

SPECIAL MEETING MINUTES
BOARD OF ALDERMEN OF THE CITY OF CUBA, MISSOURI
WEDNESDAY – APRIL 30, 2025 – 6:00 P.M.
CUBA CITY HALL COUNCIL ROOM

Mayor Kevin Copling called the meeting to order. Aldermen present: Joyce Hartzell, Pitts Lesesne, Tony Hutson, Harold Halbert, and Jeff Bouse. Alderman absent: Dave Honea. Police Captain present: Ben Scharfenberg. Attorney present: Emily Guffey.

Motion by Bouse, seconded by Hartzell, to approve the agenda with addition of an emergency street closing added. Vote: All ayes. Honea absent.

Bouse stated that Riviera Maya requested to have Main Street in front of their facility closed for Cinco De Mayo on Saturday May 3, 2025 as they have in the years past. Lesesne asked Captain Scharfenberg if he approved of the street closure, and it was replied yes. **Motion by Bouse, seconded by Halbert, to approve the street closure of Main Street on Saturday May 3, 2025 in front of Riviera Maya. Vote: All ayes. Honea absent.**

A letter of resignation was received from Dave Honea. **Motion by Bouse, seconded by Halbert, to accept the resignation of Dave Honea, Alderman Ward 1. Vote: All ayes. Honea absent.**

Mayor Copling stated that Ray Mortimeyer ran in the last election, has shown interest in the city and would like to appoint in the vacant seat of Alderman Ward 1. **Motion by Bouse, seconded by Halbert, to approve the appointment of Ray Mortimeyer for Alderman Ward 1. Roll call vote: Hartzell-yes, Lesesne-yes, Hutson-yes, Halbert-yes, Bouse-yes.**

Clerk Garbo administered the oath of office to the newly elected official and the seat was taken.

Mayor Copling stated that a water/sewer rate study is being requested. Hutson asked the cost. Cameron Schweiss, Archer-Elgin Engineer, stated that they can go out for grants and will depend on the kind of studies and the different tiers for each department for each scenarios. Lesesne asked if the study would include the new housing. Schweiss stated not particularly, but would reflect different upgrades around town and help with some future planning as well as helping project future budgets. Schweiss stated that if the council wants to pursue, then they will provide a task work order for the next council meeting with an estimated cost and the council can make changes from there. **Motion by Hutson, seconded by Mortimeyer, to allow Archer-Elgin Engineer to provide a task work order for a water/sewer rate study showing the cost. Vote: Aall ayes.**

RECESS UNTIL PUBLIC HEARING

Jeff Bouse exited the meeting and was not present.

Mayor Copling opened the public hearing at 6:00 p.m.

Mayor Copling stated that there was a recommendation from the planning and zoning board from their meeting on April 22, 2025. Clerk Garbo read the recommendation.

Motion by Anna Lee Williams, seconded by Nancy Montgomery, to recommend 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. Vote: All ayes.

Motion by Hutson, seconded by Hartzell, 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. Roll call vote: Halbert-yes, Hutson-yes, Mortimeyer-yes, Lesesne-yes, Hartzell-yes. Bouse absent.

Jeremy Roth, McBride Homes representative, stated that they are working toward the final step and have worked hard with all the city staff, engineers, attorneys, and all departments on the rezoning and the development agreement to get this far and even made changes to the agreement within the week. The planning and zoning had a positive recommendation at their last meeting, and they look forward for this project and the next step. Roth stated that they will work to bring their construction plans and a final plat for approval.

Lesesne stated and questioned that the approval was only for the rezoning and not the development agreement as they are two separate items and should have voted on separately. Garbo stated that the recommendation was read and that was what they made the motion on. Guffey stated that from the planning and zoning recommendation it was for the rezoning and development agreement. Lesesne stated that there is a misunderstanding as he feels the development agreement is not ready and that the supervisors have not seen the final or had input since the revisions were made. Guffey stated that the motion was made and approved and if there was more discussion on the agreement they should have been addressed prior to.

Lesesne stated that he doesn't know how to approve an agreement without knowing the cost first as it is taxpayers money. Lesesne stated that the city is expected to pay for the infrastructure in phases without knowing the actual phases and they could change. Lesesne stated that the city is in bad financial crunch, the audits are not up to date, and asked how to pay and who would loan money asking what would happen if they city doesn't have the money to pay when needed. Lesesne stated that at this time in the budget it is being discussed if a public works director is affordable or an employee raise and that is troublesome. Lesesne asked supervisors in the audience if they could support the project if they were to start. David Minardi said no. Lesesne doesn't know that the city can provide what is needed and that there is a huge misunderstanding with the wording of the approvals.

