

REGULAR MEETING MINUTES
BOARD OF ALDERMEN OF THE CITY OF CUBA, MISSOURI
TUESDAY – SEPTEMBER 2, 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, Harold Halbert, Richard Hewkin, and Jeff Bouse. Police Chief present: Doug Shelton. City Attorney present: Emily Guffey.

Motion by Mortimeyer, seconded by Lesesne, to approve the agenda. Vote: All ayes.

Citizens participation: None

Motion by Hartzell, seconded by Halbert, to approve the regular meeting minutes from August 5, 2025. Vote: All ayes.

Motion by Bouse, seconded by Hartzell, to approve the closed executive session meeting minutes from August 5, 2025. Vote: All ayes.

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

Park and recreation recommendations:

Tangle Creek Park site plans: Cameron Schweiss with Archer-Elgin Engineering stated that plans for the park were presented back in June and was asked to revisit the plans due to some of the courts being close in proximity and relocated the items. There were three plans presented (attached) with different layouts and locations of pickleball courts. Hartzell stated that she has done a lot of research, and they show that pickleball courts are very loud and recommend keeping them at a minimum of 500 feet from residences because of the noise and is why it was suggested to move the pickleball courts to the other side of the pool by the basketball courts. Bouse stated that he met with Dan Eidson, park and recreation committee member, at the location and there were concerns with the sun setting and the direction of the nets which could cause issues with sun in ones face while playing pickleball and recommended turning the courts to avoid. Schweiss stated that could cause a challenge as it would possibly have to encroach on the parking lot as the area is narrow. Schweiss stated that they could try to turn them parallel and look at some different parking lot striping options and would do some research. Lesesne asked if the courts would be back to back and Schweiss stated that would also need additional fencing. Hartzell stated that the pavilion that is currently there would be moved so that would allow some extra room. Schweiss stated it is up to the council to decide the best option of the space and that the goal was to determine the location of the playground and elevation and then provide a long term plan for the park to help with budgeting. Lesesne asked if it was feasible to move all three courts as far back to the creek as possible. Mortimeyer stated that the creek is a deep drop off and would need a fence to keep the balls out. Hartzell stated that they will probably have to talk to the residents that live close to the park. Schweiss stated that by the creek is a good drop off and ultimately if a plan is approved then the

next step would be a grading plan. Hartzell stated that the street department can take the pavilion down and move it to a different location. Mortimeyer asked if the pavilion could be used at Tangle Creek Park and it was replied yes. Bouse stated that there is another plan that could be discussed in executive session.

Motion by Bouse, seconded by Lesesne, to approve plan #3, the pickleball courts by the basketball courts. Roll call vote: Hartzell-yes, Lesesne-yes, Mortimeyer-yes, Halbert-yes, Hewkin-yes, Bouse-yes.

Hood Park entrance lights: Mayor Copling stated that he would like to replace some lights at the entrance of Hood Park as many of them are broke and not working. Mayor Copling stated there is other maintenance that needs to be done as well as the buildings also. Prices of some different light options were given. There was discussion of some square lights that may not be as easily vandalized for \$250/light and a quantity of four needed. **Motion by Bouse, seconded by Mortimeyer, to approve purchasing four square lights at \$250/light. Vote: All ayes.**

There was discussion if pickleball courts should be bid out to construct. Hartzell had information to create a bid. **Motion by Hartzell, seconded by Bouse, to advertise bids for a pickleball court for two weeks.** There was further discussion as to what to bid. ****Motions rescinded.**

Mayors appointments: Mayor Copling asked the council to accept the resignation of Bouse from the natural gas committee and approve the appointment of Lesesne to the natural gas committee. **Motion by Bouse, seconded by Mortimeyer, to approve the resignation of Bouse and appointment of Lesesne to the natural gas committee. Vote: All ayes.**

Budget transfers as of 06/30/2025: Jennifer Basham presented the budget transfers (attached). **Motion by Mortimeyer, seconded by Hewkin, to approve the budget transfers as of 06/30/2025. Vote: All ayes.**

Electric department:

Wire bids: Andy Simpson, electric supervisor, presented the wire bids. These were actually presented and approved at the previous meeting but the bid approved was quoted at a wrong price.

