

**REGULAR MEETING MINUTES  
BOARD OF ALDERMEN OF THE CITY OF CUBA, MISSOURI  
TUESDAY – MAY 20, 2025 – 6:00 P.M.  
CUBA CITY HALL COUNCIL ROOM**

Mayor Kevin Copling called the meeting to order. Aldermen present: Joyce Hartzell, Pitts Lesesne, Ray Mortimeyer, Tony Hutson, Harold Halbert, and Jeff Bouse. Police Chief present: Doug Shelton. City Attorney present: Emily Guffey.

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

**Citizens participation: None**

**Motion by Halbert, seconded by Mortimeyer, to approve the regular meeting minutes from May 6, 2025. Vote: All ayes.**

**Motion by Bouse, seconded by Hartzell, to approve the executive session meeting minutes from May 6, 2025. Vote: All ayes.**

**Motion by Bouse, seconded by Lesesne, to approve the special meeting minutes from May 15, 2025. Vote: All ayes.**

**Motion by Bouse, seconded by Mortimeyer, to approve the bills to be paid as presented. Vote: All ayes.**

**NW Main, McLeod & Highway ZZ Water Main Extension Project Bids:** Cameron Schweiss, Archer-Elgin Engineering, stated that the discussion was tabled at the last meeting to allow time to review the project bids and discuss with the supervisors if any of the work within the bids can be done internally. Schweiss stated that the consensus was to recommend moving forward and negotiating and pull some scope of the work that can be done internally. Schweiss stated that some projects that can be done internally are asphalt repair, running the water on Route 66 towards Ridgetop as it can be done outside of the road way with easy digging and the water department felt comfortable as that project can stop and start when needed, and service connections on Main Street as they can be dug up and replaced when they are able to. Schweiss stated that their revised recommendation is to award the project bid as recommended at the last meeting with the condition of a change order to change the scope of work. Schweiss stated that the contractors are willing to work with us on the project and they would probably start in August. Jennifer Basham, accounting, asked about the final numbers of the project. Schweiss stated it would be \$343,838.51 but will have at least \$100,000.00 in savings. Mortimeyer asked Basham if this recommendation is doable. Basham stated yes. **Motion by Mortimeyer, seconded by Hutson, to approve the recommended construction base bid and alternates #1 and #2 be awarded to Donald Maggi, Inc in the amount of \$343, 838.51. Roll call vote: Hartzell-yes, Lesesne-yes, Mortimeyer-yes, Hutson-yes, Halbert-yes, Bouse-yes.**

**Animal Control Manager contract bid:** Mayor Copling stated that the two bids were received and given to the council for review. Mayor Copling stated that Mullally does an awesome job and Mortimeyer agreed with a great job. Mortimeyer stated that at this time the city is trying to save money and in the last four years Mullally has received substantial raises and if she wants to accept the same raise as the employees then good, if not then it will be void as the raise amount should be in the same realm as the employees. Hutson stated that the bid included a very minimal raise.

Missy Mullally bid \$30,537.87/year - \$2,544.57/month

Jason Fuller bid to undercut any competing bid by 3.5%

The current contract with Mullally is \$2482.51/month a difference of \$62.06/month and \$744.72/year.

Mullally stated that her current contract had a line that Mayor Copling encouraged her to add stating that she got the same raise as the other employees and when that was addressed previously it wasn't liked so she didn't include that in this current bid. Bouse stated that he didn't read the last contract and would never have agreed to it. Bouse agreed with Mortimeyer and will only approve the same raise as the employees are given. **Motion by Mortimeyer, seconded by Bouse, to null the bid as presented and give the same raise as the employees.** Mullally stated she would have to think about that. Guffey stated that the bid is to be accepted or rejected. Lesesne stated that the council asked for bids and one had an amount and one didn't so there is a decision to be made accepting the bid or not having an Animal Control Manager. **\*\*motion rescinded by Mortimeyer and Bouse**

**Motion by Lesesne, seconded by Hutson, to accept the bid from Missy Mullally. Roll call vote: Bouse-no, Halbert-no, Hutson-yes, Mortimeyer-no, Lesesne-yes, Hartzell-no.**

The council discussed rebidding the position. PC Shelton stated that Mullally doesn't have to resubmit a bid and they could possibly lose the Animal Control Manager.

**Motion by Hutson, seconded by Bouse, to decline the bid from Jason Fuller. Roll call vote: Hartzell-yes, Lesesne-yes, Mortimeyer-yes, Hutson-yes, Halbert-yes, Bouse-yes.**

There was more discussion to rebid the position. Hutson stated to just shut it down as he can't believe they turned down the bid of someone who is running one of the best shelters that has many beneficial connections over \$700.00.

