SCHEDULE	*NAME OF RECORDS*	*YEAR(S) OF RECORDS*	*MINIMUM RETENTION PERIOD*
GS 070	*Expense Reimbursement Records (expense reports, receipts, invoices)*	*2019*	*Completion of Audit plus one year*
Non-Criminal Incidents: LE 002, LE 004, LE 004.1, LE 004.2, LE 004.3, LE 008, LE 009 **Criminal Incidents:** LE 001, LE 001.1, LE 001.2, LE 001.3, LE 001.4, LE 001.5, LE 001.6, LE 001.7, LE 001.8 **Arrests:** LE 006	Adult Incident / Arrest Reports	2010 (20 boxes)	**Non-Criminal Incidents:** 1 year **Criminal Incidents:** Other felony 5 years, Misdemeanor 1 year, Infraction 6 months **Arrest:** 5 years
Non-Criminal Incidents: LE 002, LE 004, LE 004.1, LE 004.2, LE 004.3, LE 008, LE 009 **Criminal Incidents:** LE 001, LE 001.3, LE 001.4, LE 001.7, LE 001.8	Juvenile Incident Reports	1973 – 2002 (8 boxes)	**Non-Criminal Incidents:** 1 year **Criminal Incidents:** Other felony 5 years, Misdemeanor 1 year, Infraction 6 months

GS = General Schedule, MUN = Municipal, POL = Police, COA = Completion of Audit, MRRS = Municipal Record Retention Schedule

Submitted by: Kandi Grisham Approved by: William R. Loughridge Date: 10/8/26

Kandi Grisham

William R. Loughridge

Verification of Destruction of Records (Return to City Clerk)

I hereby verify that I destroyed, or witnessed the destruction of, the above records on _____ *(date).*

Method & Location: _____

Printed Name: _____ Signature: _____ Date: _____

City of ROLLA

RECORDS DESTRUCTION FORM

Council Approval Date: _____ *(to be completed by City Clerk)*

Department: Police (Administrative Records) **Date of Request:** October 19, 2026

MMRS SEC GOVERNING RETENTION SCHEDULE	*NAME OF RECORDS*	*YEAR(S) OF RECORDS*	*MINIMUM RETENTION PERIOD*
GS 012	Special Assignment Selection Process	2010-2015	1yr or our discretion (5yr)
GS 012	Promotion Selection Process	2003-2006	1yr or our discretion (5yr)
GS 062	Hiring Process	September 2019 - March 2022	3yr for solicited employment; 6 months unsolicited
GS 040	Grants	1996-1998	End of Grant Cycle + 3yr
LE 402-403	Internal Investigations	2014-2021	5yr after end of investigation
LE 401	Complaint Driven Internal Investigations	Fall 1999 2007-2021	1yr after separation
GS 061	Grievances	2001-2020	5yr after disposition
LE 402-403	Administrative Complaints or Investigations resulting in no action	1995-1996	5yr after end of investigation
LE 117	Pawn Slips	2016 & earlier	5yrs after disposition

GS = General Schedule, MUN = Municipal, POL = Police, COA = Completion of Audit, MRRS = Municipal Record Retention Schedule

Submitted by: Shelby Counts Approved by: William R. Loughridge Date: 10/8/26

Shelby L. Counts

Verification of Destruction of Records (Return to City Clerk)

I hereby verify that I destroyed, or witnessed the destruction of, the above records on _____*(date).*

Method & Location: _____

Printed Name: _____ Signature: _____ Date: _____

Revised: 08/10/2022

City of ROLLA

RECORDS DESTRUCTION FORM

Council Approval Date: _____ *(to be completed by City Clerk)*

Department: **Example** Police (Administrative Records) **Date of Request:**

MRRS SEC GOVERNING RETENTION SCHEDULE	*NAME OF RECORDS*	*YEAR(S) OF RECORDS*	*MINIMUM RETENTION PERIOD*
AC001	Case/Investigative Files ACO	2017-2020	5 year
AC002	Dangerous Animal	2010-2017	10 years or death of animal
AC003	Animal Intake Records	2004-2022	2 year
AC004	Veterinary Records	2004-2020	5 year

GS = General Schedule, MUN = Municipal, POL = Police, COA = Completion of Audit, MRRS = Municipal Record Retention Schedule

Submitted by: 703 Approved by: Date: 10/8/26

Verification of Destruction of Records (Return to City Clerk)

I hereby verify that I destroyed, or witnessed the destruction of, the above records on _____ *(date).*

Method & Location: _____

Printed Name: _____ Signature: _____ Date: _____

Revised: 05/01/2024

CITY COUNCIL CONSENT AGENDA

DEPARTMENT: Public Works **ACTION REQUESTED**: Motion

SUBJECT: Utility Easement

PREPARED BY: Darin Pryor

ATTACHMENTS: Easement/Exhibit/Map

(CASE/PROJECT #) **MEETING DATE:** November 2, 2026

Overview: Staff is proposing acceptance of a utility easement for an existing sanitary sewer main.

Background information: City staff is requesting a motion to accept the attached utility easement from Cedar Trails Colonial, LLC. This extends the easement from the neighboring lot to facilitate the ongoing maintenance of the public sewer mains near Colonial Hills Road.

Fiscal considerations: None

Recommendation:

Staff is requesting a motion to accept a utility easement from Cedar Trails Colonial, LLC.

Document Title: Limited Liability Company Utility Easement Deed
Document Date: October , 2026
Grantor's Name: Cedar Trails Colonial, LLC
Grantees' Name(s): City of Rolla, Missouri
Address of Grantee(s):
Legal Description: See Exhibit "A" attached

LIMITED LIABILITY EASEMENT DEED

KNOW ALL MEN BY THESE PRESENTS, that Cedar Trails Colonial, LLC. a Limited Liability Company, organized and existing under the laws of the State of Missouri, Grantor, in consideration of TEN AND NO/100 DOLLARS ($10.00) and other valuable consideration, to it paid by City of Rolla, Mo., a Missouri municipality of the third class, acting by an through Rolla Municipal Utilities, Grantee, receipt of which is hereby acknowledged, does by these presents Grant, Bargain and Sell, Convey and Confirm, unto the said Grantee, and its successor and assigns, a Non-Exclusive Utility Easement for right of ingress and egress over and across the following described Real Estate, situated in the County of Phelps and State of Missouri, to wit:

See Exhibit "A" attached

TO HAVE AND TO HOLD the same, with all and singular the rights, privileges, appurtenances and immunities thereto belonging, or in anywise appertaining, unto the said Grantee and its successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be signed by its Managing Member the day and year first above written.

Cedar Trails Colonial, LLC

By: _____
Michael E. Woessner, Managing Member

STATE OF MISSOURI)
) SS.
COUNTY OF PHELPS)

On this 21st day of October, 2026, before me personally appeared Michael E. Woessner, to me personally known, who being by me duly sworn did say that he is managing member of Cedar Trails Colonial, LLC a Missouri limited liability company, and that as such managing member he has authority to execute the foregoing instrument on behalf of said limited liability company and acknowledged that he executed the same as his free act and deed and as the free act and deed of said limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in the county and state aforesaid, the day and year first above written.

NOTARY PUBLIC

My Commission Expires:

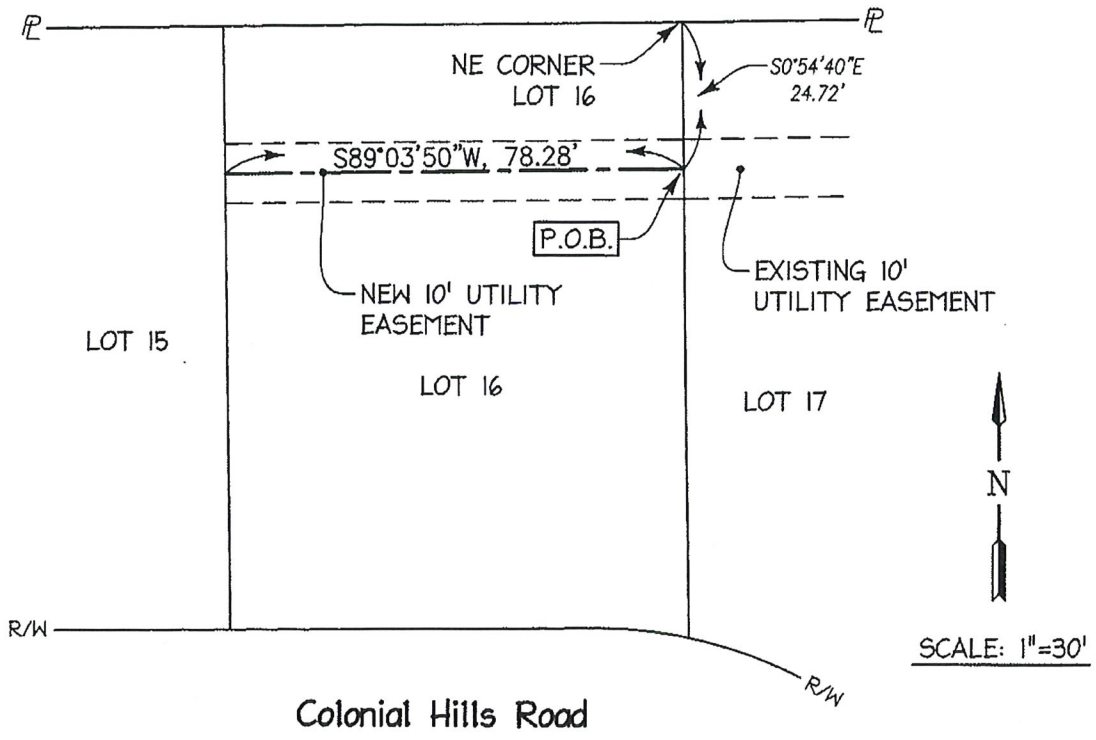
06/10/2029

(NOTARY SEAL)

Rubber Stamp Seal:

OR

KADEN CURTIS
Notary Public-Notary Seal
STATE OF MISSOURI
Commissioned for Phelps County
My Commission Expires: 06/10/2029
ID. #25365014



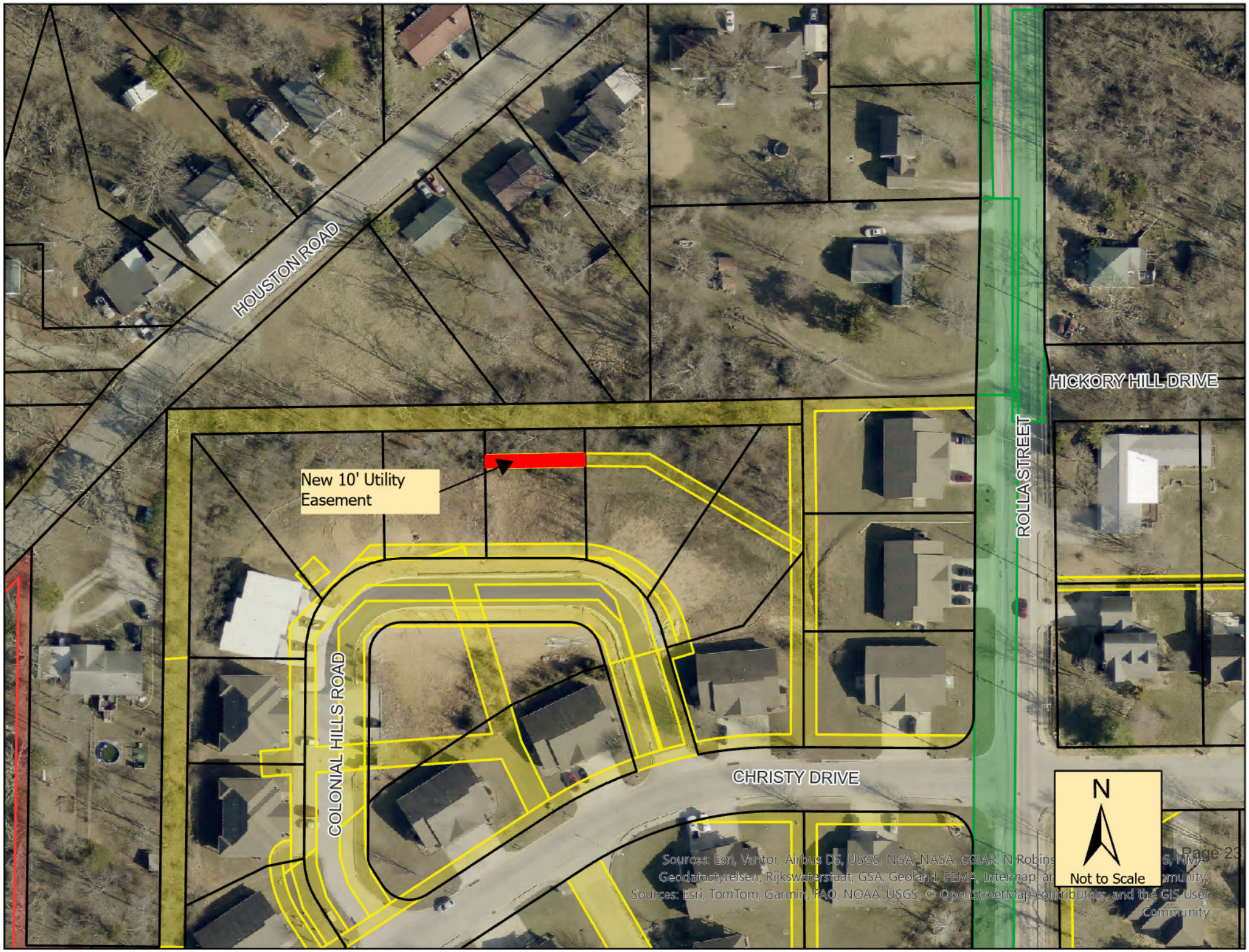
10' UTILITY EASEMENT

A utility easement in a fractional part of Lot 16 of CEDAR TRAIL PLANNED UNIT DEVELOPMENT PLAT NO. 4 (AMENDED), lying 5 feet on either side of the centerline described as follows: Commencing at the Northeast Corner of Lot 16 thence South 0°54'40" East, 24.72 feet along the East line of said Lot 16 to the true point of beginning of the hereinafter described centerline of easement: Thence South 89°03'50" West, 78.28 feet to the West line of said Lot 16, the ending point. Description derived from the aforesaid record plat of CEDAR TRAIL PLANNED UNIT DEVELOPMENT PLAT NO. 4 (AMENDED).

Exhibit "A"

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

Easement Exhibit	DATE: Oct. 16, 2026
	DESIGNED BY: SFF
	DRAWN BY: MEP
	PROJECT NO.:


HOUSTON ROAD
HICKORY HILL DRIVE
ROLLA STREET
New 10' Utility Easement
COLONIAL HILLS ROAD
CHRISTY DRIVE
N
Not to Scale
Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robins
Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

SEPTEMBER MATERIALS COLLECTED & SHIPPED FROM RECYCLING CENTER

(Based on Calendar Year)

Material	Sep 2026	Aug 2026	Sep 2025	Year-to-Date 2026	Year-to-Date 2025	Yearly Total 2025
Cardboard	120.6 ton	148.7 ton	81.9 ton	1,191.7 ton	1,045.1 ton	1,405.0 ton
Newspaper	18.1 ton	18.2 ton	16.8 ton	208.3 ton	227.3 ton	282.1 ton
High Grade Paper	0.0 ton	0.0 ton	0.0 ton	20.7 ton	17.9 ton	17.9 ton
Aluminum	2.5 ton	0.0 ton	2.0 ton	11.5 ton	14.0 ton	16.3 ton
Steel Cans/Scrap Metal	2.4 ton	3.5 ton	9.3 ton	31.4 ton	40.3 ton	51.3 ton
Plastic	0.0 ton	0.0 ton	0.0 ton	19.6 ton	59.8 ton	98.9 ton
Glass	0.0 ton	45.8 ton	25.6 ton	140.3 ton	169.3 ton	195.2 ton
Batteries	0.0 ton	0.0 ton	2.0 ton	2.8 ton	4.8 ton	5.4 ton
Electronic Waste	3.3 ton	3.3 ton	7.2 ton	46.4 ton	33.4 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**	**219.5 ton**	**144.8 ton**	**1,672.6 ton**	**1,611.9 ton**	**2,113.9 ton**

SERVICES PROVIDED

Type of Service	Sep 2026	Aug 2026	Sep 2025	Year-to-Date 2026	Year-to-Date 2025	Yearly Total 2025
Special Pick-ups	44	43	24	314	348	420
Paper Shredding	3.8 hours	3.5 hours	3.5 hours	41.5 hours	36.3 hours	44.8 hours
Reported Trash Nuisances	0	0	0	0	0	0
Households Dropping Off Hazardous Waste	108	109	133	971	960	1255

DISPOSAL TONNAGE

(Sanitation Division)

Material	Sep 2026	Aug 2026	Sep 2025	Year-to-Date 2026	Year-to-Date 2025	Yearly Total 2025
Refuse	1,575.8 ton	1,671.0 ton	1,784.5 ton	15,084.2 ton	15,741.2 ton	20,546.0 ton

Management Report
FISCAL YEAR 2026

September 2026

BUILDING PERMITS ISSUED	SEPTEMBER FY 2026		SEPTEMBER FY 2025		YTD FY 2026		YTD FY 2025		Δ CHANGE FY 25 - FY 26	
	#	Value	#	Value	#	Value	#	Value	# ISSUED	$ VALUE
PERMITS ISSUED	52	$ 5,643,536.00	49	2733316.55	481		562		-14.4%	
Electric, Plumbing, etc. Only	14		16		203	$ -	306	$ -	-33.7%	
Single Famil Detached	3	$ 814,000	2	$ 461,000	67	$ 17,680,998	13	$ 3,821,000	415.4%	362.7%
Single Family Attached	16	$ 1,520,000			20	$ 2,420,000	9	$ 1,410,000	122.2%	71.6%
Duplexes					3	$ 830,000	5	$ 1,202,240	-40.0%	-31.0%
3-or-4 family			1	$ 475,000	5	$ 1,770,000	6	$ 3,020,000	-16.7%	-41.4%
5-or-more family					1	$ 3,300,000	-	$ -	#DIV/0!	#DIV/0!
Hotels, Motels					1	$ 1,250,000	-	$ -		
Other nonhousekeeping shelter					-	$ -	-	$ -		
Amusement, social, recreational					2	$ 795,000	-	$ -		
Churches, other religious					-	$ -	-	$ -		
Industrial					-	$ -	-	$ -		
Parking garages, Storage building			1	$ 13,722	5	$ 708,950	5	$ 330,722	0.0%	114.4%
Service stations, repair garages					-	$ -	-	$ -		
Hospitals, institutional					-	$ -	-	$ -		
Offices, banks, professional					1	$ 13,294,055	1	$ 4,387,038	0.0%	203.0%
Public Works, utilities					-	$ -	-	$ -		
Schools, other educational					-	$ -	-	$ -		
Stores, customer					-	$ -	2	$ 2,700,000	-100.0%	-100.0%
Towers, antennas					1	$ 129,200	-	$ -		
Signs, attached and detached	6	$ 226,221	8	$ 79,224	48	$ 1,335,583	46	$ 7,372,454	4.3%	-81.9%
Residential addition, remodel	4	$ 76,815.00	8	$ 163,451	51	$ 1,150,756	93	$ 2,328,549	-45.2%	-50.6%
Commercial addition, remodel	6	$ 3,006,500	10	$ 1,540,920	45	$ 29,256,301	49	$ 20,599,620	-8.2%	42.0%
Residential garage, carport					-	$ -	5	$ 175,603	-100.0%	-100.0%
Demolition, single family	2		3		17	$ -	17	$ -	0.0%	#DIV/0!
Demolition, 2-family					-	$ -	1	$ -	-100.0%	
Demolition, 3-or-4 family					-	$ -	-	$ -		
Demolition, 5-or-more family					-	$ -	-	$ -		
Demolition, all other					8	$ -	6	$ -	33.3%	
Total Residential Units	19	$ 2,334,000.00	6	$ 936,000.00	173	$ 22,700,998	62	$ 9,453,240	179.0%	140.1%
EST. CONSTRUCTION COSTS		**$ 5,643,536**		$ 2,733,317.00	-	$ 73,920,843	-	$ 47,347,227	#DIV/0!	56.1%
Building Permit Fees		**$ 19,381.57**		$ 10,352.47	-	$ 190,258	-	$ 128,951	#DIV/0!	47.5%
FEES		**$ 42,081.57**		$ 27,802.47	-	$ 389,008	-	$ 302,251	#DIV/0!	28.7%

INSPECTIONS PERFORMED	SEPTEMBER FY 2026	SEPTEMBER FY 2025	YTD FY 2026	YTD FY 2025	FY FY 25 - FY 26
Building Inspections	281	157	3211	1,388	131%
Electrical Inspections	58	65	1122	827	36%
Excavation Inspections	0	0	0	0	#DIV/0!
Plumbing Inspections	62	42	917	496	85%
Mechanical Inspections	15	11	328	330	-1%
Code Inspections	274	159	3193	1,691	89%
Nuisance Inspections	175	198	2267	1,712	32%
Business License Inspections	3	9	127	96	32%
TOTAL INSPECTIONS	**868**	**641**	**11165**	**6,540**	71%

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 intitial 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	8	19	13	15	16	18				**122**	137	-10.95%
Abandoned Vehicle	18	17	15	19	30	28	24	20	21				**192**	159	20.75%
Accident - Fatality	0	0	0	0	0	0	0	0	0				**0**	1	-100.00%
Accident - Injury	19	14	16	17	20	12	17	23	22				**160**	165	-3.03%
Accident - Leave The Scene	12	19	9	16	13	15	15	11	19				**129**	136	-5.15%
Accident - No Injury	38	26	38	40	37	22	33	32	35				**301**	322	-6.52%
Accident - Private Property	19	25	19	22	27	27	22	17	18				**196**	209	-6.22%
Accident - Road Blocked	9	5	2	2	5	4	3	3	6				**39**	70	-44.29%
Adult Abuse	1	0	0	3	0	1	0	0					**5**	2	150.00%
Alarm LE	73	41	58	40	42	45	33	42	59				**433**	509	-14.93%
Animal Bite/Attack	3	6	1	5	1	3	2	4	5				**30**	37	-18.92%
Animal Control	76	96	108	95	103	135	109	109	85				**916**	797	14.93%
Arson	0	0	0	0	0	0	0	0	0				**0**	0	#DIV/0!
Assault	7	6	14	10	11	14	14	13	12				**101**	89	13.48%
Assist Agency Non-LEA	93	69	77	87	78	76	78	84	82				**724**	672	7.74%
Assist Citizen	19	13	11	17	20	12	14	20	14				**140**	129	8.53%
Assist LEA	14	12	17	13	10	15	12	14	16				**123**	117	5.13%
Assist Motorist	32	16	20	16	24	19	24	26	23				**200**	240	-16.67%
Bomb Threat	0	0	0	0	0	0	0	0	0				**0**	1	-100.00%
Building Lockout	1	0	1	1	0	0	0	1	0				**4**	1	300.00%
Burglary	14	7	11	9	10	13	8	8	9				**89**	100	-11.00%
Business/Building Check	305	332	245	337	502	375	313	350	313				**3,072**	2,516	22.10%
Call for Police	49	42	36	64	77	71	94	65	70				**568**	520	9.23%
Checkpoint	0	0	1	0	0	0	0	0	0				**1**	0	#DIV/0!
Check Well Being	71	83	99	93	113	98	114	98	109				**878**	979	-10.32%
Child Abuse	1	0	0	2	1	6	3	2	3				**18**	26	-30.77%
Child Exploitation/Pornography	0	0	0	3	1	0	1	0	0				**5**	3	66.67%
Compliance Check	0	0	0	8	0	0	0	0	0				**8**	1	700.00%
Confidential Investigation	0	0	0	1	0	0	0	0	0				**1**	9	-88.89%
Conservation Violation	0	0	0	0	0	0	0	1	0				**1**	1	0.00%
Court	9	12	19	14	16	11	14	10	8				**113**	88	28.41%
Crossing Guard (Officer coverage)	0	0	0	0	0	0	0	2	0				**2**	12	-83.33%
CWB 911 Hangup	80	111	114	89	99	102	131	105	102				**933**	757	23.25%
Death	1	0	1	1	1	2	1	0	0				**7**	1	600.00%
Destruction of Property	12	9	10	12	16	25	11	8	6				**109**	104	4.81%
Disturbance-Fireworks	0	0	0	0	0	5	22	1	0				**28**	41	-31.71%
Disturbance-Liquor	0	0	0	0	0	0	0	0	0				**0**	6	-100.00%
Disturbance-Other	43	33	59	70	61	62	47	60	47				**482**	550	-12.36%
Domestic Violence	30	30	28	37	47	34	45	34	31				**316**	315	0.32%
Driving While Intoxicated	7	11	14	7	9	6	15	14	7				**90**	99	-9.09%
Drown/Water Rescue	0	0	0	0	0	0	0	0	0				**0**	3	-100.00%
Drug Paraphernalia	2	3	3	3	6	4	6	2	2				**31**	40	-22.50%
Escort - Bank	0	1	0	0	0	0	0	0	0				**1**	1	0.00%
Escort - Courtesy	6	6	6	6	13	8	6	6	9				**66**	53	24.53%
Escort - Funeral	2	5	8	5	2	5	2	6	3				**38**	64	-40.63%
Evidence Processing	0	0	1	0	7	2	0	4	7				**21**	0	#DIV/0!
Exparte Violation	10	6	9	12	16	14	11	12	10				**100**	57	75.44%
Field Interview	40	45	65	47	72	56	59	70	60				**514**	553	-7.05%
Fight	0	2	7	1	5	4	4	4	2				**29**	36	-19.44%
Fingerprints	0	0	0	1	0	0	0	1	0				**2**	8	-75.00%
Follow-up	144	103	165	117	149	136	107	131	168				**1,220**	1,092	11.72%
Foot Patrol	0	1	1	2	2	2	1	1	0				**10**	1	900.00%
Forgery-Counterfeiting	1	1	0	0	4	2	0	0	0				**8**	20	-60.00%
Found Body	0	0	0	0	1	0	0	0	0				**1**	1	0.00%
Fraud - Checks/Credit Card	20	28	23	16	17	24	15	20	14				**177**	150	18.00%
Harassment	17	15	22	26	20	22	27	18	30				**197**	194	1.55%
Identity Theft	0	2	2	2	3	1	0	1					**11**	11	0.00%
Information Request	222	221	224	252	204	265	243	268	263				**2,162**	2,327	-7.09%
Intoxicated Person	7	4	4	2	5	6	6	8	5				**47**	43	9.30%

Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	2025 YTD	% Increase
Jail Incident	0	0	0	0	1	0	0	0	0				**1**	1	0.00%
Juvenile Complaint	7	8	10	11	11	12	11	11	9				**90**	88	2.27%
Keep the Peace/Standby	10	10	14	16	16	19	13	22	11				**131**	104	25.96%
Kidnapping	1	0	0	1	1	2	0	0	1				**6**	6	0.00%
Leave without Pay	0	0	1	1	0	0	1	2	0				**5**	3	66.67%
Liquor Violation	1	0	0	0	1	1	0	0	0				**3**	1	200.00%
Littering/Dumping	0	2	7	0	0	3	7	1	2				**22**	24	-8.33%
Loitering	4	7	9	4	7	6	9	7	9				**62**	55	12.73%
Lost or Stolen Property	13	6	4	6	12	5	10	14	12				**82**	93	-11.83%
Loud Noise Complaint	29	17	27	33	32	20	16	34	23				**231**	183	26.23%
Malicious Mischief	1	1	2	1	0	0	1	1	4				**11**	12	-8.33%
Mental Health	35	26	18	41	29	31	32	23	38				**273**	216	26.39%
Missing Person	6	6	11	9	5	3	1	8	2				**51**	46	10.87%
Murder	0	0	0	0	0	0	0	0	0				**0**	0	#DIV/0!
Narcotics Violation	5	2	15	19	10	7	8	12	13				**91**	99	-8.08%
No Business License	0	0	0	0	31	0	2	0	0				**33**	0	#DIV/0!
Notification	1	1	5	6	0	3	6	4	4				**30**	48	-37.50%
Open Door	5	2	4	4	8	5	6	2	2				**38**	42	-9.52%
Overdose	5	4	4	4	5	1	4	4	4				**35**	45	-22.22%
Paper Service	20	42	30	39	40	41	44	40	19				**315**	212	48.58%
Prisoner Transport	2	3	3	4	0	0	3	0	0				**15**	24	-37.50%
Property Damage-Non Criminal	1	0	5	3	3	2	3	3	3				**23**	22	4.55%
Prostitution	0	0	0	0	0	0	0	0	0				**0**	0	#DIV/0!
Prowler	1	0	1	3	3	1	3	1	1				**14**	18	-22.22%
Public Indecency	4	4	3	5	3	2	1	1	2				**25**	21	19.05%
Public Relations	24	32	31	39	21	18	31	28	59				**283**	148	91.22%
Pursuit	0	0	1	1	1	1	1	0	0				**5**	4	25.00%
Rape/Sexual Assault	1	2	4	3	0	3	1	1	1				**16**	15	6.67%
Robbery	2	0	1	0	0	1	1	0	0				**5**	7	-28.57%
Runaway	3	2	7	3	11	8	11	5	11				**61**	64	-4.69%
Search Warrant	3	0	0	0	0	1	0	0	0				**4**	2	100.00%
Vacation/Security Check	18	3	7	1	11	6	0	18	3				**67**	163	-58.90%
Selective Enforcement	15	11	21	18	13	1	1	0	0				**80**	1	7900.00%
Sewer Alarm	0	0	1	0	0	0	0	0	0				**1**	2	-50.00%
Sex Offenses	3	5	3	6	3	3	3	5	7				**38**	29	31.03%
Shots Fired	2	2	1	1	3	2	2	4	1				**18**	29	-37.93%
Smoking/Vaping Violation	0	0	0	0	0	0	0	0	0				**0**	0	#DIV/0!
Soliciting	2	1	3	4	5	2	0	1	1				**19**	7	171.43%
Stabbing or Shooting with Injury	1	1	0	1	0	0	3	0	0				**6**	0	#DIV/0!
Stalking	1	1	0	2	1	1	2	2	2				**12**	14	-14.29%
Stealing	47	37	41	45	44	45	50	64	37				**410**	489	-16.16%
Stolen Vehicle	4	0	2	8	6	6	8	7	4				**45**	58	-22.41%
Suicide	0	0	0	0	0	0	0	0	0				**0**	1	-100.00%
Suspicious Activity	45	54	58	65	48	48	54	49	56				**477**	601	-20.63%
Suspicious Package/Item	1	0	2	0	3	0	0	0	0				**6**	7	-14.29%
SWAT Callout	0	0	1	0	1	0	0	0	0				**2**	2	0.00%
Tampering	2	3	2	3	8	2	5	2	1				**28**	28	0.00%
Telephone Harassment	7	12	19	19	15	24	21	23	13				**153**	136	12.50%
Tow Sticker Expired	3	9	3	8	11	6	18	10	17				**85**	77	10.39%
Traffic Complaint	97	154	111	145	158	132	184	169	190				**1,340**	1,404	-4.56%
Traffic Stop	412	405	481	463	580	465	475	437	290				**4,008**	3,073	30.43%
Trespassing	36	26	30	35	29	29	48	34	24				**291**	404	-27.97%
Try to Contact	50	35	10	17	14	17	14	17	9				**183**	137	33.58%
Vehicle Identification	40	39	46	53	45	28	40	45	43				**379**	325	16.62%
Vehicle Lockout	3	1	0	1	0	1	0	0	0				**6**	11	-45.45%
Vehicle Repossession	5	4	3	4	2	4	3	4	6				**35**	48	-27.08%
Veterinary Call	3	0	1	6	7	1	2	2	1				**23**	22	4.55%
Weapons Violation	0	1	4	4	2	2	1	3	2				**19**	34	-44.12%
Totals	**2,516**	**2,470**	**2,664**	**2,815**	**3,179**	**2,823**	**2,881**	**2,865**	**2,650**	**0**	**0**	**0**	**24,863**	**23,280**	6.80%

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):

	Criminal Homicide	Rape	Robbery	Felony Assault	Burglary	Larceny	Auto Theft	Arson	Total	Change from Previous Yr
September	0	0	0	5	4	20	2	0	31	
YTD 2026	0	11	3	41	50	253	14	1	373	
2025	0	15	6	56	62	377	29	3	548	-11.90%
2024	0	15	4	63	65	431	40	4	622	-15.03%
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.

