

**REGULAR MEETING MINUTES**  
**BOARD OF ALDERMEN OF THE CITY OF CUBA, MISSOURI**  
**TUESDAY – APRIL 21, 2026 – 6:00 P.M.**  
**CUBA CITY HALL COUNCIL ROOM**

Mayor Pitts Lesesne called the meeting to order. Aldermen present: Joyce Hartzell, Russell Crocker, Ray Mortimeyer, Louis Raineri, Jeremy Rosemann, and Jeff Bouse. Attorney present: Emily Guffey. Police Chief present: Doug Shelton.

**Motion by Hartzell, seconded by Crocker, to approve the agenda. Vote: All ayes.**

Mayor Lesesne added an amendment to the agenda to begin the application process to hire for the water department as an emergency due to a water laborer resigning. **Motion by Mortimeyer, seconded by Hartzell, to approve the amendment to the agenda. Vote: All ayes.**

**Motion by Hartzell, seconded by Crocker, to approve advertising the water laborer position. Roll call vote: Bouse-yes, Rosemann-yes, Raineri-yes, Mortimeyer-yes, Crocker-yes, Hartzell-yes.**

**Citizens participation:**

Jackie Hunt, Ward 2, congratulated Mayor Lesesne and expects great things to happen. Hunt asked for Mayor Lesesne to reconsider the decision of Hartzell being on the police committee as she previously filed an order of protection against Dan Eidson and although the order was not granted there could be favoritism with the department even with the budget being tight.

Dan Eidson congratulated all that won the election. Eidson stated that Hartzell filed an order of protection against himself and he had all the documents and court transcripts with testimonies for any that would like to see believing it was done to prevent him from attending city council meetings. Eidson stated that with the report and testimonies it was questioned if Hartzell could be believed and thinks an impeachment process should begin.

Cyndi Mercer stated that is was concerning that an alderman lied for an order of protection and can not have elected officials doing that to a citizen also supporting the impeachment process of Hartzell.

**Laura Wallace – food trucks:** Wallace, Cuba Bakery and Deli, addressed the council regarding food trucks and gave the council some information and statistics that she researched. Wallace stated that the food industry is grossly oversaturated in Cuba and they are stagnant. Wallace asked the council to conduct a market study and action based on the results of this area. Wallace stated that food trucks are setting up randomly, Mostly at Mace’s Supermarket and basically taking the revenue and that is hurting those that have brick and mortar locations to sustain. Wallace stated that food trucks are not paying utilities, paying property taxes or employes as the actual locations do. Mayor Lesesne asked if she was saying no food trucks allowed and Wallace replied yes. Crocker stated that to his understanding, food trucks have to have a county and city business license and pass the annual health department

inspections. Crocker stated that not allowing food trucks would be punishing a different business model and Wallace stated that they are taking away from other businesses from that town if they are not invited. Hartzell stated that she had heard other businesses with concerns also. This topic will be discussed at the next council meeting. Hartzell will check with other businesses and follow up at the May 5, 2026 council meeting.

**Motion by Hartzell, seconded by Mortimeyer, to approve the regular meeting minutes from April 9, 2026. Vote: All ayes.**

**Motion by Mortimeyer, seconded by Raineri, to approve the special meeting minutes from April 16, 2026. Vote: All ayes.**

**Bills to be paid:** Crocker questioned the amount of Charter Spectrum bills. Basham stated that all city buildings have their own Charter accounts and they are entered by bunds. Raineri asked if Charter was phone landlines also, Basham stated no but faxes and fuel lines. Mortimeyer stated that they received a statement verifying the money to pay bills and really appreciated the statement. **Motion by Crocker, seconded by Raineri, to approve the bills to be paid as presented. Vote: All ayes.**

**McBride Development update status from Archer Engineering:** Cameron Schweiss with Archer Engineering gave an update on the development. See attached for full updates.

- Developer submitted a Final Development Plan for the city's consideration
- City crews have installed underground electric primary and road crossings to serve Phase 1
- Water and sewer mains serving Phase 1 have been installed by the Developer
- Stormwater piping and structures for Phase 1 have been installed
- Phase 1 road construction is in progress by the Developer
- Developer is in the process of performing preliminary engineering for Phase 2 of the development

Schweiss stated that for the final development plan the city may need legal advice as to if a hearing is needed for the lot changes.

Schweiss stated that Cochran Engineering is working on Phase 2 plans.

Mayor Lesesne asked if there is a change in the amount of homes in the development and Schweiss replied yes, maybe now 525 homes.

Crocker asked if there were digital plans to review and Schweiss replied yes.

