

REGULAR MEETING MINUTES
BOARD OF ALDERMEN OF THE CITY OF CUBA, MISSOURI
TUESDAY – JANUARY 6, 2026 – 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, Jeff Bouse. Attorney present: Emily Guffey. Police Chief present: Doug Shelton.

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

Citizens participation:

Diane Ware – Show Me Classic Goat Show: Garbo stated that Ware sent an email as she could not make the meeting that stated she was interested in renting out the hog barn at Hood Park for the 2026 Show Me Classic Goat Show as they had rented it previous years. Ware requested use of the facility June 5-7, 2026 and it was also approved by the fair board. Ware will work all to set up the facility and clean-up. **Motion by Lesesne, seconded by Hewkin to approve the use for the hog barn in Hood Park June 5-7, 2026 for the 2026 Show Me Classic Goat Show. Vote: All ayes.**

Jackie Hunt invited all election candidates to meet the candidate night on March 10, 2026 at Recklein Auditorium as it will be unscripted, a chance to ask/answer questions and will be videotaped.

Hunt discussed the financial statements and stated that in economic development there were millions in grants given out to Missouri communities and gave the statistics of who received and how much stating that they were not small grants given and Cuba was not on the list of anything received as they did not apply. Hunt stated that a reason why is because the financial statements are not up to date and the last completed audit is fiscal year 2023 and that was not finished until August 2025 finding that not acceptable. Hunt stated that on the agenda is audit bids and asked the Mayor to address why the audits are behind and to plan ahead to complete current audits in a timely fashion so the grants can be applied for.

Deb Schwalenberg addressed the council to appeal and remedy a situation from June 2024 at the pool. Schwalenberg stated that she swam laps at the pool and a chemical was poured in and it hurt her eyes. Schwalenberg stated that she contacted the city and gave them a report of the incident and that the insurance company MOPERM reached out to her, but she didn't hear anything from them for them to then say that she didn't send any demands and she would need to send receipts and stuff to them. Schwalenberg did not want to mail the stuff due to HIPPA and emailed them with no reply. Schwalenberg gave information to the council regarding the name of the chemical and that it could cause damage to the eyes as it is supposed to have a dilution and does not feel that happened and was exposed to a large dose. Since June 2024 Schwalenberg wakes up with dry eye and has some eye damages and has tried different eye medications and drops with the only one working costing \$1000 for a three month supply. Schwalenberg approached the council to appeal the doctor expense as a city

employee poured it in the pool in front of her and it was unsafe. Schwalenberg stated that she is stuck with the problem and would be happy to give more information. Mayor Copling asked to allow some time to look into the situation and get back with her.

Dan Eidson stated that the park and recreation board failed to meet in December and asked if there would be a meeting soon. It was stated that the January meeting would take place as scheduled.

Motion by Hartzell, seconded by Halbert, to approve the meeting minutes from December 16, 2025. Vote: All ayes.

Executive session meeting minutes from December 16, 2025 were tabled.

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

Audit bids. One bid was received from Catlett & Associates for fiscal years 2025, 2026, and 2027. Jennifer Basham, accounting, recommends to accept. Basham stated that auditors are hard to get now and that is why they are behind. Basham also stated that the fiscal year 2024 audit is scheduled to start the following week. **Motion by Bouse, seconded by Hartzell, to approve the bid from Catlett & Associates to perform fiscal year 2025, 2026 and 2027 audits. Vote: All ayes.**

Mayor appointments – park and recreation board – appointment of members: Mayor Copling appointed Michael Dowdy-Benivamonde and Maurie Smith with a term expiring May 1, 2028. **Motion by Mortimeyer, seconded by Hartzell, to approve the appointments of Michael Dowdy-Benivamonde and Marie Smith with the terms expiring May 1, 2028. Roll call vote: Hartzell-yes, Lesesne-no, Mortimeyer-yes, albert-yes, Hewkin-yes, Bouse-no.**

Comprehensive plan update: Mayor Copling stated that the comprehensive plan hasn't been updated in twenty years. Mortimeyer stated that they were working on a grant with Delta Regional and were not chosen this year but in the top tier for this coming year and recommended making sure there is \$40,000 in the upcoming budget. Mortimeyer stated that MRPC does the planning and takes at least a year to put together and it would show things that could be done in the town. Lesesne stated that they just did some comprehensive work for the McBride Homes project as every department did a plan to they should have most of it concerning the infrastructure and can get other information from AI. Mayor Copling stated that there is more that doesn't hook into the McBride Homes project that would need to be added.

Grounds and Property Management public buildings update: Mayor Copling stated that he is aware there are some buildings and things that need attention. Lesesne gave an update from the meeting and updated on properties. See all updates attached.

Police Chief report: Nuisance: PC Shelton stated there are none at this time but are taking care of one on Bond Street and Shaw Street was cleaned up.

Furnace bid: No bids at this time.

Motion by Mortimeyer, seconded by Lesesne, to have the reading of Bill No. 2201 by caption only.

Vote: All ayes. Garbo read Bill No. 2201 – A resolution to authorize the Mayor of the City of Cuba, Missouri to enter into an agreement with Brenyn Cyr for placement in the police academy tuition program. **Motion by Hartzell, seconded by Lesesne, to approve the reading of Bill No. 2201. Roll call vote: Hartzell-yes, Lesesne-yes, Mortimeyer-yes, Halbert-yes, Hewkin-yes, Bouse-yes.** Mayor Copling stated that Bill No. 2201 becomes Resolution 01-06 on this 6th day of January 2026.