	Overdose Calls for Service	Narcan Administered by RPD	Overdose Deaths
September	5	0	0
YTD 2026	40	7	1
2025	69	15	4
2024	73	14	2
2023	111	38	9
2022	132	42	10

ANIMAL CONTROL MONTHLY TOTALS

September 2026

ANIMALS IMPOUNDED

	Canine	Feline	Other Domestic	Wildlife	Monthly Total	2026 YTD Total	2025 YTD Total
City of Rolla	6	11	0	3	20	302	337
Rolla Area	1	0	0	0	1	5	23
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	2	1
Monthly Total	7	11	0	3	21		
2026 YTD Total	151	126	1	33		309	
2025 YTD Total	171	120	0	71			361
Total Phelps County	1	0	0	0	1	17	12

ANIMAL DISPOSITION

	Canine	Feline	Other Domestic	Wildlife	Monthly Total	2026 YTD Total	2025 YTD Total
Animals Adopted ①	6	7	0	0	13	125	128
Animals Claimed	3	2	0	0	5	62	64
Euthanized(Ill/Injured)	0	0	0	0	0	6	3
Euthanized(Dangerous)	0	0	0	0	0	0	7
Euthanized(Un-Placed)②	0	0	0	0	0	0	0
Deceased on Arrival	0	0	0	3	3	32	46
Transferred to Rescue ③	0	1	0	0	1	59	46
Wildlife Relocated	0	0	0	0	0	3	28
Other / TNR or S/N	0	6	0	0	6	20	23
Monthly Total	9	16	0	3	28		
2026 YTD Total	151	122	1	26		307	
2025 YTD Total	161	111	0	72			345

	Monthly Total	2026 YTD Total	2025 Total			
Adoption Rate (① +③)÷(①+②+③)	100.00%	100.00%	100.00%			
PR Programs	0	0	4			
Calls for Service	72	742	1,111			
Written Warnings	0	0	0			
Citations	1	4	2			

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: Sep 1, 2026 - Sep 30, 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: Relauun Smith		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	790	181
B. Cases (citations/informations) filed	2	148	17
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	0	63	11
5. Violations Bureau Citations (i.e. written plea of guilty) and bond forfeiture by court order (as payment of fines/costs)	0	64	0
6. dismissed by court	0	0	0
7. *nolle prosequi*	1	25	1
8. certified for jury trial (not heard in Municipal Division)	0	0	0
9. TOTAL CASE DISPOSITIONS	1	152	12
D. Cases (citations/informations) pending at end of month [pending caseload = (A+B)-C9]	15	786	186
E. Trial de Novo and/or appeal applications filed	0	0	0

III. WARRANT INFORMATION (pre- & post-disposition)	
1. # Issued during reporting period	12
2. # Served/withdrawn during reporting period	24
3. # Outstanding at end of reporting period	857

IV. PARKING TICKETS	
1. # Issued during period	53
☐ Court staff does not process parking tickets	

Office of State Courts Administrator, Statistics, 2112 Industrial Drive, P.O. Box 104480, Jefferson City, MO 65110
OSCA Help Desk: 1-888-541-4894 Fax: 573-526-0338 Email: MunicipalDivision.Reports@courts.mo.gov

MUNICIPAL DIVISION SUMMARY REPORTING FORM

COURT INFORMATION	Municipality: Rolla Municipal	Reporting Period: Sep 1, 2026 - Sep 30, 2026

V. DISBURSEMENTS

Excess Revenue (minor traffic and municipal ordinance violations, subject to the excess revenue percentage limitation)	
Fines - Excess Revenue	$5,226.00
Clerk Fee - Excess Revenue	$672.00
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Excess Revenue	$20.72
Bond forfeitures (paid to city) - Excess Revenue	$0.00
Total Excess Revenue	$5,918.72

Other Revenue (non-minor traffic and ordinance violations, not subject to the excess revenue percentage limitation)	
Fines - Other	$6,087.40
Clerk Fee - Other	$446.19
Judicial Education Fund (JEF) ☒ Court does not retain funds for JEF	$0.00
Peace Officer Standards and Training (POST) Commission surcharge	$93.19
Crime Victims Compensation (CVC) Fund surcharge - Paid to State	$664.39
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Other	$13.74
Law Enforcement Training (LET) Fund surcharge	$188.00
Domestic Violence Shelter surcharge	$188.00
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	$7,680.91

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.	
Court Automation	$652.27
Interest Income	$59.11
Overpayment-E/R	$0.50
Total Other Disbursements	$711.88
Total Disbursements of Costs, Fees, Surcharges and Bonds Forfeited	$14,311.51
Bond Refunds	$1,035.00
Total Disbursements	$15,346.51

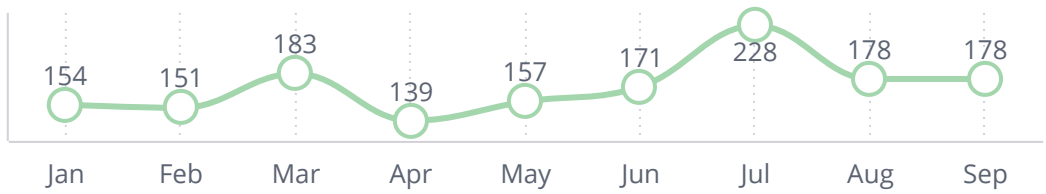
Office of State Courts Administrator, Statistics, 2112 Industrial Drive, P.O. Box 104480, Jefferson City, MO 65110
OSCA Help Desk: 1-888-541-4894 Fax: 573-526-0338 Email: MunicipalDivision.Reports@courts.mo.gov

FIRE INCIDENT REPORT
Calendar Year 2026
SEPTEMBER 2026

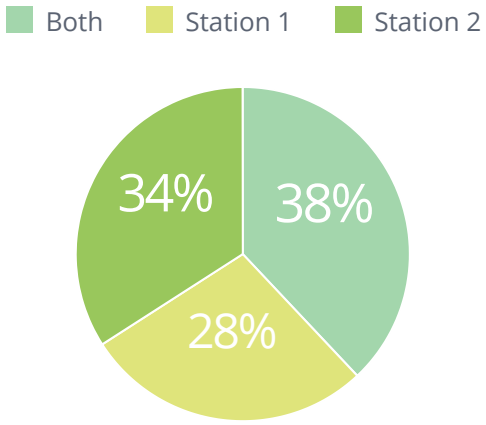
YTD Incident Count

Incident Count
1,539

Incident Count by Month



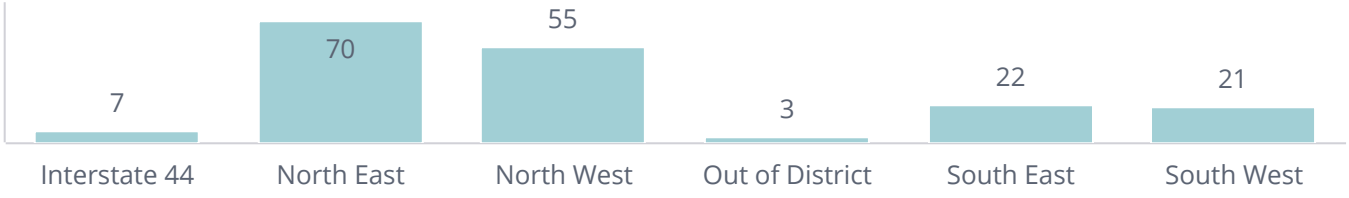
Count of Incidents by Station



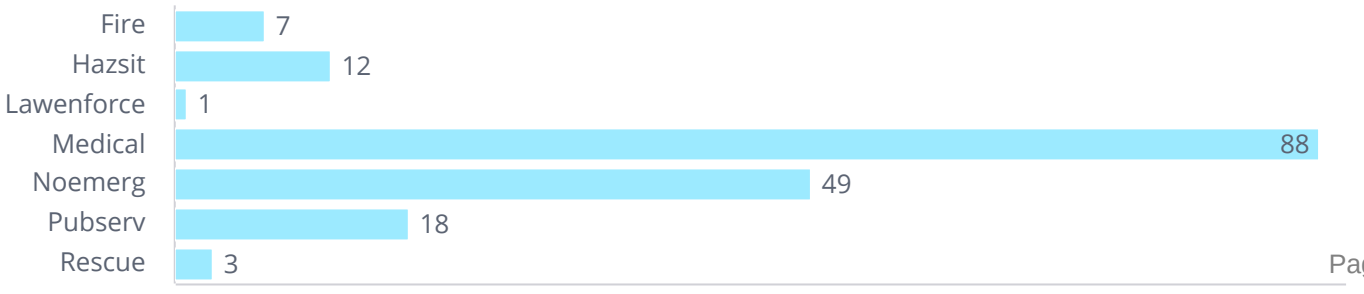
Count of Incident Responses by Shift

Core shift	09/2026	
	%	#
A Shift	29.2%	52
B Shift	40.4%	72
C Shift	30.3%	54
Grand Total	100.0%	178

Count of Incidents by District



Count of Incidents by Major Incident Category



The Centre Rolla's Health & Recreation Complex
Income Statement
For the 12 Months Ending
September 30, 2026

	Period To Date	***PTD Budget***	***Variance***	***Last Year***	***Year To Date***	***YTD Budget***	***Variance***	***Last Year***
Total Members	2,036	1,983	3%	1,831	2,036	1,983	3%	1,831
Revenues								
Rental & Other:								
Conference Room & Other Rental	$0	$0	$0	$830	$2,620	$2,000	$620	$4,250
	0	0	0	830	2,620	2,000	620	4,250
Member Services:								
Membership Dues	8,720	9,682	(962)	66,614	328,312	358,058	(29,746)	796,087
Guest Fees	1,157	2,333	(1,176)	3,736	47,198	50,664	(3,466)	86,719
Locker Rent	0	0	0	112	590	300	290	2,134
	9,877	12,015	(2,138)	70,462	376,100	409,022	(32,922)	884,939
Fitness:								
Enrollment Fees/Health Assessments	0	0	0	2,325	2,900	11,186	(8,286)	20,125
Special Programs	0	0	0	1,170	540	400	140	2,745
	0	0	0	3,495	3,440	11,586	(8,146)	22,870
Ancillary:								
Swim Programs	4,727	4,167	560	4,676	56,369	77,336	(20,967)	67,999
General Medical Integration	0	0	0	818	3,371	4,455	(1,084)	10,159
Recreation	0	0	0	5,190	18,975	24,000	(5,025)	76,477
Café	0	0	0	1,041	3,742	5,000	(1,258)	14,212
Pro Shop	0	0	0	154	27	1,600	(1,573)	3,607
Personal Training	0	0	0	11,204	36,491	29,684	6,807	103,827
Children's Area	0	0	0	2,258	8,327	12,000	(3,673)	25,766
	4,727	4,167	560	25,340	127,302	154,075	(26,773)	302,046
Total Revenue	**14,604**	**16,182**	**(1,578)**	**100,127**	**509,461**	**576,683**	**(67,222)**	**1,214,106**
Expenses								
Salaries & Burden	17,370	25,774	8,404	94,326	577,201	625,726	48,525	1,152,518
Other Employee Expenses	566	0	(566)	3,279	11,033	2,800	(8,233)	15,593
General Supplies & Services	63	0	(63)	4,153	1,111	2,568	1,457	10,290
Environmental Supplies	4,145	1,750	(2,395)	2,475	23,415	20,000	(3,415)	32,443
Cost of Goods Sold	0	0	0	620	2,255	3,620	1,365	12,014
Minor Equipment	0	0	0	20	119	1,268	1,149	2,184
Repairs & Maintenance	2,858	8,333	5,475	480	43,835	79,064	35,229	120,563
Service Contracts & Licenses	0	0	0	11,008	48,269	43,036	(5,233)	122,653
Marketing & Collateral	0	0	0	5,084	23,824	28,400	4,576	71,195
Utilities	7,666	8,625	959	14,120	129,813	135,156	5,343	198,664
Bank Fees & Miscellaneous	264	0	(264)	4,941	19,727	19,112	(615)	52,490
Other Taxes & Fees	0	0	0	2,550	900	1,800	900	5,765
Total Expenses	32,932	44,482	11,550	143,056	881,504	962,550	81,046	1,796,370
Net Operating Income	***(18,328)***	***(28,300)***	***9,972***	***(42,929)***	***(372,043)***	***(385,867)***	***13,824***	***(582,265)***
Management Fees	4,000	4,000	0	9,000	64,000	72,000	8,000	99,000
Net Income (Loss)	***($22,328)***	***($32,300)***	***$9,972***	***($51,929)***	***($436,043)***	***($457,867)***	***$21,824***	***($681,265)***
Ancillary Services Net Income (Loss)								
Swim Programs (Net)	$1,209	$1,667	($458)	$740	$29,522	$34,016	($4,494)	$23,858
Recreation (Net)	$0	$0	$0	$3,516	$10,801	$13,600	($2,799)	$41,570
Café (Net)	$0	$0	$0	$486	$1,499	$2,500	($1,001)	$5,535
Pro Shop (Net)	$0	$0	$0	$89	$15	$480	($465)	$270
Personal Training (Net)	$0	$0	$0	$4,138	$11,933	$11,874	$59	$39,441
Children's Area (Net)	$0	$0	$0	($560)	($3,367)	($808)	($2,559)	($14,309)
Total Ancillary Services Net Income (Loss)	***$1,209***	***$1,667***	***($458)***	***$8,409***	***$50,404***	***$61,662***	***($11,258)***	***$96,365***

CITY OF ROLLA
CASH ANALYSIS REPORT
August 31, 2026

GENERAL FUND		
CASH IN BANK	$	(998,687.52)
NIB GENERAL FUND	$	15.00
ROLLA MUNICIPAL COURT	$	(8,788.59)
ASI FLEX 125	$	22,437.48
TIF ACCOUNT - EATS	$	70,525.80
TIF ACCOUNT - PILOT	$	15.88
INVESTMENT - GOLDMAN	$	-
INVESTMENTS - GENERAL FUND	$	380,862.81
USE TAX MMA	$	1,383,535.73
MMA - GENERAL FUND RESERVE REBUILD	$	3,386,716.69
POLICE EVIDENCE FUNDS	$	14,158.79
CITY SEIZURES & FORFEITURES	$	7,187.64
TASKFORCE SEIZURES & FORFEITURES	$	0.28
ANIMAL CONTROL SHELTER COMM PARTNER	$	259,742.39
ANIMAL CONTROL SHELTER RESERVE	$	250,550.26
ANIMAL CONTROL SHELTER COMM ENDOW	$	435.24
ANIMAL CONTROL SHELTER DONATIONS - PAYPAL	$	-
PROPERTY FIRE DAMAGE ACCOUNT	$	11,682.70
GENERAL FUND CREDIT CARD ACCOUNT	$	33,047.44
INVESTMENT CLEARING ACCOUNT	$	58.71
INVESTMENTS - CDS	$	-
GENERAL FUND TOTALS	**$**	**4,813,496.73**
SEWER FUND		
CASH IN BANK	$	1,715,050.73
NIB GENERAL FUND	$	164.00
SEWER FUND MMA	$	308,089.76
SEWER FUND DEPREC & RESERVE	$	434,333.76
INVESTMENTS - GENERAL FUND	$	-
GENERAL FUND CREDIT CARD ACCOUNT	$	-
INVESTMENT - CDS	$	-
SEWER FUND TOTALS	**$**	**2,457,638.25**
ENVIRONMENTAL SERVICES FUND		
CASH IN BANK	$	1,753,860.25
NIB ENV SVS FUND	$	-
INVESTMENTS - GENERAL FUND	$	-
GENERAL FUND CREDIT CARD ACCOUNT	$	-
MMA PCB	$	166,946.27
ENV SVS CC	$	124,796.43
INVESTMENT - CDS	$	-
ENV SVS FUND TOTALS	**$**	**2,045,602.95**
ARPA FUNDING		
CASH IN BANK	$	-
ARPA FUNDING MMA	$	-
ARPA FUND TOTALS	**$**	**-**

CITY OF ROLLA
CASH ANALYSIS REPORT
August 31, 2026

AIRPORT FUND		
CASH IN BANK	$	(207,909.18)
NIB GENERAL FUND	$	-
GENERAL FUND CREDIT CARD ACCOUNT	$	-
INVESTMENTS - MMA	$	13,791.41
INVESTMENTS - MMA (BREWER LEASE AGREE)	$	39,884.00
AIRPORT FUND TOTALS	**$**	**(154,233.77)**
CEMETERY FUND		
CASH IN BANK	$	7,256.75
CASH - MMA	$	55,461.71
INVESTMENTS - RESTRICTED	$	379,138.60
CEMETERY FUND TOTALS	**$**	**441,857.06**
STREET FUND		
CASH IN BANK	$	1,681,725.11
NIB GENERAL FUND	$	38,676.61
TDD PROPERTY RENTAL	$	21,309.22
GENERAL FUND MMA	$	-
GENERAL FUND CREDIT CARD ACCOUNT	$	-
CASH - MMA	$	5,452,084.56
MODOT RESERVE	$	1,636,436.53
INVESTMENT - CDS	$	565,211.40
STREET FUND TOTALS	**$**	**9,395,443.43**
RECREATION FUND		
CASH IN BANK	$	120,156.75
GENERAL FUND CREDIT CARD ACCOUNT	$	-
RECREATION FUND TOTALS	**$**	**120,156.75**
HEALTH INSURANCE FUND		
HEALTH INSURANCE RESERVE	$	535,576.52
CASH - HEALTH ACCOUNT	$	-
GENERAL FUND CREDIT CARD ACCOUNT	$	9,225.32
HEALTH FUND TOTALS	**$**	**544,801.84**
PARK FUND		
CASH IN BANK	$	(156,569.51)
NIB GENERAL FUND	$	115,501.29
GENERAL FUND CREDIT CARD ACCOUNT	$	-
INVESTMENTS - GOLDMAN	$	-
INVESTMENTS - PARK SALES TAX	$	49,564.36
PARKS CC	$	-
PARK FUND TOTALS	**$**	**8,496.14**
PARK LAND RESERVE FUND		
CASH IN BANK	$	19,211.81
PARK LAND RESERVE ACCOUNT	$	242.06
PARK LAND RESERVE FUND TOTALS	**$**	**19,453.87**
GRAND TOTAL ALL FUNDS	**$**	**19,692,713.25**

ANY AND ALL FINANCIAL RECORDS ARE OPEN TO THE PUBLIC

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF:AUGUST 31ST, 2026

01 -GENERAL FUND
FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
TAXES	12,102,500.00	871,559.50	0.00	10,663,003.62	0.00	1,439,496.38	88.11
LICENSES & PERMITS	244,000.00	3,502.50	0.00	236,237.85	0.00	7,762.15	96.82
INTERGOVERNMENTAL	318,000.00	(14,232.66)	0.00	351,660.00	0.00	(33,660.00)	110.58
CHARGES FOR SERVICE	2,464,875.00	127,016.49	0.00	2,161,032.65	0.00	303,842.35	87.67
FINES & FORFEITURES	164,000.00	12,438.22	0.00	129,328.15	0.00	34,671.85	78.86
MISCELLANEOUS	231,750.00	73,351.63	0.00	443,893.29	0.00	(212,143.29)	191.54
CONTRIBUTIONS TO/FROM	446,450.00	0.00	0.00	92,411.87	0.00	354,038.13	20.70
** TOTAL REVENUES **	15,971,575.00	1,073,635.68	0.00	14,077,567.43	0.00	1,894,007.57	88.14
EXPENDITURE SUMMARY							
GENERAL ADMINISTRATIVE							
PERSONNEL	39,875.00	3,477.96	0.00	36,185.54	0.00	3,689.46	90.75
SUPPLIES & BUILDING MAIN	5,450.00	(865.58)	0.00	1,903.15	0.00	3,546.85	34.92
SERVICES	833,675.00	67,440.92	0.00	633,968.59	0.00	199,706.41	76.05
MAINTENENCE & IMPROVEMNT	700.00	0.00	0.00	0.00	0.00	700.00	0.00
CAPITAL EXPENDITURES	26,100.00	0.00	0.00	37,049.00	0.00	(10,949.00)	141.95
CATEGORY 6	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL GENERAL ADMINISTRATIVE	905,800.00	70,053.30	0.00	709,106.28	0.00	196,693.72	78.29
ADMINSTRATION							
PERSONNEL	374,500.00	26,328.44	0.00	383,544.73	0.00	(9,044.73)	102.42
SUPPLIES & BUILDING MAIN	1,650.00	64.46	0.00	1,029.54	0.00	620.46	62.40
SERVICES	44,400.00	4,533.80	0.00	30,009.50	0.00	14,390.50	67.59
MAINTENENCE & IMPROVEMNT	700.00	0.00	0.00	0.00	0.00	700.00	0.00
CAPITAL EXPENDITURES	6,300.00	391.79	0.00	9,077.13	0.00	(2,777.13)	144.08
TOTAL ADMINSTRATION	427,550.00	31,318.49	0.00	423,660.90	0.00	3,889.10	99.09
LIBRARY							
PERSONNEL	508,450.00	41,020.85	0.00	441,154.88	0.00	67,295.12	86.76
SUPPLIES & BUILDING MAIN	200.00	0.00	0.00	0.00	0.00	200.00	0.00
SERVICES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL LIBRARY	508,650.00	41,020.85	0.00	441,154.88	0.00	67,495.12	86.73
FINANCE							
PERSONNEL	405,550.00	23,565.84	0.00	299,143.06	0.00	106,406.94	73.76
SUPPLIES & BUILDING MAIN	13,300.00	562.55	0.00	18,083.41	0.00	(4,783.41)	135.97
SERVICES	317,100.00	4,495.88	0.00	163,541.37	0.00	153,558.63	51.57
MAINTENENCE & IMPROVEMNT	350.00	0.00	0.00	938.01	0.00	(588.01)	268.00
CAPITAL EXPENDITURES	3,200.00	172.12	0.00	3,772.07	0.00	(572.07)	117.88
TOTAL FINANCE	739,500.00	28,796.39	0.00	485,477.92	0.00	254,022.08	65.65
LEGAL							
PERSONNEL	30,150.00	2,318.62	0.00	26,420.68	0.00	3,729.32	87.63
SUPPLIES & BUILDING MAIN	0.00	0.00	0.00	0.00	0.00	0.00	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF:AUGUST 31ST, 2026

01 -GENERAL FUND
FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
SERVICES	67,125.00	4,964.39	0.00	51,460.50	0.00	15,664.50	76.66
MAINTENENCE & IMPROVEMNT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CAPITAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL LEGAL	97,275.00	7,283.01	0.00	77,881.18	0.00	19,393.82	80.06
COURT							
PERSONNEL	152,350.00	11,689.25	0.00	127,640.73	0.00	24,709.27	83.78
SUPPLIES & BUILDING MAIN	4,550.00	103.25	0.00	3,010.14	0.00	1,539.86	66.16
SERVICES	12,350.00	1,182.54	0.00	12,558.33	0.00	(208.33)	101.69
MAINTENENCE & IMPROVEMNT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CAPITAL EXPENDITURES	2,700.00	263.78	0.00	2,443.39	0.00	256.61	90.50
TOTAL COURT	171,950.00	13,238.82	0.00	145,652.59	0.00	26,297.41	84.71
TELECOMMUNICATIONS							
PERSONNEL	1,485,800.00	87,831.58	0.00	1,228,602.51	0.00	257,197.49	82.69
SUPPLIES & BUILDING MAIN	86,050.00	5,620.48	0.00	65,722.81	0.00	20,327.19	76.38
SERVICES	238,010.00	14,005.60	0.00	180,937.97	0.00	57,072.03	76.02
MAINTENENCE & IMPROVEMNT	9,965.00	2,289.80	0.00	6,859.17	0.00	3,105.83	68.83
CAPITAL EXPENDITURES	5,800.00	0.26	0.00	1,360.53	0.00	4,439.47	23.46
TOTAL TELECOMMUNICATIONS	1,825,625.00	109,747.72	0.00	1,483,482.99	0.00	342,142.01	81.26
ANIMAL CONTROL							
PERSONNEL	142,450.00	14,377.95	0.00	155,426.48	0.00	(12,976.48)	109.11
SUPPLIES & BUILDING MAIN	12,050.00	1,454.06	0.00	11,387.45	0.00	662.55	94.50
SERVICES	32,250.00	4,716.91	0.00	30,023.09	0.00	2,226.91	93.09
MAINTENENCE & IMPROVEMNT	7,750.00	2,093.84	0.00	8,478.86	0.00	(728.86)	109.40
CAPITAL EXPENDITURES	52,325.00	56,503.52	0.00	445,303.03	117,949.79	(510,927.82)	1,076.45
USE TAX EXPENDITURES	176,900.00	545.20	0.00	113,220.94	0.00	63,679.06	64.00
TOTAL ANIMAL CONTROL	423,725.00	79,691.48	0.00	763,839.85	117,949.79	(458,064.64)	208.10
POLICE							
PERSONNEL	3,754,750.00	252,057.87	0.00	3,453,706.42	0.00	301,043.58	91.98
SUPPLIES & BUILDING MAIN	71,425.00	10,138.14	0.00	73,559.55	935.32	(3,069.87)	104.30
SERVICES	544,325.00	67,610.42	0.00	547,339.19	704.66	(3,718.85)	100.68
MAINTENENCE & IMPROVEMNT	317,550.00	23,842.92	0.00	262,069.91	4,045.00	51,435.09	83.80
CAPITAL EXPENDITURES	553,300.00	31,098.79	0.00	511,121.95	23,407.05	18,771.00	96.61
USE TAX EXPENDITURES	709,250.00	44,596.95	0.00	628,071.14	0.00	81,178.86	88.55
TOTAL POLICE	5,950,600.00	429,345.09	0.00	5,475,868.16	29,092.03	445,639.81	92.51
FIRE							
PERSONNEL	2,836,900.00	182,993.66	0.00	2,518,127.87	0.00	318,772.13	88.76
SUPPLIES & BUILDING MAIN	59,550.00	5,018.73	0.00	48,793.96	0.00	10,756.04	81.94
SERVICES	416,100.00	56,492.04	0.00	321,585.17	0.00	94,514.83	77.29
MAINTENENCE & IMPROVEMNT	303,350.00	10,565.33	0.00	178,942.26	1,172.00	123,235.74	59.38
CAPITAL EXPENDITURES	388,500.00	21,991.99	0.00	309,284.99	0.00	79,215.01	79.61
USE TAX EXPENDITURES	735,750.00	38,150.75	0.00	493,633.34	3,755.56	238,361.10	67.60
TOTAL FIRE	4,740,150.00	315,212.50	0.00	3,870,367.59	4,927.56	864,854.85	81.75
ROLLA RURAL FIRE							
PERSONNEL	0.00	50,657.71	0.00	605,149.22	0.00	(605,149.22)	0.00

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01 -GENERAL FUND
FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
SUPPLIES & BUILDING MAIN	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SERVICES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL ROLLA RURAL FIRE	0.00	50,657.71	0.00	605,149.22	0.00	(605,149.22)	0.00
BUILDING MAINT							
PERSONNEL	24,760.00	1,778.46	0.00	21,893.41	0.00	2,866.59	88.42
SUPPLIES & BUILDING MAIN	40,000.00	8,489.83	0.00	36,761.04	0.00	3,238.96	91.90
SERVICES	39,520.00	9,163.46	0.00	37,532.19	0.00	1,987.81	94.97
MAINTENENCE & IMPROVEMNT	40,100.00	6,672.11	0.00	19,260.17	0.00	20,839.83	48.03
CAPITAL EXPENDITURES	54,500.00	0.00	0.00	4,254.83	0.00	50,245.17	7.81
TOTAL BUILDING MAINT	198,880.00	26,103.86	0.00	119,701.64	0.00	79,178.36	60.19
COMMUNITY DEVELOP							
PERSONNEL	594,300.00	44,979.62	0.00	516,770.25	0.00	77,529.75	86.95
SUPPLIES & BUILDING MAIN	2,300.00	336.25	0.00	3,709.98	0.00	(1,409.98)	161.30
SERVICES	83,745.00	6,986.10	0.00	84,908.23	0.00	(1,163.23)	101.39
MAINTENENCE & IMPROVEMNT	5,000.00	1,046.44	0.00	5,204.58	0.00	(204.58)	104.09
CAPITAL EXPENDITURES	2,400.00	214.76	0.00	2,388.92	0.00	11.08	99.54
TOTAL COMMUNITY DEVELOP	687,745.00	53,563.17	0.00	612,981.96	0.00	74,763.04	89.13
ECONOMIC DEVELOP							
SUPPLIES & BUILDING MAIN	50.00	0.00	0.00	0.00	0.00	50.00	0.00
SERVICES	50,345.00	0.00	0.00	41,146.00	0.00	9,199.00	81.73
MAINTENENCE & IMPROVEMNT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CAPITAL EXPENDITURES	0.00	0.00	0.00	1,730.82	0.00	(1,730.82)	0.00
TOTAL ECONOMIC DEVELOP	50,395.00	0.00	0.00	42,876.82	0.00	7,518.18	85.08
TOTAL EXPENDITURES	16,727,845.00	1,256,032.39	0.00	15,257,201.98	151,969.38	1,318,673.64	92.12
REVENUE OVER/(UNDER) EXPENDITURES	(756,270.00)	(182,396.71)	0.00	(1,179,634.55)	(151,969.38)	575,333.93	0.00

*** END OF REPORT ***

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF:AUGUST 31ST, 2026

02 -SEWER
FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
INTERGOVERNMENTAL	320,500.00	13,992.05	0.00	179,509.07	0.00	140,990.93	56.01
CHARGES FOR SERVICE	5,870,500.00	487,795.65	0.00	4,713,241.16	0.00	1,157,258.84	80.29
MISCELLANEOUS	(348,900.00)	367.79	0.00	(257,096.85)	0.00	(91,803.15)	73.69
CONTRIBUTIONS TO/FROM	(190,600.00)	0.00	0.00	(142,950.00)	0.00	(47,650.00)	75.00
CATEGORY 9	0.00	0.00	0.00	0.00	0.00	0.00	0.00
** TOTAL REVENUES **	5,651,500.00	502,155.49	0.00	4,492,703.38	0.00	1,158,796.62	79.50
EXPENDITURE SUMMARY							
SEWER							
PERSONNEL	1,284,650.00	92,095.63	0.00	1,144,412.51	0.00	140,237.49	89.08
SUPPLIES & BUILDING MAIN	440,500.00	77,363.24	0.00	411,023.65	0.00	29,476.35	93.31
SERVICES	581,450.00	58,118.68	0.00	592,823.60	0.00	(11,373.60)	101.96
MAINTENENCE & IMPROVEMNT	905,200.00	36,728.87	0.00	571,934.77	26,197.13	307,068.10	66.08
CAPITAL EXPENDITURES	2,035,000.00	19,112.50	0.00	2,435,480.46	0.00	(400,480.46)	119.68
TOTAL SEWER	5,246,800.00	283,418.92	0.00	5,155,674.99	26,197.13	64,927.88	98.76
TOTAL EXPENDITURES	5,246,800.00	283,418.92	0.00	5,155,674.99	26,197.13	64,927.88	98.76
REVENUE OVER/(UNDER) EXPENDITURES	404,700.00	218,736.57	0.00	(662,971.61)	(26,197.13)	1,093,868.74	0.00

