

City of Rogersville  
211 E Center Street  
Board of Aldermen Minutes  
November 17, 2025

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

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

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

Alderman Stucki-	Aye
Alderman Pyle	Aye
Alderman Clarkson-	Aye
Alderman Lee-	Aye

**Motion to approve minutes, November 03, 2025:** By Alderman Clarkson, seconded by Alderman Stucki, and passed by vote:

Alderman Stucki-	Aye
Alderman Pyle-	Aye
Alderman Clarkson-	Aye
Alderman Lee-	Aye

**Motion to approve close session minutes, November 03, 2025:** By Alderman Lee, seconded by Alderman Stucki, and passed by vote:

Alderman Stucki-	Aye
Alderman Pyle-	Aye
Alderman Clarkson-	Aye
Alderman Lee-	Aye

**Accounts Payable:**

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

11/17/2025

**Motion to approve GF accounts payable in the amount of \$131,598.61, WS accounts payable in the amount of \$65,852.92, and park for \$13,469.88 totaling \$210,931.41:** By Alderman Lee, seconded by Alderman Pyle and passed by vote:

Alderman Pyle-	Aye
Alderman Stucki-	Aye
Alderman Clarkson	Aye
Alderman Lee-	Aye

**Community Input:**

13 citizens present

Tom Cole, Robertson Street

Mr. Cole just wanted clarity on accessory buildings and storage containers for accessory buildings is what is being discussed in the meeting from the agenda.

Toby Roberts, Mooney Street

Mr. Roberts came before the board in favor of the connecting of Mooney Street to the Fall Creek Subdivision to help with traffic flow and create another outlet.

City of Rogersville  
211 E Center Street  
Board of Aldermen Minutes  
November 17, 2025  
Page 2

Mike Curry, Mooney St

Mr. Curry also came before the board in favor of connecting Mooney Street to the new subdivision even though it is not the best fix with a right -in, right – out street.

Lauren Brooke, Realtor

Ms. Brooke spoke about storage containers as accessory buildings and how it effects property values. She reviewed our proposed changes to the ordinance and was in favor of changes for residential lots.

Sheila Seaton, Mooney Street

Ms. Seaton asked when Phase 3 of Flat Creek starts? It has not been approved through planning and zoning yet but could be at next meeting. Phase 3 be connected to Hamilton Street. She asked why the builder didn't have to pay for this change to Mooney Street. Legally they are not required to do so. Ms. Seaton had questions about getting to the back of her property and was told that nothing that is currently paved will be taken out.

Danan Bradly, Mooney Street

Ms. Bradly spoke in favor of Mooney Street extension.

Kizzie Hutchenson, Mooney Street

Ms. Hutchenson is most concerned about traffic flow and safety if Mooney Street is opened up and would like to see the rest of the street improved if the connection is made to the new subdivision.

Malonie Phillips, Mooney Street

Ms. Phillips expressed her concern over Mooney Street extension not being wide enough, flooding issues that more pavement will cause, and general traffic flow on an already narrow road that has not been maintained. She claims there will never be a sidewalk because it will not cross her property to be put in.

#### **Guest Speaker:**

#### **Planning and Zoning**

Alderman Lee

No meeting was held.

#### **Administrators Report**

1. Flat Creek 3 will be reviewed next Planning and Zoning meeting.
2. Matt Author working with ALTEC was a huge help in resolving our internet issues at the public works buildings.
3. The tap grant construction drawings are still in review.
4. Still waiting on an electrician to repair the fans at waste water plant.

5. Highway 60 20-inch casing is completed. Capital was very helpful with cost the church incurred because it was not installed properly. They will have to issue us a check, then it will go to the church.

Old Business:

Use Tax

Christian County's ballot wording was presented to the board to review. The use tax did not pass in Christian County.

**Motion to table until next meeting:** By Alderman Pyle, seconded by Alderman Stucki and passed by vote:

Alderman Pyle-	Aye
Alderman Stucki-	Aye
Alderman Clarkson	Aye
Alderman Lee-	Aye

Accessory Buildings (Storage containers)

A definition of the Storage containers will be in part of the code if the board wants to proceed with having a public hearing on this.

**Motion to proceed with public hearing and ordinance:** By Alderman Pyle, seconded by Alderman Stucki and passed by vote:

Alderman Pyle-	Aye
Alderman Stucki-	Aye
Alderman Clarkson	Aye
Alderman Lee-	Aye

**Mooney Street, John Forrester**

The budget for Mooney Street was discussed and builder contributing \$50,000.00 to the project. The cost came in at of \$310,500.00. This will be the North, East end to connect to housing development known as Fall Creek.

Alderman Stucki had concerns on the boundaries not large enough to develop a road to city standards and connectivity on a right-in, right-out road. She is not comfortable with this being 28 feet from the rail road tracks and the safety issues that could cause. She asked why Flat Creek had a stubbed-out road. There is an access easement to Kesinger property that cannot be blocked, and the city allowed this to do the rail road quiet zone.

Alderman Pyle asked when the projected time to fix the rest of Mooney Street will be and wanted a cost easement? Mooney Street has needed repair for some time and the city would need to budget to fix the rest of the street as budget allows, Administrator thinks 3 years.

Victor Osennity,

Mr. Osennity spoke of opening another access point.

Alderman Clarkson was good with the bid pricing to do the project.

Melonie Phillips,

Wanted to know why builders didn't pay for all of the street to be repaired. Mayor Cole said that the traffic flow was not recognized at the time.

At that time the board was asked to make a motion to proceed with or decline the Mooney Street project.

**Motion to proceed with connecting Mooney Street:** By Alderman Lee, seconded by Alderman Clarkson, and passed by role call vote:

Alderman Lee-	Aye
Alderman Pyle-	Abstain
Alderman Stucki-	Nay
Alderman Clarkson-	Aye

Attorney Krebs said that the Ayes are enough to pass this.

**New Business:**

*First and Second reading of bill #11172025A : An ordinance authorizing and directing the Mayor of the City of Rogersville, MO to execute an agreement with J & H Excavating, LLC (Leabrooke Culvert)*

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

Alderman Pyle-	Aye
Alderman Stucki-	Aye
Alderman Clarkson	Aye
Alderman Lee-	Aye

**Motion to adjourn:** By Alderman Lee, seconded by Alderman Stucki, and passed by vote:

Alderman Pyle-	Aye
Alderman Stucki-	Aye
Alderman Clarkson	Aye
Alderman Lee-	Aye

The Meeting adjourned at approximately 6:56 p.m.

Minutes submitted by Glenda Stegner.