Cape Electrical Supply	\$7594.55
Fletcher-Reinhardt Company	\$8050.00
Wesco	\$8050.00

Motion by Bouse, seconded by Hartzell, to approve the bid from Cape Electrical Supply for \$7594.55. Vote: All ayes.

Tree trimming bids: Simpson presented bids for trimming Mapleshade subdivision, trimming the line at Martin St and Pine St., and removal of tree at Forest St.

AAA Tree Service	\$20,500.00
Grounded Contractors LLC	\$53,100.00 priced per job, this is the total of all
Brown's Tree & Bucket Service	\$51,000.00 priced per job, this is the total of all

Motion by Bouse, seconded by Lesesne, to approve the bid from AAA Tree Service for \$20,500.00. Vote: All ayes.

206 SW Main – discussion of violations: Bob Baldwin, Inspector, submitted a note and pictures of the home at 206 SW Main stating that the home is abandoned, windows are boarded up, grown up with weeds, had numerous break-ins, and have had the police called many times making the home an unsafe structure. If approved, then notifications will be issued in hopes the property will be cleaned up.

Motion by Bouse, seconded by Mortimeyer, to approve moving forward with the unsafe structure/condemnation process. Roll call vote: Bouse-yes, Hewkin-yes, Halbert-yes, Mortimeyer-yes, Hartzell-yes.

Municipal Advisor bidding: Basham stated that with McBride Homes getting closer to a final plat she would like to get ahead of the project and asked the council to approve advertising for a Municipal Advisor and listed the roles for the assistance (attached). Basham stated that there had been talk of a couple other projects that an advisor would be helpful for also. Lesesne asked the cost and Basham does not know at this time as they are still checking for qualifications. Hartzell clarified that an advisor is like a consultant and Basham stated yes they would help with financing options for large projects. Mortimeyer stated an advisor had been used for previous projects. **Motion by Mortimeyer, seconded by Hartzell, to approve bidding for a Municipal Advisor. Vote: All ayes.**

Basham stated that they will run the advertisements and have them back to the council at the October 7th meeting.

Fluoride grant: Basham stated that the paperwork on the Fluoride Reimbursement Grant was received back from the Health Department and it came back different than originally proposed. It is now not a reimbursement and will be purchased by them. All of the equipment was approved by Glen Shockley, water supervisor. Mayor Copling clarified that the grant was originally approved a couple of weeks ago but will need to be amended as there is a difference of purchasing and reimbursing. Lesesne asked how much more they city wants other organizations in the city's business with all of the requirements and how much is the city really saving verses just purchasing ourselves. Basham stated that the city has to have the equipment whether its by the grant or purchasing. Bouse is against the fluoride. **Motion by Hartzell, seconded by Mortimeyer, to rescind previous motion and amend. Vote: All ayes. Bouse nay.**

Motion by Hartzell, seconded by Mortimeyer, to approve and accept the Office of Dental Health Community Water Fluoridation Program grant. Vote: All ayes. Bouse nay.

Basham stated that this paperwork is time sensitive and asked if the Mayor could sign and then submit. Guffey stated that it could be signed.

Interest allocation: Basham presented a memo regarding the bank interest allocations and stated that it currently sits in the general fund and if it is split up, a majority of general funds will be removed and would have to find other revenue sources to balance the general fund. It is the opinion of Basham that

the revenue source of interest stay in the general fund. There are no accounting rules or current policy that would effect this. **Motion by Bouse, seconded by Hartzell, to keep the interest allocations in the general fund. Vote: All ayes.**

City Hall – air conditioning bid: Bids were presented for air conditioning at City Hall.

Ransom Heating & AC LLC \$6070.35

AJ Heating and AC \$7328.00

Motion by Mortimeyer, seconded by Bouse, to accept the bid from Ransom Heating & AC LLC for \$6070.35. Vote: All ayes.