*** END OF REPORT ***

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF:AUGUST 31ST, 2026

03 -ENVIRONMENTAL SERVICES
FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
INTERGOVERNMENTAL	39,000.00	5,436.90	0.00	53,801.43	0.00	(14,801.43)	137.95
CHARGES FOR SERVICE	4,656,250.00	410,961.64	0.00	4,003,732.17	0.00	652,517.83	85.99
MISCELLANEOUS	447,500.00	10,950.78	0.00	408,823.45	0.00	38,676.55	91.36
CONTRIBUTIONS TO/FROM	(262,225.00)	0.00	0.00	(196,668.75)	0.00	(65,556.25)	75.00
CATEGORY 9	0.00	0.00	0.00	0.00	0.00	0.00	0.00
** TOTAL REVENUES **	4,880,525.00	427,349.32	0.00	4,269,688.30	0.00	610,836.70	87.48
EXPENDITURE SUMMARY							
RECYCLING							
PERSONNEL	370,250.00	25,314.85	0.00	272,060.55	0.00	98,189.45	73.48
SUPPLIES & BUILDING MAIN	11,830.00	1,592.58	0.00	9,699.51	0.00	2,130.49	81.99
SERVICES	65,050.00	8,524.49	0.00	61,368.23	0.00	3,681.77	94.34
MAINTENENCE & IMPROVEMNT	103,450.00	4,873.79	0.00	91,737.73	0.00	11,712.27	88.68
CAPITAL EXPENDITURES	7,500.00	0.00	0.00	597.55	0.00	6,902.45	7.97
TOTAL RECYCLING	558,080.00	40,305.71	0.00	435,463.57	0.00	122,616.43	78.03
SANITATION							
PERSONNEL	1,328,100.00	87,472.56	0.00	1,048,321.13	0.00	279,778.87	78.93
SUPPLIES & BUILDING MAIN	17,200.00	1,726.08	0.00	13,769.89	0.00	3,430.11	80.06
SERVICES	285,600.00	30,375.74	0.00	257,392.43	0.00	28,207.57	90.12
MAINTENENCE & IMPROVEMNT	1,589,300.00	126,799.63	0.00	1,535,796.75	2,028.00	51,475.25	96.76
CAPITAL EXPENDITURES	588,000.00	5,190.00	0.00	751,154.85	2,225.00	(165,379.85)	128.13
TOTAL SANITATION	3,808,200.00	251,564.01	0.00	3,606,435.05	4,253.00	197,511.95	94.81
VEHICLE MAINT							
PERSONNEL	281,230.00	18,429.19	0.00	255,981.39	0.00	25,248.61	91.02
SUPPLIES & BUILDING MAIN	345,510.00	12,531.63	0.00	299,156.66	0.00	46,353.34	86.58
SERVICES	33,325.00	3,174.61	0.00	30,982.42	0.00	2,342.58	92.97
MAINTENENCE & IMPROVEMNT	4,050.00	659.36	0.00	2,399.10	0.00	1,650.90	59.24
CAPITAL EXPENDITURES	9,000.00	0.00	0.00	5,251.60	0.00	3,748.40	58.35
TOTAL VEHICLE MAINT	673,115.00	34,794.79	0.00	593,771.17	0.00	79,343.83	88.21
TOTAL EXPENDITURES	5,039,395.00	326,664.51	0.00	4,635,669.79	4,253.00	399,472.21	92.07
REVENUE OVER/(UNDER) EXPENDITURES	(158,870.00)	100,684.81	0.00	(365,981.49)	(4,253.00)	211,364.49	0.00

*** END OF REPORT ***

REVENUE & EXPENSE REPORT (UNAUDITED)
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04 -ARPA FUNDS
FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
INTERGOVERNMENTAL	743,000.00	0.00	0.00	0.00	0.00	743,000.00	0.00
MISCELLANEOUS	8,000.00	0.00	0.00	0.00	0.00	8,000.00	0.00
** TOTAL REVENUES **	751,000.00	0.00	0.00	0.00	0.00	751,000.00	0.00
EXPENDITURE SUMMARY							
ADMINISTRATION							
SERVICES	90,000.00	0.00	0.00	0.00	0.00	90,000.00	0.00
CAPITAL EXPENDITURES	85,000.00	0.00	0.00	0.00	0.00	85,000.00	0.00
TOTAL ADMINISTRATION	175,000.00	0.00	0.00	0.00	0.00	175,000.00	0.00
COURT							
CAPITAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL COURT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
FINANCE							
SERVICES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CAPITAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL FINANCE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TELECOMMUNICATIONS							
CAPITAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL TELECOMMUNICATIONS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
POLICE							
CAPITAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL POLICE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
FIRE							
CAPITAL EXPENDITURES	30,000.00	0.00	0.00	0.00	0.00	30,000.00	0.00
TOTAL FIRE	30,000.00	0.00	0.00	0.00	0.00	30,000.00	0.00
SEWER							
CAPITAL EXPENDITURES	587,361.00	0.00	0.00	0.00	0.00	587,361.00	0.00
TOTAL SEWER	587,361.00	0.00	0.00	0.00	0.00	587,361.00	0.00
PARKS							
CAPITAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL PARKS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CENTRE							
CAPITAL EXPENDITURES	100,000.00	0.00	0.00	0.00	0.00	100,000.00	0.00
TOTAL CENTRE	100,000.00	0.00	0.00	0.00	0.00	100,000.00	0.00
COMMUNITY DEVELOPMENT							

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04 -ARPA FUNDS
FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
CAPITAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL COMMUNITY DEVELOPMENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
ANIMAL CONTROL							
CAPITAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL ANIMAL CONTROL	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	892,361.00	0.00	0.00	0.00	0.00	892,361.00	0.00
REVENUE OVER/(UNDER) EXPENDITURES	(141,361.00)	0.00	0.00	0.00	0.00	(141,361.00)	0.00

*** END OF REPORT ***

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF:AUGUST 31ST, 2026

05 -AIRPORT
FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
INTERGOVERNMENTAL	1,240,793.00	0.00	0.00	4,766.80	0.00	1,236,026.20	0.38
CHARGES FOR SERVICE	380,000.00	46,318.83	0.00	323,391.98	0.00	56,608.02	85.10
MISCELLANEOUS	629,100.00	7,476.30	0.00	486,566.34	0.00	142,533.66	77.34
CONTRIBUTIONS TO/FROM	(51,850.00)	0.00	0.00	(38,887.50)	0.00	(12,962.50)	75.00
** TOTAL REVENUES **	2,198,043.00	53,795.13	0.00	775,837.62	0.00	1,422,205.38	35.30
EXPENDITURE SUMMARY							
AIRPORT							
PERSONNEL	230,650.00	13,005.29	0.00	192,521.87	0.00	38,128.13	83.47
SUPPLIES & BUILDING MAIN	14,100.00	1,004.36	0.00	14,992.91	0.00	(892.91)	106.33
SERVICES	652,500.00	50,455.20	0.00	595,099.12	0.00	57,400.88	91.20
MAINTENENCE & IMPROVEMNT	1,046,500.00	3,406.05	0.00	37,789.87	0.00	1,008,710.13	3.61
CAPITAL EXPENDITURES	265,500.00	14,158.00	0.00	89,890.18	0.00	175,609.82	33.86
TOTAL AIRPORT	2,209,250.00	82,028.90	0.00	930,293.95	0.00	1,278,956.05	42.11
TOTAL EXPENDITURES	2,209,250.00	82,028.90	0.00	930,293.95	0.00	1,278,956.05	42.11
REVENUE OVER/(UNDER) EXPENDITURES	(11,207.00)	(28,233.77)	0.00	(154,456.33)	0.00	143,249.33	0.00

*** END OF REPORT ***

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF:AUGUST 31ST, 2026

06 -CEMETERY
FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
INTERGOVERNMENTAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00
MISCELLANEOUS	43,000.00	4,212.76	0.00	35,774.42	0.00	7,225.58	83.20
** TOTAL REVENUES **	43,000.00	4,212.76	0.00	35,774.42	0.00	7,225.58	83.20
EXPENDITURE SUMMARY							
CEMETERY							
CAPITAL EXPENDITURES	5,000.00	0.00	0.00	3,973.25	0.00	1,026.75	79.47
TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL CEMETERY	5,000.00	0.00	0.00	3,973.25	0.00	1,026.75	79.47
TOTAL EXPENDITURES	5,000.00	0.00	0.00	3,973.25	0.00	1,026.75	79.47
REVENUE OVER/(UNDER) EXPENDITURES	38,000.00	4,212.76	0.00	31,801.17	0.00	6,198.83	0.00

*** END OF REPORT ***

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF:AUGUST 31ST, 2026

07 -STREET
FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
TAXES	6,772,000.00	572,146.22	0.00	6,313,466.86	0.00	458,533.14	93.23
LICENSES & PERMITS	12,500.00	212.50	0.00	13,596.37	0.00	(1,096.37)	108.77
INTERGOVERNMENTAL	1,487,500.00	925.87	0.00	201,544.04	0.00	1,285,955.96	13.55
CHARGES FOR SERVICE	150,000.00	139,306.10	0.00	146,391.60	0.00	3,608.40	97.59
MISCELLANEOUS	(372,850.00)	23,246.07	0.00	(272,881.78)	0.00	(99,968.22)	73.19
CONTRIBUTIONS TO/FROM	(240,625.00)	0.00	0.00	(180,468.75)	0.00	(60,156.25)	75.00
** TOTAL REVENUES **	7,808,525.00	735,836.76	0.00	6,221,648.34	0.00	1,586,876.66	79.68
EXPENDITURE SUMMARY							
STREET							
PERSONNEL	1,489,050.00	102,626.65	0.00	1,308,320.67	0.00	180,729.33	87.86
SUPPLIES & BUILDING MAIN	33,120.00	4,507.83	0.00	33,184.39	0.00	(64.39)	100.19
SERVICES	672,700.00	35,212.11	0.00	381,260.64	0.00	291,439.36	56.68
MAINTENENCE & IMPROVEMNT	1,027,200.00	43,487.41	0.00	617,257.22	7,092.40	402,850.38	60.78
CAPITAL EXPENDITURES	7,515,000.00	134,618.74	0.00	2,229,124.98	205,638.00	5,080,237.02	32.40
TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL STREET	10,737,070.00	320,452.74	0.00	4,569,147.90	212,730.40	5,955,191.70	44.54
MOVE ROLLA TDD							
PERSONNEL	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SUPPLIES & BUILDING MAIN	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SERVICES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
MAINTENENCE & IMPROVEMNT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CAPITAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CATEGORY 6	0.00	0.00	0.00	0.00	0.00	0.00	0.00
USE TAX EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TRANSFERS	0.00	1,000.00	0.00	1,000.00	0.00	(1,000.00)	0.00
TOTAL MOVE ROLLA TDD	0.00	1,000.00	0.00	1,000.00	0.00	(1,000.00)	0.00
ENGINEERING							
PERSONNEL	1,169,300.00	78,201.49	0.00	962,272.75	0.00	207,027.25	82.29
SUPPLIES & BUILDING MAIN	5,500.00	625.74	0.00	7,273.90	0.00	(1,773.90)	132.25
SERVICES	215,175.00	22,825.96	0.00	218,792.38	0.00	(3,617.38)	101.68
MAINTENENCE & IMPROVEMNT	8,500.00	1,210.70	0.00	10,624.73	0.00	(2,124.73)	125.00
CAPITAL EXPENDITURES	5,100.00	350.68	0.00	3,795.97	0.00	1,304.03	74.43
TOTAL ENGINEERING	1,403,575.00	103,214.57	0.00	1,202,759.73	0.00	200,815.27	85.69
TOTAL EXPENDITURES	12,140,645.00	424,667.31	0.00	5,772,907.63	212,730.40	6,155,006.97	49.30
REVENUE OVER/(UNDER) EXPENDITURES	(4,332,120.00)	311,169.45	0.00	448,740.71	(212,730.40)	(4,568,130.31)	0.00

*** END OF REPORT ***

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF:AUGUST 31ST, 2026

08 -RECREATION
FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
TAXES	100.00	0.02	0.00	25.62	0.00	74.38	25.62
INTERGOVERNMENTAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CHARGES FOR SERVICE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
MISCELLANEOUS	300,000.00	0.00	0.00	0.00	0.00	300,000.00	0.00
CONTRIBUTIONS TO/FROM	400,000.00	0.00	0.00	550,000.00	0.00	(150,000.00)	137.50
** TOTAL REVENUES **	700,100.00	0.02	0.00	550,025.62	0.00	150,074.38	78.56
EXPENDITURE SUMMARY							
AQUATIC							
PERSONNEL	5,150.00	0.00	0.00	0.00	0.00	5,150.00	0.00
TOTAL AQUATIC	5,150.00	0.00	0.00	0.00	0.00	5,150.00	0.00
ADMINISTRATION							
SUPPLIES & BUILDING MAIN	50.00	0.00	0.00	18.79	0.00	31.21	37.58
SERVICES	580,200.00	18,831.35	0.00	396,769.33	0.00	183,430.67	68.38
MAINTENENCE & IMPROVEMNT	500.00	0.00	0.00	0.00	0.00	500.00	0.00
CAPITAL EXPENDITURES	36,500.00	0.00	0.00	12,834.24	0.00	23,665.76	35.16
TOTAL ADMINISTRATION	617,250.00	18,831.35	0.00	409,622.36	0.00	207,627.64	66.36
MAINTENANCE							
PERSONNEL	2,675.00	0.00	0.00	156.48	0.00	2,518.52	5.85
SUPPLIES & BUILDING MAIN	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SERVICES	50,350.00	14,373.15	0.00	56,787.51	0.00	(6,437.51)	112.79
MAINTENENCE & IMPROVEMNT	15,500.00	1,000.00	0.00	13,639.55	0.00	1,860.45	88.00
TOTAL MAINTENANCE	68,525.00	15,373.15	0.00	70,583.54	0.00	(2,058.54)	103.00
TOTAL EXPENDITURES	690,925.00	34,204.50	0.00	480,205.90	0.00	210,719.10	69.50
REVENUE OVER/(UNDER) EXPENDITURES	9,175.00	(34,204.48)	0.00	69,819.72	0.00	(60,644.72)	0.00

*** END OF REPORT ***

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF:AUGUST 31ST, 2026

11 -PARK
FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
TAXES	1,795,850.00	129,068.44	0.00	1,669,165.94	0.00	126,684.06	92.95
INTERGOVERNMENTAL	564,450.00	47,145.10	0.00	191,647.89	0.00	372,802.11	33.95
CHARGES FOR SERVICE	250,725.00	44,962.75	0.00	339,472.74	0.00	(88,747.74)	135.40
MISCELLANEOUS	481,000.00	2,394.84	0.00	368,934.04	0.00	112,065.96	76.70
CONTRIBUTIONS TO/FROM	(101,150.00)	0.00	0.00	(75,862.50)	0.00	(25,287.50)	75.00
** TOTAL REVENUES **	2,990,875.00	223,571.13	0.00	2,493,358.11	0.00	497,516.89	83.37
EXPENDITURE SUMMARY							
ADMINISTRATION							
PERSONNEL	223,100.00	16,892.15	0.00	188,717.16	0.00	34,382.84	84.59
SUPPLIES & BUILDING MAIN	1,600.00	138.23	0.00	974.75	0.00	625.25	60.92
SERVICES	46,600.00	2,908.33	0.00	38,661.26	0.00	7,938.74	82.96
MAINTENENCE & IMPROVEMNT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CAPITAL EXPENDITURES	2,400.00	171.44	0.00	1,880.59	0.00	519.41	78.36
TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATION	273,700.00	20,110.15	0.00	230,233.76	0.00	43,466.24	84.12
PARKS							
PERSONNEL	679,300.00	61,867.81	0.00	643,347.79	0.00	35,952.21	94.71
SUPPLIES & BUILDING MAIN	33,500.00	5,411.30	0.00	28,473.57	0.00	5,026.43	85.00
SERVICES	122,650.00	25,240.26	0.00	113,874.93	0.00	8,775.07	92.85
MAINTENENCE & IMPROVEMNT	85,225.00	16,412.45	0.00	415,171.04	22,254.56	(352,200.60)	513.26
CAPITAL EXPENDITURES	1,194,450.00	56,796.59	0.00	563,079.66	21,740.99	609,629.35	48.96
TOTAL PARKS	2,115,125.00	165,728.41	0.00	1,763,946.99	43,995.55	307,182.46	85.48
SPLASHZONE							
PERSONNEL	212,165.00	44,077.89	0.00	202,822.11	0.00	9,342.89	95.60
SUPPLIES & BUILDING MAIN	78,970.00	34,867.47	0.00	90,226.06	0.00	(11,256.06)	114.25
SERVICES	29,790.00	3,738.39	0.00	25,815.34	0.00	3,974.66	86.66
MAINTENENCE & IMPROVEMNT	23,350.00	(47,463.36)	0.00	65,569.49	0.00	(42,219.49)	280.81
CAPITAL EXPENDITURES	5,000.00	0.00	0.00	0.00	0.00	5,000.00	0.00
TOTAL SPLASHZONE	349,275.00	35,220.39	0.00	384,433.00	0.00	(35,158.00)	110.07
OUTDOOR RECREATION							
PERSONNEL	171,100.00	27,795.02	0.00	151,306.17	0.00	19,793.83	88.43
SUPPLIES & BUILDING MAIN	21,100.00	159.79	0.00	16,371.68	0.00	4,728.32	77.59
SERVICES	14,900.00	1,546.11	0.00	19,997.79	0.00	(5,097.79)	134.21
MAINTENENCE & IMPROVEMNT	250.00	0.00	0.00	636.86	0.00	(386.86)	254.74
CAPITAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OUTDOOR RECREATION	207,350.00	29,500.92	0.00	188,312.50	0.00	19,037.50	90.82
TOTAL EXPENDITURES	2,945,450.00	250,559.87	0.00	2,566,926.25	43,995.55	334,528.20	88.64
REVENUE OVER/(UNDER) EXPENDITURES	45,425.00	(26,988.74)	0.00	(73,568.14)	(43,995.55)	162,988.69	0.00

*** END OF REPORT ***

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF:AUGUST 31ST, 2026

12 -PARK LAND RESERVE
FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
INTERGOVERNMENTAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00
MISCELLANEOUS	16,260.00	0.65	0.00	25,712.27	0.00	(9,452.27)	158.13
CONTRIBUTIONS TO/FROM	0.00	0.00	0.00	(7,574.37)	0.00	7,574.37	0.00
** TOTAL REVENUES **	16,260.00	0.65	0.00	18,137.90	0.00	(1,877.90)	111.55
EXPENDITURE SUMMARY							
PARK LAND RESERVE							
CAPITAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL PARK LAND RESERVE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
REVENUE OVER/(UNDER) EXPENDITURES	16,260.00	0.65	0.00	18,137.90	0.00	(1,877.90)	0.00

*** END OF REPORT ***

CITY OF ROLLA
CASH ANALYSIS REPORT
September 30, 2026

GENERAL FUND		
CASH IN BANK	$	(669,425.29)
NIB GENERAL FUND	$	15,164.29
ROLLA MUNICIPAL COURT	$	438.02
ASI FLEX 125	$	23,580.79
TIF ACCOUNT - EATS	$	70,710.71
TIF ACCOUNT - PILOT	$	15.92
INVESTMENT - GOLDMAN	$	-
INVESTMENTS - GENERAL FUND	$	519,857.64
USE TAX MMA	$	1,050,251.00
MMA - GENERAL FUND RESERVE REBUILD	$	3,395,596.38
POLICE EVIDENCE FUNDS	$	14,158.79
CITY SEIZURES & FORFEITURES	$	7,206.49
TASKFORCE SEIZURES & FORFEITURES	$	0.33
ANIMAL CONTROL SHELTER COMM PARTNER	$	11,976.72
ANIMAL CONTROL SHELTER RESERVE	$	53,029.04
ANIMAL CONTROL SHELTER COMM ENDOW	$	427.59
ANIMAL CONTROL SHELTER DONATIONS - PAYPAL	$	-
PROPERTY FIRE DAMAGE ACCOUNT	$	11,713.33
GENERAL FUND CREDIT CARD ACCOUNT	$	4,889.14
INVESTMENT CLEARING ACCOUNT	$	58.86
INVESTMENTS - CDS	$	-
GENERAL FUND TOTALS	**$**	**4,509,649.75**
SEWER FUND		
CASH IN BANK	$	1,569,490.07
NIB GENERAL FUND	$	164.00
SEWER FUND MMA	$	308,897.55
SEWER FUND DEPREC & RESERVE	$	435,586.85
INVESTMENTS - GENERAL FUND	$	-
GENERAL FUND CREDIT CARD ACCOUNT	$	1,248.00
INVESTMENT - CDS	$	-
SEWER FUND TOTALS	**$**	**2,315,386.47**
ENVIRONMENTAL SERVICES FUND		
CASH IN BANK	$	1,735,627.36
NIB ENV SVS FUND	$	-
INVESTMENTS - GENERAL FUND	$	-
GENERAL FUND CREDIT CARD ACCOUNT	$	1,811.37
MMA PCB	$	167,383.99
ENV SVS CC	$	155,012.79
INVESTMENT - CDS	$	-
ENV SVS FUND TOTALS	**$**	**2,059,835.51**
ARPA FUNDING		
CASH IN BANK	$	-
ARPA FUNDING MMA	$	-
ARPA FUND TOTALS	**$**	**-**

CITY OF ROLLA
CASH ANALYSIS REPORT
September 30, 2026

AIRPORT FUND		
CASH IN BANK	$	(117,507.91)
NIB GENERAL FUND	$	-
GENERAL FUND CREDIT CARD ACCOUNT	$	-
INVESTMENTS - MMA	$	33,411.78
INVESTMENTS - MMA (BREWER LEASE AGREE)	$	39,884.00
AIRPORT FUND TOTALS	**$**	**(44,212.13)**
CEMETERY FUND		
CASH IN BANK	$	7,256.75
CASH - MMA	$	55,607.13
INVESTMENTS - RESTRICTED	$	380,203.18
CEMETERY FUND TOTALS	**$**	**443,067.06**
STREET FUND		
CASH IN BANK	$	2,060,895.00
NIB GENERAL FUND	$	38,676.61
TDD PROPERTY RENTAL	$	11,309.22
GENERAL FUND MMA	$	-
GENERAL FUND CREDIT CARD ACCOUNT	$	2,250.00
CASH - MMA	$	4,418,537.34
MODOT RESERVE	$	1,640,727.13
INVESTMENT - CDS	$	566,343.87
STREET FUND TOTALS	**$**	**8,738,739.17**
RECREATION FUND		
CASH IN BANK	$	197,437.28
GENERAL FUND CREDIT CARD ACCOUNT	$	-
RECREATION FUND TOTALS	**$**	**197,437.28**
HEALTH INSURANCE FUND		
HEALTH INSURANCE RESERVE	$	536,980.76
CASH - HEALTH ACCOUNT	$	149,451.94
GENERAL FUND CREDIT CARD ACCOUNT	$	14,140.83
HEALTH FUND TOTALS	**$**	**700,573.53**
PARK FUND		
CASH IN BANK	$	(233,891.07)
NIB GENERAL FUND	$	115,501.29
GENERAL FUND CREDIT CARD ACCOUNT	$	-
INVESTMENTS - GOLDMAN	$	-
INVESTMENTS - PARK SALES TAX	$	21,927.05
PARKS CC	$	2,560.26
PARK FUND TOTALS	**$**	**(93,902.47)**
PARK LAND RESERVE FUND		
CASH IN BANK	$	19,211.81
PARK LAND RESERVE ACCOUNT	$	242.70
PARK LAND RESERVE FUND TOTALS	**$**	**19,454.51**
GRAND TOTAL ALL FUNDS	**$**	**18,846,028.68**

ANY AND ALL FINANCIAL RECORDS ARE OPEN TO THE PUBLIC

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF:SEPTEMBER 30TH, 2026

01 -GENERAL FUND
FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
TAXES	12,102,500.00	1,072,590.84	0.00	11,807,121.10	0.00	295,378.90	97.56
LICENSES & PERMITS	244,000.00	17,077.97	0.00	258,580.82	0.00	(14,580.82)	105.98
INTERGOVERNMENTAL	318,000.00	15,549.78	0.00	367,209.78	0.00	(49,209.78)	115.47
CHARGES FOR SERVICE	2,464,875.00	289,738.75	0.00	2,572,617.09	0.00	(107,742.09)	104.37
FINES & FORFEITURES	164,000.00	14,163.81	0.00	143,491.96	0.00	20,508.04	87.50
MISCELLANEOUS	231,750.00	25,905.32	0.00	471,703.86	0.00	(239,953.86)	203.54
CONTRIBUTIONS TO/FROM	446,450.00	111,612.50	0.00	204,024.37	0.00	242,425.63	45.70
** TOTAL REVENUES **	15,971,575.00	1,546,638.97	0.00	15,824,748.98	0.00	146,826.02	99.08
EXPENDITURE SUMMARY							
GENERAL ADMINISTRATIVE							
PERSONNEL	39,875.00	5,263.87	0.00	41,449.41	0.00	(1,574.41)	103.95
SUPPLIES & BUILDING MAIN	5,450.00	(391.48)	0.00	1,636.16	0.00	3,813.84	30.02
SERVICES	833,675.00	175,778.91	0.00	813,904.50	0.00	19,770.50	97.63
MAINTENENCE & IMPROVEMNT	700.00	0.00	0.00	0.00	0.00	700.00	0.00
CAPITAL EXPENDITURES	26,100.00	0.00	0.00	37,049.00	0.00	(10,949.00)	141.95
CATEGORY 6	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL GENERAL ADMINISTRATIVE	905,800.00	180,651.30	0.00	894,039.07	0.00	11,760.93	98.70
ADMINSTRATION							
PERSONNEL	374,500.00	36,172.80	0.00	419,717.53	0.00	(45,217.53)	112.07
SUPPLIES & BUILDING MAIN	1,650.00	95.90	0.00	1,174.56	0.00	475.44	71.19
SERVICES	44,400.00	1,071.20	0.00	31,080.70	0.00	13,319.30	70.00
MAINTENENCE & IMPROVEMNT	700.00	0.00	0.00	0.00	0.00	700.00	0.00
CAPITAL EXPENDITURES	6,300.00	380.29	0.00	9,457.42	0.00	(3,157.42)	150.12
TOTAL ADMINSTRATION	427,550.00	37,720.19	0.00	461,430.21	0.00	(33,880.21)	107.92
LIBRARY							
PERSONNEL	508,450.00	55,984.63	0.00	497,139.51	0.00	11,310.49	97.78
SUPPLIES & BUILDING MAIN	200.00	0.00	0.00	0.00	0.00	200.00	0.00
SERVICES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL LIBRARY	508,650.00	55,984.63	0.00	497,139.51	0.00	11,510.49	97.74
FINANCE							
PERSONNEL	405,550.00	40,171.34	0.00	339,314.40	0.00	66,235.60	83.67
SUPPLIES & BUILDING MAIN	13,300.00	1,152.47	0.00	19,648.13	0.00	(6,348.13)	147.73
SERVICES	317,100.00	2,486.19	0.00	168,927.63	0.00	148,172.37	53.27
MAINTENENCE & IMPROVEMNT	350.00	611.65	0.00	1,549.66	0.00	(1,199.66)	442.76
CAPITAL EXPENDITURES	3,200.00	288.37	0.00	4,060.44	0.00	(860.44)	126.89
TOTAL FINANCE	739,500.00	44,710.02	0.00	533,500.26	0.00	205,999.74	72.14
LEGAL							
PERSONNEL	30,150.00	3,707.85	0.00	30,128.53	0.00	21.47	99.93
SUPPLIES & BUILDING MAIN	0.00	0.00	0.00	0.00	0.00	0.00	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF:SEPTEMBER 30TH, 2026

01 -GENERAL FUND
FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
SERVICES	67,125.00	3,820.50	0.00	55,281.00	0.00	11,844.00	82.36
MAINTENENCE & IMPROVEMNT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CAPITAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL LEGAL	97,275.00	7,528.35	0.00	85,409.53	0.00	11,865.47	87.80
COURT							
PERSONNEL	152,350.00	15,191.56	0.00	142,832.29	0.00	9,517.71	93.75
SUPPLIES & BUILDING MAIN	4,550.00	686.22	0.00	3,696.36	0.00	853.64	81.24
SERVICES	12,350.00	4.90	0.00	12,588.23	0.00	(238.23)	101.93
MAINTENENCE & IMPROVEMNT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CAPITAL EXPENDITURES	2,700.00	203.42	0.00	2,646.81	0.00	53.19	98.03
TOTAL COURT	171,950.00	16,086.10	0.00	161,763.69	0.00	10,186.31	94.08
TELECOMMUNICATIONS							
PERSONNEL	1,485,800.00	137,430.68	0.00	1,366,033.19	0.00	119,766.81	91.94
SUPPLIES & BUILDING MAIN	86,050.00	3,987.41	0.00	69,710.22	0.00	16,339.78	81.01
SERVICES	238,010.00	2,730.89	0.00	186,470.56	0.00	51,539.44	78.35
MAINTENENCE & IMPROVEMNT	9,965.00	584.11	0.00	7,443.28	0.00	2,521.72	74.69
CAPITAL EXPENDITURES	5,800.00	254.83	0.00	1,615.36	0.00	4,184.64	27.85
TOTAL TELECOMMUNICATIONS	1,825,625.00	144,987.92	0.00	1,631,272.61	0.00	194,352.39	89.35
ANIMAL CONTROL							
PERSONNEL	142,450.00	17,700.49	0.00	173,126.97	0.00	(30,676.97)	121.54
SUPPLIES & BUILDING MAIN	12,050.00	831.28	0.00	12,525.02	0.00	(475.02)	103.94
SERVICES	32,250.00	2,327.11	0.00	32,350.20	0.00	(100.20)	100.31
MAINTENENCE & IMPROVEMNT	7,750.00	1,203.24	0.00	9,682.10	0.00	(1,932.10)	124.93
CAPITAL EXPENDITURES	52,325.00	95,020.62	0.00	540,323.65	0.00	(487,998.65)	1,032.63
USE TAX EXPENDITURES	176,900.00	700.15	0.00	113,921.09	0.00	62,978.91	64.40
TOTAL ANIMAL CONTROL	423,725.00	117,782.89	0.00	881,929.03	0.00	(458,204.03)	208.14
POLICE							
PERSONNEL	3,754,750.00	345,248.63	0.00	3,798,955.05	0.00	(44,205.05)	101.18
SUPPLIES & BUILDING MAIN	71,425.00	9,498.33	0.00	83,711.43	0.00	(12,286.43)	117.20
SERVICES	544,325.00	15,018.24	0.00	564,192.38	0.00	(19,867.38)	103.65
MAINTENENCE & IMPROVEMNT	317,550.00	29,861.28	0.00	294,627.81	0.00	22,922.19	92.78
CAPITAL EXPENDITURES	553,300.00	11,004.04	0.00	522,851.93	0.00	30,448.07	94.50
USE TAX EXPENDITURES	709,250.00	65,579.93	0.00	693,651.07	0.00	15,598.93	97.80
TOTAL POLICE	5,950,600.00	476,210.45	0.00	5,957,989.67	0.00	(7,389.67)	100.12
FIRE							
PERSONNEL	2,836,900.00	237,778.52	0.00	2,755,906.39	0.00	80,993.61	97.14
SUPPLIES & BUILDING MAIN	59,550.00	3,589.37	0.00	52,378.90	0.00	7,171.10	87.96
SERVICES	416,100.00	4,275.69	0.00	325,860.86	0.00	90,239.14	78.31
MAINTENENCE & IMPROVEMNT	303,350.00	85,663.44	0.00	267,207.09	0.00	36,142.91	88.09
CAPITAL EXPENDITURES	388,500.00	3,035.83	0.00	312,320.82	0.00	76,179.18	80.39
USE TAX EXPENDITURES	735,750.00	49,145.71	0.00	542,779.05	0.00	192,970.95	73.77
TOTAL FIRE	4,740,150.00	383,488.56	0.00	4,256,453.11	0.00	483,696.89	89.80
ROLLA RURAL FIRE							
PERSONNEL	0.00	74,841.75	0.00	679,990.97	0.00	(679,990.97)	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF:SEPTEMBER 30TH, 2026

