

**REGULAR MEETING MINUTES  
BOARD OF ALDERMEN OF THE CITY OF CUBA, MISSOURI  
TUESDAY – JULY 23, 2024 – 6:00 P.M.  
CUBA CITY HALL COUNCIL ROOM**

Mayor Kevin Copling called the meeting to order. Aldermen present: Joyce Hartzell, Debbie Martin, Dave Honea, Tony Hutson, Harold Halbert, Jeff Bouse. Police Chief: Doug Shelton. City Attorney present: Charles Hurth III.

**Motion by Honea, seconded by Hutson, to approve the agenda. Vote: All ayes.**

**Citizens participation:**

Doug Lasley, President of the Cuba Development Group (CDG) presented a requested comprehensive plan while giving an update on CDG's mission and vision. See attached. Honea questioned how to get more businesses and how to keep them from leaving, feeling that is a priority. The council thanked him for presenting.

Lasley stated that there is a manufacturing luncheon at Wieland on July 24, 2024 at 11:30 a.m. with guest speakers and to please let him know if interested in attending.

**Motion by Hutson, seconded by Martin, to approve the regular meeting minutes from July 9, 2024. Vote: All ayes.**

**Motion by Honea, seconded by Halbert, to approve the bills to be paid. Vote: All ayes.**

**Kevin Stiles – Natural Gas Consultant:** Nothing to report.

**Natural gas committee recommendations:** Honea stated that the committee and consultant will meet again around October regarding gas pricing.

Hutson stated that the natural gas committee met and recommend advertising a natural gas technician position since David Minardi moved to the treatment plant. **Motion by Hutson, seconded by Honea, to advertise for a natural gas technician inhouse, social media, and newspaper with applications being due by 4:00 p.m. on August 13, 2024. Vote: All ayes.**

**Parks and recreation committee recommendations:** Cyndi Mercer, parks and recreation board member, asked the status of the new bleachers ordered for the football fields. Jerry Montgomery stated they are in the warehouse.

Mercer stated that they are also working on other departments of the parks and recreation. They are working on lighting, and score boards for the Sports Complex and some grants.

Mercer stated that they would like more trees planted and are reaching out to nurseries for some donations.

Mercer asked about the meeting requested with the attorney and if it was scheduled. Clerk Garbo stated that they were to submit the questions and information requested and then a time and date would be scheduled.

Mercer stated that some have reached out to the parks and recreation board regarding the need for a recreation center in the community for the kids. Mercer feels the people need better amenities and more for the kids/people to do. Research shows that there are grants for recreation centers and the board will start looking into. Mercer stated and asked that all work together as a team to move forward as a community as there have been policies in question of roles and feels there needs to be more conversation to work together. Bouse would like the aquatics manual in each aldermens boxes and a copy of the rules of the park and recreation board.

**Electric department – VC collector cards and cellular router bid:** Electric Supervisor Andy Simpson proposed to add an additional collector and router for the electronic metering system. The collector cards are what store the information of the meters and if one fills and a card is not storing the information, about 500 meters are lost. Adding another collector card was recommended by the metering engineer and Simpson.

Anixter \$6800.00

**Motion by Bouse, seconded by Hartzell, to approve the bid from Anixter for collector card and cellular router for \$6800.00. Vote: All ayes.**

**EOC Director bids:** The bid from Chris Newcom and Larry Britton was withdrawn. The issue was tabled until the next council meeting.

**Police Chief report:** None

**Assistant Court Clerk position:** The Assistant Court Clerk position was advertised and there was one applicant, Shannon Waldron who was recommended by the Municipal Judge. **Motion by Bouse, seconded by Hartzell, to approve hiring Shannon Waldron for the Assistant Court Clerk position. Vote: All ayes.**

**Motion by Honea, seconded by Martin, to have the first reading of Bill No. 2145 by caption only.**

**Vote: All ayes.** Hurth read Bill No. 2145 – An ordinance of the board of Aldermen for the city of Cuba, Missouri, authorizing the Mayor of the City of Cuba to sign an agreement for mutual aid with MPUA.

**Motion by Bouse, seconded by Hutson, to approve the first reading of Bill No. 2145. Roll call vote:**

**Bouse-yes, Halbert-yes, Hutson-yes, Honea-yes, Martin-yes, Hartzell-yes. Motion by Honea, seconded**

**by Bouse, to have the second reading of Bill No. 2145. Vote: All ayes.** Hurth read Bill No. 2145 a

second time. **Motion by Bouse, seconded by Martin, to approve the second reading of Bill No. 2145.**

**Roll call vote: Hartzell-yes, Martin-yes, Honea-yes, Hutson-yes, Halbert-yes, Bouse-yes.** Mayor Copling declared that Bill No. 2145 becomes General Ordinance 1234 on this 23<sup>rd</sup> day of July 2024.

Hartzell thanked Public Works for all that prepared and worked during the fair.

