

REGULAR MEETING MINUTES
BOARD OF ALDERMEN OF THE CITY OF CUBA, MISSOURI
TUESDAY – MARCH 3, 2026 – 6:00 P.M.
CUBA CITY HALL COUNCIL ROOM

Mayor Kevin Copling called the meeting to order. Aldermen present: Joyce Hartzell, Pitts Lesesne, Harold Halbert, Richard Hewkin, Jeff Bouse. Alderman absent: Ray Mortimeyer. Attorney present: Emily Guffey. Police Chief present: Doug Shelton.

Motion by Halbert, seconded by Hartzell, to approve the agenda. Vote: All ayes. Mortimeyer absent.

Citizens participation:

Jackie Hunt thanked Jessica Baker for saving the video of the last council meeting so it could be viewed. Hunt stated that she watched the video and did not like watching how Jennifer Basham was treated and had to take the heat for an issue that nobody would speak on her behalf. Hunt stated that Mayor Copling stated he would take the blame even when he said he did not do it and it was unconvincing. Hunt was disturbed as it put a woman in a bad place when things became public knowledge and it caused Basham to suffer public embarrassment and humiliation. Hunt asked if Mayor Copling will continue to hide behind Basham or if he would take responsibility for his actions.

Ciara Kitchen gave an update on the Crawford County Youth Football and thanked all who helped with a shout out to the electric department for their improvements at the facility making it safe. Kitchen stated that the community has helped with their time, efforts and items and the transformation has been incredible. Kitchen stated that March 20, 2026 is the kick-off and invited all to support the kids.

Cyndi Mercer addressed the council on some matters. Mercer stated that some had to go to court regarding some claims by Hartzell against Dan Eidson and asked if the city planned on paying for gas money, time off work and the subpoena fees as the claims were thrown out of court by the witnesses testimonies. Mercer stated that Eidson had not received an apology from the city. Mercer asked with the impeachment process will start against Hartzell as that act should not be tolerated to community members when there were no substantial findings. Mercer stated that the conclusion is at the councils discretion.

Mercer stated that flag football has stared and the scoreboard clicker/panel has not been returned.

Mercer stated that the park and recreation board is not giving the correct information from their meetings.

Mercer stated that the park and recreation boards meeting date has not been changed and felt it should be as it is also meet the candidate night and it is questionable as to why.

Dan Eidson stated that a while back Noel Hendrix was lured out to the soccer field by council members and verbally attacked and degraded being uncalled for. Eidson stated he brought it up prior and let it go, but has seen it happen again. Eidson stated that someone else was lured in to help their program and then verbally attacked over their choice of supporting in election. Eidson is tired of it and stated it is going to stop.

Motion by Lesesne, seconded by Hartzell, to approve the special meeting minutes of February 17, 2026. Vote: All ayes. Mortimeyer absent.

Motion by Hartzell, seconded by Lesesne, to approve the regular meeting minutes of February 17, 2026. Vote: All ayes. Mortimeyer absent.

Motion by Hartzell, seconded by Lesesne, to approve the executive session meeting minutes of February 17, 2026. Vote: All ayes. Mortimeyer absent.

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

Street department:

Mayor Copling stated that Bill Dotson has submitted for his retirement with the last day of work being March 15, 2026. **Motion by Hartzell, seconded by Lesesne, to approve the retirement of Bill Dotson effective March 15, 2026. Vote: All ayes. Mortimeyer absent.**

Hartzell wished Dotson a happy retirement.

Mayor Copling asked about a replacement for Dotson and Dotson stated that Allan Monda has been there for eighteen years and next in line for the position. Bouse wanted to promote Monda to the position but Guffey stated that the proper hiring policy has to be followed posting internally and externally. Bouse asked why have a pay scale if can't promote within. **Motion by Bouse, seconded by Hartzell, to advertise the supervisor position internally and externally for two weeks. Vote: All ayes. Mortimeyer absent.**

Archer-Elgin Engineering:

Pickleball project update: Cameron Schweiss gave the council an update on the pickleball court project. The court pads were poured and fencing will start soon. Once the concrete is cured they will be painted and striped hoping to have completed within the month. Schweiss stated that if planning a ribbon cutting, should be ready in April.