01 -GENERAL FUND
FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
SUPPLIES & BUILDING MAIN	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SERVICES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL ROLLA RURAL FIRE	0.00	74,841.75	0.00	679,990.97	0.00	(679,990.97)	0.00
BUILDING MAINT							
PERSONNEL	24,760.00	2,401.72	0.00	24,295.13	0.00	464.87	98.12
SUPPLIES & BUILDING MAIN	40,000.00	6,432.10	0.00	43,193.14	0.00	(3,193.14)	107.98
SERVICES	39,520.00	923.30	0.00	38,455.49	0.00	1,064.51	97.31
MAINTENENCE & IMPROVEMNT	40,100.00	132.24	0.00	19,392.41	0.00	20,707.59	48.36
CAPITAL EXPENDITURES	54,500.00	0.00	0.00	4,254.83	0.00	50,245.17	7.81
TOTAL BUILDING MAINT	198,880.00	9,889.36	0.00	129,591.00	0.00	69,289.00	65.16
COMMUNITY DEVELOP							
PERSONNEL	594,300.00	74,597.56	0.00	591,367.81	0.00	2,932.19	99.51
SUPPLIES & BUILDING MAIN	2,300.00	349.12	0.00	4,059.10	0.00	(1,759.10)	176.48
SERVICES	83,745.00	669.94	0.00	86,285.47	0.00	(2,540.47)	103.03
MAINTENENCE & IMPROVEMNT	5,000.00	1,105.47	0.00	6,310.05	0.00	(1,310.05)	126.20
CAPITAL EXPENDITURES	2,400.00	208.77	0.00	2,597.69	0.00	(197.69)	108.24
TOTAL COMMUNITY DEVELOP	687,745.00	76,930.86	0.00	690,620.12	0.00	(2,875.12)	100.42
ECONOMIC DEVELOP							
SUPPLIES & BUILDING MAIN	50.00	0.00	0.00	0.00	0.00	50.00	0.00
SERVICES	50,345.00	10,000.00	0.00	51,146.00	0.00	(801.00)	101.59
MAINTENENCE & IMPROVEMNT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CAPITAL EXPENDITURES	0.00	0.00	0.00	1,730.82	0.00	(1,730.82)	0.00
TOTAL ECONOMIC DEVELOP	50,395.00	10,000.00	0.00	52,876.82	0.00	(2,481.82)	104.92
TOTAL EXPENDITURES	16,727,845.00	1,636,812.38	0.00	16,914,005.60	0.00	(186,160.60)	101.11
REVENUE OVER/(UNDER) EXPENDITURES	(756,270.00)	(90,173.41)	0.00	(1,089,256.62)	0.00	332,986.62	0.00

*** END OF REPORT ***

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF:SEPTEMBER 30TH, 2026

02 -SEWER
FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
INTERGOVERNMENTAL	320,500.00	17,687.94	0.00	197,197.01	0.00	123,302.99	61.53
CHARGES FOR SERVICE	5,870,500.00	1,081,010.99	0.00	5,794,252.15	0.00	76,247.85	98.70
MISCELLANEOUS	(348,900.00)	(87,725.00)	0.00	(344,821.85)	0.00	(4,078.15)	98.83
CONTRIBUTIONS TO/FROM	(190,600.00)	(47,650.00)	0.00	(190,600.00)	0.00	0.00	100.00
CATEGORY 9	0.00	0.00	0.00	0.00	0.00	0.00	0.00
** TOTAL REVENUES **	5,651,500.00	963,323.93	0.00	5,456,027.31	0.00	195,472.69	96.54
EXPENDITURE SUMMARY							
SEWER							
PERSONNEL	1,284,650.00	124,663.00	0.00	1,269,075.51	0.00	15,574.49	98.79
SUPPLIES & BUILDING MAIN	440,500.00	67,436.92	0.00	478,460.57	0.00	(37,960.57)	108.62
SERVICES	581,450.00	34,584.98	0.00	641,882.38	0.00	(60,432.38)	110.39
MAINTENENCE & IMPROVEMNT	905,200.00	310,632.36	0.00	882,976.27	0.00	22,223.73	97.54
CAPITAL EXPENDITURES	2,035,000.00	19,112.50	0.00	2,454,592.96	0.00	(419,592.96)	120.62
TOTAL SEWER	5,246,800.00	556,429.76	0.00	5,726,987.69	0.00	(480,187.69)	109.15
TOTAL EXPENDITURES	5,246,800.00	556,429.76	0.00	5,726,987.69	0.00	(480,187.69)	109.15
REVENUE OVER/(UNDER) EXPENDITURES	404,700.00	406,894.17	0.00	(270,960.38)	0.00	675,660.38	0.00

*** END OF REPORT ***

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF:SEPTEMBER 30TH, 2026

03 -ENVIRONMENTAL SERVICES
FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
INTERGOVERNMENTAL	39,000.00	4,995.16	0.00	58,966.59	0.00	(19,966.59)	151.20
CHARGES FOR SERVICE	4,656,250.00	677,238.57	0.00	4,681,845.74	0.00	(25,595.74)	100.55
MISCELLANEOUS	447,500.00	1,410.41	0.00	424,021.63	0.00	23,478.37	94.75
CONTRIBUTIONS TO/FROM	(262,225.00)	(65,556.25)	0.00	(262,225.00)	0.00	0.00	100.00
CATEGORY 9	0.00	0.00	0.00	0.00	0.00	0.00	0.00
** TOTAL REVENUES **	4,880,525.00	618,087.89	0.00	4,902,608.96	0.00	(22,083.96)	100.45
EXPENDITURE SUMMARY							
RECYCLING							
PERSONNEL	370,250.00	31,642.02	0.00	303,702.57	0.00	66,547.43	82.03
SUPPLIES & BUILDING MAIN	11,830.00	789.45	0.00	10,488.96	0.00	1,341.04	88.66
SERVICES	65,050.00	839.80	0.00	62,208.03	0.00	2,841.97	95.63
MAINTENENCE & IMPROVEMNT	103,450.00	11,807.47	0.00	105,556.38	0.00	(2,106.38)	102.04
CAPITAL EXPENDITURES	7,500.00	814.89	0.00	1,412.44	0.00	6,087.56	18.83
TOTAL RECYCLING	558,080.00	45,893.63	0.00	483,368.38	0.00	74,711.62	86.61
SANITATION							
PERSONNEL	1,328,100.00	125,206.07	0.00	1,173,527.20	0.00	154,572.80	88.36
SUPPLIES & BUILDING MAIN	17,200.00	799.65	0.00	14,569.54	0.00	2,630.46	84.71
SERVICES	285,600.00	20,896.00	0.00	288,687.37	0.00	(3,087.37)	101.08
MAINTENENCE & IMPROVEMNT	1,589,300.00	124,930.22	0.00	1,667,653.08	0.00	(78,353.08)	104.93
CAPITAL EXPENDITURES	588,000.00	152.50	0.00	751,307.35	0.00	(163,307.35)	127.77
TOTAL SANITATION	3,808,200.00	271,984.44	0.00	3,895,744.54	0.00	(87,544.54)	102.30
VEHICLE MAINT							
PERSONNEL	281,230.00	18,486.80	0.00	274,468.19	0.00	6,761.81	97.60
SUPPLIES & BUILDING MAIN	345,510.00	24,440.96	0.00	329,294.67	0.00	16,215.33	95.31
SERVICES	33,325.00	39.95	0.00	31,432.37	0.00	1,892.63	94.32
MAINTENENCE & IMPROVEMNT	4,050.00	1,582.93	0.00	3,982.03	0.00	67.97	98.32
CAPITAL EXPENDITURES	9,000.00	0.00	0.00	5,251.60	0.00	3,748.40	58.35
TOTAL VEHICLE MAINT	673,115.00	44,550.64	0.00	644,428.86	0.00	28,686.14	95.74
TOTAL EXPENDITURES	5,039,395.00	362,428.71	0.00	5,023,541.78	0.00	15,853.22	99.69
REVENUE OVER/(UNDER) EXPENDITURES	(158,870.00)	255,659.18	0.00	(120,932.82)	0.00	(37,937.18)	0.00

*** END OF REPORT ***

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF:SEPTEMBER 30TH, 2026

04 -ARPA FUNDS
FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
INTERGOVERNMENTAL	743,000.00	0.00	0.00	0.00	0.00	743,000.00	0.00
MISCELLANEOUS	8,000.00	0.00	0.00	0.00	0.00	8,000.00	0.00
** TOTAL REVENUES **	751,000.00	0.00	0.00	0.00	0.00	751,000.00	0.00
EXPENDITURE SUMMARY							
ADMINISTRATION							
SERVICES	90,000.00	0.00	0.00	0.00	0.00	90,000.00	0.00
CAPITAL EXPENDITURES	85,000.00	0.00	0.00	0.00	0.00	85,000.00	0.00
TOTAL ADMINISTRATION	175,000.00	0.00	0.00	0.00	0.00	175,000.00	0.00
COURT							
CAPITAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL COURT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
FINANCE							
SERVICES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CAPITAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL FINANCE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TELECOMMUNICATIONS							
CAPITAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL TELECOMMUNICATIONS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
POLICE							
CAPITAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL POLICE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
FIRE							
CAPITAL EXPENDITURES	30,000.00	0.00	0.00	0.00	0.00	30,000.00	0.00
TOTAL FIRE	30,000.00	0.00	0.00	0.00	0.00	30,000.00	0.00
SEWER							
CAPITAL EXPENDITURES	587,361.00	0.00	0.00	0.00	0.00	587,361.00	0.00
TOTAL SEWER	587,361.00	0.00	0.00	0.00	0.00	587,361.00	0.00
PARKS							
CAPITAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL PARKS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CENTRE							
CAPITAL EXPENDITURES	100,000.00	0.00	0.00	0.00	0.00	100,000.00	0.00
TOTAL CENTRE	100,000.00	0.00	0.00	0.00	0.00	100,000.00	0.00
COMMUNITY DEVELOPMENT							

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF:SEPTEMBER 30TH, 2026

04 -ARPA FUNDS
FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
CAPITAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL COMMUNITY DEVELOPMENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
ANIMAL CONTROL							
CAPITAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL ANIMAL CONTROL	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	892,361.00	0.00	0.00	0.00	0.00	892,361.00	0.00
REVENUE OVER/(UNDER) EXPENDITURES	(141,361.00)	0.00	0.00	0.00	0.00	(141,361.00)	0.00

*** END OF REPORT ***

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF:SEPTEMBER 30TH, 2026

05 -AIRPORT
FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
INTERGOVERNMENTAL	1,240,793.00	0.00	0.00	4,766.80	0.00	1,236,026.20	0.38
CHARGES FOR SERVICE	380,000.00	24,101.42	0.00	347,493.40	0.00	32,506.60	91.45
MISCELLANEOUS	629,100.00	127,019.97	0.00	613,586.31	0.00	15,513.69	97.53
CONTRIBUTIONS TO/FROM	(51,850.00)	(12,962.50)	0.00	(51,850.00)	0.00	0.00	100.00
** TOTAL REVENUES **	2,198,043.00	138,158.89	0.00	913,996.51	0.00	1,284,046.49	41.58
EXPENDITURE SUMMARY							
AIRPORT							
PERSONNEL	230,650.00	20,583.28	0.00	213,105.15	0.00	17,544.85	92.39
SUPPLIES & BUILDING MAIN	14,100.00	1,693.99	0.00	16,686.90	0.00	(2,586.90)	118.35
SERVICES	652,500.00	3,484.09	0.00	598,583.21	0.00	53,916.79	91.74
MAINTENENCE & IMPROVEMNT	1,046,500.00	194,859.24	0.00	233,029.10	0.00	813,470.90	22.27
CAPITAL EXPENDITURES	265,500.00	0.00	0.00	89,890.18	0.00	175,609.82	33.86
TOTAL AIRPORT	2,209,250.00	220,620.60	0.00	1,151,294.54	0.00	1,057,955.46	52.11
TOTAL EXPENDITURES	2,209,250.00	220,620.60	0.00	1,151,294.54	0.00	1,057,955.46	52.11
REVENUE OVER/(UNDER) EXPENDITURES	(11,207.00)	(82,461.71)	0.00	(237,298.03)	0.00	226,091.03	0.00

*** END OF REPORT ***

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF:SEPTEMBER 30TH, 2026

06 -CEMETERY
FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
INTERGOVERNMENTAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00
MISCELLANEOUS	43,000.00	1,210.00	0.00	36,984.42	0.00	6,015.58	86.01
** TOTAL REVENUES **	43,000.00	1,210.00	0.00	36,984.42	0.00	6,015.58	86.01
EXPENDITURE SUMMARY							
CEMETERY							
CAPITAL EXPENDITURES	5,000.00	0.00	0.00	3,973.25	0.00	1,026.75	79.47
TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL CEMETERY	5,000.00	0.00	0.00	3,973.25	0.00	1,026.75	79.47
TOTAL EXPENDITURES	5,000.00	0.00	0.00	3,973.25	0.00	1,026.75	79.47
REVENUE OVER/(UNDER) EXPENDITURES	38,000.00	1,210.00	0.00	33,011.17	0.00	4,988.83	0.00

*** END OF REPORT ***

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF:SEPTEMBER 30TH, 2026

07 -STREET
FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
TAXES	6,772,000.00	609,829.61	0.00	6,920,046.09	0.00	(148,046.09)	102.19
LICENSES & PERMITS	12,500.00	675.00	0.00	16,221.37	0.00	(3,721.37)	129.77
INTERGOVERNMENTAL	1,487,500.00	0.00	0.00	201,544.04	0.00	1,285,955.96	13.55
CHARGES FOR SERVICE	150,000.00	0.00	0.00	146,391.60	0.00	3,608.40	97.59
MISCELLANEOUS	(372,850.00)	(132,078.23)	0.00	(404,960.01)	0.00	32,110.01	108.61
CONTRIBUTIONS TO/FROM	(240,625.00)	(60,156.25)	0.00	(240,625.00)	0.00	0.00	100.00
** TOTAL REVENUES **	7,808,525.00	418,270.13	0.00	6,638,618.09	0.00	1,169,906.91	85.02
EXPENDITURE SUMMARY							
STREET							
PERSONNEL	1,489,050.00	140,349.14	0.00	1,448,669.81	0.00	40,380.19	97.29
SUPPLIES & BUILDING MAIN	33,120.00	2,694.96	0.00	35,879.35	0.00	(2,759.35)	108.33
SERVICES	672,700.00	7,174.92	0.00	388,550.51	0.00	284,149.49	57.76
MAINTENENCE & IMPROVEMNT	1,027,200.00	230,976.38	0.00	848,796.22	0.00	178,403.78	82.63
CAPITAL EXPENDITURES	7,515,000.00	1,354,584.63	0.00	3,583,723.98	0.00	3,931,276.02	47.69
TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL STREET	10,737,070.00	1,735,780.03	0.00	6,305,619.87	0.00	4,431,450.13	58.73
MOVE ROLLA TDD							
PERSONNEL	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SUPPLIES & BUILDING MAIN	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SERVICES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
MAINTENENCE & IMPROVEMNT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CAPITAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CATEGORY 6	0.00	0.00	0.00	0.00	0.00	0.00	0.00
USE TAX EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TRANSFERS	0.00	294,166.18	0.00	295,166.18	0.00	(295,166.18)	0.00
TOTAL MOVE ROLLA TDD	0.00	294,166.18	0.00	295,166.18	0.00	(295,166.18)	0.00
ENGINEERING							
PERSONNEL	1,169,300.00	107,179.05	0.00	1,069,451.80	0.00	99,848.20	91.46
SUPPLIES & BUILDING MAIN	5,500.00	512.05	0.00	7,785.95	0.00	(2,285.95)	141.56
SERVICES	215,175.00	851.75	0.00	219,644.13	0.00	(4,469.13)	102.08
MAINTENENCE & IMPROVEMNT	8,500.00	1,017.70	0.00	11,840.38	0.00	(3,340.38)	139.30
CAPITAL EXPENDITURES	5,100.00	333.01	0.00	4,128.98	0.00	971.02	80.96
TOTAL ENGINEERING	1,403,575.00	109,893.56	0.00	1,312,851.24	0.00	90,723.76	93.54
TOTAL EXPENDITURES	12,140,645.00	2,139,839.77	0.00	7,913,637.29	0.00	4,227,007.71	65.18
REVENUE OVER/(UNDER) EXPENDITURES	(4,332,120.00)	(1,721,569.64)	0.00	(1,275,019.20)	0.00	(3,057,100.80)	0.00

*** END OF REPORT ***

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF:SEPTEMBER 30TH, 2026

08 -RECREATION
FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
TAXES	100.00	0.00	0.00	25.62	0.00	74.38	25.62
INTERGOVERNMENTAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CHARGES FOR SERVICE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
MISCELLANEOUS	300,000.00	0.00	0.00	0.00	0.00	300,000.00	0.00
CONTRIBUTIONS TO/FROM	400,000.00	100,000.00	0.00	650,000.00	0.00	(250,000.00)	162.50
** TOTAL REVENUES **	700,100.00	100,000.00	0.00	650,025.62	0.00	50,074.38	92.85
EXPENDITURE SUMMARY							
AQUATIC							
PERSONNEL	5,150.00	0.00	0.00	0.00	0.00	5,150.00	0.00
TOTAL AQUATIC	5,150.00	0.00	0.00	0.00	0.00	5,150.00	0.00
ADMINISTRATION							
SUPPLIES & BUILDING MAIN	50.00	0.00	0.00	18.79	0.00	31.21	37.58
SERVICES	580,200.00	38,896.95	0.00	435,729.27	0.00	144,470.73	75.10
MAINTENENCE & IMPROVEMNT	500.00	0.00	0.00	0.00	0.00	500.00	0.00
CAPITAL EXPENDITURES	36,500.00	0.00	0.00	12,834.24	0.00	23,665.76	35.16
TOTAL ADMINISTRATION	617,250.00	38,896.95	0.00	448,582.30	0.00	168,667.70	72.67
MAINTENANCE							
PERSONNEL	2,675.00	0.00	0.00	156.48	0.00	2,518.52	5.85
SUPPLIES & BUILDING MAIN	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SERVICES	50,350.00	0.00	0.00	56,787.51	0.00	(6,437.51)	112.79
MAINTENENCE & IMPROVEMNT	15,500.00	250.00	0.00	13,889.55	0.00	1,610.45	89.61
TOTAL MAINTENANCE	68,525.00	250.00	0.00	70,833.54	0.00	(2,308.54)	103.37
SPLASHZONE							
PERSONNEL	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL SPLASHZONE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	690,925.00	39,146.95	0.00	519,415.84	0.00	171,509.16	75.18
REVENUE OVER/(UNDER) EXPENDITURES	9,175.00	60,853.05	0.00	130,609.78	0.00	(121,434.78)	0.00

*** END OF REPORT ***

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF:SEPTEMBER 30TH, 2026

11 -PARK
FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
TAXES	1,795,850.00	135,408.74	0.00	1,804,574.68	0.00	(8,724.68)	100.49
INTERGOVERNMENTAL	564,450.00	0.00	0.00	191,647.89	0.00	372,802.11	33.95
CHARGES FOR SERVICE	250,725.00	16,957.03	0.00	356,409.77	0.00	(105,684.77)	142.15
MISCELLANEOUS	481,000.00	121,485.96	0.00	490,420.00	0.00	(9,420.00)	101.96
CONTRIBUTIONS TO/FROM	(101,150.00)	(25,287.50)	0.00	(101,150.00)	0.00	0.00	100.00
** TOTAL REVENUES **	2,990,875.00	248,564.23	0.00	2,741,902.34	0.00	248,972.66	91.68
EXPENDITURE SUMMARY							
ADMINISTRATION							
PERSONNEL	223,100.00	22,018.38	0.00	210,735.54	0.00	12,364.46	94.46
SUPPLIES & BUILDING MAIN	1,600.00	52.21	0.00	1,026.96	0.00	573.04	64.19
SERVICES	46,600.00	7,596.75	0.00	46,258.01	0.00	341.99	99.27
MAINTENENCE & IMPROVEMNT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CAPITAL EXPENDITURES	2,400.00	180.34	0.00	2,060.93	0.00	339.07	85.87
TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATION	273,700.00	29,847.68	0.00	260,081.44	0.00	13,618.56	95.02
PARKS							
PERSONNEL	679,300.00	90,162.05	0.00	733,509.84	0.00	(54,209.84)	107.98
SUPPLIES & BUILDING MAIN	33,500.00	4,507.88	0.00	32,731.64	0.00	768.36	97.71
SERVICES	122,650.00	4,388.02	0.00	118,407.80	0.00	4,242.20	96.54
MAINTENENCE & IMPROVEMNT	85,225.00	31,772.82	0.00	445,745.48	0.00	(360,520.48)	523.02
CAPITAL EXPENDITURES	1,194,450.00	31,774.53	0.00	594,906.17	0.00	599,543.83	49.81
TOTAL PARKS	2,115,125.00	162,605.30	0.00	1,925,300.93	0.00	189,824.07	91.03
SPLASHZONE							
PERSONNEL	212,165.00	22,294.18	0.00	225,116.29	0.00	(12,951.29)	106.10
SUPPLIES & BUILDING MAIN	78,970.00	15,263.62	0.00	105,624.21	0.00	(26,654.21)	133.75
SERVICES	29,790.00	240.00	0.00	26,442.41	0.00	3,347.59	88.76
MAINTENENCE & IMPROVEMNT	23,350.00	18,204.22	0.00	83,773.71	0.00	(60,423.71)	358.77
CAPITAL EXPENDITURES	5,000.00	0.00	0.00	0.00	0.00	5,000.00	0.00
TOTAL SPLASHZONE	349,275.00	56,002.02	0.00	440,956.62	0.00	(91,681.62)	126.25
OUTDOOR RECREATION							
PERSONNEL	171,100.00	14,678.89	0.00	165,985.06	0.00	5,114.94	97.01
SUPPLIES & BUILDING MAIN	21,100.00	1,607.04	0.00	18,339.43	0.00	2,760.57	86.92
SERVICES	14,900.00	162.22	0.00	20,175.01	0.00	(5,275.01)	135.40
MAINTENENCE & IMPROVEMNT	250.00	0.00	0.00	636.86	0.00	(386.86)	254.74
CAPITAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OUTDOOR RECREATION	207,350.00	16,448.15	0.00	205,136.36	0.00	2,213.64	98.93
TOTAL EXPENDITURES	2,945,450.00	264,903.15	0.00	2,831,475.35	0.00	113,974.65	96.13
REVENUE OVER/(UNDER) EXPENDITURES	45,425.00	(16,338.92)	0.00	(89,573.01)	0.00	134,998.01	0.00

*** END OF REPORT ***

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF:SEPTEMBER 30TH, 2026

12 -PARK LAND RESERVE
FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
INTERGOVERNMENTAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00
MISCELLANEOUS	16,260.00	0.64	0.00	25,712.91	0.00	(9,452.91)	158.14
CONTRIBUTIONS TO/FROM	0.00	0.00	0.00	(7,574.37)	0.00	7,574.37	0.00
** TOTAL REVENUES **	16,260.00	0.64	0.00	18,138.54	0.00	(1,878.54)	111.55
EXPENDITURE SUMMARY							
PARK LAND RESERVE							
CAPITAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL PARK LAND RESERVE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
REVENUE OVER/(UNDER) EXPENDITURES	16,260.00	0.64	0.00	18,138.54	0.00	(1,878.54)	0.00

*** END OF REPORT ***

10/28/2026										
FY 25-26 projects										
#	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
3	10/6/2025	4877	07/5-073-331	BNSF Preliminary Engineering Agreement for 18th/Bardsley Roundabout	$ 37,997.00	-	10%	37,997.00	none	Unknown
4	10/6/2025	4878		MoDOT Tap Grant (602) - 45 Curb Ramps 80% grant up to $149,873	$ 188,000.00	-	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%	-	none	Spring 2027
6	continued	Motion	07/5-073-561	16'dump bed	$ 118,426.00	-	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%	-	none	
9	11/17/2025	Motion		Purchase of 5 RPD Vehicles	$ 279,730.00	279,730.00	100%	-	none	
10	11/17/2025	Motion		45 Smith & Wessen guns and holsters $51793.50 before trade-in $	$ 30,353.50	35,071.24	90%	17,075.00	none	Fall 2027

11	12/1/2025	4890	07/5-073-573	Little Oaks Road Improvements (449) - Donald Maggi	$ 310,900.50	232,500.77	75%	78,399.73	none	Fall 2026
13	1/5/2026	Motion		RPD vehicle equipment & installation	$ 85,747.00	85,963.00	100%		none	Spring 2026
14	1/20/2026	4893		McCutchen Acres Development Agreement	$ 50,000.00	-	0%	50,000.00	none	Unknown
15	2/2/2026	4896	05/5050-331	Airport Runway Consultant Agreement	$ 267,641.00	257,277.05	96%	10,363.95	none	Spring 2027
16	2/2/2026	4895	05/5050-331	Airport Taxiway Redesign Agreement	$ 49,415.00	49,415.00	100%	-	none	Spring 2027
17	3/2/2026	4902	07/5073-582	2026 Asphalt Phase 1 (608)	$ 810,296.90	745,347.04	100%	-	none	Fall 2026
18	3/16/2026	4905	02/5-050-445	2026 Sewer CIPP (610)	$ 313,281.00	272,270.00	100%	-	none	Fall 2026
19	4/6/2026	4907	07/5073-582	2026 Asphalt Phase II (609)	$ 872,350.30	548,222.08	63%	324,128.22	none	Fall 2026

21	5/18/2026	4914	07/5-073-581 and 582	Rolla Street Storm Sewer (598) - 50% DRA grant up to $1.25 mill	$ 2,961,151.85	853,982.95	29%	2,107,168.90	none	Spring 2027
22	5/18/2026	4915	07/5-073-447	2026 Maltene Rejuvenation (607)	$ 140,336.00	140,336.00	100%	-	none	Fall 2026
24	5/4/2026	Res 2090	TDD	TDD Task Order 1	$ 138,021.50	32,652.50	24%	105,369.00	none	Spring 2027
25	6/15/2026	Motion		Purchase of Outdoor Walking Trail Exercise Equipment Stations (ARPA - 100% reimburse)	$ 22,811.00	22,811.00	0%	-	none	Fall 2026
25	7/6/2026	4919	07/5073-582	2026 Asphalt Phase III (618)	$ 349,652.25	294,424.82	100%	-	none	Fall 2026
26	8/3/2026	4927	05/5-050-452	Taxiway A Reconstruct 23-056A-1	$ 1,168,817.00	192,530.86	16%	976,286.14	none	Fall 2026
27	8/3/2026	4928	05/5-050-452	Runway 13-31 Rehab 26-056A-1	$ 3,415,645.50	-	0%	3,415,645.50	none	Fall 2027
28	8/17/2026	4930		Runway 13-31 Contract Admin	$ 353,355.00	-	0%	353,355.00	none	Fall 2027
29	8/17/2026	4931		Animal Shelter Fence	$ 106,100.00	-	0%	106,100.00	none	Fall 2026
30	8/17/2026	4932		Manhole Lining	$ 101,120.60	-	0%	101,120.60	none	Spring 2027
31	8/17/2026	Motion		Animal Shelter Security	$ 36,317.00	-	0%	36,317.00	none	Fall 2026
32	6/16/2026	Motion	11 5 070 564	Exercise Stations	$ 22,811.00	22,811.00	100%	-	added sign	Fall 2026
33	9/8/2026	Res 2096	TDD	HDR Task Order #3	$ 685,331.50		0%	685,331.50	none	Spring 2027
34	9/21/2026	4937		Centre Repairs	$ 2,338,131.00	-	0%	2,338,131.00	none	Fall 2027
36	9/21/2026	Motion	02/5-050-561	Jetvac Purchase	$ 595,975.00	-	0%	595,975.00	none	Dec-26

FY 26-27 Projects										
39	10/19/2026	4944		Turf field	$ 894,275.00	-	0%	894,275.00	none	Fall 2027
40	10/19/2026	Motion	07/5-073-560	Fork Lift	$ 34,460.14	-	0%	34,460.14	none	Nov-26

Report to:
ROLLA CITY COUNCIL

Case No.: ZON26-031

MEETING DATE: November 2, 2026

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

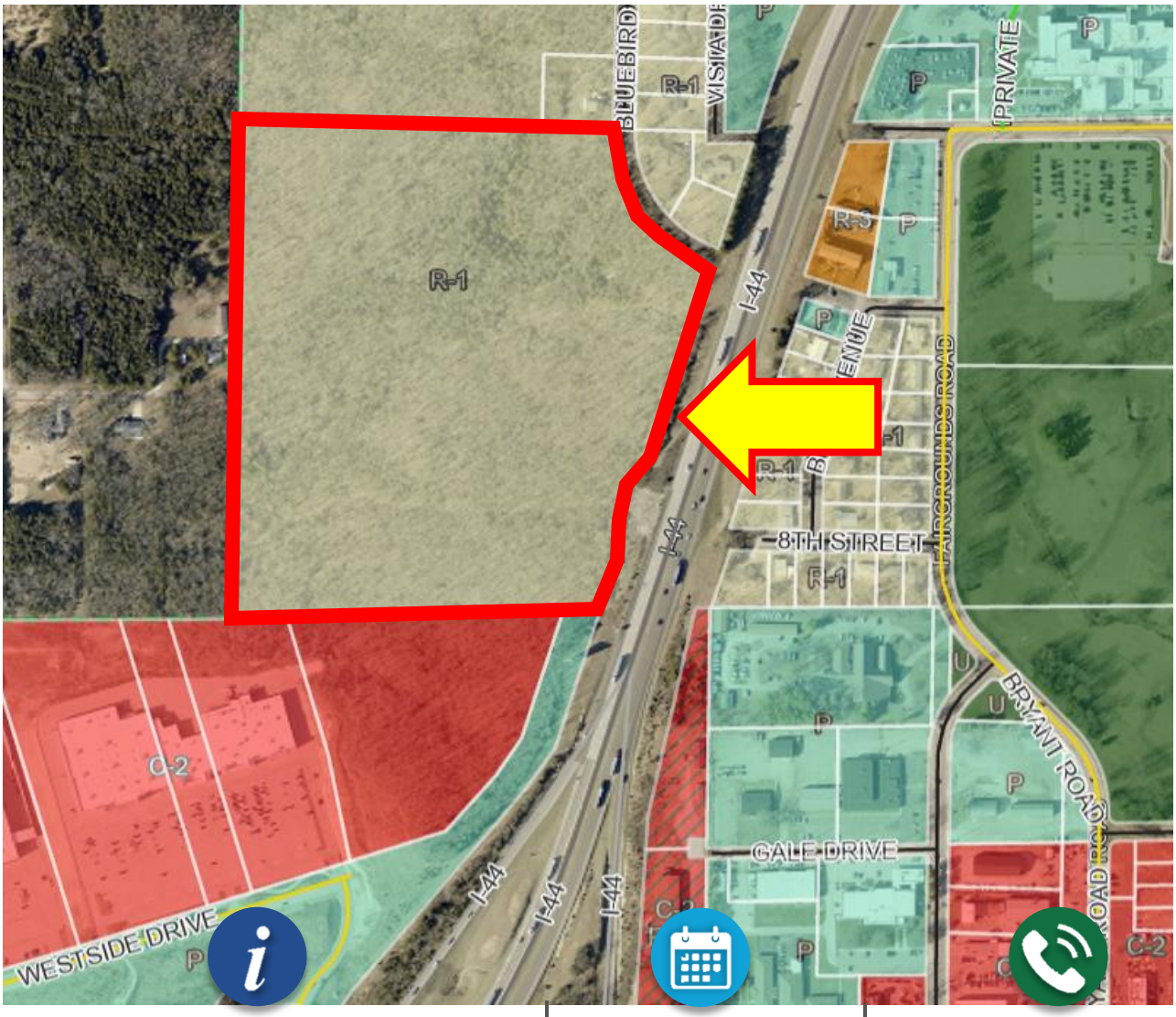
Approved:_____
Mayor, Lister B. Florence, Jr.

