

**REGULAR MEETING MINUTES**  
**BOARD OF ALDERMEN OF THE CITY OF CUBA, MISSOURI**  
**TUESDAY – MARCH 4, 2025 – 6:00 P.M.**  
**CUBA CITY HALL COUNCIL ROOM**

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

**Motion by Halbert, seconded by Boue, to approve the agenda. Vote: All ayes. Honea and Bouse absent.**

**Mayor Copling opened the public hearing at 6:03 p.m. – Highway 44 Investments, LLC request to rezone property located north of Holly Lane/Highway ZZ and south of McLeod Street from R-1 residential to R-1 Planned Overlay District**

McBride Homes representatives Jeremy Roth, Jeannie Aumiller, and Max Ladd were present along with engineer Caleb Homan.

Roth gave a detailed informative presentation of the proposed development also stating that they are very interested and excited to build in Cuba.

Martin asked Roth if local providers and traits would be used. Roth stated that they are more than welcome to submit their bids.

Martin asked about the infrastructure and what the city was responsible for. Roth stated that their development is responsible for the water, sewer, and stormwater and the city would be responsible for electric and natural gas.

Martin asked about the school busses getting through the streets and Roth stated that there should be no problems.

Hutson asked once the development is approved when would they be starting construction. Roth stated they would like to start this summer, but also depends on the market and sales. They would like to show their presence from Highway 66.

Dan Eidson asked if the development will be a gated community. Roth stated no, there will be a home owners association (HOA).

Eidson stated that affordability is key and asked the price of a medium size home they offer. Roth stated that they are still researching a final cost, but average cost could be mid \$200,000-\$300,000.

A gentleman from the audience who did not state his name asked about people trespassing or getting injured on his adjoining property and who would be responsible for that. Roth stated that there is some fencing in the plans, but they rarely have an issue with that in any other subdivision. The gentleman wants someone to be held accountable for any trespassing and Roth stated that they can't be responsible and if it occurs, they should call the authority as they are breaking the law.

The gentleman from the audience that did not state his name stated that the houses are going to be so close and asked what would happen if one caught on fire as it would cause more to catch fire. He asked the council to think about safety over money.

Jim Barnett with Peoples Bank and the Cuba Development Group stated that this is a big step forward for our community. Employers in Cuba have trouble getting employees because of housing and this will help. Barnett stated many benefits of the development including a good revenue source, tax money for the school and retail development coming along with sales tax. Barnett encourages the council to move forward with the development.

Mayor Copling stated that the planning and zoning board met and heard the development proposal also addressing questions and concerns. Planning and zoning made the recommendation of approving the proposed preliminary plat requesting affidavits from the Fire Chief and the Chief of Police regarding the streets within the development. This approval will allow the process to move forward as there are more steps involved. The development agreement is being worked on, then the request will be approved with the final plat.

Mayor Copling closed the public hearing at 6:30 pm.

**Motion by Hutson, seconded by Martin, to approve the preliminary plat. Roll call vote: Halbert-yes, Hutson-yes, Martin-yes, Hartzell-yes. Honea and Bouse absent.**

Anna Lee Williams, planning and zoning member, stated that once the development agreement is met then another planning and zoning meeting will be scheduled.

Williams reminded the council that 565 homes is a lot, and they need to understand that to accommodate there will need to be improvements to the treatment plant and electric grid. Not only will there be more homes, but also more businesses and that is a huge influx of building going on.

Mayor Copling stated that there is a vacant seat on the planning and zoning board and would like to appoint Kelly Johnston. **Motion by Hutson, seconded by Halbert, to approve the appointment of Kelly Johnston to planning and zoning. Roll call vote: Hartzell-yes, Martin-yes, Hutson-yes, Halbert-yes. Honea and Bouse absent.**

**Citizens participation:**

Eidson stated that being a part of the local work force he knows what he can afford for a medium size home and the development doesn't sound affordable and feels that housing in Cuba needs to be affordable.

Kim Roedemeier with the tourism committee stated that Don Fuchs has resigned, and they would like to recommend Ryan Meiser to fill the seat. Guffey, attorney, would like for this to be on the agenda for an appointment.

**Motion by Hartzell, seconded by Hutson, to approve the regular meeting minutes from February 4, 2025. Vote: All ayes. Honea and Bouse absent.**

**Motion by Halbert, seconded by Hartzell, to approve the special meeting minutes from February 21, 2025. Vote: All ayes. Honea and Bouse absent.**

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

**Warming shelter update:** Greg Hubbell stated that he is new to the community and volunteered at the warming shelter. At the last opening there were a total of 85 people to utilize the shelter receiving food and supplies and 12-15 people that stayed day and night with being fed 2-3 times per day. Hubbell stated that many people and local business donated and it was very appreciated. Hubbell reported that because of the warming shelter there were zero injuries or deaths.