Halbert asked PC Shelton how long they have to deal with the mess on Washington Street. PC Shelton stated that they have been contacted about cleaning it up but will check on it again.

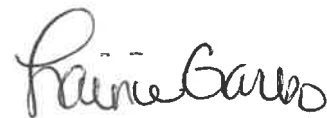
Mayor Copling stated that people have been talking on Facebook blaming others for things going on and said to blame him for everything as he doesn't want anyone bashed.

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

Motion by Hartzell, 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 stated that the Board of Aldermen met in closed session to discuss legal advice and personnel and there were no final actions taken.

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



Lainie Garbo, City Clerk

Grounds & Property Management Committee Meeting Minutes

Date: 10/15/2025 Start time: 12:30 pm End Time 1:15 pm

Attendees:

Jerry Montgomery, Dawn Gregory, Alderman Ray Mortimeyer, Alderwoman Joyce Hartzell, Alderman Pitts Lesesne, Mayor Keven Copling

1. Discussion of Tangle Creek Park, playground equipment. Daily maintenance & inspection processes:

Discussion started concerning a previous video conference call with the seller of the play ground equipment. They had advised us to rake the fill area at least twice a day to keep the surface smooth and at a consistent depth to keep it safe for falls. We discussed having daily inspections and the requirements should any parts become damaged or missing. The damaged or missing parts will need to be ordered and replaced immediately. The equipment should not be used, with damaged or missing parts, and it cannot be altered from its original condition.

2. Discussion of major projects needed in the next quarter.

Hood Park:

- A. Jerry mentioned the air conditioner at the Hood Park exhibit building needs to be looked at as it is not working properly. The flexible Duct work is improperly routed and old so it is collapsing. Periodically the animals are getting in and damaging it as well. Marvin has pieced the duct work together to make do. They were able to borrow an air conditioner for this year's fair.

Action Taken: Need estimate on Air Conditioning and duct work.

- B. The metal roof on the exhibit building has been leaking for about 5 years. They have tried to isolate and repair with no luck. The galvanized metal roofing is also rusting. The leaks have caused considerable damage to the ceiling drywall in the hallway and are starting to show in other areas inside the building to include kitchen and exhibit hall ceiling. The trusses and purlins are starting to show water damage as well. Jerry offered to take me for a tour which I did after the meeting. Jerry stated the metal roof is over 10 years old. He stated it is not a consistent leak sometimes they come in and it's wet and sometimes it is not. We discussed options to hire company to repair or replace if needed. It was asked "who would the funds come from for either. Park tax, Fair Board or Capital improvements." Alderwoman Hartzel agreed to talk with Parks and Fair Board concerning repairs. Alderman Mortimeyer presented a Contract to Alderwoman Hartzell at the City Council meeting concerning upkeep

of the fair buildings. Hartzell initiated action to forward this contract to City Attorney for review. No response received from Attorney as of this date.

Action taken: Need inspection & estimate by roofing contractor to see if roof can be repaired or coated rather than replace.

- C. The siding on the building shows dry rot/water and animal intrusion damage. Siding needs repaired/replaced and painted.

Action taken: Hole needs patched and items need to be budgeted.

*Repairs & Associated cost need to be addressed after the contract comes back from legal review to determine who is responsible for repairs, concerning the Hood Park Exhibit building

Museum:

- A. Alderman Mortimeyer stated he needs ceiling addressed at museum as it has fallen in the office.

Action taken: Marvin has repaired ceiling Closed item

Recklein Bldg:

- A. Jerry stated the Roof has had several leaks for years. They were able to isolate the one over the hallway and have resolved it. Damage was done to the hallway ceiling. They have repaired that drywall. They have another intermittent leak they cannot isolate and have a contractor coming to look at first week of Jan 2026.

Action Taken: Awaiting contractor review 1.7 @ 8:15

City Hall:

- A. Air Conditioning at City Hall is not working properly. City Council room is very hot.

Action taken: City Council approved repair/replace Item Closed

Old City Hall:

- A. Chimney needs Chimney Cap installed.

Action taken: Installed cap Item closed

Visitor Center:

- A. Benches in front of Visitor Center are broken and may cut someone.

Action taken: Benches removed item closed

- B. Side Porch needs repair.

- C. Flower bed mulch around visitor center is very unsightly. Very old and rotten has lots of weeds growing in it and is too hard to maintain. Options were discussed to remove and plant grass so that it is easier to maintain.

Action taken: Alderman Mortimeyer will discuss with Tourism. No update from him as of this report date.

Airport:

A. South end and west side of the runway have major weed, grass and tree growth.

Action taken: Cut down all weeds, grass, trees. Item closed.

3. Day to day operations of the department:

A. Preventive maintenance and quarterly inspections were discussed. Jerry stated he can only do so much, nickel and dime repairs with what they have. Alderman Lesesne stated "Our buildings need to be a huge priority." Jerry acknowledged he does not need council approval to fix or repair minor issues as long as his budget supported them under his approved Supervisor authority.

B. Jerry was asked if he were to be gone, for a significant amount of time, could his department function. He said yes.

C. We discussed Quarterly checking of all city buildings for maintenance.

D. We do not know what monies will be available before the next budget reviews.

Minutes compiled by Dawn Gregory and Alderman Lesesne