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:

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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.

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

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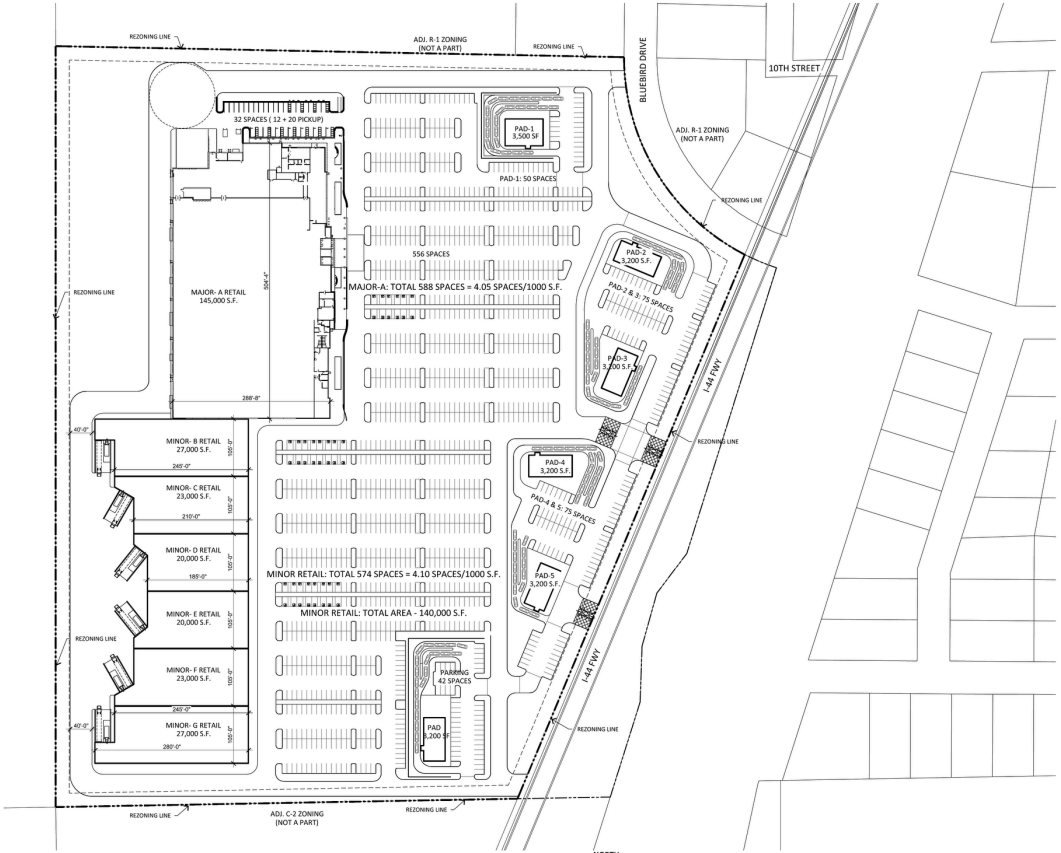
END OF LEGAL DESCRIPTION

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

SIMONCRE

EXHIBIT B – CONCEPTUAL SITE PLAN

Revised Conceptual Site Plan



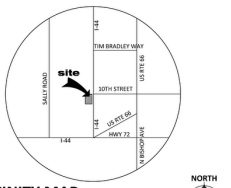
SITE PLAN
SCALE: 1" = 80'-0"

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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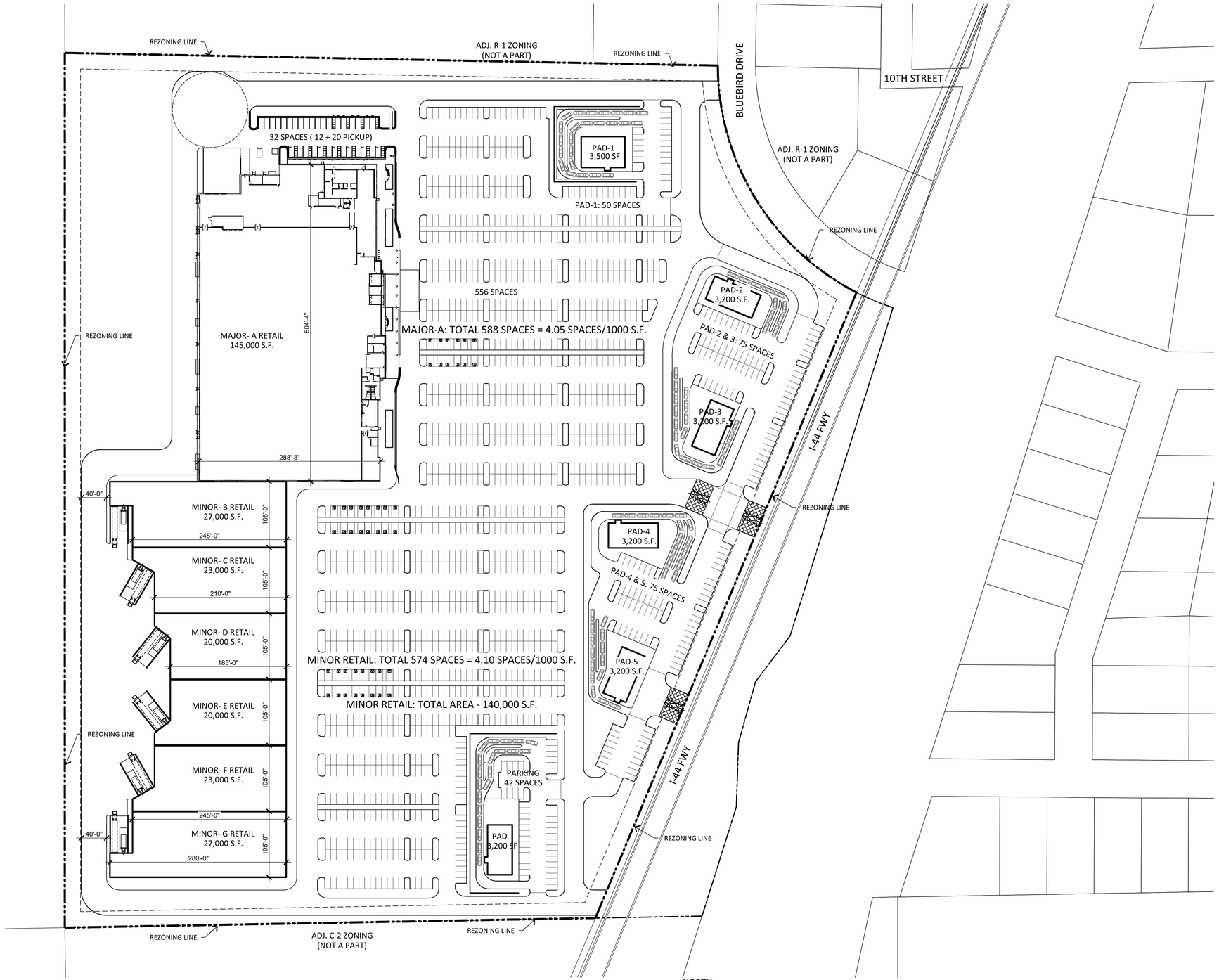
SP-1

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
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SITE PLAN

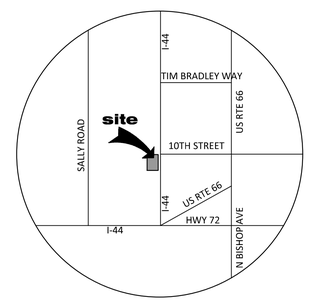
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E-MAIL: nfeaser@rkaa.com

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.

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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

Report to:
ROLLA CITY COUNCIL

Case No.: FP26-029

MEETING DATE: November 2, 2026

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

SUBJECT: Final Plat of The Highlands Subdivision, Phase 2A, a residential subdivision in the R-1, Suburban Residential district with a PUD (Planned Unit Development) zoning overlay to create 35 residential lots

PRESENTED BY: Dawn Bell, Community Development Director

ATTACHMENTS: Area Map, Highlands Phase 2A Final Plat; Ordinance

Application and Notice:

Applicant/Owner - Rolla Land Strategy, LLC
Public Notice - The City of Rolla

Property Details:

Current zoning - R-1, Suburban Residential with a PUD, Planned Unit Development zoning overlay
Current use - Vacant/undeveloped
Land area - Total 8.53 acres

Background: The Highlands is a residential development that will include nearly 600 single-family homes at full build-out. The Preliminary Plat was approved in 2024. The Final Plat for the first phase of the development was approved in 2025. Construction began in 2025. At this time, review and approval of the Final Plat of the second phase(s) of the development is requested. The second phase is divided into two sections to allow for additional flexibility – Phase 2A and 2B, both submitted as separate, but concurrent Final Plats.

Phase 2A includes 35 residential lots and two common lots along the perimeter of the development to be used for utilities and landscaping.

Public Facilities/Improvements:

Streets - The subject property has frontage on Osage Drive, a local street. The proposed phase includes construction of local streets within development.
Sidewalks - Sidewalks are not located adjacent to the property. Sidewalks are proposed within the development.
Utilities - The subject property has access to all needed utilities. Extensions of water and sewer utilities are proposed to serve the development.

Comprehensive Plan: The Comprehensive Plan designates the subject property as being appropriate for Suburban Residential uses.

Discussion: The improvement plans for the infrastructure have been reviewed and approved by the Public Works Department and RMU. The plat has been reviewed for compliance with the applicable zoning and subdivision requirements. The plat is in substantial conformance with the approved PUD and Preliminary Plat. A few lots were reoriented, but the overall design was not modified. The plat does appear to be in conformance with all applicable review criteria.

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

Findings:

1. The Final Plat is consistent with the Suburban Residential designation of the Comprehensive Plan.
2. The Final Plat is in substantial conformance with the approved Preliminary Plat and PUD and complies with the applicable zoning and subdivision requirements.
3. The associated improvement plans have been reviewed and approved, and adequate streets, sidewalks, water, sewer, and other utilities will be provided to serve the development.

Recommendation:

The Rolla Planning and Zoning Commission held a meeting on October 13, 2026 and voted 8-0 to recommend the City Council approve the request.

BILL # 2026-30
ORDINANCE # _____

AN ORDINANCE TO APPROVE THE FINAL PLAT OF THE HIGHLANDS SUBDIVISION, PHASE 2A

WHEREAS, an application for a final plat was duly filed with the Community Development Department requesting approval of the plat and vacation; and

WHEREAS, the City of Rolla Planning and Zoning Commission met on October 13, 2026 and recommended the City Council approve the final plat; and

WHEREAS, the Rolla City Council, during its October 19, 2026 meeting heard the first reading of the attached ordinance;

WHEREAS, after consideration of all the facts, opinions, and evidence offered to the City Council, the City Council found the proposed plat 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: An ordinance approving the Final Plat of The Highlands Subdivision, Phase 2A, a subdivision in City of Rolla, Phelps County, Missouri through the subdivision process, and accepting the easements and rights-of-way dedicated therein.

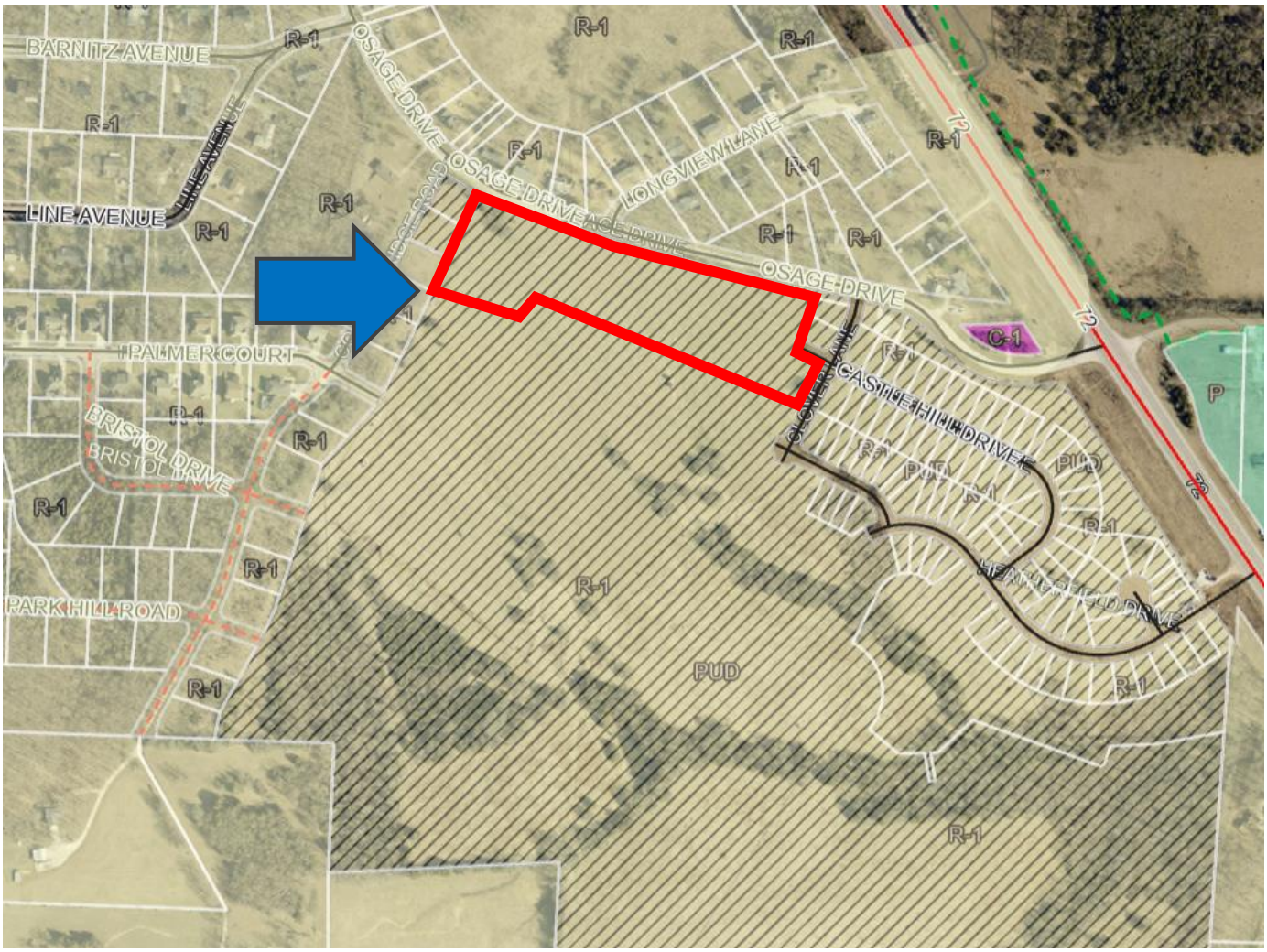
SECTION 2: This Ordinance shall be in full force and effect from and after the date of its passage and approval. Building permits may not be issued by the Community Development Department until the plat has been filed with the Phelps County Recorder of Deeds.

PASSED BY THE CITY COUNCIL OF THE CITY OF ROLLA, MISSOURI, AND APPROVED BY THE MAYOR OF THE CITY OF ROLLA, MISSOURI, ON THIS 2nd DAY OF NOVEMBER, 2026.

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

Attest:_____
City Clerk

Approved as to form:_____
City Counselor



Project Information:

Case No: FP26-029
Location: East of Osage Drive and Country Ridge Rd
Applicant: Rolla Land Strategy, LLC
Request:

Final Plat of The Highlands Subdivision, Phase 2A

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

THE HIGHLANDS SUBDIVISION – PHASE 2A

A TRACT OF LAND BEING PART OF THE SOUTH HALF OF LOT 1, OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER BEING ALL IN SECTION 18 AND BEING PART OF THE NORTH HALF OF LOT 1, OF THE NORTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER, OF THE NORTHEAST QUARTER BEING ALL IN SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ROLLA, PHELPS COUNTY, MISSOURI

OVERALL PARENT TRACT PARCEL DESCRIPTION

PROPERTY DESCRIPTION (OVERALL DEVELOPMENT)

A TRACT OF LAND BEING PART OF THE SOUTH HALF OF LOT 1 OF THE SOUTHWEST QUARTER, AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL BEING IN SECTION 18, AND BEING PART OF THE NORTH HALF OF LOT 1 OF THE NORTHWEST QUARTER, PART OF THE SOUTH HALF OF LOT 1 OF THE NORTHWEST QUARTER, PART OF THE NORTH HALF OF LOT 2 OF THE NORTHWEST QUARTER, PART OF THE SOUTH HALF OF LOT 2 OF THE NORTHWEST QUARTER, AND PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, ALL BEING IN SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ROLLA, PHELPS COUNTY, MISSOURI

BEGINNING AT A FOUND IRON ROD WITH CAP (MUELLER LS–2238) AT THE SOUTHEAST CORNER OF LOT 54 OF COUNTRY RIDGE AMENDED SUBDIVISION, AS RECORDED IN SURVEY CABINET D, PAGE 114 OF THE PHELPS COUNTY, MISSOURI RECORDER'S OFFICE, SAID CORNER BEING ON THE NORTH LINE OF THE SOUTH HALF OF LOT 2 OF THE NORTHWEST QUARTER OF THE ABOVEMENTIONED SECTION 19; THENCE LEAVING SAID CORNER ALONG THE EAST LINE OF SAID COUNTRY RIDGE AMENDED SUBDIVISION THE FOLLOWING COURSES AND DISTANCES: NORTH 11°29'11" EAST, 82.78 FEET TO A FOUND IRON ROD WITH CAP (MUELLER LS–2238) AT THE NORTHEAST CORNER OF SAID LOT 54; THENCE NORTH 28°57'37" EAST, 243.44 FEET TO A POINT; THENCE NORTH 25°01'4" EAST, 106.23 FEET TO A FOUND IRON ROD; THENCE NORTH 17°33'47" EAST, 454.62 FEET TO A FOUND IRON ROD AT THE NORTHEAST CORNER OF LOT 60; THENCE NORTH 41°41'24" EAST, 230.54 FEET TO A FOUND IRON ROD AT THE NORTHEAST CORNER OF LOT 62; THENCE NORTH 32°22'45" EAST, 50.10 FEET TO A FOUND IRON ROD AT THE SOUTHEAST CORNER OF LOT 63; THENCE NORTH 25°40'37" EAST, 441.53 FEET TO A FOUND IRON ROO AT THE NORTHEAST CORNER OF LOT 66; THENCE ALONG THE NORTH LINE OF SAID LOT 66, NORTH 64°1923" WEST, 134.78 FEET TO THE NORTHERNMOST CORNER OF SAID LOT 66, SAID CORNER ALSO BEING ON THE EAST RIGHT–OF–WAY LINE OF COUNTRY RIDGE (50' WIDE) ROAD, AS SHOWN ON THE ABOVEMENTIONED PLAT OF COUNTRY RIDGE AMENDED SUBDIVISION, WHERE A FOUND IRON ROD BEARS SOUTH 70°4307" EAST, 0.19 FEET; THENCE LEAVING SAID CORNER ALONG SAID EAST RIGHT–OF–WAY LINE, NORTH 28°38'37" EAST, 223.12 FEET TO THE SOUTH RIGHT–OF–WAY LINE OF OSAGE (VARIABLE WIDTH) DRIVE, WHERE A FOUND IRON ROD BEARS, SOUTH 88°2734" WEST, 0.34 FEET; THENCE LEAVING SAID EAST RIGHT–OF–WAY LINE ALONG SAID SOUTH RIGHT–OF–WAY LINE THE FOLLOWING COURSES, DISTANCES AND CURVES: SOUTH 57°05'50" EAST, 165.96 FEET TO A POINT, THENCE SOUTH 74°3801" EAST, 700.00 FEET TO A POINT; THENCE SOUTH 78°1921" EAST, 512.27 FEET TO A POINT; THENCE SOUTH 10°S0'58" WEST, 15.03 FEET TO A POINT; THENCE SOUTH 79°0002" EAST, 21.53 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, SAIO CURVE HAS A RADIUS OF 241.48 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A CHORD WHICH BEARS SOUTH 58°1740" EAST, 170.78 FEET AND AN ARC DISTANCE OF 174.54 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE IS CONCAVE NORTHERLY AND HAS A RADIUS OF 331.48 FEET; THENCE EASTERLY ALONG SAID CURVE HAVNG A CHORD WHICH BEARS SOUTH 70°51'04" EAST, 363.62 FEET AND AN ARC DISTANCE OF 384.88 FEET TO A POINT ON THE WEST RIGHT–OF–WAY LINE OF STATE ROUTE 72 (AKA HIGHWAY 72) AT CENTERLINE STATION 106+94.30 202.18 FEET RIGHT; THENCE LEAVING SAID SOUTH RIGHT–OF–WAY LINE OF OSAGE DRIVE ALONG THE WEST RIGHT–OF–WAY LINE OF SAID STATE ROUTE 72, SOUTH 86°11'46" EAST, 30.23 FEET TO A POINT AT CENTERLINE STATION 167+18.41 RIGHT, 171.23 FEET, SAID POINT BEING ON THE OLD WEST RIGHT–OF–WAY LINE OF STATE ROUTE 72; THENCE ALONG SAID OLD WEST RIGHT–OF–WAY LINE, SOUTH 34°08'49" EAST, 910.90 FEET TO A POINT AT CENTERLINE STATION 176+28.71 RIGHT, 171.23 FEET: THENCE LEAVING SAID OLD WEST RIGHT–OF–WAY LINE OF STATE ROUTE 72, SOUTH 03°23'19" WEST, 1,602.28 FEET TO A FOUND IRON ROD, AND WHERE AN IRON ROD WITH CAP (PLS 2008000715) AT THE EAST QUARTER CORNER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 WEST, 5TH PRINCIPAL MERIDIAN WAS FOUNO, WHICH BEARS SOUTH 00°51'48" WEST 12.73 FEET AND SOUTH B0°08'1Z" EAST 1418.60 FEET; THENCE LEAVING SAIO POINT, NORTH 88°18'09" WEST, 1,061.05 FEET TO A FOUND IRON ROD; THENCE NORTH 02°2000" EAST, 930.62 FEET TO A FOUND IRON ROD; THENCE SOUTH 88°51'32" WEST, 606.74 FEET TO A FOUND IRON ROD; THENCE NORTH 02°06'30" EAST, 387.89 FEET TO A FOUND IRON ROD AT THE NORTHEAST CORNER OF THE SOUTH HALF OF LOT 2, NORTHWEST QUARTER, SECTION 19, SAID CORNER BEING THE NORTHEAST CORNER OF PROPERTY NOW OR FORMERLY OWNED BY JORDAN + JORDAN DESIGNS, LLC, AS RECORDED IN DOCUMENT NO. 2022–2079 OF SAID RECORDER'S OFFICE; THENCE LEAVING SAID CORNER ALONG THE NORTH LINE OF SAID JORDAN + JORDAN DESIGN LLC, NORTH 88°2521" WEST, 350.90 FEET TO THE POINT OF BEGINNING AND CONTAINS 6,327,788 SQUARE FEET OR 145.2860 ACRES, MORE OR LESS, ACCORDING TO A PROPERTY BOUNDARY SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF APRIL 2024.

PHASE 2A DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THE SOUTH HALF OF LOT 1 OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, AND A PORTION OF THE NORTH HALF OF LOT 1, OF THE NORTHWEST QUARTER, A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ROLLA, PHELPS COUNTY, MISSOURI, BEING THAT PARCEL CONVEYED TO ROLLA LAND STRATEGY, LLC DEED RECORDED AS DOCUMENT NO. 2025–0905, OF THE PHELPS COUNTY, MISSOURI RECORDER OF DEEDS OFFICE, AND DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD AT THE SOUTHEAST CORNER OF LOT 54 OF COUNTRY RIDGE AMENDED SUBDIVISION, AS RECORDED IN SURVEY CABINET D, PAGE 114 OF SAID RECORDER'S OFFICE, SAID POINT BEING ON THE NORTH LINE OF THE SOUTH HALF OF LOT 2 OF THE NORTHWEST QUARTER OF SECTION 19, THENCE LEAVING SAID POINT, ALONG THE EAST LINE OF SAID COUNTRY RIDGE AMENDED SUBDIVISION THE FOLLOWING COURSES AND DISTANCES: N11°29'11"E 82.78 FEET TO AN IRON ROD WITH CAP (MUELLER LS–2238) AT THE NORTHEAST CORNER OF SAID LOT 54; THENCE N28°57'37"E 243.44 FEET TO A POINT; THENCE N25°01'49"E 106.23 FEET TO AN IRON ROD; THENCE N17°33'47"E 454.62 FEET TO A FOUND IRON ROD AT THE NORTHEAST CORNER OF LOT 60; THENCE N41°41'24"E 239.54 FEET TO AN IRON ROD AT THE NORTHEAST CORNER OF LOT 62; THENCE N32°22'45"E 50.10 FEET TO AN IRON ROD AT THE SOUTHEAST CORNER OF LOT 63; THENCE N25°40'37"E 304.43 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUING ALONG THE EAST LINE OF SAID COUNTRY RIDGE AMENDED SUBDIVISION AND THE EAST LINE OF THE PLAT OF THE HIGHLANDS PLAT A AS RECORDED AS DOCUMENT NO. 2025–2655 OF SAID RECORDER'S OFFICE, N25°40'37"E 344.29 FEET TO THE NORTHEAST CORNER OF LOT 1D OF SAID PLAT OF THE HIGHLANDS PLAT A, SAID POINT BEING ON THE SOUTHERN RIGHT OF WAY LINE OF OSAGE DRIVE; THENCE S57°05'50"E ALONG SAID SOUTHERN RIGHT OF WAY LINE, 41.74 FEET TO A POINT; THENCE CONTINUING, S74°36'01"E 700.00 FEET TO A POINT; THENCE CONTINUING, S78°19'21"E 414.19 FEET TO A POINT ON THE WESTERN RIGHT OF WAY LINE OF CLOVER LANE PER THE PLAT OF THE HIGHLANDS PHASE ONE AS RECORDED AS DOCUMENT NO. 2025–2568 OF SAID RECORDER'S OFFICE; THENCE LEAVING SAID SOUTHERN RIGHT OF WAY, S11°40'39"W ALONG SAID WESTERN RIGHT OF WAY LINE, 25.00 FEET TO THE NORTHEAST CORNER OF LOT 460C OF SAID PLAT; THENCE LEAVING SAID RIGHT OF WAY LINE, N78°19'21"W ALONG THE NORTH LINE OF SAID LOT 460C, 105.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S17°41'51"W ALONG THE WEST LINE OF LOTS 460C AND 461C OF SAID PLAT, 127.76 FEET TO A POINT OF CURVATURE AT THE SOUTHWEST CORNER OF SAID LOT 461C; THENCE ALONG THE SOUTH LINE OF SAID LOT 461C, 2.23 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 275.00 FEET, AND A CHORD THAT BEARS S63°38'23"E 2.23 FEET TO THE WESTERN RIGHT OF WAY LINE OF CASTLE HILL DRIVE PER SAID PLAT; THENCE S26°35'33"W ALONG SAID WESTERN RIGHT OF WAY LINE, 50.00 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY LINE OF SAID CASTLE HILL DRIVE; THENCE S63°24'27"E ALONG SAID SOUTHERN RIGHT OF WAY LINE, 70.25 FEET TO A POINT OF CURVATURE; THENCE CONTINUING, 31.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, AND A CHORD THAT BEARS S18°24'27"E 28.28 FEET TO A POINT ON THE WESTERN RIGHT OF WAY LINE OF CLOVER LANE; THENCE S26°35'33"W ALONG SAID WESTERN RIGHT OF WAY LINE, 100.00 FEET; THENCE CROSSING SAID ROLLA LAND STRATEGY, LLC PARCEL THE FOLLOWING 9 COURSES AND DISTANCES, N63°35'51"W 103.02 FEET TO A POINT; THENCE N77°27'54"W 566.90 FEET TO A POINT; THENCE N81°53'51"W 50.02 FEET TO A POINT; THENCE N75°09'38"W 120.62 FEET TO A POINT; THENCE S47°38'27"W 25.79 FEET TO A POINT; THENCE S26°42'08"W 56.38 FEET TO A POINT; THENCE N63°17'52"W 170.00 FEET TO A POINT; THENCE N26°42'08"E 23.58 FEET TO A POINT; THENCE N63°17'52"W 142.31 FEET TO THE POINT OF BEGINNING CONTAINING 8.53 ACRES, SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, COVENANTS OF RECORD.

ACCORDING TO A PLAT PERFORMED BY COCHRAN (CB ENGINEERING INC LS 380) DANIEL K. GILDEHAUS, PLS 2006016625 DURING THE MONTH OF JULY 2026.

SURVEYOR'S CERTIFICATE:

AT THE REQUEST OF ROLLA LAND STRATEGY, LLC, ELITE 3, LLC, AND MCBRIDE COMMUNITIES, LLC, WE HAVE DURING THE MONTH OF MAY 2026, EXECUTED A PROPERTY BOUNDARY SURVEY AND SUBDIVISION FROM ACTUAL FIELD DATA AND RECORD INFORMATION ONA TRACT OF LAND BEING PART OF THE SOUTH HALF OF LOT 1, OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER BEING ALL IN SECTION 18 AND BEING PART OF THE NORTH HALF OF LOT 1, OF THE NORTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER, OF THE NORTHEAST QUARTER BEING ALL IN SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ROLLA, PHELPS COUNTY, MISSOURI, AND HAS BEEN EXECUTED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND THE RESULTS ARE SHOWN HEREON.