Basham stated that this was not budgeted and asked how to fund. There was discussion of using capital improvement funds. **Motion by Mortimeyer, seconded by Bouse, to pay for the City Hall air conditioning from capital improvement funds. Vote: All ayes.**

Natural gas department – Supervisor position: Lesesne stated that an advertisement was worked on for the natural gas supervisor position and the council all reviewed before the council meeting. To move forward a council vote is needed. Mayor Copling asked if they would really hire for the position since the advertisements cost. Mortimeyer stated yes, if someone applies that meets the qualifications. Bouse asked if there was money for the position. Lesesne asked how they lose a position and the salary. Basham stated that the position is not vacant and is being paid for now as Jimmy Happel was brought back so the two positions would overlap for a while. Lesesne stated that since that is a money making department it would be something to go into reserves if necessary. Basham asked to limit the reserve spending if possible. **Motion by Lesesne, seconded by Bouse, to advertise for the natural gas supervisor position externally. Vote: All ayes.** Mortimeyer stated that they have a job description already so they will know what to do to qualify.

Community Foundation of the Ozarks: Garbo stated that this is the organization that can set up a 501c3 for park donations. It is a designated fund that is managed separately and requires supporting documentation to pay or reimburse invoices. A copy of the purchase approval policy is required for payment as well as designated authorized personnel to submit the invoices. The council discussed the staff accountant and city clerk position as designated to submit the invoices. **Motion by Halbert, seconded by Hewkin, to approve moving forward with the Community Foundation of the Ozarks. Vote: All ayes.**

Police Chief report: None

PC Shelton gave an update on the nuisances.

Police car – salvage purchase: PC Shelton stated that a police vehicle was involved in an accident and deemed a total loss. The vehicle can be bought back from the insurance company to utilize the parts and asked the council to approve the purchase. **Motion by Bouse, seconded by Lesesne, to approve purchasing the salvage vehicle from the insurance company. Vote: All ayes.**

Mayor Copling informed PC Shelton of a complaint regarding a home on Shaw Street that someone is living in with no utilities and asked him to check it out. Mortimeyer stated that the property across from this home sold and have complained about the Shaw Street and if a signed nuisance form is required then he will sign one.

Hartzell informed PC Shelton that there is a car in her ward that is still there and not totally covered with a tarp. PC Shelton stated that it is partially covered and will check the ordinance to verify the type of coverage.

Motion by Halbert, seconded by Lesesne, to have the first reading of Bill No. 2187 by caption only.

Vote: All ayes. Guffey read Bill No. 2187 – An ordinance authorizing the Mayor of the City of Cuba, Missouri on behalf of the City of Cuba, Missouri to enter into an agreement with All-Type Fence Inc. to erect a chain link fence with gate around the City of Cuba’s retention pond. **Motion by Hartzell, seconded by Lesesne, to approve the first reading of Bill No. 2187. Roll call vote: Hartzell-yes, Lesesne-yes, Mortimeyer-yes, Halbert-yes, Hewkin-yes, Bouse-yes. Motion by Halbert, seconded by Hartzell, to have the second reading of Bill No. 2187. Vote: All ayes.** Guffey read Bill No. 2187 a second time. **Motion by Hartzell, seconded by Lesesne, to approve the second reading of Bill No. 2187. Roll call vote: Bouse-yes, Hewkin-yes, Halbert-yes, Mortimeyer-yes, Lesesne-yes, Hartzell-yes.** Mayor Copling declared that Bill No. 2187 becomes Special Ordinance 945 on this 2nd day of September 2025.

Motion by Hartzell, seconded by Lesesne, to have the first reading of Bill No. 2188 by caption only.

Vote: All ayes. Guffey read Bill No. 2188 – An ordinance authorizing the Mayor of the city of Cuba, Missouri on behalf of the City of Cuba, Missouri to enter into an agreement with West Contracting to resurface a portion of the streets in the City of Cuba. **Motion by Mortimeyer, seconded by Hartzell, to approve the first reading of Bill No. 2188. Roll call vote: Hartzell-yes, Lesesne-yes, Mortimeyer-yes, Halbert-yes, Hewkin-yes, Bouse-yes. Motion by Halbert, seconded by Lesesne, to have the second reading of Bill No. 2188. Vote: All ayes.** Guffey read Bill No. 2188 a second time. **Motion by Halbert, seconded by Mortimeyer, to approve the second reading of Bill No. 2188. Roll call vote: Bouse-yes, Hewkin-yes, Halbert-yes, Mortimeyer-yes, Lesesne-yes, Hartzell-yes.** Mayor Copling declared that Bill No. 2188 becomes Special Ordinance No. 946 on this 2nd day of September 2025.