Pickleball court color selection: Schweiss stated that the court colors need to be decided and the most common colors are blue and green. The courts will be ready for paint once the concrete has cured. Mayor Copling stated the park and recreation board will decide and recommend to the council.

Schweiss stated that the fencing can go up anytime. Lesesne asked about a warranty and Schweiss thought it was the standard twelve month warranty.

Water & sewer rate study: Schweiss stated that there were some coordination meetings with the municipal advisor and used the information to help build the rate analysis. See handout attached that lists the summary of project goals, findings and recommendations, rate structure assumptions and draft recommendations being presented. Lesesne asked if they could get off the chlorine with a water system upgrade. Schweiss stated that the city is on voluntary chlorination and that is a different ballgame leaving the chances highly unlikely. Schweiss stated that in the future even if the city doesn't need a new treatment plant they could use the money for equipment and take care of existing lines and users. Hartzell asked if once the audits are up to date, could grants be applied for to help with the costs also. Schweiss stated yes and that DNR grants are a good place to start. Schweiss stated that to change the water and sewer rates an ordinance would have to be created that includes an increase over the years. Schweiss stated that if the council proceeds with the presented increase recommendation then it would be annually for seven years with a seven percent raise on water and sewer combined. This was discussion only and will be placed on the next agenda for approval.

Connie Dildine-Hubbel – vacating Henderson Street: Dildine-Hubbell addressed the council regarding Henderson Street that is next to her home at 1002 W. Washington. Henderson Street has been closed for many years and was told previously to ask the council if it can be transferred to the owners of the connecting properties and believes it would be Don Mizell and herself. It was discussed that there is a process to vacate a street. **Motion by Bouse, seconded by Hartzell, to start the process of vacating Henderson Street. Vote: All ayes. Mortimeyer absent.**

EOC Director Greg Hubbell – move to Recklein: Hubbell stated that he had some concerns of his position at the EOC office and moving to Recklein. Hubbell stated that at the prior council meeting it was brought up by Lesesne who had discussed with other officials about moving the office to Recklein and felt he should have been involved in the meetings and discussion. Hubbell would like for his thoughts to be included and does agree that the parking lot would be good and that the command center should be by the equipment. Hubbell had concerns of the citizens needing a shelter and the generator if there was a catastrophe and being the same location as the command center with no privacy. Hubbell stated that Recklein is also used as a rental hall with private events being held and feels it needs to be either a rental hall or EOC facility. Mayor Copling stated to meet with the committee for a recommendation. Hubbell asked about the old Mepco building and Bouse stated there is not enough room in the facility. Jerry Montgomery asked how much space is needed and Hubbell stated a sizeable amount. Hubbell clarified that the space needed is not for citizens shelter or sleeping but just their command center. There was discussion of a command center and the EOC office being in one place verses two. Lesesne recommended Hubbell to meet with the county and get a plan. Mayor Copling also recommended meeting with the county and the EOC committee and reporting back.

Treatment plant – bid for UV system installation: David Minardi sent a memo read by Garbo stated that February 3, 2026 the council approved to purchase UV system parts. It was also discussed that a

site visit from Xylem, the system manufacturer, would be necessary to install two precision sensors and to diagnose and troubleshoot all the issues within the system. The cost of the original quote was \$5149.00 but could be slightly more due to inflation and their company policies could have changed since the original quote in October 2025. **Motion by Hartzell, seconded by Lesesne, to approve the quote from Xylem for \$5149.00. Vote: All ayes. Mortimeyer absent.**

Electric department – wire bid for Silo Ridge development: A bid was presented from Wesco/Anixter for the last reel of wire needed for the Silo Ridge development. Hartzell asked if it was budgeted. Basham stated that it was not but will be included in the project reimbursement program.

Wesco/Anixter \$20,125.00

Motion by Hartzell, seconded by Lesesne, to approve the bid from Wesco/Anixter for \$20,125.00. Vote: All ayes. Mortimeyer absent.

Mayor Copling stated he was informed that some things within the Silo Ridge development, McBride Homes project were above and beyond. Andy Simpson stated that traditionally the city stops at the meter but they agreed to stop at the lot lines to set pedestals, and then the development will run the lines from there to the box with a savings of \$250,000 to \$280,000 on the entire project.