**Motion by Mortimeyer, seconded by Halbert, to rebid the Animal Control Manager position. Roll call vote: Bouse-yes, Halbert-yes, Hutson-no, Mortimeyer-yes, Lesesne-yes, Hartzell-yes.**

After further discussion, it was determined that the position would be posted on social media and in the newspaper until the position is filled.

Mayor Copling would like the council to reconsider and accept the bid. Guffey stated that the council already voted to reject the bid and can't go back on their decision, but Mullally can rebid for the position if wanted.

**Airport Manager contract bid:** Mayor Copling stated that one bid was received and given to the council for review.

Robert Travis Pritchett bid \$2500.00/month with a five year contract

**Motion by Bouse, seconded by Hutson, to reject the bid from Robert Travis Pritchett.** Lesesne stated that if the bid is rejected then there will be no Airport Manager. Bouse stated that they can accept with negotiations. Guffey stated that you either accept or reject the bid. **\*\*Bouse and Hutson rescind their motion.** Mortimeyer asked and discussed if they can table the bid. **Motion by Mortimeyer, seconded by Bouse, to table the bid.** Guffey stated if they table the bid then they would have to rebid the position. Lesesne asked if the council could accept a bid for a five year contract and Guffey is unsure at this time. It was discussed to check with the auditors if a multiyear bid can be accepted. **\*\*Mortimeyer and Bouse rescind their motion.**

**Motion by Hutson, seconded by Mortimeyer, to reject the bid. Roll call vote: Hartzell-yes, Lesesne-yes, Mortimeyer-yes, Hutson-yes, Halbert-yes, Bouse-yes.**

**Motion by Bouse, seconded by Hartzell, to rebid the Airport Manager position for a one year term advertising one week in the paper, on social media for two weeks. Roll call vote: Bouse-yes, Halbert-yes, Hutson-yes, Mortimeyer-yes, Lesesne-yes, Hartzell-yes.**

**Public Works Director:** Mayor Copling stated that this is on the agenda because Lesesne requested. Lesesne stated that with the McBride development coming and other projects going on the city is being or could be impacted by not having a Public Works Director (PWD). Code enforcement is needed and there are many things and situations a PWD should be handling and if not, then lawsuits could happen. Without a PWD then Bob Baldwin will have to increase his hours to help accommodate the new development. Lesesne feels supervisors could concentrate on their jobs instead of other things if there was a PWD and that the city engineer helping out with certain things is a big conflict of interest. Bottom line Lesesne thinks a PWD is needed and Hutson agrees. Mayor Copling asked if the city can afford a PWD. Basham stated that yes if a certain employee raise proposal is approved but can't go over the \$32/hour or \$67,000.00/year. Lesesne stated that they can set a salary range based on experience and then send them to trainings as the chances of getting one with all needed certifications is slim. Mayor Copling stated that he has an idea but isn't ready to present it. Lesesne would like to see someone internal for the position but would also have to advertise the position. Bouse stated that even with the McBride development coming in, a new PWD wouldn't have the knowledge and have to be trained. Lesesne stated that Baldwin will stay as long as needed to help train them. Bouse stated that if Baldwin is staying anyway, then save the money this year and revisit next year. Lesesne stated that Baldwin is very busy now and if former employees are still needed as part time and not replaced then they need to rehire the positions and Hutson and Mortimeyer agreed. **Motion by Lesesne, seconded by Hutson, to advertise internally and externally to hire a Public Works Director.** Hartzell stated that she talked to the public works employees and they said they don't need one and since the budget is tight she doesn't think it can be afforded. **Roll call vote: Hartzell-no, Lesesne-yes, Mortimeyer-yes, Hutson-yes, Halbert-no, Bouse-no. Tiebreaker: Mayor Copling-no.** Mayor Copling stated that one may be needed down the road but not now.

**Discussion of FY 26 salaries:** Hutson stated that at the last budget meeting it was approved to give all employees \$0.25/hour raise and he felt like it was unfair as a few received a raise in March and would receive this also. Hutson proposed \$0.25/hour for those who received the raise in March and \$0.55/hour or \$0.75/hour for those who didn't. There was discussion of the different raise amounts.

**Motion by Hutson, seconded by Lesesne, to give \$0.25/hour for those who received a raise in March and \$0.55/hour for those who didn't excluding the part time grounds and the new hires. Roll call vote: Bouse-yes, Halbert-no, Hutson-yes, Mortimeyer-no, Lesesne-yes, Hartzell-yes.**

Mayor Copling stated that since the raises passed, he was glad the employees received raises, but felt the council could have looked at raises late in the year and that the money could have been used on something else.

**Electric Department – transformer bid:** Andy Simpson, electric supervisor, presented transformer bid for an upgrade at S&J Manufacturing.