Hartzell thanked the street department for working on the pond at Hood Park and making it look much better.

Lesesne stated that himself and Mortimeyer went to Crawford Electric to discuss residents on oxygen and ventilators and if they have a program to help them if the electric goes off and they do not have one either.

Halbert asked if there was an ordinance against derelict properties as there is an old car at School St/Maiden Lane being used for storage. PC Shelton stated that it has to be covered and will check it out.

Mayor Copling stated that he wants to do things for the community and wants things done in the parks for everyone to enjoy and that is why they wanted the lake cleaned. They are doing the best they can on maintenance with the equipment had.

Motion by Halbert, seconded by Lesesne, to go into closed executive session – closed to the public pursuant RSMO 610.021 – Section 1) Litigation; Section 3) personnel. Roll call vote: Hartzell-yes, Lesesne-yes, Mortimeyer-yes, Halbert-yes, Hewkin-yes, Bouse-yes.

Motion by Mortimeyer, seconded by Lesesne, to go back into regular open session. Roll call vote: Bouse-yes, Hewkin-yes, Halbert-yes, Mortimeyer-yes, Lesesne-yes, Hartzell-yes.

Guffey announced that the Board of Aldermen met in closed session to discuss litigation and personnel and there were no final actions taken.

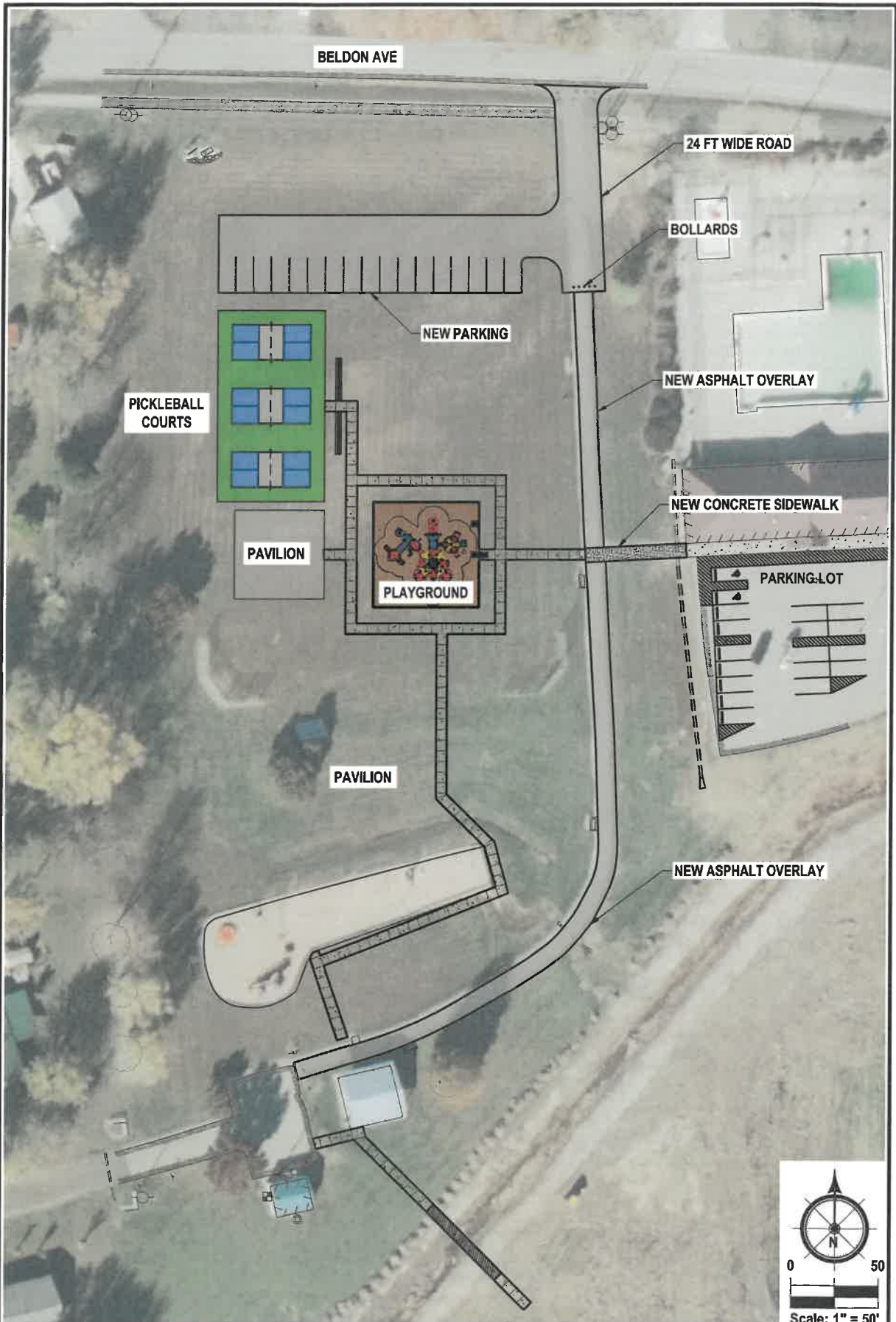
Motion by Mortimeyer, seconded by Hartzell, to adjourn. Vote: All ayes.

