

City of Rogersville  
211 E Center Street  
Board of Aldermen Minutes  
May 4, 2026

**Present: Mayor Cole, Alderman Jeff Lee, Alderman Tim Clarkson, Alderman Stucki, Alderman 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 Pyle, seconded by Alderman Stucki, and passed by vote:

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

Swear in Board of Alderman Janie Pyle by the City Clerk.

**Motion to approve public hearing minutes April 20, 2026:** By Alderman Lee, seconded by Alderman Stucki, and passed by vote:

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

**Motion to approve minutes with noted changes for April 20, 2026:** 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 closed session for April 20, 2026:** By Alderman Stucki, seconded by Alderman Lee, 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:**

05/4/2026

**Motion to approve GF accounts payable in the amount of \$39,412.89, WS accounts payable in the amount of \$207,395.00, and park for \$23,889.60 totaling \$270,689.49:** By Alderman Stucki, seconded by Alderman Pyle, and passed by vote:

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

**Community Input:**

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32 citizens present

Tatyana Osenniy, Creative Homes

Ms. Osenniy spoke about the rezoning of Fall Creek Phase 3, zoning of R-2Z for reconsideration that was on the agenda, this was not a formal appeal. They were given the opportunity to hear the reasons why the Board denied the rezone of the property. Ms. Osenniy talked of accusations made of conflict of interest. She has recused herself from all votes that involved her business. Procedures were followed per Missouri Municipal League. The zoning of R2-Z has been called a duplex, apartments and even commercial. The HOA's from both Sawyer Creek and Leabrooke have been sending out emails with misinformation and it is starting to feel defamatory and legal action may be taken. All the Osenniy's are asking for is the reconsideration and reason for denial. For the record the board didn't receive emails from the Leabrooke HOA's, except for Alderman Lee who lives in the neighborhood.

Nichole Hampton, Sawyer Creek HOA

Ms. Hampton spoke about 50 residents showed up against this zoning change at the April 6, 2026. 10 of them spoke against the zoning. Ms. Hampton would like to keep the homes in the area all single family due to run off, limited access, traffic, and safety.

Administrator Bybee

As a point of clarification, R2 is two living units per lot, run off does not increase. They are asking for 4 lots to have 2 family dwellings.

Amanda Morris- Lakewood Estates

Ms. Morris feels the developer is not listening to what the community wants and is exhausted by the turn of events. If the developers don't get their way they just come back for an appeal. This makes them lose faith in the government officials. She asks what would be next, apartments next to residential homes.

Mayor Cole

When the Board of Alderman votes against planning and zonings decisions the city Attorney and MML advise that a reason must be given for the denial zoning changes to land owner.

Thomas Manary, Leabrooke HOA

Mr. Manary asked to see the picture of the proposed R2-Z zoning structures, then stated it still looks like a duplex with two owners. He also claimed that public sentiment didn't seem to change giving the builder an appeal. He addressed the board saying that they are the elected officials that should listen to the residents, not go against them.

Tatyanna Osenniy,

Ms. Osenniy talked about the R2-Z zoning being under utilized according to the comprehensive plan.

Josh Reynolds, Leabrooke  
City of Rogersville

Mr. Reynolds expressed that having a home in the area for 17 years and wanting to see the right kind of growth in the neighborhood. The wrong kind of growth causes a failure to the area and even effects the school system.

Attorney Krebs

Mr. Krebs again expressed that this was not an appeal. He simply advised the Board to bring it back to the meeting so that an explanation can be given to the developers and a vote taken with explanation.

Mr. Reynolds went on to ask how many times this can be brought back, and the community should have a rights as well.

**Guest Input:**

**Planning and Zoning:** Jeff Lee

Discussion was held on comprehensive plan and used some AI for assistance with demographics.

**Administrators Report:**

1. C-2 zoning information is in board packet for review.
2. Chip and sealing was completed on Center Street. Stripping will be done ASAP
3. Clarifier work is 90% done.

Chief Laughlin

The police department has received a \$10,000.00 grant from Webster Electric for an update on body cameras.

**Old Business**

**New Business**

**EmmaLee Fielden , Assistant Park Director**

EmmaLee presented an award to Adrick White for outstanding service to the City Parks programs through Missouri Parks and Receptions Association and a certificate of appreciation from the City for his service. He is the youngest person to receive the award from MPRA. He has been a very dedicated worker for the park system. He will be graduating Logan Rogersville High School and going to the military in July. We all wish him well and thank him for his service.

*First and Second Reading of Bill Number 04062026C An ordinance to rezone certain property within the existing city limits of the City of Rogersville, Webster County, Mo. (Creative Homes, Flat Creek 3<sup>rd</sup> addition)*

**Motion to accept the first and second reading:** By Alderman Pyle, seconded by Alderman Clarkson, and failed by roll call vote after discussion:

Alderman Stucki had a few questions on why this was brought back and who was considered officers of the city. Attorney Krebs indicated that the reason for explanation is because this went against case law and what planning and zoning recommended. The officers indicated in the

section of code is the Administrator not the elected officials. Attorney recommends reason if denied.

Alderman Stucki-	Nay -Doesn't fit the current lay out of neighborhood and community doesn't want it.
Alderman Pyle-	Nay- Doesn't fit the current lay out of neighborhood.
Alderman Clarkson-	Nay- Doesn't fit the current lay out of neighborhood.
Alderman Lee-	Nay- Doesn't fit the current lay out of neighborhood.

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

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

The Meeting adjourned at approximately 6:57 p.m.  
Minutes submitted by Glenda Stegner.