Martin stated that the airport is looking into the cost for a covering to go over the fuel tank.

Bouse asked about the old firehouse building. Jerry Montgomery recommended siding and facia and the material cost is roughly \$7000.00. Montgomery thinks it can be done with city employees but not until fall. There was discussion of budgeting and how to pay and will check with Jennifer Basham and report back.

Bouse asked about the grounds maintenance laborer position. Nothing to report as of yet, applications are due August 2, 2024.

Mayor Copling stated that a comprehensive plan has to be gotten. Garbo stated there has to be a request for bids and is working with MRPC.

**Motion by Honea, seconded by Halbert, to go into executive session – closed to the public pursuant RSMo 610.021 – Section 1) litigation; Section 2) real estate. Roll call vote: Bouse-yes, Halbert-yes, Hutson-yes, Honea-yes, Martin-yes, Hartzell-yes.**

Mayor Copling called a 3 minute recess.

**Motion by Bouse, seconded by Hartzell, to go back into regular open session. Roll call vote: Bouse-yes, Halbert-yes, Hutson-yes, Honea-yes, Martin-yes, Hartzell-yes.**

Hurth stated that the Board of Aldermen met in closed session to discuss real estate and litigation with no final actions taken.

**Motion by Martin, seconded by Honea, to adjourn. Vote: All ayes.**

Lainie Garbo, City Clerk

## **City of Cuba, MO Comprehensive Plan Input**

**CDG's Mission and Vision statements include the following:**

### **PURPOSE-WHY DO WE EXIST?**

To facilitate the creation and retention of quality, sustainable jobs in our community.

### **CORE BELIEFS**

1. Economic vitality means good jobs, economic security, increased household income, and a tax base to support a better quality of life.
2. Our primary economic development priority is focused on companies and organizations that add value to the local economy by selling the majority of their products and services to entities outside of the region. If this basic economic sector is healthy, non-basic retail and service sectors prosper.

With these statements at the heart of our mission, CDG will;

1. Work with the manufacturers/producers (MP's) in the area in any way possible to ensure the retention and possible expansion of jobs in our area.
  - a. Be a source of information and referral to local businesses.
  - b. Provide educational and networking opportunities for MP's.
  - c. Make periodic onsite visits to demonstrate CDG's and the city's interest in their profitable operations and to gauge the health of our manufacturing base.
  - d. Maintain relationships with various state agencies related to economic development.
  - e. Continue using the city's utilities abatement program and Crawford County's Enhanced Enterprise Zone benefits to encourage/supplement local manufacturing growth.
2. Respond to requests for information coming from Missouri Partnership and from in-state inquiries for possible new industries moving to Cuba.
  - a. Encourage the city to complete needed utilities infrastructure to Barnett Business and Technology Park to enhance the possibility of getting a new manufacturing facility.
    - i. Work with Public Works to determine capacity needs to meet the requirements of possible manufacturing facilities.
3. Promote housing to meet the needs of employees of local MP's and to assist in needed population growth.
  - a. Work with developers, large and small, to establish attractive subdivisions within the area.
  - b. Encourage the city to work with the developers making possible zoning concessions such as density and design requirements needed by successful developers.
  - c. Ensure the permitting process is as streamlined as possible.
  - d. Look for other innovative ways to work with individual developers.
  - e. Identify currently vacant commercial buildings that could be transformed into suitable housing, i.e. lofts, apartments, etc.
  - f. Encourage the responsible use of city funds to assure maintenance of the city's infrastructure along with keeping up with targeted growth.

4. Support the city on the enhancement of public spaces, parks, and recreational facilities to promote community engagement and a positive quality of life.
5. Encourage the city to hire a public works director who would be responsible for overall infrastructure management, strategic planning, budget oversight, etc.
6. Identify commercial properties either available or having attributes of prime retail business potential.
  - a. Work with local Realtors and landowners and to establish a vision of how their properties could be used for retail development and for the betterment of the community.
  - b. Establish a "Retail Strategy" to identify businesses most likely to locate in a community of our size and location.
    - i. Consider using a consultant to increase the chances of successful procurement of appropriate businesses.
  - c. Educate potential businesses as to the availability of financing from local lenders and of the Revolving Loan Funds of both the City's Industrial Development Authority and Meramec Regional Development Corporation.
  - d. Be an available consultant to new and established retailers.
7. Be a champion for Workforce Development that enhances the skills and capabilities of the local workforce.
  - a. Work to maintain and expand the use of ACT Work Ready Communities program.
  - b. Enhance relationships with area technical training centers and encourage their development and/or enhance current training to meet the needs of our major employers.
8. Collaborate with appropriate economic development groups, agencies and consultants on any appropriate project for the benefit of Cuba and the surrounding area.
9. Be a resource to the city for any appropriate project. Always be accessible to the city's Board of Aldermen, the Mayor, City board members and city employees.

Submitted by:



Doug Lasley, President  
Cuba Development Group, Inc.  
July 23, 2024