CB ENGINEERING INC.
DBA COCHRAN
LS–380

_____
BY: DANIEL K. GILDEHAUS, P.L.S. #2006016625
STATE OF MISSOURI
PROFESSIONAL LAND SURVEYOR
FOR COCHRAN

LIENHOLDER - PARTIAL RELEASE OF DEED OF TRUST:

WHEREAS, _____, BY A DEED OF TRUST DATED ___ __, 20__ AND RECORDED IN DOCUMENT NUMBER _____ OF THE PHELPS COUNTY RECORDS, CONVEYED TO THE TRUSTEE THEREIN NAMED CERTAIN REAL ESTATE TO SECURE THE PAYMENT OF CERTAIN NOTE OR NOTES IN SAID DEED DESCRIBED AND SET FORTH; AND WHEREAS, SAID DEED OF TRUST AND NOTE OR NOTES HAS OR HAVE BEEN PARTIALLY PAID AND SATISFIED.

NOW THEREFORE, THE UNDERSIGNED, PRESENT HOLDER AND LEGAL OWNER OF SAID DEED OF TRUST AND NOTE OR NOTES, DOES HEREBY JOIN IN AND APPROVE IN EVERY DETAIL THIS PLAT AND DOES HEREBY REMISE, RELEASE AND QUITCLAIM UNTO THE PRESENT OWNERS, PART OF THE REAL ESTATE IN SAID DEED OF TRUST DESCRIBED, TO WIT: ALL COMMON GROUND OR COMMON OPEN SPACE SHOWN ON THIS PLAT, AND ALL STREETS, PUBLIC OR PRIVATE, RIGHT–OF–WAY DEDICATION AREAS, AND ROADWAY EASEMENTS ON THIS PLAT.

TO HAVE AND TO HOLD SAME WITH ALL APPURTENANCES THERETO BELONGING FREE, CLEAR AND DISCHARGED FROM THE ENCUMBRANCE OF SAID DEED OF TRUST.

IN WITNESS THEREOF, THE UNDERSIGNED HAS EXECUTED THESE PRESENTS THIS _____ DAY OF _____, 2026.

LENDER: _____

BY: _____

_____
PRINTED NAME AND TITLE

STATE OF MISSOURI
COUNTY OF _____

ON THIS _____ DAY OF _____, 2026, BEFORE ME APPEARED _____, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY HE/SHE IS THE _____, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID ASSOCIATION AND SAID _____ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID ASSOCIATION.

IN TESTIMONY WHEREOF, I HAVE HEREWITH SET ME HAND AND ADDIXED MY NOTORIAL SEAL IN THE COUNTY AND STATE ADORESAID, THE SAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

ACKNOWLEDGEMENT 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

_____ _____
LOUIS J. MAGDITS IV — DATE
MAYOR, CITY OF ROLLA

ATTEST:

_____ _____
LORRI POWELL — DATE
CITY CLERK

PLANNING AND ZONING APPROVAL:

APPROVED THIS ____ DAY OF _____ , 2026

_____ _____
RUSSEL SCHMIDT, CHAIRPERSON — DATE
PLANNING AND ZONING COMMISSION

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 — DATE
DIRECTOR OF PUBLIC WORKS

_____ _____
FLOYD WOLF — DATE
GENERAL MANAGER OF ROLLA MUNICIPAL UTILITIES

_____ _____
FLOYD JERNIGAN — DATE
PARKS DIRECTOR

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 HAS BEEN PAIN IN FULL FOR 2026 AND ALL PRIOR YEARS.

_____ _____
FAITH ANN BARNES — DATE
COLLECTOR OF REVENUE
PHELPS COUNTY, MISSOURI

RECORDER'S CERTIFICATE:

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

_____ _____
ROBIN KORDES — DATE
RECORDER OF DEEDS
PHELPS COUNTY, MISSOURI

OWNER'S CERTIFICATE:

WE, THE UNDERSIGNED, OWNERS OF A TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATION HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "THE HIGHLANDS SUBDIVISION – PHASE 2A", TOGETHER WITH ALL RIGHT–OF–WAYS FOR CASTLE HILL DRIVE (50' WIDE), LONG VIEW LANE (50' WIDE), AND ALL ROUNDINGS LOCATED AT THE STREET INTERSECTIONS WHICH FOR BETTER IDENTIFICATION ARE SHOWN HATCHED (////) ON THIS PLAT, IS HEREBY DEDICATED FOR PUBLIC USE FOREVER, AND ARE TO BE MAINTAINED BY THE CITY OF ROLLA, AND DEDICATED THE SAME FOR ALL PUBLIC UTILITIES.

ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE DEDICATED TO ALL CORPORATIONS AND GOVERNMENTAL ENTITIES PROVIDING UTILITY SERVICE TO THIS DEVELOPMENT. SUCH UTILITIES INCLUDE, BUT ARE NOT LIMITED TO ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, AND SEWER, AS APPLICABLE. EACH SUCH UTILITY MAY MAKE USE OF THESE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, AND REPAIRING UTILITY, WATER AND SEWER FACILITIES, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAIR OR REPLACEMENT OF UTILITY, WATER AND SEWER FACILITIES. CONSTRUCTION BY EACH UTILITY WITHIN THE EASEMENT SHOULD CONFORM TO ALL APPLICABLE STATE AND FEDERAL REGULATIONS AS TO SEPARATION OF SUCH UTILITY'S SYSTEM FROM OTHER UTILITIES USING SUCH EASEMENTS. CANTILEVERED FIREPLACES AND EGRESS WINDOW WELLS SHALL BE ALLOWED TO ENCROACH INTO SIDE YARD EASEMENTS AS LONG AS NO WATER MAINS, SANITARY SEWERS, STORM SEWERS OR DRAINAGE STRUCTURES ARE PRESENT IN SAID SIDE YARD EASEMENTS.

SIGHT DISTANCE TRIANGLE EASEMENTS IS HEREBY DEDICATED TO THE CITY OF ROLLA, MISSOURI FOR PUBLIC USE FOREVER, TO ENSURE AND PROTECT THE CLEAR AND UNOBSTRUCTED VIEW OF MOTORISTS ON AND ENTERING THE ADJACENT ROADWAY ON A CORNER LOT, NOTHING SHALL BE ERECTED, PLACED, OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF THREE (3) FEET AND FIFTEEN (15) FEET ABOVE THE GRADES WITHIN THE SIGHT TRIANGLE AREA AS SHOWN ON THE PLAT. ADDITIONALLY, NOTHING SHALL BE ERECTED, PLACED, PLANTED, OR ALLOWED TO GROW IN A MANNER THAT MATERIALLY IMPEDES THE LINE OF SIGHT NECESSARY FOR SAFE TRAVEL ALONG PUBLIC ROADWAYS.

ALL COMMON AREAS SHALL BE MAINTAINED BY THE HIGHLANDS IN ROLLA HOMEOWNERS' ASSOCIATION. THE COMMON GROUND AREAS AS SHOWN ON THIS PLAT HAVE BEEN CONVEYED FOREVER TO THE HIGHLANDS IN ROLLA HOMEOWNERS' ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, BY GENERAL WARRANTY DEED RECORDED THE _____ DAY OF _____, 2026, DOCUMENT NO. _____ IN THE PHELPS COUNTY RECORDER OF DEEDS OFFICE.

BUILDING LINES AS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED

IT IS HEREBY CERTIFIED THAT ALL EXISTING EASEMENTS ARE SHOWN OR NOTED ON THIS PLAT AS OF THE TIME AND DATE OF RECORDING OF THIS PLAT.

THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS. SAID DECLARATION IS FILED ON THE 27TH DAY OF JUNE, 2025, DOCUMENT NO. 2025–2655 IN THE PHELPS COUNTY RECORDER OF DEEDS OFFICE OR AS AMENDED THEREAFTER.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____ , 2026.

BY: ROLLA LAND STRATEGY, LLC

BY: _____
JEREMY ROTH – AUTHORIZED AGENT

ACKNOWLEDGMENT

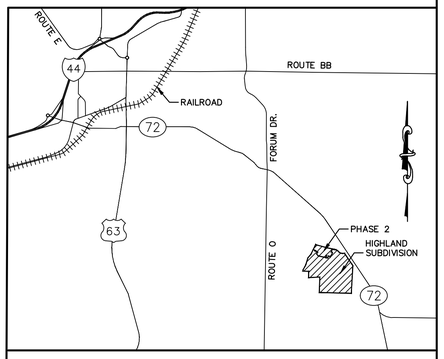
STATE OF MISSOURI)
) SS.
COUNTY OF ST. LOUIS)

ON THIS _____ DAY OF _____ 2026, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JEREMY ROTH, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE DULY AUTHORIZED AGENT OF ROLLA LAND STRATEGY, LLC, A MISSOURI LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND SAID JEREMY ROTH ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

_____
NOTARY PUBLIC IN AND FOR SAID STATE

MY COMMISSION EXPIRES: _____



LOCATION MAP
NO SCALE

PRELIMINARY

DANIEL K. GILDEHAUS
SURVEYOR
PLS #2006016625

THE HIGHLANDS SUBDIVISION – PHASE 2A
CITY OF ROLLA
PHELPS COUNTY, MISSOURI

COCHRAN
530A E. Independence Dr.
Union, Missouri 63084
636–584–0540 (tel.)
636–584–0512 (fax)
mail@cochraneng.com

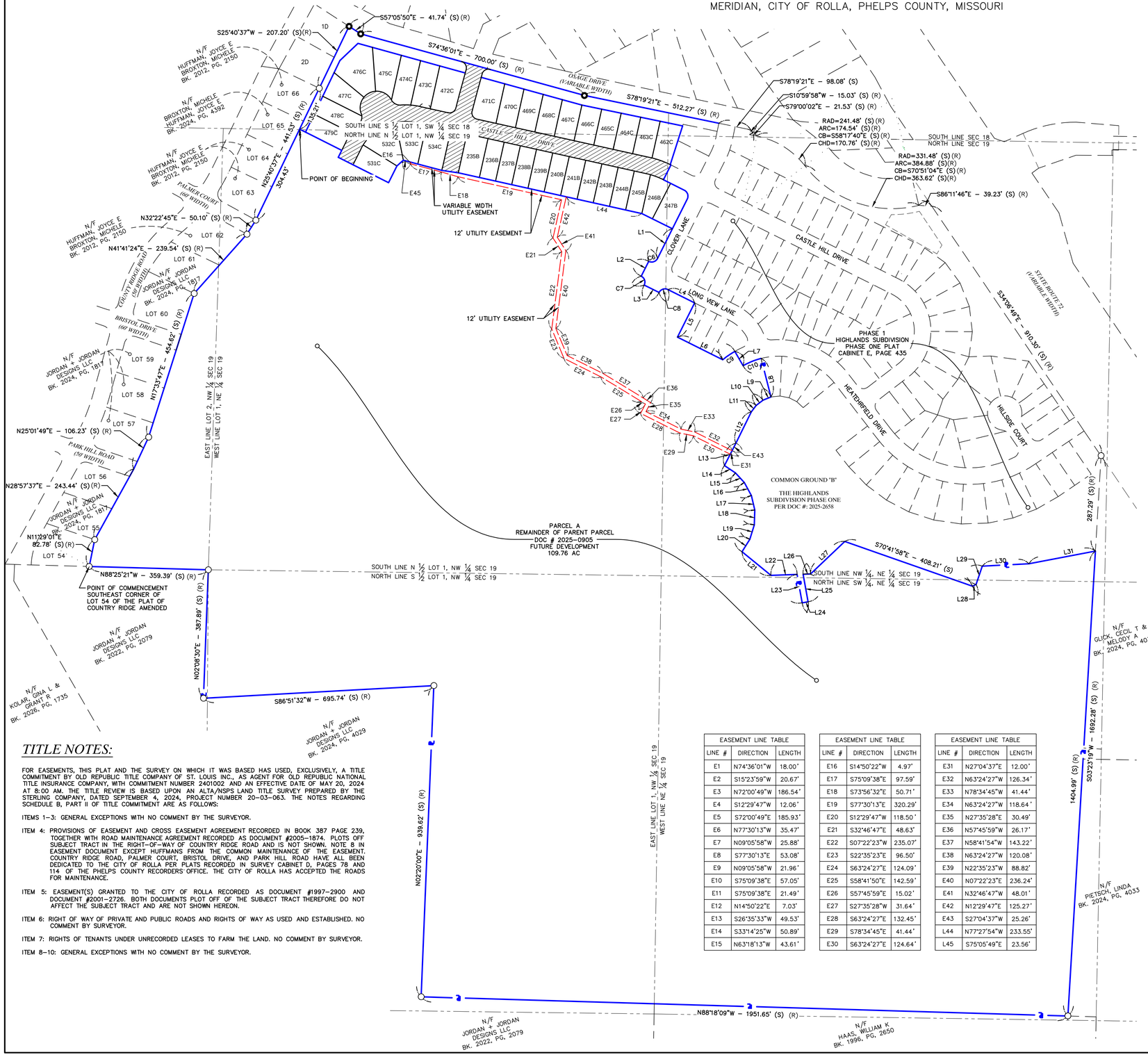
- Civil Engineering
- Land Surveying
- Architecture
- Site Development
- General Consulting
- Master Planning

DWN. BY	DATE	PROJ. NO.
LJR	OCT 6, 2026	26–10624
AREA	SCALE	DWG. NO.
S18&19,T37N,R7W	N/A	1 OF 3

Missouri State Land Surveying Certificate of Authority #000380

THE HIGHLANDS SUBDIVISION – PHASE 2A

A TRACT OF LAND BEING PART OF THE SOUTH HALF OF LOT 1, OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER BEING ALL IN SECTION 18 AND BEING PART OF THE NORTH HALF OF LOT 1, OF THE NORTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER, OF THE NORTHEAST QUARTER BEING ALL IN SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ROLLA, PHELPS COUNTY, MISSOURI

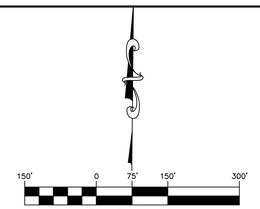


LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N26°35'33"E	100.00'
L2	N26°35'33"E	50.00'
L3	S63°24'27"E	50.00'
L4	S63°24'27"E	90.00'
L5	S26°35'33"W	115.40'
L6	S63°24'27"E	152.64'
L7	S29°57'51"E	50.00'
L8	S14°17'08"E	120.00'
L9	S67°52'30"W	25.91'
L10	S52°11'48"W	25.91'
L11	S37°09'44"W	24.38'
L12	S26°12'52"W	105.34'
L13	S27°04'37"W	75.63'
L14	S56°02'03"E	40.15'
L15	S42°46'47"E	38.97'
L16	S28°30'10"E	44.93'
L17	S13°19'01"E	44.93'
L18	S01°52'08"W	44.93'
L19	S17°16'59"W	45.60'
L20	S32°14'26"W	44.23'
L21	S50°49'22"E	112.76'
L22	N88°01'00"E	78.78'
L23	S10°11'24"E	87.04'
L24	N79°48'36"E	18.00'
L25	N10°11'24"W	84.45'
L26	N88°01'00"E	22.45'
L27	N46°28'37"E	142.38'
L28	N63°54'50"E	12.00'
L29	N18°49'17"E	58.21'
L30	N86°57'35"E	140.92'
L31	N79°14'23"E	204.05'

EASEMENT LINE TABLE		
LINE #	DIRECTION	LENGTH
E1	N74°36'01"W	18.00'
E2	S15°23'59"W	20.67'
E3	N72°00'49"W	186.54'
E4	S12°29'47"W	12.06'
E5	S72°00'49"E	185.93'
E6	N77°30'13"W	35.47'
E7	N09°05'58"W	25.88'
E8	S77°30'13"E	53.08'
E9	N09°05'58"W	21.96'
E10	S75°09'38"E	57.05'
E11	S75°09'38"E	21.49'
E12	N14°50'22"E	7.03'
E13	S26°35'33"W	49.53'
E14	S33°14'25"W	50.89'
E15	N63°18'13"W	43.61'

EASEMENT LINE TABLE		
LINE #	DIRECTION	LENGTH
E16	S14°50'22"W	4.97'
E17	S75°09'38"E	97.59'
E18	S73°56'32"E	50.71'
E19	S77°30'13"E	320.29'
E20	S12°29'47"W	118.50'
E21	S32°46'47"E	48.63'
E22	S07°22'23"W	235.07'
E23	S22°35'23"E	96.50'
E24	S63°24'27"E	124.09'
E25	S58°41'50"E	142.59'
E26	S57°45'59"E	15.02'
E27	S27°35'28"W	31.64'
E28	S63°24'27"E	132.45'
E29	S78°34'45"E	41.44'
E30	S63°24'27"E	124.64'

EASEMENT LINE TABLE		
LINE #	DIRECTION	LENGTH
E31	N27°04'37"E	12.00'
E32	N63°24'27"W	126.34'
E33	N78°34'45"W	41.44'
E34	N63°24'27"W	118.64'
E35	N27°35'28"E	30.49'
E36	N57°45'59"W	26.17'
E37	N58°41'54"W	143.22'
E38	N63°24'27"W	120.08'
E39	N22°35'23"W	88.82'
E40	N07°22'23"E	236.24'
E41	N32°46'47"W	48.01'
E42	N12°29'47"E	125.27'
E43	S27°04'37"W	25.26'
L44	N77°27'54"W	233.55'
L45	S75°05'49"E	23.56'



OCTOBER, 2026

LEGEND

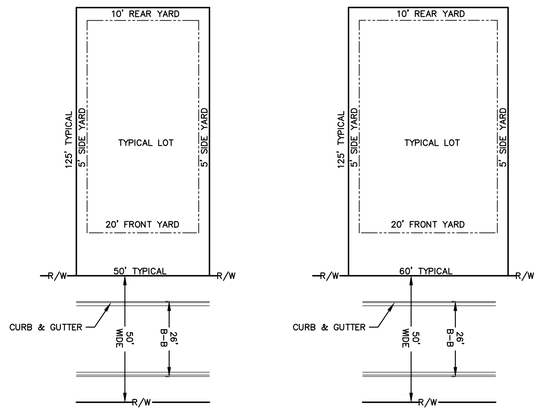
- SET 5/8" X 24" IRON ROD WITH ALUMINUM CAP COCHRAN LS 380
- SET 5/8" X 18" IRON ROD WITH PLASTIC CAP COCHRAN LS 380
- FOUND IRON ROD WITH CAP
- ARCHER LS 2004017577-D OR AS NOTED
- RECORDED SURVEY INFORMATION (R)
- SURVEY INFORMATION GATHERED BY COCHRAN (S)
- STREET RIGHT OF WAY DEDICATION

SURVEYORS NOTES:

1. OWNER/DEVELOPER: ROLLA LAND STRATEGY, LLC, A MISSOURI LIMITED LIABILITY COMPANY. ADDRESS: 17415 NORTH OUTER 40 ROAD, CHESTERFIELD, MO 63005
2. THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS BELOW ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PLAT AND DISCLAIMS (PURSUANT TO SECTION 327.41 RSMO) AND RESPONSIBILITY FOR PLANS, SPECIFICATIONS, ESTIMATES, OR REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT FOR WHICH THIS PLAT APPEARS.
3. THIS PLAT CONTAINS 8.53 ACRES MORE OR LESS, AND 35 RESIDENTIAL LOTS.
4. THE SUBJECT PARCEL IS CURRENTLY ZONED "R-1 PUD" BY THE CITY OF ROLLA, MO.
5. BEARINGS REFERENCED TO GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE.
6. (S)– DENOTES SURVEY INFORMATION GATHERED BY COCHRAN.
   (R)– DENOTES RECORDED SURVEY INFORMATION.
7. SOURCE OF DEED: INSTRUMENT NO. 2025–0905 OF THE PHELPS COUNTY, MISSOURI, RECORDER OF DEEDS OFFICE.
8. THIS PROPERTY LIES WITHIN "ZONE X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP FOR PHELPS COUNTY, MISSOURI AND INCORPORATED AREAS, PANEL 261 OF 575, COMMUNITY PANEL NUMBER 29161C0261D, EFFECTIVE DATE FEBRUARY 20, 2008.
9. A REBAR AND CAP (COCHRAN LS 380) WILL BE SET AT REAR LOT CORNERS WITHIN 1 YEAR OF FROM DATE OF RECORDING OR WHEN FINAL GRADING IS COMPLETE.
10. CURBS SHALL BE PERMANENTLY MARKED AT THE BEGINNING AND END OF ALL CURVES AND AT THE PROLONGATION OF ALL LOT SIDELINES WITHIN 1 YEAR OF FROM DATE OF RECORDING OF THIS PLAT.
11. CROSSES SHALL BE SET AT THE INTERSECTION OF ALL STREETS, THE BEGINNING AND END OF ALL CURVES, ALONG STREET CENTERLINES, AND CENTER OF CUL–DE–SACS WITHIN 1 YEAR OF FROM DATE OF RECORDING OF THIS PLAT.
12. THIS SURVEY MEETS THE ACCURACY REQUIREMENTS FOR "URBAN" PROPERTY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

TYPICAL 'B' LOT
(LOTS 235–247)

TYPICAL 'C' LOT
(LOTS 462–479 AND 531–534)



NOTE: BUILDING SETBACKS FOR ALL LOTS ARE SHOWN IN ACCORDANCE WITH THE CITY OF ROLLA ORDINANCE NO. 4813. NOTE: PROJECTIONS INCLUDING HVAC, UTILITY BOXES, DOWNSPOUTS, AND OTHER FEATURED CANTILEVERED BUILDING APPURTENANCES REFERENCED IN THE CODE 42–321 AND 42–322 CAN ENCROACH INTO SIDEYARDS AS APPROVED IN CITY OF ROLLA ORDINANCE NO. 4813

TYPICAL LOT DETAILS
NOT TO SCALE

TITLE NOTES:

FOR EASEMENTS, THIS PLAT AND THE SURVEY ON WHICH IT WAS BASED HAS USED, EXCLUSIVELY, A TITLE COMMITMENT BY OLD REPUBLIC TITLE COMPANY OF ST. LOUIS INC., AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, WITH COMMITMENT NUMBER 2401002 AND AN EFFECTIVE DATE OF MAY 20, 2024 AT 8:00 AM. THE TITLE REVIEW IS BASED UPON AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY THE STERLING COMPANY, DATED SEPTEMBER 4, 2024, PROJECT NUMBER 20–03–063. THE NOTES REGARDING SCHEDULE B, PART II OF TITLE COMMITMENT ARE AS FOLLOWS:

ITEMS 1–3: GENERAL EXCEPTIONS WITH NO COMMENT BY THE SURVEYOR.

ITEM 4: PROVISIONS OF EASEMENT AND CROSS EASEMENT AGREEMENT RECORDED IN BOOK 387 PAGE 239, TOGETHER WITH ROAD MAINTENANCE AGREEMENT RECORDED AS DOCUMENT #2005–1874. PLOTS OFF SUBJECT TRACT IN THE RIGHT–OF–WAY OF COUNTRY RIDGE ROAD AND IS NOT SHOWN. NOTE 8 IN EASEMENT DOCUMENT EXCEPT HUFFMANS FROM THE COMMON MAINTENANCE OF THE EASEMENT. COUNTRY RIDGE ROAD, PALMER COURT, BRISTOL DRIVE, AND PARK HILL ROAD HAVE ALL BEEN DEDICATED TO THE CITY OF ROLLA PER PLATS RECORDED IN SURVEY CABINET D, PAGES 78 AND 114 OF THE PHELPS COUNTY RECORDERS OFFICE. THE CITY OF ROLLA HAS ACCEPTED THE ROADS FOR MAINTENANCE.

ITEM 5: EASEMENT(S) GRANTED TO THE CITY OF ROLLA RECORDED AS DOCUMENT #1997–2900 AND DOCUMENT #2001–2726. BOTH DOCUMENTS PLOT OFF OF THE SUBJECT TRACT THEREFORE DO NOT AFFECT THE SUBJECT TRACT AND ARE NOT SHOWN HEREON.

ITEM 6: RIGHT OF WAY OF PRIVATE AND PUBLIC ROADS AND RIGHTS OF WAY AS USED AND ESTABLISHED. NO COMMENT BY SURVEYOR.

ITEM 7: RIGHTS OF TENANTS UNDER UNRECORDED LEASES TO FARM THE LAND. NO COMMENT BY SURVEYOR.

ITEM 8–10: GENERAL EXCEPTIONS WITH NO COMMENT BY THE SURVEYOR.

PRELIMINARY

STATE OF MISSOURI
DANIEL K. GILDEHAUS
NUMBER
LS-2006016625
SURVEYOR

DANIEL K. GILDEHAUS
SURVEYOR
PLS #2006016625

THE HIGHLAND SUBDIVISION – PHASE 2A
CITY OF ROLLA
PHELPS COUNTY, MISSOURI

COCHRAN
- Civil Engineering
- Land Surveying
- Architecture
- Site Development
- General Consulting
- Master Planning

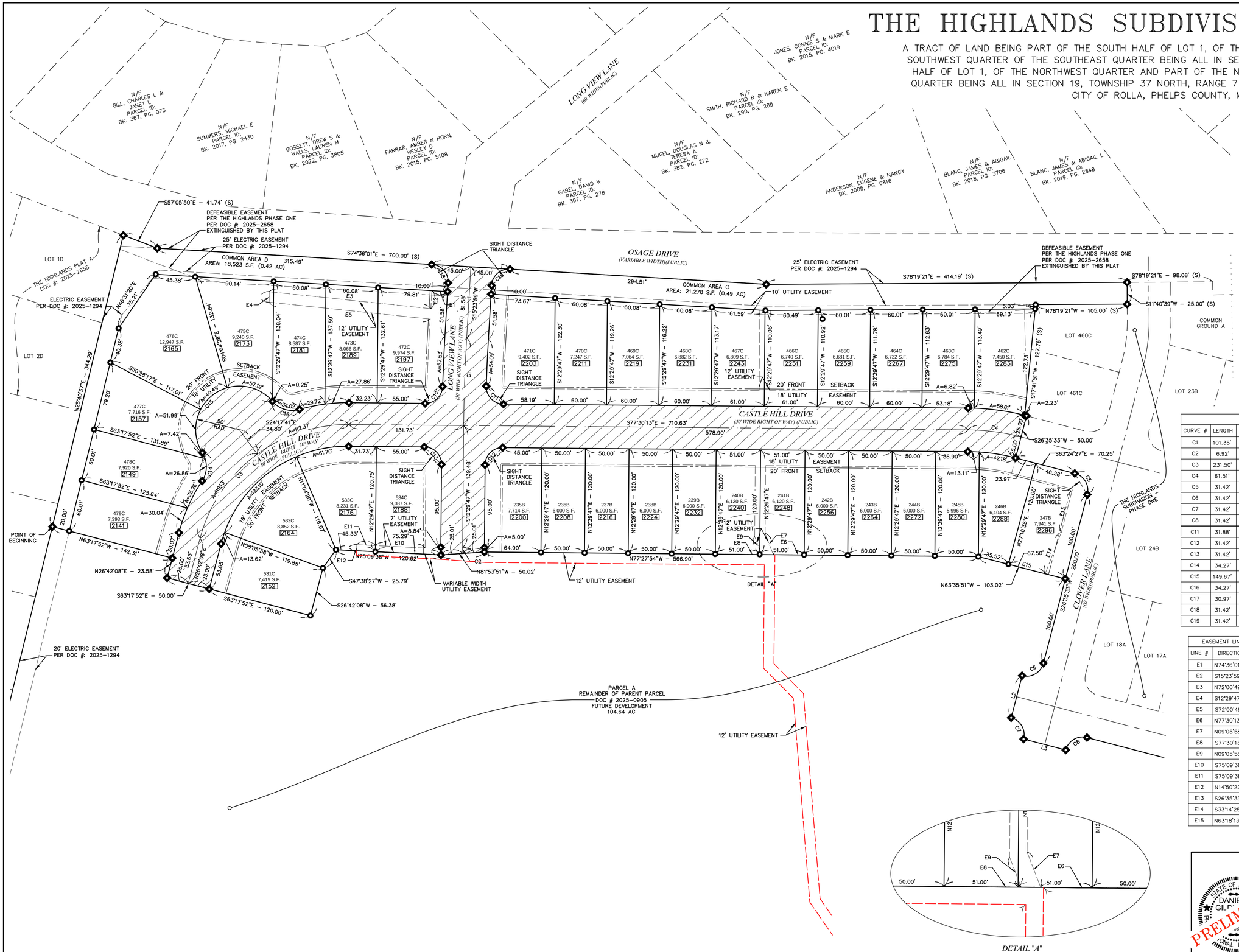
COCHRAN
530A E. Independence Dr.
Union, Missouri 63084
636–584–0540 (tel.)
636–584–0512 (fax)
mail@cochraneng.com

DWN. BY	DATE	PROJ. NO.
LJR	OCT 6, 2026	26–10624
AREA	SCALE	DWG. NO.
S18/19,T37N,R7W	1" = 150'	2 OF 3

Missouri State Land Surveying Certificate of Authority #000380

THE HIGHLANDS SUBDIVISION – PHASE 2A

A TRACT OF LAND BEING PART OF THE SOUTH HALF OF LOT 1, OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER BEING ALL IN SECTION 18 AND BEING PART OF THE NORTH HALF OF LOT 1, OF THE NORTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER, OF THE NORTHEAST QUARTER BEING ALL IN SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ROLLA, PHELPS COUNTY, MISSOURI



50 0 25 50 100

SCALE: 1"=50'

OCTOBER, 2026

LEGEND

- SET 5/8" X 24" IRON ROD WITH ALUMINUM CAP COCHRAN LS 380
- SET 5/8" X 18" IRON ROD WITH PLASTIC CAP COCHRAN LS 380
- FOUND IRON ROD WITH CAP
- ARCHER LS 2004017577-D OR AS NOTED
- (R) RECORDED SURVEY INFORMATION
- (S) SURVEY INFORMATION GATHERED BY COCHRAN
- 302 ADDRESS
- STREET RIGHT OF WAY DEDICATION

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	101.35'	2000.00'	S13°56'53"W	101.34'
C2	6.92'	150.00'	S11°10'30"W	6.92'
C3	231.50'	175.00'	N64°35'57"E	214.99'
C4	61.51'	250.00'	S70°27'20"E	61.35'
C5	31.42'	20.00'	S18°24'27"E	28.28'
C6	31.42'	20.00'	N71°35'33"E	28.28'
C7	31.42'	20.00'	S18°24'27"E	28.28'
C8	31.42'	20.00'	N71°35'33"E	28.28'
C11	31.88'	20.00'	N31°50'12"W	28.61'
C12	31.42'	20.00'	N57°29'47"E	28.28'
C13	31.42'	20.00'	S32°30'13"E	28.28'
C14	34.27'	30.00'	N12°40'50"E	32.44'
C15	149.67'	50.00'	N65°42'19"E	99.73'
C16	34.27'	30.00'	S61°16'11"E	32.44'
C17	30.97'	20.00'	N58°08'03"E	27.97'
C18	31.42'	20.00'	N29°36'01"W	28.28'
C19	31.42'	20.00'	N60°23'59"E	28.28'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N26°35'33"E	100.00'
L2	N26°35'33"E	50.00'
L3	S63°24'27"E	50.00'
L4	S63°24'27"E	90.00'

EASEMENT LINE TABLE		
LINE #	DIRECTION	LENGTH
E1	N74°36'01"W	18.00'
E2	S15°23'59"W	20.67'
E3	N72°00'49"W	186.54'
E4	S12°29'47"W	12.06'
E5	S72°00'49"E	185.93'
E6	N77°30'13"W	35.47'
E7	N09°05'58"W	25.88'
E8	S77°30'13"E	53.08'
E9	N09°05'58"W	21.96'
E10	S75°09'38"E	57.05'
E11	S75°09'38"E	21.49'
E12	N14°50'22"E	7.03'
E13	S26°35'33"W	49.53'
E14	S33°14'25"W	50.89'
E15	N63°18'13"W	43.61'

EASEMENT LINE TABLE		
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E18	S73°56'32"E	50.71'
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E43	S27°04'37"W	25.26'
L44	N77°27'54"W	233.55'
L45	S75°05'49"E	23.56'

PRELIMINARY

STATE OF MISSOURI DANIEL GILDEHAUS 2006016625 NATIONAL LAND SURVEYOR

DANIEL K. GILDEHAUS SURVEYOR PLS #2006016625

THE HIGHLAND SUBDIVISION – PHASE 2A
CITY OF ROLLA
PHELPS COUNTY, MISSOURI

COCHRAN
• Civil Engineering
• Land Surveying
• Architecture
• Site Development
• General Consulting
• Master Planning

COCHRAN
530A E. Independence Dr.
Union, Missouri 63084
636-584-0540 (tel.)
636-584-0512 (fax)
mail@cochraneng.com

DWN. BY	DATE	PROJ. NO.
LJR	OCT 6, 2026	26-10624
AREA	SCALE	DWG. NO.
S18/19,T37N,R7W	1" = 50'	3 OF 3

Missouri State Land Surveying Certificate of Authority #000380

Report to:
ROLLA CITY COUNCIL

Case No.: FP26-030

MEETING DATE: November 2, 2026

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

SUBJECT: Final Plat of The Highlands Subdivision, Phase 2B, a residential subdivision in the R-1, Suburban Residential district with a PUD (Planned Unit Development) zoning overlay to create 27 residential lots

PRESENTED BY: Dawn Bell, Community Development Director

ATTACHMENTS: Area Map, Highlands Phase 2B Final Plat; Ordinance

Application and Notice:

Applicant/Owner - Rolla Land Strategy, LLC
Public Notice - The City of Rolla

Property Details:

Current zoning - R-1, Suburban Residential with a PUD, Planned Unit Development zoning overlay
Current use - Vacant/undeveloped
Land area - Total 5.12 acres

Background: The Highlands is a residential development that will include nearly 600 single-family homes at full build-out. The Preliminary Plat was approved in 2024. The Final Plat for the first phase of the development was approved in 2025. Construction began in 2025. At this time, review and approval of the Final Plat of the second phase(s) of the development is requested. The second phase is divided into two sections to allow for additional flexibility – Phase 2A and 2B, both submitted as separate, but concurrent Final Plats.