Sunbelt Solomon        \$6,895.00

DSI                        \$9,615.00

**Motion by Mortimeyer, seconded by Bouse, to approve the bid from Sunbelt Solomon for \$6,895.00.**

**Vote: All ayes.**

**Airport – Aviation Project Consultant Agreement approval:** Clerk Garbo stated that approval is needed for the consultant agreement to proceed with the hangar grant project.

**Motion by Mortimeyer, seconded by Hutson, to approve the Aviation Project Consultant Agreement.**

**Vote: All ayes. Hutson nay.**

**Airport – Aviation Project Consultant Supplemental Agreement No. 1 – Construction Services:** Clerk Garbo stated that approval is needed for the hangar grant project to move forward.

**Motion by Mortimeyer, seconded by Hartzell, to approve the Aviation Project Consultant Supplemental Agreement No. 1 – Construction Services. Vote: All ayes. Hutson nay.**

**Vote: All ayes. Hutson nay.**

**Park and Recreation recommendations:**

**Aquatics manual:** Hutson stated that there were some corrections, redundant items removed, and grammar corrections. Also changed under 2.2 Job Descriptions – The manager is directly supervised by the Cuba Office of City Clerk. **Motion by Hutson, seconded by Lesesne, to approve the revised manual.**

**Vote: All ayes. Bouse nay.**

**Charter Internet:** Basham requested approval for Charter Internet services at City Hall and the Cuba Airport. These services will help with better internet and will help the security camera systems.

Mortimeyer asked if the budget could handle and Basham replied yes. **Motion by Mortimeyer, seconded by Lesesne, to approve Charter Internet at City Hall and Cuba Airport. Vote: All ayes.**

**Pat Chrislip/GWorks training – City Hall:** Basham stated that the requirements for the training is covering food/lodging, mileage rate at the federal mileage rate, and hourly rates of \$30/hour for travel

and \$60/hour for on-site training. Hutson asked about the location they would be traveling from. Basham and Garbo are uncertain but didn't think it was that far. **Motion by Hutson, seconded by Bouse, to approve the training with Pat Chrislip/GWorks. Vote: All ayes.**

**Surplus bid – 2011 dodge Charger:** Garbo stated that there was a bid received after the due date. **Motion by Hutson, seconded by Bouse, to rebid the 2011 Dodge Charger due June 2, 2025. Vote: All ayes.**

**Police Chief report:** None

**Nuisance report:** PC Shelton stated they are working on nuisance complaints. Hutson thanked the police department for working on them.

**Motion by Halbert, seconded by Hutson, to have the first reading of Bill No. 2174 by caption only. Vote: All ayes.** Guffey read Bill No. 2174 – 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 McLeod Street as further described on the attached Exhibit A (petition of Highway 44 Investments, LLC) **Motion by Hartzell, seconded by Bouse, to approve the first reading of Bill No. 2174. Roll call vote: Hartzell-yes, Lesesne-yes, Mortimeyer-yes, Hutson-yes, Halbert-yes, Bouse-yes. Motion by Halbert, seconded by Hartzell, to have the second reading of Bill No. 2174. Vote: All ayes.** Guffey read Bill No. 2174 a second time. **Motion by Bouse, seconded by Hartzell, to approve the second reading of Bill No. 2174. Roll call vote: Bouse-yes, Halbert-yes, Hutson-yes, Mortimeyer-yes, Lesesne-yes, Hartzell-yes.** Mayor Copling declared that Bill No. 2174 becomes General Ordinance No. 1240 on this 20<sup>th</sup> day of May 2025.

Mortimeyer stated that the transportation, tourism, and park tax were for improvements before they helped pay employees.

Hutson clarified a correction from the last meeting minutes and the newspaper article that Halbert made the motion to approve the planning and zoning board recommendation of moving forward with the rezoning request of R1 Residential to R1 Planned Overlay District and pending the approval of the development agreement by the council not himself.

Hutson stated that the storm sirens did not set off for the warnings and in the past the EOC Director attended some meetings to give an update and would like to see that happen. Garbo stated that there is an issue with the sirens and that they are working on a solution.

Hutson stated that he is deeply dissatisfied with the Animal Control Manager decision. He has spent a lot of time researching and looking into animal control and the City of Cuba has an amazing animal control department and establishment. Mullally has great connections that donate animal food and care that could be lost and Lesesne added that Mullally also brings in extra funding that could be lost.

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Bouse stated that he has also received calls regarding the storm sirens and would like more people and the police officers to help and be trained.

Mayor Copling stated he has also received calls regarding the storm sirens, and hopefully they can be fixed soon.

Bouse thanked the city employees for their work caused by the storm.

**Motion by Bouse, seconded by Hartzell, to adjourn. Vote: All ayes.**

**Lainie Garbo, City Clerk**