Planning and zoning recommendations:

Garbo stated that Aldo Alu, Spring Creek Holdings requested to rezone a piece of property at the corner of Davis St. and Grand Ave. from R1 (residential) to R2 (multi-family) and there was a planning and zoning public hearing on January 29, 2026. The planning and zoning board recommended approving and moving forward with the request. The next step is a Board of Aldermen public hearing and Garbo recommended a special meeting on March 26, 2026. **Motion by Hartzell, seconded by Lesesne, to approve having a Board of Aldermen public hearing for Aldo Alu, Spring Creek Holdings rezoning request on March 26, 2026. Vote: All ayes. Mortimeyer absent.**

Garbo stated that Tammy Highley and Jacob Highley requested to rezone a piece of property at 303 E. Washington from R1 (residential) to C1 (commercial) and there was a planning and zoning public hearing on January 29, 2026. The planning and zoning board recommended approving and moving forward with the request. The next step is a Board of Aldermen public hearing and Garbo recommended a special meeting on March 26, 2026. **Motion by Lesesne, seconded by Hartzell, to approve having a Board of Aldermen public hearing for Tammy Highley and Jacob Highley rezoning request on March 26, 2026. Vote: All ayes. Mortimeyer absent.**

Grounds and Property Management:

Hay cutting: Jerry Montgomery stated that at an airport committee meeting he was asked to reach out to anyone that cuts hay and might be interested. Montgomery received one response for the three properties and will be receiving a contract with all the information and will report to the council once received.

Montgomery reported that about 85% of the airport property is brush hogged.

Summer help advertisement: Montgomery requested to advertise for one part time summer helper and it was discussed with Basham. **Motion by Bouse, seconded by Lesesne, to approve advertising for one part time summer helper. Vote: All ayes. Mortimeyer absent.**

Montgomery reported that the Recklein ceiling repairs are completely done and that there are some few minor repairs within the building needing done.

Montgomery reported that the pool floor repair is scheduled for March 23, 2026. They will drain the pool to be able to see the issues and the floor will probably be polished. There is no charge for the services as it is warranty work. Bouse asked if the shower floors were ever done, and Michael Montgomery replies yes.

Montgomery asked what was decided on the old pavilion at Tangle Creek Park as it was moved. Montgomery asked if they wanted to be able to use it again and if so it would need some work and some boards replaced, unsure if it would survive another move. Mayor Copling recommended discussing with the park and recreation board.

Bouse stated that Montgomery does not claim overtime or comp time for attending the council meetings and he is asked a lot of things at the meetings therefore should be compensated. Montgomery stated he helps with what he can and will try to relay information to departments.

Spring clean-up approval: Garbo asked for approval to have the spring clean-up on April 6, 2026 and April 7, 2026. The pick-up service is the same day as the trash pick-up. **Motion by Hartzell, seconded by Halbert, to approve the spring clean-up dates. Vote: All ayes. Mortimeyer absent.**

Budget revision – park fund to general fund from within FY26 budget: Lesesne requested to move the funds from the general fund back to the park fund. Lesesne stated that there is plenty of money to pay those from grounds maintenance to maintain the parks and facilities and when it was moved out it is being absorbed in the general fund and it is maxed out. Lesesne stated that the \$50,000.00 was moved and asked for it to be moved back to the park fund. Lesesne asked how they could ask and expect a park tax to be passed when it is not being used for what it is intended for and that money is needed. Lesesne stated that if it is voted to not move the money back he would like a roll call vote. It was discussed how long the park tax would be collected until voted on again and was stated that they will cross that bridge when they get to it. Mayor Copling stated that he got the park tax going and it does say you can pay from the tax. **Motion by Bouse, seconded by Lesesne, to move \$50,000.00 back to the park tax fund from the general fund.** Basham clarified before the vote that since FY26 has not ended she recommended to revise the budget to add the park tax transfer out and into the general fund for grounds department wages at the 35% and gave the estimations (attached) that total \$60,361.00 verses the \$50,000.00 because the budget had not been completed and totals were not completed at that time. The amount left in the park budget surplus is \$49,684.00 and have a reserve amount of \$438,185.08. To use from reserves if needed and the council approves they would exhaust that surplus and use \$10,677.00 from reserves, just wanted to council aware of that possibility depending on how

