

**CITY OF CUBA, MISSOURI
INFORMATIONAL MEETING MINUTES
FRIDAY – DECEMBER 5, 2025 – 1:00 P.M.
CUBA CITY HALL COUNCIL ROOM**

Mayor Copling announced that this meeting is informational only as Cameron Schweiss, Archer-Elgin Engineering requested to give an update and address a few things with utility supervisors for a final look at the development plans.

Schweiss stated that the intention is to give an update of status and review comments received.

Schweiss gave a quick rundown of steps taken. The preliminary plans were approved and since then have been working and reviewing phase 1 plans. At this time they are on version 3 of review plans and they could possibly be the last ones if all is addressed to the city's satisfaction and then McBride Homes would submit for approval. Schweiss stated that all utility supervisors will and have had a chance to speak regarding anything and it will be relayed back.

Schweiss stated that there has been a lot of coordination over the last few months including the review plans and background coordinating with the supervisors of layouts and easements.

Schweiss stated that there is no predetermined agenda and no public comment for this meeting.

Schweiss asked the council and supervisors if there were any questions to address.

Andy Simpson, electric supervisor, asked about an easement on the preliminary that is necessary but is outside the scope of phase 1. Schweiss stated that it had been identified, and the developer will grant assuming there are no issues.

Simpson stated that the development agreement required the developer had to provide the poles if they wanted anything past a wooden pole for lights and McBride Homes will provide. Lesesne asked how much stock they would provide if a pole had to be replaced. Simpson stated that if they had ten percent stock it would not be a problem.

Schweiss stated that they met with AJ Harman, sewer supervisor, on site and McBride Homes engineer Cochran Engineering made a change relative to where the manholes tie into the system and what they have is current. Lesesne asked if it was for phase 1, it was replied yes.

Schweiss stated that the subdivision is flat and was difficult for McBride Homes to install sewer per DNR but it was addressed and in the comment letter. Schweiss stated that there will be a preconstruction meeting after the final plats are approved as sewer has very little room for error and have asked the contractor to go above and beyond. Lesesne asked what happens if the city says no and don't accept a

lesser standard. Schweiss stated that they don't have to. Lesesne stated that if it is very close to the DNR standards they should ask for the burden to be on McBride Homes. Mortimeyer asked if it will be inspected. Schweiss stated it would be up to McBride Homes to provide the inspection. Lesesne asked if a city representative would be present when the inspection is done. Harman stated that as of then DNR was still working on their permit and the developer has submitted for a permit and the city will have to sign and submit.

Glen Shockley, water supervisor, stated that the 8 inch water line is to the property and is live and it would be in the city's best interest to let the line be tied in to the city system as it will work better as a whole.

David Minardi, treatment plant operator, stated that the plant has enough capacity for phase 1 and can probably handle a couple hundred homes but will have to plan for expansion. Minardi stated that he is crunching numbers now and is exploring expansion options. Lesesne stated that he has seen a lot of grants and asked why we aren't applying for those. Schweiss stated that they are getting ready to apply but there are some stipulations and will apply for what we can. Lesesne asked how much of a grant we can apply for now and it was replied none until all financial audits are current. Mortimeyer asked Minardi if there was room to expand, it was replied yes.

Mortimeyer stated that they will need a building inspector full time. Bob Baldwin stated that when they submit a building permit they will schedule from there and McBride Homes is on board but it will require him to work an extra day during the week.

Schweiss stated that Bill Dotson, street supervisor, asked for an extra layer of material to avoid breakdowns in the street as they proposed concrete streets.

Schweiss stated that no infrastructure get installed until the final plats and agreements are approved which could be February or later.

Lesesne asked about the water runoff and who would be responsible if not engineered property. Schweiss stated to refer to the city attorney but the city does have a stormwater management standard. Schweiss stated that the matter has been taken very seriously. Lesesne asked who owns the property below the retention pond and which direction the water will flow. Schweiss stated that most water will go east and west in phase 1. Lesesne asked if they are bringing McLeod road up and Schweiss stated that is in the county and does not know. Lesesne stated that there are concerns from neighbors of the housing development that are worried of the water drain off and Lesesne wants a guarantee.

Lesesne asked what time work is allowed to start and equipment running because he has received concerns of them starting before 7 am. There have also been concerns of the noise all day, back up alarms on equipment, and dusty air quality not allowing people to sit outside. Baldwin will check the noise ordinance for start times. Schweiss stated that contractors have to have a permit regarding dust

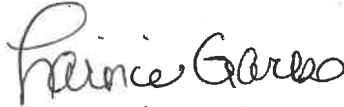
control if work space is over an acre and the developer is required to control and sweep and keep the area clean.

Lesesne asked if the utility easement will be a grass area once done. Schweiss stated it depends on the area but generally speaking yes, it will be grass unless it is under a sidewalk. Schweiss stated that the city will get their covenant and stuff before approving. Max Ladd, McBride Homes, stated that the common areas will be grass.

There was discussion regarding retention ponds and Schweiss stated that they were addressed in the development agreement. Lesesne wants the city to address the flooding of a retention pond with the attorney.

Mayor Copling thanked all for attending.

Meeting over.


Lainie Garbo
City Clerk