Phase 2B includes 27 residential lots and one common lot which serves as a utility and access corridor.

Public Facilities/Improvements:

Streets - The proposed phase includes construction of local streets within development.
Sidewalks - Sidewalks are not located adjacent to the property. Sidewalks are proposed within the development.
Utilities - The subject property has access to all needed utilities. Extensions of water and sewer utilities are proposed to serve the development.

Comprehensive Plan: The Comprehensive Plan designates the subject property as being appropriate for Suburban Residential uses.

Discussion: The improvement plans for the infrastructure have been reviewed and approved by the Public Works Department and RMU. The plat has been reviewed for compliance with the applicable zoning and subdivision requirements. The plat is in substantial conformance with the approved PUD and Preliminary Plat. A few lots were reoriented, but the overall design was not modified. The plat does appear to be in conformance with all applicable review criteria.

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

Findings:

1. The Final Plat is consistent with the Suburban Residential designation of the Comprehensive Plan.
2. The Final Plat is in substantial conformance with the approved Preliminary Plat and PUD and complies with the applicable zoning and subdivision requirements.
3. The associated improvement plans have been reviewed and approved, and adequate streets, sidewalks, water, sewer, and other utilities will be provided to serve the development.

Recommendation:

The Rolla Planning and Zoning Commission held a meeting on October 13, 2026 and voted 8-0 to recommend the City Council approve the request.

BILL # 2026-31
ORDINANCE # _____

AN ORDINANCE TO APPROVE THE FINAL PLAT OF THE HIGHLANDS SUBDIVISION, PHASE 2B

WHEREAS, an application for a final plat was duly filed with the Community Development Department requesting approval of the plat and vacation; and

WHEREAS, the City of Rolla Planning and Zoning Commission met on October 13, 2026 and recommended the City Council approve the final plat; and

WHEREAS, the Rolla City Council, during its October 19, 2026 meeting heard the first reading of the attached ordinance;

WHEREAS, after consideration of all the facts, opinions, and evidence offered to the City Council, the City Council found the proposed plat 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: An ordinance approving the Final Plat of The Highlands Subdivision, Phase 2B, a subdivision in City of Rolla, Phelps County, Missouri through the subdivision process, and accepting the easements and rights-of-way dedicated therein.

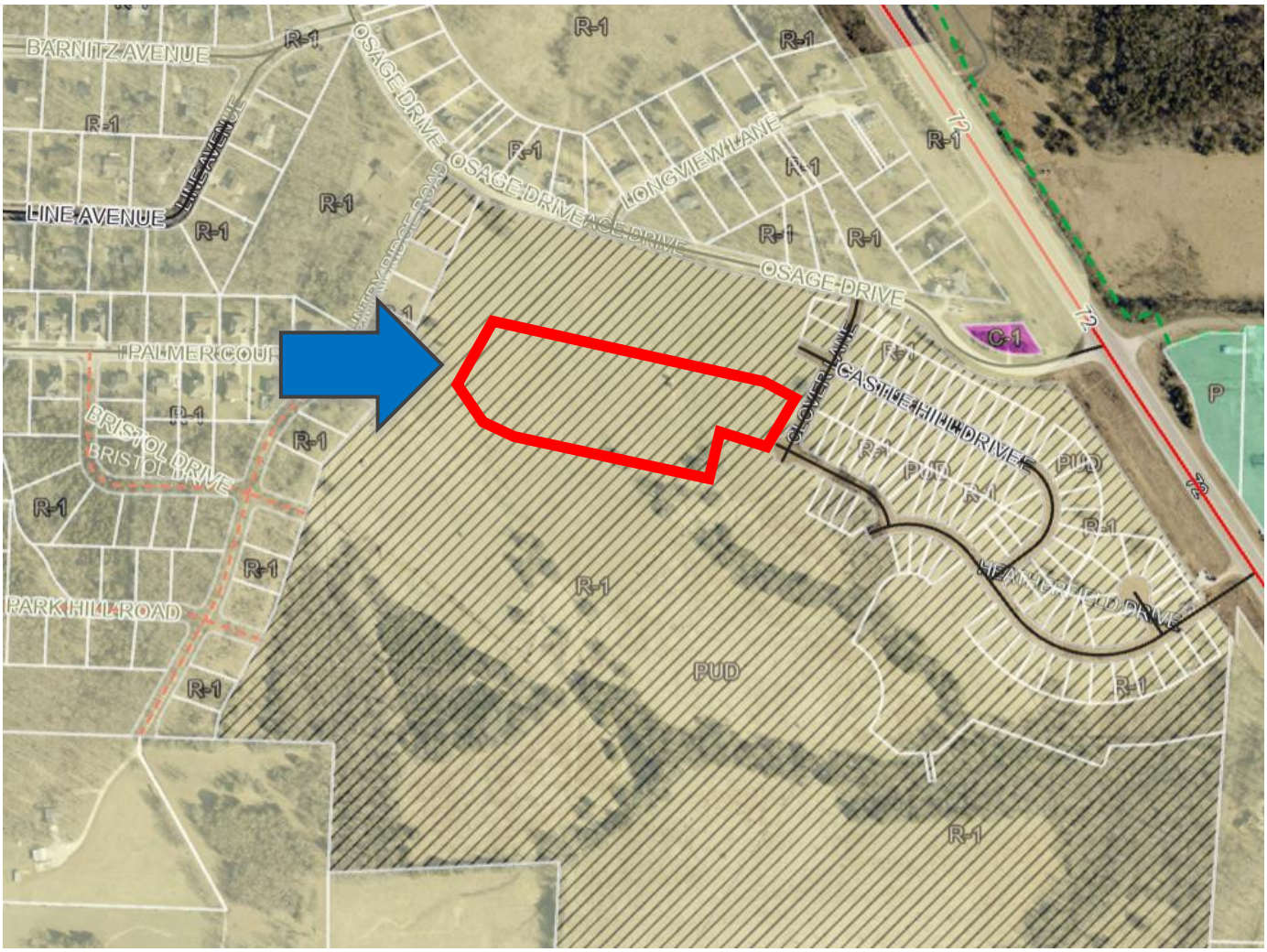
SECTION 2: This Ordinance shall be in full force and effect from and after the date of its passage and approval. Building permits may not be issued by the Community Development Department until the plat has been filed with the Phelps County Recorder of Deeds.

PASSED BY THE CITY COUNCIL OF THE CITY OF ROLLA, MISSOURI, AND APPROVED BY THE MAYOR OF THE CITY OF ROLLA, MISSOURI, ON THIS 2nd DAY OF NOVEMBER, 2026.

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

Attest:_____
City Clerk

Approved as to form:_____
City Counselor



Project Information:

Case No: FP26-030
Location: East of Osage Drive and Country Ridge Rd
Applicant: Rolla Land Strategy, LLC
Request:

Final Plat of The Highlands Subdivision, Phase 2B

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

THE HIGHLANDS SUBDIVISION – PHASE 2B

A TRACT OF LAND BEING PART OF THE SOUTH HALF OF LOT 1, OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER BEING ALL IN SECTION 18 AND BEING PART OF THE NORTH HALF OF LOT 1, OF THE NORTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER, OF THE NORTHEAST QUARTER BEING ALL IN SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ROLLA, PHELPS COUNTY, MISSOURI

OVERALL PARENT TRACT PARCEL DESCRIPTION

PROPERTY DESCRIPTION (OVERALL DEVELOPMENT)

A TRACT OF LAND BEING PART OF THE SOUTH HALF OF LOT 1 OF THE SOUTHWEST QUARTER, AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL BEING IN SECTION 18, AND BEING PART OF THE NORTH HALF OF LOT 1 OF THE NORTHWEST QUARTER, PART OF THE SOUTH HALF OF LOT 1 OF THE NORTHWEST QUARTER, PART OF THE NORTH HALF OF LOT 2 OF THE NORTHWEST QUARTER, PART OF THE SOUTH HALF OF LOT 2 OF THE NORTHWEST QUARTER, AND PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, ALL BEING IN SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ROLLA, PHELPS COUNTY, MISSOURI

BEGINNING AT A FOUND IRON ROD WITH CAP (MUELLER LS–2238) AT THE SOUTHEAST CORNER OF LOT 54 OF COUNTRY RIDGE AMENDED SUBDIVISION, AS RECORDED IN SURVEY CABINET D, PAGE 114 OF THE PHELPS COUNTY, MISSOURI RECORDER'S OFFICE, SAID CORNER BEING ON THE NORTH LINE OF THE SOUTH HALF OF LOT 2 OF THE NORTHWEST QUARTER OF THE ABOVEMENTIONED SECTION 19; THENCE LEAVING SAID CORNER ALONG THE EAST LINE OF SAID COUNTRY RIDGE AMENDED SUBDIVISION THE FOLLOWING COURSES AND DISTANCES: NORTH 11°29'11" EAST, 82.78 FEET TO A FOUND IRON ROD WITH CAP (MUELLER LS–2238) AT THE NORTHEAST CORNER OF SAID LOT 54; THENCE NORTH 28°57'37" EAST, 243.44 FEET TO A POINT; THENCE NORTH 25°01'14" EAST, 106.23 FEET TO A FOUND IRON ROD; THENCE NORTH 17°33'47" EAST, 454.62 FEET TO A FOUND IRON ROD AT THE NORTHEAST CORNER OF LOT 60; THENCE NORTH 41°41'24" EAST, 230.54 FEET TO A FOUND IRON ROD AT THE NORTHEAST CORNER OF LOT 62; THENCE NORTH 32°22'45" EAST, 50.10 FEET TO A FOUND IRON ROD AT THE SOUTHEAST CORNER OF LOT 63; THENCE NORTH 25°40'37" EAST, 441.53 FEET TO A FOUND IRON ROO AT THE NORTHEAST CORNER OF LOT 66; THENCE ALONG THE NORTH LINE OF SAID LOT 66, NORTH 64°19'23" WEST, 134.78 FEET TO THE NORTHERNMOST CORNER OF SAID LOT 66, SAID CORNER ALSO BEING ON THE EAST RIGHT–OF–WAY LINE OF COUNTRY RIDGE (50' WIDE) ROAD, AS SHOWN ON THE ABOVEMENTIONED PLAT OF COUNTRY RIDGE AMENDED SUBDIVISION, WHERE A FOUND IRON ROD BEARS SOUTH 70°43'07" EAST, 0.19 FEET; THENCE LEAVING SAID CORNER ALONG SAID EAST RIGHT–OF–WAY LINE, NORTH 28°38'37" EAST, 223.12 FEET TO THE SOUTH RIGHT–OF–WAY LINE OF OSAGE (VARIABLE WIDTH) DRIVE, WHERE A FOUND IRON ROD BEARS, SOUTH 88°27'34" WEST, 0.34 FEET; THENCE LEAVING SAID EAST RIGHT–OF–WAY LINE ALONG SAID SOUTH RIGHT–OF–WAY LINE THE FOLLOWING COURSES, DISTANCES AND CURVES: SOUTH 57°05'50" EAST, 165.96 FEET TO A POINT, THENCE SOUTH 74°38'01" EAST, 700.00 FEET TO A POINT; THENCE SOUTH 78°19'21" EAST, 512.27 FEET TO A POINT; THENCE SOUTH 10°50'58" WEST, 15.03 FEET TO A POINT; THENCE SOUTH 79°00'02" EAST, 21.53 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, SAIO CURVE HAS A RADIUS OF 241.48 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A CHORD WHICH BEARS SOUTH 58°17'40" EAST, 170.78 FEET AND AN ARC DISTANCE OF 174.54 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE IS CONCAVE NORTHERLY AND HAS A RADIUS OF 331.48 FEET; THENCE EASTERLY ALONG SAID CURVE HAVNG A CHORD WHICH BEARS SOUTH 70°51'04" EAST, 363.62 FEET AND AN ARC DISTANCE OF 384.88 FEET TO A POINT ON THE WEST RIGHT–OF–WAY LINE OF STATE ROUTE 72 (AKA HIGHWAY 72) AT CENTERLINE STATION 106+94.30 202.18 FEET RIGHT; THENCE LEAVING SAID SOUTH RIGHT–OF–WAY LINE OF OSAGE DRIVE ALONG THE WEST RIGHT–OF–WAY LINE OF SAID STATE ROUTE 72, SOUTH 86°11'46" EAST, 30.23 FEET TO A POINT AT CENTERLINE STATION 167+18.41 RIGHT, 171.23 FEET, SAID POINT BEING ON THE OLD WEST RIGHT–OF–WAY LINE OF STATE ROUTE 72; THENCE ALONG SAID OLD WEST RIGHT–OF–WAY LINE, SOUTH 34°08'49" EAST, 910.90 FEET TO A POINT AT CENTERLINE STATION 176+28.71 RIGHT, 171.23 FEET: THENCE LEAVING SAID OLD WEST RIGHT–OF–WAY LINE OF STATE ROUTE 72, SOUTH 03°23'19" WEST, 1,602.28 FEET TO A FOUND IRON ROD, AND WHERE AN IRON ROD WITH CAP (PLS 2008000715) AT THE EAST QUARTER CORNER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 WEST, 5TH PRINCIPAL MERIDIAN WAS FOUNO, WHICH BEARS SOUTH 00°51'48" WEST 12.73 FEET AND SOUTH 80°08'12" EAST 1418.60 FEET; THENCE LEAVING SAIO POINT, NORTH 88°18'09" WEST, 1,061.05 FEET TO A FOUND IRON ROD; THENCE NORTH 02°20'00" EAST, 930.62 FEET TO A FOUND IRON ROD; THENCE SOUTH 88°51'32" WEST, 606.74 FEET TO A FOUND IRON ROD; THENCE NORTH 02°06'30" EAST, 387.89 FEET TO A FOUND IRON ROD AT THE NORTHEAST CORNER OF THE SOUTH HALF OF LOT 2, NORTHWEST QUARTER, SECTION 19, SAID CORNER BEING THE NORTHEAST CORNER OF PROPERTY NOW OR FORMERLY OWNED BY JORDAN + JORDAN DESIGNS, LLC, AS RECORDED IN DOCUMENT NO. 2022–2079 OF SAID RECORDER'S OFFICE; THENCE LEAVING SAID CORNER ALONG THE NORTH LINE OF SAID JORDAN + JORDAN DESIGN LLC, NORTH 88°25'21" WEST, 350.90 FEET TO THE POINT OF BEGINNING AND CONTAINS 6,327,788 SQUARE FEET OR 145.2860 ACRES, MORE OR LESS, ACCORDING TO A PROPERTY BOUNDARY SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF APRIL 2024.

PHASE 2B DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THE SOUTH HALF OF LOT 1 OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, AND A PORTION OF THE NORTH HALF OF LOT 1, OF THE NORTHWEST QUARTER, A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ROLLA, PHELPS COUNTY, MISSOURI, BEING THAT PARCEL CONVEYED TO ROLLA LAND STRATEGY, LLC DEED RECORDED AS DOCUMENT NO. 2025–0905, OF THE PHELPS COUNTY, MISSOURI RECORDER OF DEEDS OFFICE, AND DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD AT THE SOUTHEAST CORNER OF LOT 54 OF COUNTRY RIDGE AMENDED SUBDIVISION, AS RECORDED IN SURVEY CABINET D, PAGE 114 OF SAID RECORDER'S OFFICE, SAID POINT BEING ON THE NORTH LINE OF THE SOUTH HALF OF LOT 2 OF THE NORTHWEST QUARTER OF SECTION 19, THENCE LEAVING SAID POINT, ALONG THE EAST LINE OF SAID COUNTRY RIDGE AMENDED SUBDIVISION THE FOLLOWING COURSES AND DISTANCES: N11°29'11"E 82.78 FEET TO AN IRON ROD WITH CAP (MUELLER LS–2238) AT THE NORTHEAST CORNER OF SAID LOT 54; THENCE N28°57'37"E 243.44 FEET TO A POINT; THENCE N25°01'49"E 106.23 FEET TO AN IRON ROD; THENCE N17°33'47"E 454.62 FEET TO A FOUND IRON ROD AT THE NORTHEAST CORNER OF LOT 60; THENCE N41°41'24"E 239.54 FEET TO AN IRON ROD AT THE NORTHEAST CORNER OF LOT 62; THENCE N32°22'45"E 50.10 FEET TO AN IRON ROD AT THE SOUTHEAST CORNER OF LOT 63; THENCE N25°40'37"E 304.43 FEET O AN IRON ROD AT THE SOUTHWEST CORNER OF COMMON AREA D OF THE PLAT OF THE HIGHLANDS SUBDIVISION – PHASE 2A AS RECORDED AS DOCUMENT NO. _____, OF SAID RECORDER OF DEEDS OFFICE; THENCE S63°17'52"E ALONG THE SOUTH LINE OF SAID COMMON AREA D, AND LOT 473C OF SAID PLAT, 454.62 FEET TO AN IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT 479C, SAID POINT ALSO BEING ON THE WESTERN RIGHT OF WAY LINE OF CASTLE HILL DRIVE; THENCE S26°42'08"W ALONG SAID WESTERN RIGHT OF WAY LINE, 23.58 FEET TO AN IRON ROD AT THE SOUTHERN TERMINUS OF SAID RIGHT OF WAY; THENCE S63°17'52"E ALONG SAID SOUTHERN RIGHT OF WAY LINE AND ALONG THE SOUTHERN LINE OF LOT 531C OF SAID PLAT, 170.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 531C, AND THE POINT OF BEGINNING.

THENCE N26°42'08"E ALONG THE EASTERN LINE OF SAID LOT 531C, 56.38 FEET TO AN IRON ROD AT THE NORTHEAST CORNER THEREOF, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 532C OF SAID PLAT; THENCE N47°38'27"E ALONG THE SOUTHEASTERN LINE OF SAID LOT 532C, 25.79 FEET TO AN IRON ROD AT THE MOST EASTERN CORNER OF SAID LOT 532C, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 533C OF SAID PLAT; THENCE S75°09'38"E ALONG THE SOUTH LINE OF SAID LOT 533C AND THE SOUTHERN LINE OF LOT 534C OF SAID PLAT, 120.62 FEET TO AN IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT 534C, SAID POINT ALSO BEING THE SOUTHWESTERN RIGHT OF WAY TERMINUS OF LONG VIEW LANE; THENCE S81°53'51"E ALONG SAID SOUTHERN RIGHT OF WAY LINE, 50.02 FEET TO AN IRON ROD AT THE SOUTHEAST CORNER THEREOF, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 235B OF SAID PLAT; THENCE S77°27'54"E ALONG THE SOUTHERN LINE OF SAID LOT 235B, AND LOTS 236B THROUGH 245B OF SAID PLAT, 566.90 FEET TO AN IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT 245B, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 246B OF SAID PLAT; THENCE S63°35'51"E ALONG THE SOUTH LINE OF SAID LOT 246B, AND LOT 278 OF SAID PLAT, 103.02 FEET TO AN IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT 247B, SAID POINT ALSO BEING ON THE WESTERN RIGHT OF WAY LINE OF CLOVER LANE; THENCE S26°35'33"W ALONG SAID WESTERN RIGHT OF WAY LINE, 100.00 FEET TO A POINT OF CURVATURE; THENCE CONTINUING, 31.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, AND A CHORD THAT BEARS S71°35'33"W 28.28 FEET TO A POINT ON THE WESTERN RIGHT OF WAY LINE OF LONG VIEW DRIVE PER SAID PLAT; THENCE S26°35'33"W ALONG SAID WESTERN RIGHT OF WAY LINE, 50.00 FEET TO A POINT; THENCE CROSSING SAID ROLLA LAND STRATEGY, LLC PARCEL THE FOLLOWING 13 COURSES AND DISTANCES, N63°24'27"W 34.39 FEET TO A POINT OF CURVATURE; THENCE 55.36 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 225.00 FEET, AND A CHORD THAT BEARS N70°27'20"W 55.22 FEET; THENCE N77°30'13"W 38.77 FEET TO A POINT; THENCE S12°29'47"W 110.00 FEET TO A POINT; THENCE S26°35'33"W 10.31 FEET TO A POINT; THENCE N77°30'13"W 569.39 FEET TO A POINT; THENCE N59°44'21"W 48.28 FEET TO A POINT; THENCE N38°18'18"W 118.89 FEET TO A POINT; THENCE N26°42'08"E 129.44 FEET TO THE POINT OF BEGINNING CONTAINING 5.12 ACRES, SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, COVENANTS OF RECORD.

ACCORDING TO A PLAT PERFORMED BY COCHRAN (CB ENGINEERING INC LS 380) DANIEL K. GILDEHAUS, PLS 2006016625 DURING THE MONTH OF JULY 2026.

SURVEYOR'S CERTIFICATE:

AT THE REQUEST OF ROLLA LAND STRATEGY, LLC, ELITE 3, LLC, AND MCBRIDE COMMUNITIES, LLC, WE HAVE DURING THE MONTH OF MAY 2026, EXECUTED A PROPERTY BOUNDARY SURVEY AND SUBDIVISION FROM ACTUAL FIELD DATA AND RECORD INFORMATION ONA TRACT OF LAND BEING PART OF THE SOUTH HALF OF LOT 1, OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER BEING ALL IN SECTION 18 AND BEING PART OF THE NORTH HALF OF LOT 1, OF THE NORTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER, OF THE NORTHEAST QUARTER BEING ALL IN SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ROLLA, PHELPS COUNTY, MISSOURI, AND HAS BEEN EXECUTED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND THE RESULTS ARE SHOWN HEREON.

CB ENGINEERING INC.
DBA COCHRAN
LS–380

_____
BY: DANIEL K. GILDEHAUS, P.L.S. #2006016625
STATE OF MISSOURI
PROFESSIONAL LAND SURVEYOR
FOR COCHRAN

LIENHOLDER - PARTIAL RELEASE OF DEED OF TRUST:

WHEREAS, _____, BY A DEED OF TRUST DATED ___ __, 20__ AND RECORDED IN DOCUMENT NUMBER _____ OF THE PHELPS COUNTY RECORDS, CONVEYED TO THE TRUSTEE THEREIN NAMED CERTAIN REAL ESTATE TO SECURE THE PAYMENT OF CERTAIN NOTE OR NOTES IN SAID DEED DESCRIBED AND SET FORTH; AND WHEREAS, SAID DEED OF TRUST AND NOTE OR NOTES HAS OR HAVE BEEN PARTIALLY PAID AND SATISFIED.

NOW THEREFORE, THE UNDERSIGNED, PRESENT HOLDER AND LEGAL OWNER OF SAID DEED OF TRUST AND NOTE OR NOTES, DOES HEREBY JOIN IN AND APPROVE IN EVERY DETAIL THIS PLAT AND DOES HEREBY REMISE, RELEASE AND QUITCLAIM UNTO THE PRESENT OWNERS, PART OF THE REAL ESTATE IN SAID DEED OF TRUST DESCRIBED, TO WIT: ALL COMMON GROUND OR COMMON OPEN SPACE SHOWN ON THIS PLAT, AND ALL STREETS, PUBLIC OR PRIVATE, RIGHT–OF–WAY DEDICATION AREAS, AND ROADWAY EASEMENTS ON THIS PLAT.

TO HAVE AND TO HOLD SAME WITH ALL APPURTENANCES THERETO BELONGING FREE, CLEAR AND DISCHARGED FROM THE ENCUMBRANCE OF SAID DEED OF TRUST.

IN WITNESS THEREOF, THE UNDERSIGNED HAS EXECUTED THESE PRESENTS THIS _____ DAY OF _____, 2026.

LENDER: _____

BY: _____

_____
PRINTED NAME AND TITLE

STATE OF MISSOURI
COUNTY OF _____

ON THIS _____ DAY OF _____, 2026, BEFORE ME APPEARED _____, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY HE/SHE IS THE _____, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID ASSOCIATION AND SAID _____ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID ASSOCIATION.

IN TESTIMONY WHEREOF, I HAVE HEREWITH SET ME HAND AND ADDIXED MY NOTORIAL SEAL IN THE COUNTY AND STATE ADORESAID, THE SAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

ACKNOWLEDGEMENT 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

_____ _____
LOUIS J. MAGDITS IV DATE
MAYOR, CITY OF ROLLA

ATTEST:

_____ _____
LORRI POWELL DATE
CITY CLERK

PLANNING AND ZONING APPROVAL:

APPROVED THIS ___ DAY OF _____ , 2026

_____ _____
RUSSEL SCHMIDT, CHAIRPERSON DATE
PLANNING AND ZONING COMMISSION

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 DATE
DIRECTOR OF PUBLIC WORKS

_____ _____
FLOYD WOLF DATE
GENERAL MANAGER OF ROLLA MUNICIPAL UTILITIES

_____ _____
FLOYD JERNIGAN DATE
PARKS DIRECTOR

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 HAS BEEN PAIN IN FULL FOR 2026 AND ALL PRIOR YEARS.

_____ _____
FAITH ANN BARNES DATE
COLLECTOR OF REVENUE
PHELPS COUNTY, MISSOURI

RECORDER'S CERTIFICATE:

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

_____ _____
ROBIN KORDES DATE
RECORDER OF DEEDS
PHELPS COUNTY, MISSOURI

OWNER'S CERTIFICATE:

WE, THE UNDERSIGNED, OWNERS OF A TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATION HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "THE HIGHLANDS SUBDIVISION – PHASE 2B", TOGETHER WITH ALL RIGHT–OF–WAYS FOR CASTLE HILL DRIVE (50' WIDE), LONG VIEW LANE (50' WIDE), AND ALL ROUNDINGS LOCATED AT THE STREET INTERSECTIONS WHICH FOR BETTER IDENTIFICATION ARE SHOWN HATCHED (////) ON THIS PLAT, IS HEREBY DEDICATED FOR PUBLIC USE FOREVER, AND ARE TO BE MAINTAINED BY THE CITY OF ROLLA, AND DEDICATED THE SAME FOR ALL PUBLIC UTILITIES.

ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE DEDICATED TO ALL CORPORATIONS AND GOVERNMENTAL ENTITIES PROVIDING UTILITY SERVICE TO THIS DEVELOPMENT. SUCH UTILITIES INCLUDE, BUT ARE NOT LIMITED TO ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, AND SEWER, AS APPLICABLE. EACH SUCH UTILITY MAY MAKE USE OF THESE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, AND REPAIRING UTILITY, WATER AND SEWER FACILITIES, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAIR OR REPLACEMENT OF UTILITY, WATER AND SEWER FACILITIES. CONSTRUCTION BY EACH UTILITY WITHIN THE EASEMENT SHOULD CONFORM TO ALL APPLICABLE STATE AND FEDERAL REGULATIONS AS TO SEPARATION OF SUCH UTILITY'S SYSTEM FROM OTHER UTILITIES USING SUCH EASEMENTS. CANTILEVERED FIREPLACES AND EGRESS WINDOW WELLS SHALL BE ALLOWED TO ENCROACH INTO SIDE YARD EASEMENTS AS LONG AS NO WATER MAINS, SANITARY SEWERS, STORM SEWERS OR DRAINAGE STRUCTURES ARE PRESENT IN SAID SIDE YARD EASEMENTS.

SIGHT DISTANCE TRIANGLE EASEMENTS IS HEREBY DEDICATED TO THE CITY OF ROLLA, MISSOURI FOR PUBLIC USE FOREVER, TO ENSURE AND PROTECT THE CLEAR AND UNOBSTRUCTED VIEW OF MOTORISTS ON AND ENTERING THE ADJACENT ROADWAY ON A CORNER LOT, NOTHING SHALL BE ERECTED, PLACED, OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF THREE (3) FEET AND FIFTEEN (15) FEET ABOVE THE GRADES WITHIN THE SIGHT TRIANGLE AREA AS SHOWN ON THE PLAT. ADDITIONALLY, NOTHING SHALL BE ERECTED, PLACED, PLANTED, OR ALLOWED TO GROW IN A MANNER THAT MATERIALLY IMPEDES THE LINE OF SIGHT NECESSARY FOR SAFE TRAVEL ALONG PUBLIC ROADWAYS.

ALL COMMON AREAS SHALL BE MAINTAINED BY THE HIGHLANDS IN ROLLA HOMEOWNERS' ASSOCIATION. THE COMMON GROUND AREAS AS SHOWN ON THIS PLAT HAVE BEEN CONVEYED FOREVER TO THE HIGHLANDS IN ROLLA HOMEOWNERS' ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, BY GENERAL WARRANTY DEED RECORDED THE _____ DAY OF _____, 2026, DOCUMENT NO. _____ IN THE PHELPS COUNTY RECORDER OF DEEDS OFFICE.

BUILDING LINES AS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED

IT IS HEREBY CERTIFIED THAT ALL EXISTING EASEMENTS ARE SHOWN OR NOTED ON THIS PLAT AS OF THE TIME AND DATE OF RECORDING OF THIS PLAT.

THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS. SAID DECLARATION IS FILED ON THE 27TH DAY OF JUNE, 2025, DOCUMENT NO. 2025–2655 IN THE PHELPS COUNTY RECORDER OF DEEDS OFFICE OR AS AMENDED THEREAFTER.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____ , 2026.