the year ends. Or the council could vote to only transfer the \$50,000.00 to the general fund. Bouse asked if the grounds department was only being paid from the park tax fund when they were working in the parks. Basham stated it is their estimated time in parks is 35% so it is 35% of their wages. Lesesne is ok with just the \$50,000.00 rather than going into the reserves and it's close to what it was before. Basham is ok with either recommendation just wanted to make sure the council had all the information for either way. Bouse kept the original motion that was seconded by Lesesne. **Roll call vote: Hartzell-yes, Lesesne-yes, Halbert-no, Hewkin-yes, Bouse-yes. Mortimeyer absent.**

Mold testing bid at the EOC building: Montgomery reached out to ServPro regarding a bid for mold testing at the EOC building. Montgomery will keep the council informed.

Cuba School – use of Hood Park for cross country meet September 30, 2026: Garbo read a request from the Cuba School to use Hood Park on September 30, 2026 for a cross country meet. **Motion by Bouse, seconded by Hartzell, to approve the Cuba School to use Hood Park September 30, 2026 for a cross country meet. Vote: All ayes. Mortimeyer absent.**

Police chief report:

Nuisance report: PC Shelton stated he will make more contact on the property on Washington Street.

202 Commerce – no parking between signs: PC Shelton stated that there are parking issues at 202 Commerce Drive as there is currently no parking between the signs. That has not been enforced as there is nowhere to park. PC Shelton stated it was requested to remove the signs and ordinance, creating a new one with different restrictions that will still allow trucks to get in and out. PC Shelton will get the correct measurements and correct locations. **Motion by Bouse, seconded by Lesesne, to approve a new no parking between signs parking ordinance. Vote: all ayes. Mortimeyer absent.**

Garbo clarified that agenda Bill No. 2206 was incorrect as it should have been Bill No. 2209.

Motion by Hartzell, seconded by Halbert, to have the first reading of Bill No. 2209 by caption only. Vote: All ayes. Garbo read Bill No. 2209 – An ordinance authorizing the Mayor of the City of Cuba, Missouri, on behalf of said city, to enter into a contract with Showtime Pyrotechnics, LLC for a Fourth of July fireworks display. **Motion by Hartzell, seconded by Halbert, to approve the first reading of Bill No. 2209. Roll call vote: Bouse-yes, Hewkin-yes, Halbert-yes, Lesesne-yes, Hartzell-yes. Mortimeyer absent. Motion by Halbert, seconded by Hartzell, to have the second reading of Bill No. 2209. Vote: All ayes. Mortimeyer absent.** Garbo read Bill No. 2209 a second time. **Motion by Halbert, seconded by Hartzell, to approve the second reading of Bill No. 2209. Roll call vote: Hartzell-yes, Lesesne-yes, Halbert-yes, Hewkin-yes, Bouse-yes. Mortimeyer absent.** Mayor Copling declared that Bill No. 2209 becomes Special Ordinance No. 958 on this 3rd day of March 2026.

Bouse expressed disappointment in the current park and recreation board as they have not been at any meetings to answer questions and thinks one representative should be in attendance.

Mayor Copling stated that he will not be making the Meet the Candidate night as he will be attending the park and recreation meeting as those meetings are important also.

Motion by Hartzell, seconded by Halbert, to go into executive session – closed to the public pursuant RSMo 610.021 – Section 1) legal advice-litigation; 2) real estate; 3) personnel; 19) existing or proposed security systems. Roll call vote: Hartzell-yes, Lesesne-yes, Halbert-yes, Hewkin-yes, Bouse-yes. Mortimeyer absent.

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

The Board of Aldermen met in closed executive session to discuss legal advice-litigation, real estate, personnel, and existing or proposed security systems. Actions taken:

Motion by Hartzell, seconded by Lesesne, to approve Police Chief Doug Shelton to take care and make decisions regarding the security camera system. Roll call vote: Hartzell-yes, Lesesne-yes, Halbert-yes, Hewkin-yes. Mortimeyer and Bouse absent.

Motion by Hartzell, seconded by Lesesne, to adjourn. Vote: All ayes. Mortimeyer and Bouse absent.