Lainie Garbo, City Clerk

Council
approved
9.2.25



<p>■ - Preliminary, not for construction, recording purposes or implementation</p> <p>□ - This is a reduced copy, not for construction, recording purposes or implementation.</p> <p>DESIGNED/DRAWN BY: JK / JSM</p> <p>DATE: 09/22/25</p>	<p>Corporate Authority: CMI Archer Group, P.C. E: 2003623@CMI, LS: 2044817577-0</p>	<p>PRELIMINARY DRAWING FOR REVIEW AND APPROVAL PURPOSES ONLY. FINAL PLANS WILL BE SIGNED, SEALED, & ISSUED UPON RECEIPT OF ALL PLAN REVIEW COMMENTS AND APPROVALS FROM LOCAL, STATE, AND FEDERAL REGULATORY AGENCIES.</p>	<p>CMI Archer Group, P.C. d/b/a ARCHER-ELBIN CONSULTANTS ARCHITECTS INTERIORS</p> <p>Office Location: 310 East Sixth Street Rolla, MO 65401 573-364-4324 Fax: 573-364-4782 www.archer-elbin.com</p>	<p>Tangle Creek Park in Cuba, Missouri</p> <p>Tangle Creek Park Improvements</p>	<p>PROJECT NO. 20124510-08 16121</p> <p>3</p>
--	---	---	--	--	---



■ Preliminary, not for construction, recording purposes or implementation.
 □ This is a redlined copy, not for construction, recording purposes or implementation.

DESIGNED DRAWN BY: JK / JSM
 DATE: 09/16/25

Corporate Authority:
CM Archer Group, P.C.
 E: 2063925612, L.S: 2004017577-0

PRELIMINARY DRAWING FOR REVIEW AND APPROVAL PURPOSES ONLY. FINAL PLANS WILL BE SIGNED, SEALED, & ISSUED UPON RECEIPT OF ALL PLAN REVIEW COMMENTS AND APPROVALS FROM LOCAL, STATE, AND FEDERAL REGULATORY AGENCIES.