BY: ROLLA LAND STRATEGY, LLC

BY: _____
JEREMY ROTH – AUTHORIZED AGENT

ACKNOWLEDGMENT

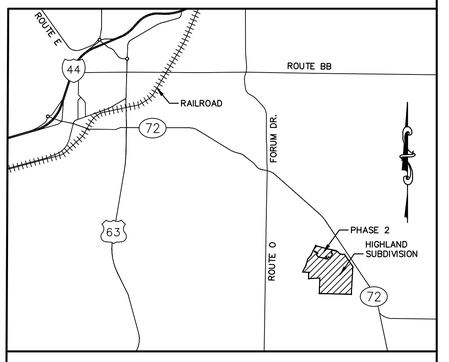
STATE OF MISSOURI)
) SS.
COUNTY OF ST. LOUIS)

ON THIS ____ DAY OF _____ 2026, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JEREMY ROTH, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE DULY AUTHORIZED AGENT OF ROLLA LAND STRATEGY, LLC, A MISSOURI LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND SAID JEREMY ROTH ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

_____
NOTARY PUBLIC IN AND FOR SAID STATE

MY COMMISSION EXPIRES: _____



LOCATION MAP
NO SCALE

PRELIMINARY
STATE OF MISSOURI
DANIEL K. GILDEHAUS
NUMBER 2006016625
PROFESSIONAL LAND SURVEYOR

DANIEL K. GILDEHAUS
SURVEYOR
PLS #2006016625

THE HIGHLANDS SUBDIVISION – PHASE 2B
CITY OF ROLLA
PHELPS COUNTY, MISSOURI

COCHRAN
- Civil Engineering
- Land Surveying
- Architecture
- Site Development
- General Consulting
- Master Planning

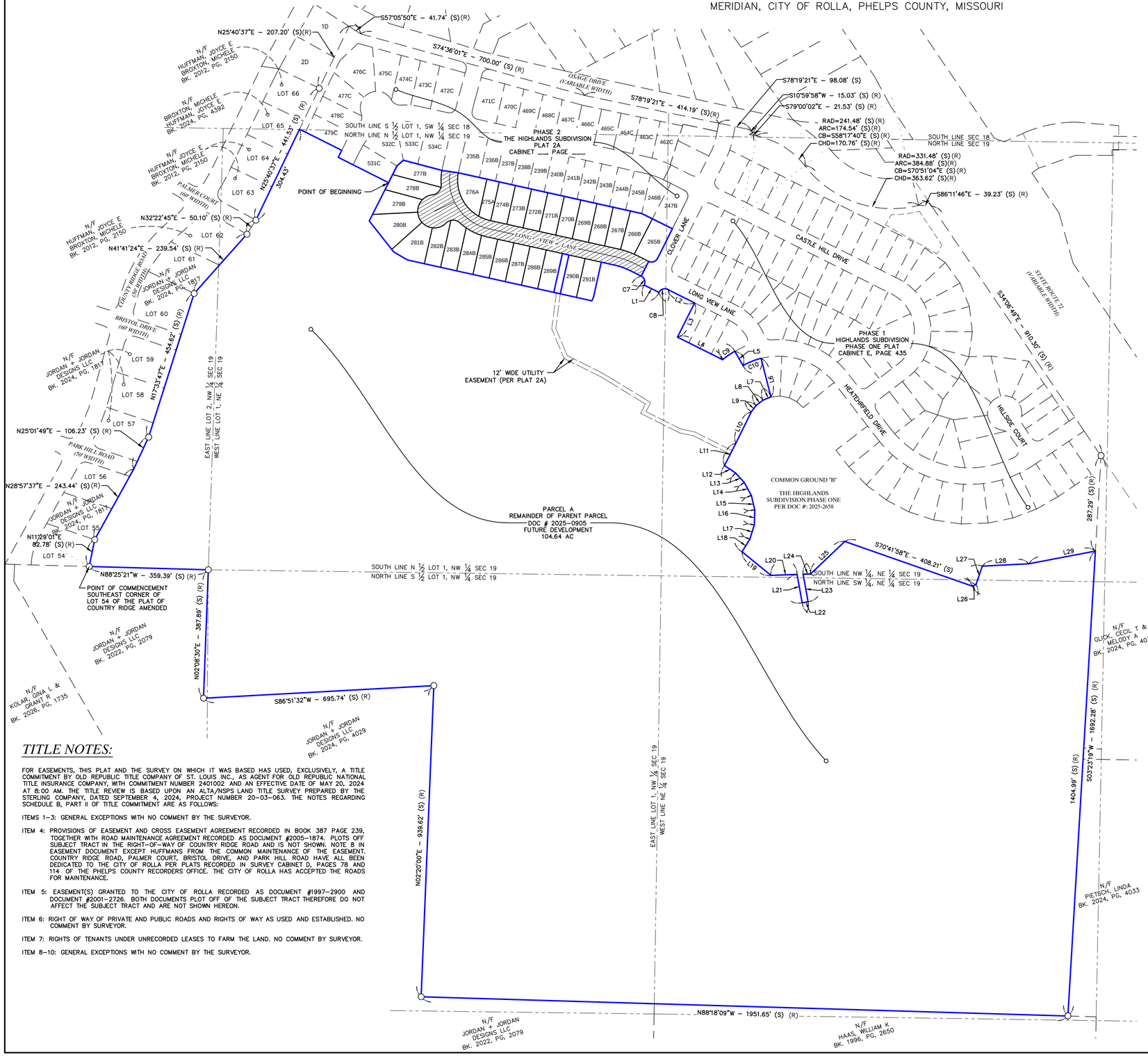
COCHRAN
530A E. Independence Dr.
Union, Missouri 63084
636–584–0540 (tel.)
636–584–0512 (fax)
mail@cochraneng.com

DWN. BY	DATE	PROJ. NO.
LJR	OCT 6, 2026	26–10624
AREA	SCALE	DWG. NO.
S18&19,T37N,R7W	N/A	1 OF 3

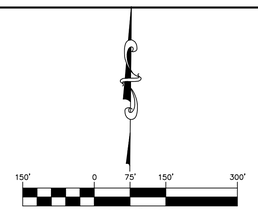
Missouri State Land Surveying Certificate of Authority #000380

THE HIGHLANDS SUBDIVISION – PHASE 2B

A TRACT OF LAND BEING PART OF THE SOUTH HALF OF LOT 1, OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER BEING ALL IN SECTION 18 AND BEING PART OF THE NORTH HALF OF LOT 1, OF THE NORTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER, OF THE NORTHEAST QUARTER BEING ALL IN SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ROLLA, PHELPS COUNTY, MISSOURI



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S63°24'27"E	50.00'
L2	S63°24'27"E	90.00'
L3	S26°35'33"W	115.40'
L4	S63°24'27"E	152.64'
L5	S29°57'51"E	50.00'
L6	S14°17'08"E	120.00'
L7	S67°52'30"W	25.91'
L8	S52°11'48"W	25.91'
L9	S37°09'44"W	24.38'
L10	S26°12'52"W	105.34'
L11	S27°04'37"W	75.63'
L12	S56°02'03"E	40.15'
L13	S42°46'47"E	38.97'
L14	S28°30'10"E	44.93'
L15	S13°19'01"E	44.93'
L16	S01°52'08"W	44.93'
L17	S17°16'59"W	45.60'
L18	S32°14'26"W	44.23'
L19	S50°49'22"E	112.76'
L20	N88°01'00"E	78.78'
L21	S10°11'24"E	87.04'
L22	N79°48'36"E	18.00'
L23	N10°11'24"W	84.45'
L24	N88°01'00"E	22.45'
L25	N46°28'37"E	142.38'
L26	N63°54'50"E	12.00'
L27	N18°49'17"E	58.21'
L28	N86°57'35"E	140.92'
L29	N79°14'23"E	204.05'



SCALE: 1"=150'

OCTOBER, 2026

LEGEND

- SET 5/8" X 24" IRON ROD WITH ALUMINUM CAP COCHRAN LS 380 ◆
- SET 5/8" X 18" IRON ROD WITH PLASTIC CAP COCHRAN LS 380 ⊙
- FOUND IRON ROD WITH CAP ○
- ARCHER LS 2004017577-D OR AS NOTED
- RECORDED SURVEY INFORMATION (R)
- SURVEY INFORMATION GATHERED BY COCHRAN (S)
- STREET RIGHT OF WAY DEDICATION

SURVEYORS NOTES:

1. OWNER/DEVELOPER: ROLLA LAND STRATEGY, LLC, A MISSOURI LIMITED LIABILITY COMPANY. ADDRESS: 17415 NORTH OUTER 40 ROAD, CHESTERFIELD, MO 63005
2. THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS BELOW ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PLAT AND DISCLAIMS (PURSUANT TO SECTION 327.41 RSMO) AND RESPONSIBILITY FOR PLANS, SPECIFICATIONS, ESTIMATES, OR REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT FOR WHICH THIS PLAT APPEARS.
3. THIS PLAT CONTAINS 5.12 ACRES MORE OR LESS, AND 27 RESIDENTIAL LOTS.
4. THE SUBJECT PARCEL IS CURRENTLY ZONED "R–1 PUD" BY THE CITY OF ROLLA, MO.
5. BEARINGS REFERENCED TO GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE.
6. (S)– DENOTES SURVEY INFORMATION GATHERED BY COCHRAN.
   (R)– DENOTES RECORDED SURVEY INFORMATION.
7. SOURCE OF DEED: INSTRUMENT NO. 2025–0905 OF THE PHELPS COUNTY, MISSOURI, RECORDER OF DEEDS OFFICE.
8. THIS PROPERTY LIES WITHIN "ZONE X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP FOR PHELPS COUNTY, MISSOURI AND INCORPORATED AREAS, PANEL 261 OF 575, COMMUNITY PANEL NUMBER 29161C0261D, EFFECTIVE DATE FEBRUARY 20, 2008.
9. A REBAR AND CAP (COCHRAN LS 380) WILL BE SET AT REAR LOT CORNERS WITHIN 1 YEAR OF FROM DATE OF RECORDING OR WHEN FINAL GRADING IS COMPLETE.
10. CURBS SHALL BE PERMANENTLY MARKED AT THE BEGINNING AND END OF ALL CURVES AND AT THE PROLONGATION OF ALL LOT SIDELINES WITHIN 1 YEAR OF FROM DATE OF RECORDING OF THIS PLAT.
11. CROSSES SHALL BE SET AT THE INTERSECTION OF ALL STREETS, THE BEGINNING AND END OF ALL CURVES, ALONG STREET CENTERLINES, AND CENTER OF CUL–DE–SACS WITHIN 1 YEAR OF FROM DATE OF RECORDING OF THIS PLAT.
12. THIS SURVEY MEETS THE ACCURACY REQUIREMENTS FOR "URBAN" PROPERTY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

TITLE NOTES:

FOR EASEMENTS, THIS PLAT AND THE SURVEY ON WHICH IT WAS BASED HAS USED, EXCLUSIVELY, A TITLE COMMITMENT BY OLD REPUBLIC TITLE COMPANY OF ST. LOUIS INC., AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, WITH COMMITMENT NUMBER 2401002 AND AN EFFECTIVE DATE OF MAY 20, 2024 AT 8:00 AM. THE TITLE REVIEW IS BASED UPON AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY THE STERLING COMPANY, DATED SEPTEMBER 4, 2024, PROJECT NUMBER 20–03–063. THE NOTES REGARDING SCHEDULE B, PART II OF TITLE COMMITMENT ARE AS FOLLOWS:

ITEMS 1–3: GENERAL EXCEPTIONS WITH NO COMMENT BY THE SURVEYOR.

ITEM 4: PROVISIONS OF EASEMENT AND CROSS EASEMENT AGREEMENT RECORDED IN BOOK 387 PAGE 239, TOGETHER WITH ROAD MAINTENANCE AGREEMENT RECORDED AS DOCUMENT #2005–1874. PLOTS OFF SUBJECT TRACT IN THE RIGHT–OF–WAY OF COUNTRY RIDGE ROAD AND IS NOT SHOWN. NOTE B IN EASEMENT DOCUMENT EXCEPT HUFFMANS FROM THE COMMON MAINTENANCE OF THE EASEMENT. COUNTRY RIDGE ROAD, PALMER COURT, BRISTOL DRIVE, AND PARK HILL ROAD HAVE ALL BEEN DEDICATED TO THE CITY OF ROLLA PER PLATS RECORDED IN SURVEY CABINET D, PAGES 78 AND 114 OF THE PHELPS COUNTY RECORDERS OFFICE. THE CITY OF ROLLA HAS ACCEPTED THE ROADS FOR MAINTENANCE.

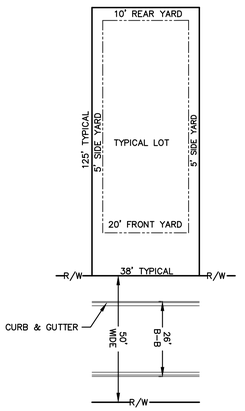
ITEM 5: EASEMENT(S) GRANTED TO THE CITY OF ROLLA RECORDED AS DOCUMENT #1997–2900 AND DOCUMENT #2001–2726. BOTH DOCUMENTS PLOT OFF OF THE SUBJECT TRACT THEREFORE DO NOT AFFECT THE SUBJECT TRACT AND ARE NOT SHOWN HEREON.

ITEM 6: RIGHT OF WAY OF PRIVATE AND PUBLIC ROADS AND RIGHTS OF WAY AS USED AND ESTABLISHED. NO COMMENT BY SURVEYOR.

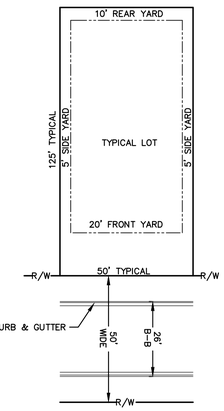
ITEM 7: RIGHTS OF TENANTS UNDER UNRECORDED LEASES TO FARM THE LAND. NO COMMENT BY SURVEYOR.

ITEM 8–10: GENERAL EXCEPTIONS WITH NO COMMENT BY THE SURVEYOR.

TYPICAL 'A' LOT
(LOT 275 AND 276)



TYPICAL 'B' LOT
(LOTS 265–274, & 277–291)



NOTE: BUILDING SETBACKS FOR ALL LOTS ARE SHOWN IN ACCORDANCE WITH THE CITY OF ROLLA ORDINANCE NO. 4813.
NOTE: PROJECTIONS INCLUDING HVAC, UTILITY BOXES, DOWNSPOUTS, AND OTHER FEATURED CANTILEVERED BUILDING APPURTENANCES REFERENCED IN THE CODE 42–321 AND 42–322 CAN ENCROACH INTO SIDEYARDS AS APPROVED IN CITY OF ROLLA ORDINANCE NO. 4813

TYPICAL LOT DETAILS
NOT TO SCALE

STATE OF MISSOURI
DANIEL GILDEHAUS
2006016625
PRELIMINARY
DANIEL K. GILDEHAUS
SURVEYOR
PLS #2006016625

THE HIGHLAND SUBDIVISION – PHASE 2B
CITY OF ROLLA
PHELPS COUNTY, MISSOURI

COCHRAN
- Civil Engineering
- Land Surveying
- Architecture
- Site Development
- General Consulting
- Master Planning

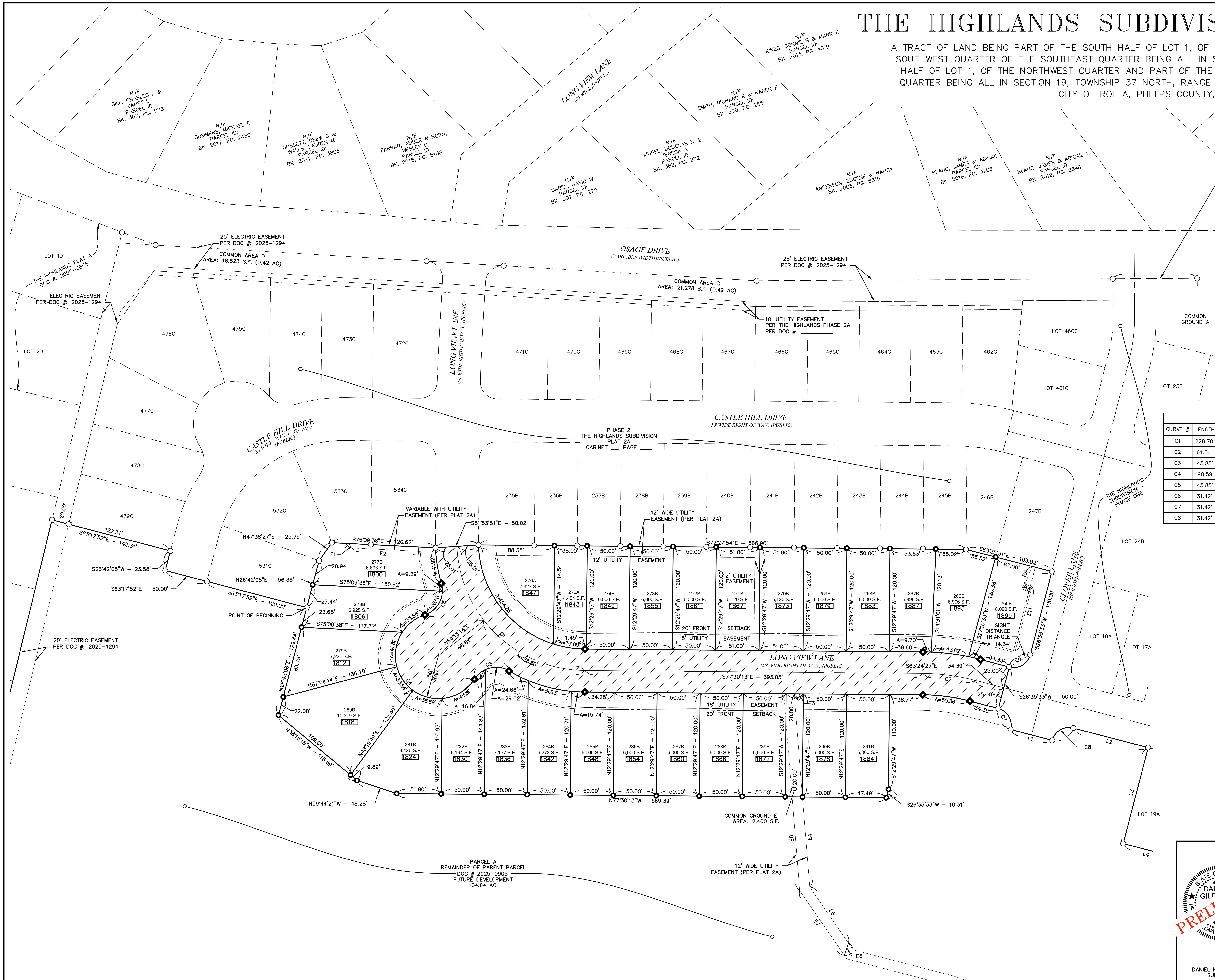
COCHRAN
530A E. Independence Dr.
Union, Missouri 63084
636–584–0540 (tel.)
636–584–0512 (fax)
mail@cochraneng.com

DWN. BY	DATE	PROJ. NO.
LJR	OCT 6, 2026	26–10624
AREA	SCALE	DWG. NO.
S18/19,T37N,R7W	1" = 150'	2 OF 3

Missouri State Land Surveying Certificate of Authority #000380

THE HIGHLANDS SUBDIVISION – PHASE 2B

A TRACT OF LAND BEING PART OF THE SOUTH HALF OF LOT 1, OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER BEING ALL IN SECTION 18 AND BEING PART OF THE NORTH HALF OF LOT 1, OF THE NORTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER, OF THE NORTHEAST QUARTER BEING ALL IN SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ROLLA, PHELPS COUNTY, MISSOURI



SCALE: 1"=50'

OCTOBER, 2026

LEGEND

SET 5/8" X 24" IRON ROD WITH ALUMINUM CAP COCHRAN LS 380	◆
SET 5/8" X 18" IRON ROD WITH PLASTIC CAP COCHRAN LS 380	●
FOUND IRON ROD WITH CAP ARCHER LS 2004017577-D OR AS NOTED	○
RECORDED SURVEY INFORMATION	(R)
SURVEY INFORMATION GATHERED BY COCHRAN	(S)
ADDRESS	302
STREET RIGHT OF WAY DEDICATION	▨

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	228.70'	150.00'	S33°49'30"E	207.18'
C2	61.51'	250.00'	S70°27'20"E	61.35'
C3	45.85'	30.00'	N88°50'26"E	41.52'
C4	190.59'	50.00'	S25°44'46"E	94.44'
C5	45.85'	30.00'	S39°40'02"W	41.52'
C6	31.42'	20.00'	S71°35'33"W	28.28'
C7	31.42'	20.00'	S18°24'27"E	28.28'
C8	31.42'	20.00'	N71°35'33"E	28.28'

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S63°24'27"E	50.00'
L2	S63°24'27"E	90.00'
L3	S26°35'33"W	115.40'
L4	S63°24'27"E	152.64'

EASEMENT LINE TABLE

LINE #	DIRECTION	LENGTH
E1	N14°50'22"E	4.97'
E2	N75°09'38"W	79.47'
E3	N77°30'13"W	10.76'
E4	S07°22'23"W	225.48'
E5	S22°35'23"E	79.27'
E6	S30°51'13"W	14.94'
E7	N22°35'23"W	91.38'
E8	N07°22'23"E	229.77'
E9	N33°14'25"E	22.14'
E10	N56°14'04"W	8.51'
E11	S26°35'33"W	76.95'

PRELIMINARY

DANIEL K. GILDEHAUS
SURVEYOR
PLS #2006016625

THE HIGHLAND SUBDIVISION – PHASE 2B
CITY OF ROLLA
PHELPS COUNTY, MISSOURI

- Civil Engineering
- Land Surveying
- Architecture
- Site Development
- General Consulting
- Master Planning

COCHRAN
530A E. Independence Dr.
Union, Missouri 63084
636-584-0540 (tel.)
636-584-0512 (fax)
mail@cochraneng.com

DWN. BY	DATE	PROJ. NO.
LJR	OCT 6, 2026	26-10624
AREA: S18/19,T37N,R7W	SCALE: 1" = 50'	DWG. NO.: 3 OF 3

Missouri State Land Surveying Certificate of Authority #000380

Page 94

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: Redline Ordinance / Rate Study
Meeting Date: November 2, 2026

Overview

The attached ordinance increases the residential rates from $16.25 to $16.75 a month for 35 gal refuse containers and $19.25 to $19.85 a month for 96 gal refuse containers, a 3% increase. Commercial rates for dumpsters along with specials will increase approximately 5%. Rates would take effect as of January 1, 2027

Background

Included in the packet is a redline version of the 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 first 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

Rate Study Commercial Dumpsters

City	1Yard	2Yard	4Yard
Rolla	$55	$86	$145
Jefferson City	$50-$65	$66	$95-$125
Cape Girardeau	$65-$85	$85-$110	$125-$165
Joplin	----------	$115	$145
St.Charles	$50-$75	$80-$110	$125-$165
Lee Summit	$65-$85	$90-$120	$140-$185
Springfield	$60-$80	$85-$115	$130-$175
St.James	$55	$86	$145
Average	**$65**	**$94**	**$145**

6Yard
$207
$125-$165
$165-$210
$180
$175-$230
$190-$250
$185-$240
$207
$195

Residential Refuse Rate Study

City	Residetial Rate	Container/Service
Rolla	$19.25	95 gal
Jefferson City	$22.03	95 gal
Cape Girardeau	$29.69	95 gal
Joplin	$17.42	95 gal
St.Charles	$21.46	95 gal
Lee Summit	$25.00	95 gal
Columbia	$22.50	95 gal
Springfield	$24.00	95 gal
St.James	$18.06	95 gal
Average	**$22.16**	

CITY OF ROLLA
CITY COUNCIL AGENDA

DEPARTMENT: Community Development **ACTION REQUESTED:** Resolution

SUBJECT: Resolution of Support – Missouri Main Street Connection Community Empowerment Grant

PREPARED BY: Dawn Bell, Community Development Director

ATTACHMENTS: Resolution, Letter of Intent

(CASE/PROJECT #) N/A **MEETING DATE:** November 2, 2026

Background:

The Rolla Downtown Business Association (RDBA), in partnership with the City of Rolla and the Rolla Area Chamber of Commerce, is preparing an application to Missouri Main Street Connection (MMSC) for its Community Empowerment Grant (CEG). The CEG is a two-year, 70/30 matching service grant. Rather than a cash award, MMSC provides staff services in the form of a town hall community input session, training on the Main Street Approach™, fundraising and action planning assistance, and ongoing mentoring in order to help local stakeholders establish a locally led, volunteer-driven 501(c)(3) Main Street organization focused on revitalizing the downtown.

RDBA will serve as the sponsoring organization for the application. The City and the Chamber will each act as supporting partners and adopt their own resolutions of support. MMSC requires a Letter of Intent and supporting resolutions as part of the application and encourages participation by both city representatives and community members, which it considers important to a successful grant.

The local 30% match totals $13,233 and will be shared among the three partners: City of Rolla $5,000, Rolla Area Chamber of Commerce $5,000, and RDBA $3,233. MMSC's 70% share, approximately $30,877 in services, brings the total value of the grant to approximately $44,110. The Community Development Director will serve as the City's staff liaison to the program.

A Main Street program in downtown Rolla is a direct implementation of the Rolla 2050 Comprehensive Plan. Goal 1: Downtown Revitalization, Strategy 1.2 calls for the City to “Participate in Missouri Main Street Connection as an Aspiring Community; strive for Affiliate Community Status.” The program also advances the plan’s implementation priorities by building a sustained, community-led effort to revitalize downtown Rolla as a vibrant destination for shopping, dining, entertainment, and special events, enhancing the city’s attractiveness for community and economic development.

Fiscal Impact: $5,000 one-time local match contribution from the City – as approved in the FY 27 budget

Recommendation: Staff requests that the City Council approve a Resolution of Support for the Rolla Downtown Business Association's application to the Missouri Main Street Connection Community Empowerment Grant.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROLLA, MISSOURI, SUPPORTING THE ROLLA DOWNTOWN BUSINESS ASSOCIATION'S APPLICATION TO MISSOURI MAIN STREET CONNECTION, INC. FOR THE COMMUNITY EMPOWERMENT GRANT

WHEREAS, downtown Rolla is the historic commercial center of the City and an important source of local business, employment, tourism, and community identity; and

WHEREAS, the Rolla 2050 Comprehensive Plan, adopted by the City in 2026, guides the City's long-term growth and development and a strong, vibrant downtown furthers the goals of that plan; and

WHEREAS, Missouri Main Street Connection, Inc. ("MMSC") offers the Community Empowerment Grant, a two-year, 70/30 matching service grant that assists local stakeholders in forming a nonprofit 501(c)(3) Main Street organization using the Main Street Approach™ of Organization, Promotion, Design, and Economic Vitality; and

WHEREAS, the Rolla Downtown Business Association ("RDBA") intends to apply for the Community Empowerment Grant as the sponsoring organization, jointly with the Rolla Area Chamber of Commerce and the City of Rolla as supporting partners; and

WHEREAS, the City Council finds that supporting this application is in the best interest of the City and its residents;

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

Section 1. The City Council supports the RDBA's application to MMSC for the Community Empowerment Grant and recognizes the RDBA as the sponsoring organization.

Section 2. The City will partner in the effort to establish a Main Street program for downtown Rolla, including designating the Community Development Director as the City's staff liaison, providing available data, maps, and planning information, and participating in the grant's trainings, community input sessions, and planning activities.

Section 3. The City commits $5,000 toward the $13,233 local match required for the Community Empowerment Grant, to be paid from the General Fund to Missouri Main Street Connection, Inc. according to the schedule established by MMSC. The remainder of the match will be provided by the Rolla Area Chamber of Commerce ($5,000) and the RDBA ($3,233).

Section 4. The Mayor and City Administrator are authorized to sign the joint Letter of Intent on behalf of the City.

Section 5. This Resolution shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED by the City Council of the City of Rolla, Missouri, this 2nd day of November, 2026.

_____ Date: _____
Lister B. Florence, Mayor

ATTEST:

_____ Date: _____
Lorri Powell, City Clerk

Date: November 3, 2026

Missouri Main Street Connection, Inc.
attn: Gayla Roten, State Director
PO Box 1066
Branson, MO 65615-1066

Ms. Roten,

This Letter of Intent indicates the desire of the **Rolla Downtown Business Association (RDBA)** of **Rolla, Missouri**, as the sponsoring organization, to file a complete application for the Missouri Main Street Program's Community Empowerment Grant. The RDBA submits this letter jointly with its community partners, the **Rolla Area Chamber of Commerce** and the **City of Rolla, Missouri**, each of which supports the application and intends to participate in establishing a Main Street program for downtown Rolla. The three partners will together provide the local match of $13,233: $5,000 from the City of Rolla, $5,000 from the Rolla Area Chamber of Commerce, and $3,233 from the RDBA.

A copy of the Resolution adopted by the RDBA Board of Directors committing our organization to the revitalization responsibilities, as outlined by the Missouri Main Street Program in the Community Empowerment Grant application, is attached. Resolutions of support adopted by the Rolla Area Chamber of Commerce Board of Directors and the Rolla City Council are also attached.

This Letter of Intent, and the Resolutions accompanying it, have been read and agreed upon by the following Directors and/or Officers of the sponsoring organization and its partners:

Sponsoring Organization – Rolla Downtown Business Association

1. Lonna Sowers _____ President _____ _____
   (print full name) *(position)* *(signature)*

   address: 104 E 11th _____ city: Rolla _____ zip: 654 _____

   e-mail: lonnalsowers@gmail.com _____

2. Rachel Guth Vice-President _____
(print full name) *(position)* *(signature)*

address: 104 E 11th city: Rolla zip: 65401

e-mail: usatours.rachel@gmail.com

Supporting Partner – Rolla Area Chamber of Commerce

3. Stevie Kearse Executive Director _____
(print full name) *(position)* *(signature)*

address: 1311 Kingshighway city: Rolla zip: 65401

e-mail: stevie@rollachamber.org

4. Rachel Guth President – Board of Directors _____
(print full name) *(position)* *(signature)*

address: 1311 Kingshighway city: Rolla zip: 65401

e-mail: usatours.rachel@gmail.com

Supporting Partner – City of Rolla

5. Lister B. Florence Mayor _____
(print full name) *(position)* *(signature)*

address: 901 N Elm Street city: Rolla zip: 65401

e-mail: lflorence@rollacity.gov

6. Keith Riesberg City Adminstrator _____
(print full name) *(position)* *(signature)*

address: 901 N Elm Street city: Rolla zip: 65401

e-mail: kriesberg@rollacity.gov

7. Dawn Bell Com. Dev. Director _____
(print full name) *(position)* *(signature)*

address: 901 N Elm Street city: Rolla zip: 65401

e-mail: dbell@rollacity.gov

Attachments: RDBA Resolution (sponsoring); Rolla Area Chamber of Commerce Resolution of Support; City of Rolla Resolution of Support

CITY COUNCIL AGENDA

DEPARTMENT: Administration **ACTION REQUESTED**: First 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 2, 2026

Overview: Ordinance 4913 establishes the ¼% sales tax for the Centre that was 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

RIBBON CUTTING CEREMONY

AND

OPEN HOUSE & TOURS

Rolla Animal Shelter



Hope has a new address

1651 A Lions Club Drive
Rolla, Missouri

Friday, November 13, 2026
11:00 AM–4:00 PM

Join us to celebrate the grand opening of our new shelter! The ribbon cutting will be followed immediately by an open house and tours.



PLEASE RSVP
esetzer@rollacity.gov