Lainie Garbo, City Clerk



Engineering Project Discussion

City of Cuba, Missouri

Tuesday March 3, 2026

6:00 PM

1) Tangle Creek Park Update

a. Pickleball Court Project

- i. Concrete Pads
- ii. Fencing
- iii. Perimeter Concrete Ribbons
- iv. Paint Markings
 1. Need Color Selection (See attached)
- v. Net Installation
- vi. Final grading, seed & straw
- vii. Project turnover

2) Summary of Project Goals – TWA #10 – Water & Sewer Rate Analysis

- a. Review current water and sewer system user rates relative to the City's revenues and expenditures over the last 2-3 budget years
- b. Estimate foreseeable population (and user) growth scenarios based on current and future development plans and provide a preliminary analysis of potential revenue and operating expenditure projections
- c. Compile list of potential improvements and corresponding rough-order-of-magnitude cost estimates for use in evaluation of potential funding and financing alternatives
- d. Coordinate with the City (and Northland) to identify potential financing alternatives and grant funding alternatives

3) Findings & Recommendations – TWA #10 – Water & Sewer Rate Analysis

- a. Financing (Based on Northland presentation to Council in February 2026)
 - i. Financing over multiple (up to four) phases over the next 10-year planning period
 - ii. Phases 1-2 – Approximately \$1.8 million
 - iii. Phase 3 – Approximately \$4-5 million*
 - iv. Phase 4 - \$5-6 million* (assumes continued growth from development)

- v. Future phases could be combination of grants and low interest loans (CDBG, SRF, etc.)
- vi. Used estimated debt service schedule for revenue and rate projections

b. Rate Structure Assumptions – TWA #10 – Water & Sewer Rate Analysis

- i. Converted current revenue to “equivalent residential customers” to ensure projections are conservative and not reliant on additional commercial and industrial growth
- ii. Evaluated immediate rate increase versus stepped rate increases over multiple years
- iii. Ensure adjusted rates can cover projected debt service payments necessary for capital projects
- iv. Assumes approximately 60 cents of each dollar collected goes to O&M of existing systems; remainder can go to debt service and capital projects
- v. Assumes approximately 49 new residential customers by 2029 (including McBride’s Silo Ridge Phase 1 Development)
- vi. Assumes growth of approximately 600 new residential customers by 2039

c. Draft Recommendations – TWA #10 – Water & Sewer Rate Analysis

- i. City Council develop a policy or ordinance for annual stepped rate increases beginning in 2026 of approximately 7% per year through 2033 for both water and sewer/wastewater services.
- ii. Estimated summary of water & sewer rates, along with gross revenues from rate increases (to be used for debt service AND system operation & maintenance):

Calendar Year for Debt Service	Annual Rate Increase %	Water Bill for Avg. User	Sewer Bill for Avg. User	Target Total Bill for Avg. User	Combined Utility Rate Increase	Additional Funds Raised
8/1/2027	7.00%	\$ 28.29	\$ 29.64	\$ 57.93	\$ 3.79	\$ 108,140.17
8/1/2028	7.00%	\$ 30.28	\$ 31.71	\$ 61.99	\$ 4.06	\$ 228,104.68
8/1/2029	7.00%	\$ 32.39	\$ 33.93	\$ 66.33	\$ 4.34	\$ 362,075.34
8/1/2030	7.00%	\$ 34.66	\$ 36.31	\$ 70.97	\$ 4.64	\$ 510,907.83
8/1/2031	7.00%	\$ 37.09	\$ 38.85	\$ 75.94	\$ 4.97	\$ 677,235.66
8/1/2032	7.00%	\$ 39.68	\$ 41.57	\$ 81.25	\$ 5.32	\$ 863,161.64
8/1/2033	7.00%	\$ 42.46	\$ 44.48	\$ 86.94	\$ 5.69	\$ 1,071,024.00
8/1/2034	0.00%	\$ 42.46	\$ 44.48	\$ 86.94	\$ -	\$ 1,124,231.65
8/1/2035	0.00%	\$ 42.46	\$ 44.48	\$ 86.94	\$ -	\$ 1,183,699.03
8/1/2036	0.00%	\$ 42.46	\$ 44.48	\$ 86.94	\$ -	\$ 1,250,469.42

d. Questions and Comments