**Emergency Preparedness Director:** Mayor Copling asked if this position can be appointed for if it needs to go through the process as it is a paid position. Guffey recommended it going through the proper process and advertising the position. **Motion by Halbert, seconded by Hartzell, to advertise a Emergency Preparedness Director. Vote: All ayes. Honea and Bouse absent.**

**Electric committee recommendation:** Andy Simpson, electric supervisor, stated that 4 Rivers requested a 3 phase service for their location and there is not one close so the electric service would have to be extended. It can be done but will cost approximately \$12,245.00. Simpson did speak with Jennifer Basham and it can be done. Martin asked the timeframe to recoup the cost and Simpson replied roughly 3-4 years. **Motion by Hartzell, seconded by Halbert, to approve the 3 phase service for 4 Rivers. Vote: All ayes. Honea and Bouse absent.**

**Transformer bids:** Simpson stated that the So-Lo facility is going to a gas station also and a new transformer is needed. Simpson presented bid for a quantity of 3 75 KVA polemount transformers.

Sunbelt-Solomon	\$1500 each	total of \$4500
DSI	\$2700 each	total of \$8100
Midwest Electric Transformer	\$3750 each	total of \$11,250

**Motion by Martin, seconded by Hutson, to approve the bid from Sunbelt-Solomon for \$1500 each, total of \$4500. Vote: All ayes. Honea and Bouse absent.**

Simpson the council if he can go out for an electrical engineer bid for the new development since the preliminary plat was approved. Guffey stated that a development agreement and other meetings have to take place and recommended to wait.

**Street department laborer position:** Bill Dotson, street supervisor, stated that Jeremy Copling signed the internal job posting and is aware of the pay decrease to go back to the street department. Dotson recommends Copling for the position at the pay of \$20.50/hour and would start Monday, March 10, 2025. **Motion by Hartzell, seconded by Halbert, to approve Jeremy Copling for the street department laborer position at \$20.50/hour. Vote: All ayes. Honea and Bouse absent.**

**Natural gas committee recommendations:** Hutson stated that there was a committee meeting to discuss the price of gas.

**Motion by Hutson, seconded by Hartzell, to change the price of natural gas to \$0.0135 per cubic foot. Roll call vote: Hartzell-yes, Martin-yes, Hutson-yes, Halbert-yes. Honea and Bouse absent.**

**Motion by Hutson, seconded by Halbert, to remove the tiered rate table in natural gas pricing. Roll call vote: Halbert-yes, Hutson-yes, Martin-yes, Hartzell-yes. Honea and Bouse absent.**

**Motion by Hutson, seconded by Halbert, to remove the \$7.00 minimum gas charge and add a \$7.00 monthly meter service charge. Roll call vote: Hartzell-yes, Martin-yes, Hutson-yes, Halbert-yes. Honea and Bouse absent.**

**Motion by Hutson, seconded by Martin, to advertise internally and externally for a natural gas laborer with applications being due by 4:00 p.m. on March 21, 2025. Vote: All ayes. Honea and Bouse absent.**

**Park and recreation committee recommendations:** Hutson stated that there was discussion of continuing the employment of pool manager Beth Dotson for the upcoming summer and to start advertising for lifeguards. **Motion by Martin, seconded by Hutson, to continue the employment of Beth Dotson for pool manager. Vote: All ayes. Honea and Bouse absent.**

**Water department agreement:** An agreement from Flynn Drilling Company was presented for a three (3) year water supply pumping equipment inspection agreement with an annual price of \$1750.00. **Motion by Hartzell, seconded by Hutson, to approve the agreement with Flynn Drilling Company. Vote: All ayes. Honea and Bouse absent.**

**Police committee recommendation:** PC Shelton stated that there was a committee meeting to discuss the parking around Green Street that was changed to no parking with Bouse, himself, and other citizens

in attendance. There was discussion of many parking options and the recommendation was three (3) hour parking along West Washington from Hickory Street to Green Street. PC Shelton stated that they are trying to appease business owners with no parking lots and does not know how to make it better. A gentleman in the audience asked if the parking on Green Street could be reinstated. PC Shelton stated that it has been discussed many times and he will not change his recommendation of no parking on the west side of Green Street. Hutson stated that he does not think a three (3) hour parking will work and thinks it would be better leaving alone. PC Shelton stated that they can't fix parking if there is nothing available. Hutson thinks the situation needs to be looked at more. PC Shelton stated that Robert-Judsons would also like two (2) hour parking as the post office employees park along the street but again, they have no way of enforcing that parking. Martin asked if PC Shelton had spoke with the post office employees about alternate parking and he replied that as of now it is public parking and first come first serve and that he can give recommendations but can't control. Martin stated that the situation needs to be handled seriously and PC Shelton stated that it has been discussed many times even after his recommendation. Halbert asked about parking meters and PC Shelton asked about the cost of them and who would monitor. Mayor Copling tabled the discussion.