CM Archer Group, P.C. Inc.
ARCHER-ELGIN
 ENGINEERS | SURVEYORS | ARCHITECTS

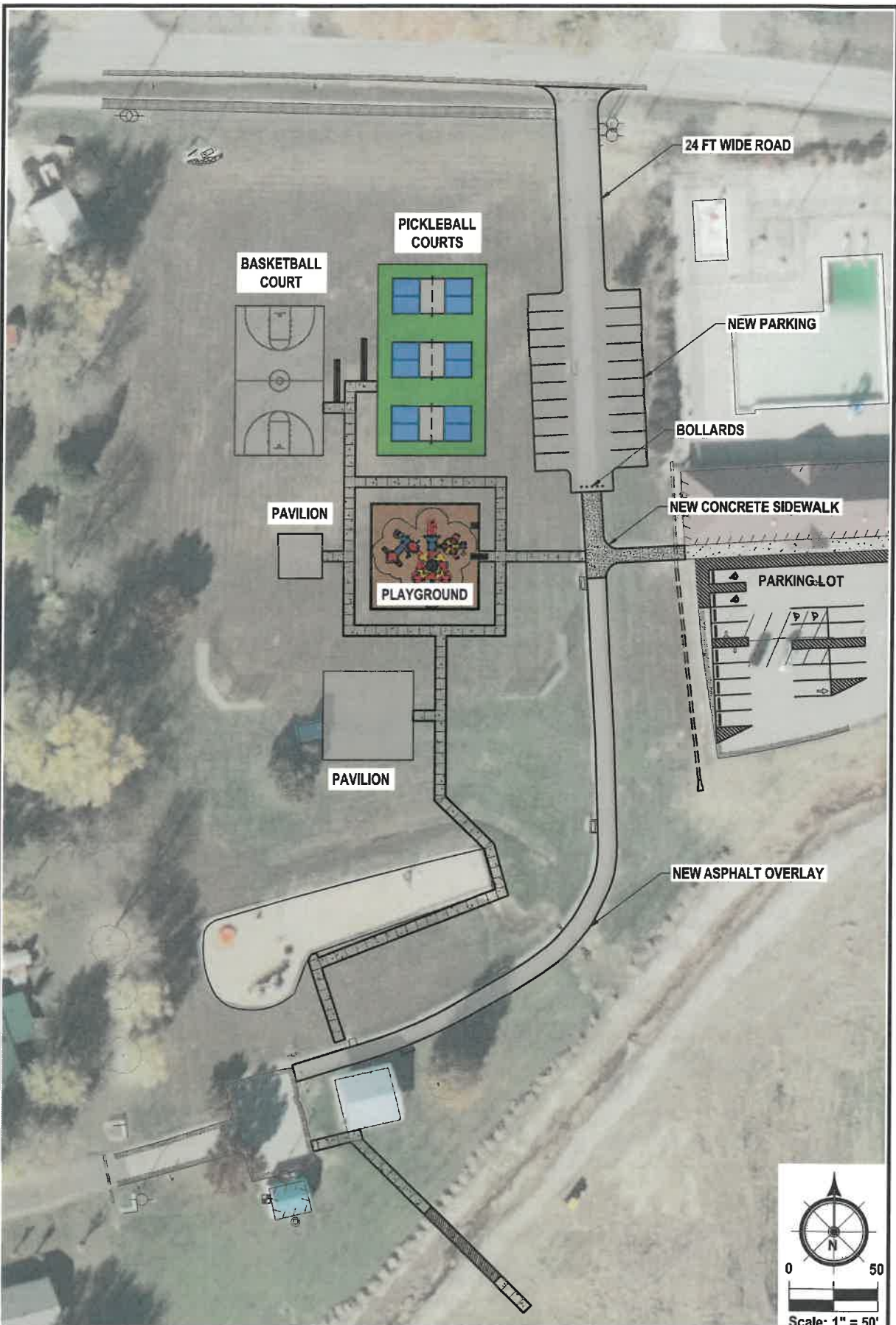
Office Location: 310 East South Street
 Rolla, Mo. 65401
 573-368-5300 • Fax: 573-368-4782
 www.archer-elgin.com

Tangle Creek Park
 in
 Cuba, Missouri

Tangle Creek Park Improvements

PROJECT NO.
 20124510-08
 J6121

Scale: 1" = 50'



■ - Preliminary, not for construction, recording purposes or implementation.
 □ - This is a mirrored copy, not for construction, recording purposes or implementation.

DESIGNED/DRAWN BY: JK / JSM
 DATE: 06/16/25

Corporate Authority:
 CM Archer Group, P.C.
 E: 263323@cmarcher.com, L3: 26340137577-0

PRELIMINARY DRAWING FOR REVIEW AND APPROVAL PURPOSES ONLY. FINAL PLANS WILL BE SIGNED, SEALED, & ISSUED UPON RECEIPT OF ALL PLAN REVIEW COMMENTS AND APPROVALS FROM LOCAL, STATE, AND FEDERAL REGULATORY AGENCIES.

