

BILL NO. 2174

ORDINANCE NO.

AN ORDINANCE APPROVING, AND AUTHORIZING THE MAYOR TO EXECUTE, A DEVELOPMENT AGREEMENT IN CONNECTION WITH THE DEVELOPMENT OF SILO RIDGE SUBDIVISION ON APPROXIMATELY 117.11 ACRES LOCATED NORTH OF HOLLY LN/HIGHWAY ZZ AND SOUTH OF MCCLEOD STREET AS FURTHER DESCRIBED ON THE ATTACHED EXHIBIT A (PETITION OF HIGHWAY 44 INVESTMENTS, LLC)

WHEREAS, a Public Hearing was held before the Planning and Zoning Commission on April 22, 2025 regarding a proposed Development Agreement attached hereto as Exhibit A (the “**Development Agreement**”) by and among the City of Cuba, a Missouri municipal corporation (the “**City**”), Stubblefield Commercial, LLC, a Missouri limited liability company, William R. Gray and Georgianna Gray, a married couple, Hillside Self-Storage, L.L.C., a Missouri limited liability company, and Highway 44 Investments, LLC, a Missouri limited liability company in connection with the development of approximately 117.11 acres or real property as further described on the attached Exhibit B (the “**Property**”).

WHEREAS, the Planning and Zoning Commission has found that the Development Agreement advances the objectives of the City to facilitate the development of the Property as a residential subdivision; and

WHEREAS, the Planning and Zoning Commission has recommended approval of the Development Agreement; and

WHEREAS, a Public Hearing was held before the Board of Aldermen on April 30, 2025, having reviewed the recommendation of the Planning and Zoning Commission and has determined, pursuant to a vote at its meeting on April 20, 2025, that the proposed Development Agreement is in the best interest of the City.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF CUBA, MISSOURI, AS FOLLOWS:

Section 1: APPROVAL OF DEVELOPMENT AGREEMENT

The Development Agreement is hereby approved.

Section 1: AUTHORIZATION OF MAYOR TO EXECUTE DEVELOPMENT AGREEMENT

The Mayor is hereby authorized to execute the Development Agreement.

This Ordinance shall be in full force and effect from and after its passage and approval.

PASSED BY THE BOARD OF ALDERMAN THIS _____ DAY OF _____ 2025.

MAYOR/PRESIDING OFFICER

APPROVED BY THE MAYOR THIS _____ DAY OF _____ 2025.

MAYOR

ATTEST:

CITY CLERK

Exhibit A
“Development Agreement”

Exhibit B

“Property”

A fractional part of Lots 17 and 18 of RIDGETOP ESTATES, Cuba, Missouri, and, a fractional part of the North Half of Section 36, Township 39 North, Range 5 West of the 5th P.M. described as follows: Beginning at the Southwest Corner of Lot 17 of said RIDGETOP ESTATES; thence North 1°15'20" East, 1507.44 feet, and, North 1°19'10" East, 396.78 feet, all along the West line of said Lot 17 to the southeasterly right of way of U.S. Interstate 44; thence North 64°00'40" East, 812.81 feet, and, North 83°02'10" East, 158.57 feet, and, North 63°23'20" East, 505.44 feet, and, North 63°30'10" East, 197.44 feet, all along said southeasterly right of way to the North line of the Northwest Quarter of the Northeast Quarter of said Section 36; thence South 89°25'10" East, 211.48 feet, and, South 89°22'50" East, 180.72 feet, all along said North line to the southerly right of way of Springfield Road; thence South 70°14'10" East, 122.95 feet, and, South 63°59'10" East, 213.53 feet, and, South 64°55'10" East, 166.45 feet, and, South 68°13'50" East, 194.43 feet, and, easterly, 139.48 feet along the arc of a curve, concave northerly with a radius of 2050.00 feet, the chord of which is South 71°37'50" East, 139.45 feet, and, South 71°37'40" East, 103.44 feet, all along said southerly right of way to the northwest corner of a parcel described in Crawford County Deed Records at Book 421, Page 766; thence South 1°37'40" West, 981.13 feet, and, South 6°56'10" East, 438.28 feet, all along the westerly line of said Book 421, Page 766 parcel to the northwesterly right of way of State Route ZZ; thence South 61°54'00" West, 585.93 feet, and, South 61°52'40" West, 238.31 feet, all along said northwesterly right of way to the southeast corner of a parcel described in Crawford County Deed Records at Instrument No. 202002415; thence North 13°54'20" West, 202.42 feet along the East line of said Instrument No. 202002415 parcel to the southeast corner of a parcel described in Crawford County Deed Records at Instrument No. 202002797; thence North 12°30'10" West, 89.63 feet, and, North 9°15'30" West, 45.86 feet, and, North 2°39'00" East, 91.65 feet, and, North 10°01'10" West, 162.99 feet, and, northerly, 25.33 feet along the arc of a curve, concave easterly with a radius of 34.66 feet, the chord of which is North 10°55'10" East, 24.77 feet, and, North 6°04'00" West, 29.08 feet, and, South 89°37'40" East, 7.85 feet, and, North 2°01'00" West, 352.24 feet, all along the East line of said Instrument No. 202002797 parcel to its northeast corner; thence North 89°15'20" West, 219.50 feet, and, North 89°15'30" West, 436.90 feet, all along the North line of said Instrument No. 202002797 parcel to its northwest corner; thence South 1°12'50" West, 152.50 feet, and, South 9°16'40" East, 473.47 feet, all along the West line of said Instrument No. 202002797 parcel to the northwest corner of the aforesaid Instrument No. 202002415 parcel; thence South 24°11'20" West, 208.30 feet, and, North 88°03'30" East, 37.55 feet, and, South 26°39'50" West, 286.58 feet, and, South 30°47'20" West, 170.60 feet, all along the westerly line of said Instrument No. 202002415 parcel; thence South 69°30'40" East, 413.00 feet to the aforesaid northwesterly right of way of State Route ZZ; thence southwesterly, 103.22 feet along the arc of a curve, concave southeasterly with a radius of 2904.93 feet, the chord of which is South 49°54'30" West, 103.21 feet along said northwesterly right of way to its intersection with the North right of way of Holly Lane; thence South 89°52'10" West, 474.75 feet, and, South 89°50'30" West, 1002.15 feet, all along said North right of way to the point of beginning. Above described tract contains 117.10 acres, more or less, per plat of survey J-5679, dated October 2, 2024, by CM Archer Group, P.C.