**Surplus police cars:** Discussion was tabled.

**Motion by Halbert, seconded by Hartzell, to have the first reading of Bill No. 2165 by caption only.**

**Vote: All ayes. Honea and Bouse absent.** Guffey read Bill No. 2165 – An ordinance authorizing the Mayor of the City of Cuba, Missouri, on behalf of said city, to enter into an agreement with Williams Robinson Wiggins P.C. for legal services. **Motion by Hartzell, seconded by Martin, to approve the first reading of Bill No. 2165. Roll call vote: Hartzell-yes, Martin-yes, Hutson-yes, Halbert-yes. Honea and Bouse absent. Motion by Hartzell, seconded by Halbert, to have the second reading of Bill No. 2165.**

**Vote: All ayes. Honea and Bouse absent.** Guffey read Bill No. 2165 a second time. **Motion by Hartzell, seconded by Halbert, to approve the second reading of Bill No. 2165. Roll call vote: Halbert-yes, Hutson-yes, Martin-yes, Hartzell-yes. Honea and Bouse absent.** Mayor Copling declared that Bill No. 2165 becomes Special Ordinance 930 on this 4<sup>th</sup> day of March 2025.

**Motion by Hartzell, seconded by Halbert, to have the first reading of Bill No. 2166 by caption only.**

**Vote: All ayes. Honea and Bouse absent.** Guffey read Bill No. 2166 – An ordinance authorizing the Mayor of the city of Cuba, Missouri, on behalf of said city, to enter into an agreement with CM Archer Group, P.C. for engineering services for improvements to Tangle Creek Park. **Motion by Hutson, seconded by Hartzell, to approve the first reading of Bill No. 2166. Roll call vote: Hartzell-yes, Martin-yes, Hutson-yes, Halbert-yes. Honea and Bouse absent. Motion by Hartzell, seconded by Martin, to have the second reading of Bill No. 2166. Vote: All ayes. Honea and Bouse absent.** Guffey read Bill No. 2166 a second time. **Motion by Halbert, seconded by Hartzell, to approve the second reading of Bill No. 2166. Roll call vote: Halbert-yes, Hutson-yes, Martin-yes, Hartzell-yes. Honea and Bouse absent.** Mayor Copling declared that Bill No. 2166 becomes Special Ordinance 931 on this 4<sup>th</sup> day of March 2025.

**Motion by Halbert, seconded by Hartzell, to have the first reading of Bill No. 2167 by caption only.**

**Vote: All ayes. Honea and Bouse absent.** Guffey read Bill No. 2167 – A resolution authorizing the filing of an application with the Missouri Department of Natural Resources, Clean State Revolving Fund Program for an engineering services grant under the Missouri Clean Water Law (Chapter 644, RSMo.).

**Motion by Hutson, seconded by Hartzell, to approve the first reading of Bill No. 2167. Roll call vote: Hartzell-yes, Martin-yes, Hutson-yes, Halbert-yes. Honea and Bouse absent.** Mayor Copling declared that Bill No. 2167 becomes Resolution No. 03-04 on this 4<sup>th</sup> day of March 2025.

Hutson clarified how long to run the advertisement for the Emergency Preparedness Director position and it will run the same as natural gas laborer position. Applications due by 4:00 p.m. on March 21, 2025.

Halbert asked if the City of Cuba has an ordinance banning pit bull dogs. Missy Mullally replied no.

**Motion by Martin, seconded by Hartzell, to enter into executive session – closed to the public pursuant RSMo610.021 – Section 1) Attorney-client communication. Roll call vote: Hartzell-yes, Martin-yes, Hutson-yes, Halbert-yes. Honea and Bouse absent.**

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

Guffey stated that the council met in closed session for attorney-client communications and there were no final actions taken.

**Motion by Hartzell, seconded by Martin, to adjourn. Vote: All ayes. Honea and Bouse absent.**

**Lainie Garbo, City Clerk**