City of Rogersville

211 E Center Street

Board of Aldermen Minutes

March 18, 2024

**Present: Alderman Tim Clarkson**, **Mayor Cole, Alderman Pyle**, **Alderman Jeff Lee, Alderman Kory Stucki, Administrator Chad Bybee**, **Attorney Krebs, and City Clerk Glenda Stegner.**

Meeting called to order at 6:00 p.m. by Mayor Cole

**Motion to open meeting**: By Alderman Pyle, seconded by Alderman Lee, and passed by vote:

Alderman Stucki- Absent

Alderman Pyle Aye

Alderman Clarkson- Aye

Alderman Lee- Aye

**Motion to approve public hearing minutes from March 4, 2024 with noted changes to siren minutes:** By Alderman Clarkson, seconded by Alderman Pyle and passed by vote:

Alderman Stucki- Absent

Alderman Pyle- Aye

Alderman Clarkson- Aye

Alderman Lee- Aye

**Motion to approve minutes from March 4, 2024 with noted changes:** By Alderman Pyle, seconded by Alderman Clarkson, and passed by vote:

Alderman Stucki- Absent

Alderman Pyle- Aye

Alderman Clarkson- Aye

Alderman Lee- Aye

**Accounts Payable:**

**After careful consideration, questions, and review by the Board of Alderman**:

**Motion to approve GF accounts payable in the amount of $14,565.74 and WS accounts payable in the amount of $38,026.73, and park for $2,971.00 totaling $55,563.47:**  By Alderman Clarkson, seconded by Alderman Lee, and passed by vote:

Alderman Pyle- Aye

Alderman Stucki- Absent

Alderman Clarkson Aye

Alderman Lee- Aye

**Community Input:**

3 Present

Shannon Kennedy

Ms. Kennedy brought pictures of a fence that is falling down at the property along the back of Glen Street. The wooden privacy fence was put up as a requirement between the rental property and the homes. The fence has not been maintained. Ms. Kennedy and her neighbors were there to ask what to do because the property managers are located in New York, and they were unable to get any response from the property manager. Administrator Bybee was able to find their email

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and physical address in New York. The mayor asked if the city would send a certified letter to the rental management company to maintain their fence.

Katherine Cole

Ms. Cole has concerns about dogs running at large when she walks. She called the police and they responded but the dogs are always gone when the police come through.

**Guest Speaker**:

**Planning and Zoning:**

Jeff Lee

Planning and Zoning discussed 109 Beatie Street ,270 County Line Rd, and Park Rd property for rezones. Splash Pad was discussed, the preconstruction meeting was held March 18, 2024.

**Administrator Update:**

1. Pre construction meeting on splash pad held. If the weather permits the splash pad will be done July 15th.
2. Greene County asked opinions of property to rezone to C-3, South on 125 next to Rost Ready Mix. This is 20 acres, and the current owner wants to build storage units. After board discussion, an email will be sent to Greene County planning and zoning that the city is not in favor of this and would rather see retail commercial in that area. Alderman Clarkson did point out that something there is better than no growth, traffic could be an issue for retail growth and retail would be next to a concrete plant.

**Motion to recommend non support email to Greene County planning and zoning for C-3 storage buildings at property along South 125:** By Alderman Pyle, seconded by Alderman Lee. Vote was taken:

Alderman Pyle- Aye

Alderman Stucki- Absent

Alderman Clarkson Nay

Alderman Lee- Aye

Mayor asked that an email be sent saying the mayor is not in favor of the C-3 for storage buildings.

1. Jamestown housing construction is underway.
2. Well #4 is losing pressure. This is caused by a check valve or a hole in a pipe. The Administrator recommends we use Brotcke to repair this and would like to see it started ASAP as to not loose pump. Board recommends that we proceed.
3. Morelock Buildings will have a public hearing on the rezone from R-3.l to R-2.Z for two story duplexes in April.
4. Crosswood apartment meters are being replaced due to battery failure.
5. Maple Street easement for property is still held up due to a probate issue. The board asked if the engineer could go around the property somehow so that storm water repair can move forward.
6. The Helena developer has paid 24 impact fees for the water system. Material to move forward with putting in larger water line is estimated to cost $45,000.00. When the developer starts building public works would like to move forward with this project.