Mayor Copling stated that the annexation was approved and the next step is to approve the planning and zoning recommendations. Mayor Copling stated that Lesesne brought up good questions and concerns, but need to move forward.

A gentleman in the audience, did not give a name, stated that he lives in House Springs and none of the communities that have these developments have had new businesses and won't see anything for a long time. He stated that if the city is hurting financially, it is too risky and suggested to really investigate as it could cause bankruptcy. He asked the council to stop and think if they are heading in the right direction.

Doug Lasley stated that from an economic perspective, he spoke with two communities with the housing development and they are both very happy, attributed the economic growth to their town, and have had a very positive impact with the homes.

Cameron Schweiss stated that this project has been under wraps for a couple of years now. Schweiss stated that he reviewed the development agreement, there was a meeting with the supervisors to address their comments and concerns which were addressed with McBride Homes and was advocating on the city's behalf. Guffey conveyed the concerns to McBride Homes and all was negotiated to the final agreement. Within the agreement it was discussed who was paying for what. Schweiss stated that he does agree this project is very costly and respects the boards decision but did want all to know that McBride Homes did accommodate all concerns and requests. Schweiss stated that there were still some changes being make within the last few days and did provide feedback with the attorney and supervisors didn't see the final version but all requests from their supervisor meeting were accommodated. Schweiss stated that not everything is spelled out in a development agreement but did get confirmation on many items and that the city code isn't abundantly clear so they picked up anything gray in the agreement so it was clear. Schweiss stated that the next step is the final plat for phase one to clearly show the extent of the phase. Mortimeyer clarified that nothing happens until the final plat is approved and Schweiss agreed that everything has to be approved and shown in that plat which will include utilities and streets. Schweiss stated that they will have to sign off on that phase agreement for those homes. Schweiss stated that there will hopefully be a lot of communication for this plan as it will be presented for each phase and that the city still has the keys for the process of the development and can express the concerns if the cooperation effort is there.

Hutson asked if within the development agreement the city is only paying for the electric and natural gas. Schweiss stated that from a utility aspect, yes. And the natural gas agreement binds all the homes to have the service.

Lesesne stated that the supervisors haven't reviewed the final agreement and doesn't want to vote on it tonight.

Jennifer Basham, accounting, stated that until phase one the city doesn't know what to expect as this isn't an everyday budget but a capital budget. The recommendation would be for a lease agreement

and to not put all eggs in one basket. Basham is hopeful that the audits will be completed in plenty of time. Basham will share more information regarding the budget side of it until it is received.

Mortimeyer asked when the development is hoping to starting. Roth stated that the next step is the detailed construction plans and final plat but maybe late summer.

Hutson stated that he has heard talk about the 26 foot street not being safe and he just wanted to say that he lives on a 40 foot street and it is not safe at all and does not see a problem.

Mortimeyer asked about the parking on a 26 foot street and it was stated that there will only be parking on one side of the street.

Lesesne thanked McBride Homes and stated that he had some concerns and with no public works director there creates miscommunication and hopes it will be resolved.

Mayor Copling thanked Schweiss for all his work and help.

Mayor Copling closed the public hearing.

Motion by Lesesne, seconded by Hutson, to have the first reading of Bill No. 2170 by caption only.

Vote: All ayes. Bouse absent. Guffey read Bill No. 2170 – An ordinance rezoning to R-1 and enacting a “POD” planned overlay district-residential and approving a preliminary site development plan for Silo Ridge on approximately 117.11 acres located north of Holly Ln/Highway ZZ and south McLeod Street as further described on the attached exhibit A (petition on Highway 44 Investments, LLC)

Motion by Hartzell, seconded by Mortimeyer, to approve the first reading of Bill No. 2170. Roll call vote: Hartzell-yes, Lesesne-yes, Mortimeyer-yes, Hutson-yes, Halbert-yes. Bouse absent. Motion by Hutson, seconded by Mortimeyer, to have the second reading of Bill No. 2170. Vote: All ayes. Bouse absent.

Guffey read Bill No. 2170 a second time. **Motion by Hartzell, seconded by Lesesne, to approve the second reading of Bill No. 2170. Roll call vote: Halbert-yes, Hutson-yes, Mortimeyer-yes, Lesesne-yes, Hartzell-yes. Bouse absent.** Mayor Copling declared that Bill No. 2170 becomes General Ordinance 1239 on this 30th day of April 2025.

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

Lainie Garbo, City Clerk