CM Archer Group, P.C. d/b/a
ARCHER-ELGIN
 CIVIL ENGINEERING | SURVEYING | ARCHITECTURE

Office Location: 310 East Sixth Street
 Rolla, Mo. 65401
 573-364-4303 • Fax: 573-364-4782
 www.archer-elgin.com

Tangle Creek Park
 in
 Cuba, Missouri

Tangle Creek Park Improvements

PROJECT NO.
 20124510-08
 J6121

DRAWING NO.
 1

MEMO

DATE: 8/19/25

TO: MAYOR , BOARD OF ALDERMEN

FROM: JENNIFER BASHAM

CC: Police Chief, Public Works Dir, City Clerk

RE: FY25 TRANSFERS

Summary:

Please approve the following budget Revisions

2025 TRANSFERS	IN	OUT	2025 CAPITAL IMPROVEMENT		
GENERAL	543,110	-	General	Siding Repair Old Firehouse	\$15,725.00
ELECTRIC		163,000	General	New Security Cameras	\$43,754.00
WATERWORKS	-	244,110	General	New Server -CH	\$5,563.00
NATURAL GAS	-	136,000	General	Windows Rt 66 VC	\$14,364.00
CAPITAL IMPR.	-		Police	Roof Repairs	\$14,950.00
			Police	Fence-range	\$44,330.00
GENERAL	193,478		Police	Vehicles	\$45,157.00
POOL FUND	6,499		Police	FOB carry overFY24	\$9,635.00
PARKS FUND	409,481		Pool	New Pool Vacuum	\$6,499.00
Airport	-		Parks	Block Walls HP Bathrooms	\$5,218.00
CAP TAX		609,458	Park	New Playground Equipment	\$374,876.00
			Park	Parking lot/Walkway Tangle	\$6,987.00
			Park	Eng. Survey-Tanglecreek	\$22,400.00
2025 Grounds Transfers					\$609,458.00
General Fund	34,354				
Parks Fund		34,354			
Fund Balance TX					
General Fund	1647551				
Electric		\$1,153,286			
Waterworks		\$0			
Natural Gas		\$494,265			
STREET	229,347				
TRANSPORT TRUST		\$229,347.00			
POOL	41222				
PARKS		\$41,222.00			
	3,105,042	3,105,042			

STREET / TRANS TRUST ALLOCATION

	04	TO ALLOCATE
SALARIES & V	237,523.32	154,390.16
TAXES	18,087.72	11,757.02
BENEFITS	97,229.81	63,199.38
Total	352,840.85	229,347
Check	-	

458,693.11

YTD AS OF 6/30/25		6/25
04.00.7100	SALARIES EXPENSE - STREET DEPT	231,511.86
04.00.7110	OVERTIME PAY EXPENSE - STREET	6,011.46
04.00.7150	SOCIAL SECURITY TAXES	18,087.72
04.00.7200	LAGERS RETIREMENT	55,494.02
04.00.7250	HEALTH INSURANCE	33,400.22
04.00.7260	LIFE & AD&D INSURANCE	1,791.62
04.00.7275	DENTAL INSURANCE	1,319.67
04.00.7300	UNIFORMS	5,224.28
04.00.7350	TRAINING	-
04.00.7400	UNEMPLOYMENT BENEFITS	-
		352,840.85

* ALLOCATE 65% OF PERSONNEL EXPENSE FROM STREET DEPT TO TRANS TRUST
Approval for the entries:

	Dr	Cr
04.00.1100 CASH	229347	
04.00.6000 TRANSFER IN		229347
22.00.9000 TRANSFER OUT	229347	
22.00.1120 CASH		229347

Municipal Advisor MEMO

TO: Mayor, Board of Aldermen

FROM: Jennifer Basham

CC: City Clerk, Police Chief, Department Supervisors, City Attorney

RE: Municipal Advisor

For the McBride Project, I am asking the City of Cuba to go out for RFP for a Municipal Advisor. This person would be responsible for protecting our financial interests in the project. The Roles of a Municipal Advisor are as follows:

1. Assist with the selection of other professionals required to execute the debt issuance.
2. Assist with the preparation of the Official Statement
3. Provide financing plan and structuring advice
4. Provide rating agency preparation assistance
5. Provide Bond insurer preparation assistance
6. Provide a supplemental work resource for the issuer's financial staff
7. Report unbiased market assessments and pricing analyses
8. Provide post sale/construction period financial an
9. Assist with selection of investment advisors for proceeds
10. Provide on-going market surveillance and notice of refinancing opportunities

I currently have two firms that I know I can contact for RFPs, but we will also go out for public procurement if council allows. I would like to secure this to be ready for the final plat approval when it arrives at the city for approval.

Jennifer Basham