**Old Business:**

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*First and Second reading of bill #03042024A- An ordinance amending section 705.010 rate changes, 705.020 minimum rate charge, and adding section 705.025 rate increase*.

Discussion was held on when to start charging the COLA increase. The Board decided to wait until March of 2026.

**Motion to approve first and second reading with an amendment to the COLA starting March** **2026:** By Alderman Clarkson, seconded by Alderman Pyle, roll call vote:

Alderman Pyle- Aye

Alderman Stucki- Absent

Alderman Clarkson- Aye

Aldman Lee- Aye

*First and Second reading of bill # 03042024 B – An ordinance amending section 720.040 actual use rate structure. (for Bonding)*

**Motion to approve first and second reading**: By Alderman Pyle, seconded by Alderman Clarkson and passed by vote:

Alderman Pyle- Aye

Alderman Stucki- Absent

Alderman Clarkson Aye

Alderman Lee- Aye

Draft ordinance for 715.045 – Sewer Rates Increase

The board was in favor of the sewer rate change to the COLA (March of 2026) of putting this on next agenda.

Draft Utility Deposit

The Board was in favor of putting this on the next agenda.

**New Business:**

*First and second reading of bill #03182024A – An ordinance authorizing and directing the Mayor of the City of Rogersville, Mo to execute an agreement.*

**Motion to approve first and second reading :** By Alderman Pyle, seconded by Alderman Clarkson, and passed by vote:

Alderman Pyle- Aye

Alderman Stucki- Absent

Alderman Clarkson Aye

Alderman Lee- Aye

*First and second reading of bill 303182024B- An ordinance authorizing and directing the Mayor of the City of Rogersville, MO to execute an agreement with Robb’s Prefabricated Buildings LLC.*

Administrator Bybee reviewed the bid and asked board to approve the Robbs building due to larger door, insulation, roof decking, and better overall construction. Cost $6,085.00

**Motion to approve first and second reading** : By Alderman Lee seconded by Alderman Clarkson, and passed by roll call vote:

Alderman Pyle- Aye

Alderman Stucki- Absent

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Alderman Clarkson Aye

Alderman Lee- Aye

Mayorial Appointments:

Board of Adjustments- Randy Tumlinson

**Motion to approve re-appointment of Randy Tumlinson**: By Alderman Clarkson, seconded by Alderman Lee and passed by vote:

Alderman Pyle- Aye

Alderman Stucki- Absent

Alderman Clarkson Aye

Alderman Lee- Aye

Planning and Zoning – Ronda Anderson and Doylita McCormack

**Motion to approve re-appointment of Ronda Anderson and Doylita McCormick for planning and zoning:** By Alderman Lee, seconded by Alderman Clarkson and passed by roll call vote:

Alderman Pyle- Aye

Alderman Stucki- Absent

Alderman Clarkson Aye

Alderman Lee- Aye

Sludge Truck tank repair:

The tank on the sludge truck was a budgeted item this fiscal year. Public Works have called every tank place they know of, and none wants to work on or is able to provide the right kind of tank for our sludge truck. There is one place out of state that will do it and shipping of the truck would be $2500.00 from J & L Trucking. The Board recommends we go to bid for the repair.

**Motion to adjourn**: By Alderman Pyle, seconded by Alderman Clarkson, and passed by vote:

Alderman Pyle- Aye

Alderman Stucki- Absent

Alderman Clarkson Aye

Alderman Lee- Aye

The Meeting adjourned at approximately 7:14 p.m.

Minutes submitted by City Clerk, Glenda Stegner