Mayor Lesesne asked how many homes had sold and Schweiss replied he was unsure.

Mayor Lesesne asked Schweiss when the city formally takes responsibility of the streets as they are already poured with concrete. Schweiss stated not until all the infrastructure is in place and they do a final acceptance list and the developer is responsible for all the testing.

Raineri asked Schweiss if they were the engineer for the development and Schweiss stated no, they are the city engineer and they have approved all the codes and progress of the development.

**Airport - Construction T-Hangar Building project bid recommendation:** Barry Stolz, Airport Consultant with Hanson Professional Services stated that he is working on the construction of T-Hangar buildings at the airport that is funded by FAA airport grant money. Stolz stated that there was a bid opening for the construction project and there were four bidders. Included in the bid was constructing ten hangars, demolition of the old hangars and pavement to access. See attached full bid sheet. The low Base Bid was submitted by: CSE Enterprises, LLC I the amount of \$1,096,866.00. This bid was the only one that fit in the funding with the combo of requested items. A recommendation letter was presented to award the project bid. Since then, they coordinated with MoDot and found additional funding. The additional funding was not enough to award more pieces of the project, but will lower the city costs. Stolz explained and discussed the costs and city costs of the project. Stolz stated authorization is needed to apply for the additional grant and recommended applying.

**Motion by Mortimeyer, seconded by Hartzell, to approve the recommendation of applying for the additional grant.** Hartzell asked if the project was budgeted and Basham stated yes, it was approved to use capital improvement funds. **Roll call vote: Hartzell-yes, Crocker-yes, Mortimeyer-yes, Raineri-yes, Rosemann-yes, Bouse-yes.**

**Motion by Hartzell, seconded by Mortimeyer, to approve the bid recommendation and awarding to CSE Enterprises, LLC in the amount of \$1,096,866.00. Roll call vote: Bouse-yes, Rosemann-yes, Raineri-yes, Mortimeyer-yes, Crocker-yes, Hartzell-yes.**

**Update on the natural gas department and action being taken:** Mayor Lesesne stated that the natural gas supervisor stepped down and have since hired a new supervisor that will start employment April 27, 2026. The city was notified by the Missouri Public Service Commission (MPSC) that an annual report was overdue and with their help along with Jessica Baker and Isaiah Woodson the report was submitted. There were some report discrepancies and some required changes, but will be addressed. Currently there are two natural gas laborers but one is leaving creating an open position that is being advertised. Mayor Lesesne thanked Michael Montgomery and David Minardi for helping the department. Mayor Lesesne spoke with City of St. James and they are working on a municipal agreement for all surrounding areas to work together if necessary and thanked them for assisting in a detected commercial leak. Mayor Lesesne stated they are also working to approve an agreement with USDI that is a third party company used to help with natural gas policies, reporting and other services. Mayor Lesesne thanked Tyler Scharfenberg, natural gas laborer, for his work and taking calls and Jerry Montgomery for helping with supervision. Crocker and Mortimeyer are the aldermanic committee and will be able to help moving forward.

**Discussion and approve Public Works Supervisor job description:** Mayor Lesesne stated that the Public Works Supervisor position is currently posted internally and the job posting stated the job duties. The pay will be a level 24 on the salary scale and that was approved by Basham. A Public Works Director job description was also presented and that position is what will be worked for with the assistance of Bob Baldwin as he will stay about another year to help train. Bouse questioned that the city couldn't afford a job a couple of weeks ago, but now it can. The difference of the two positions was discussed and Mayor Lesesne stated that depending on the department of the internal applicant the

position may not be replaced. Bouse stated that the position may have to be filled as Public Works has to be able to function. Basham also stated it depended on who filled the position if they replaced or not. Mayor Lesesne stated that it would take a year to train for the Director position. **Motion by Rosemann, seconded by Mortimeyer, to approve the Public Works Director and Public Works Supervisor job descriptions. Roll call vote: Hartzell-yes, Crocker-yes, Mortimeyer-yes, Raineri-yes, Rosemann-yes, Bouse-no.**

**Discussion and Approval FY26 Budget Revision as of 03.31.26:** Basham presented and read the budget revisions. See attached. **Motion by Crocker, seconded by Mortimeyer, to approve the budget revisions as of 03.31.26. Roll call vote: Bouse-yes, Rosemann-yes, Raineri-yes, Mortimeyer-yes, Crocker-yes, Hartzell-yes.**

**Review and approval for USDI – tracking, training, programs and software for natural gas department:** Mayor Lesesne stated that people from MPSC, MPUA and St. James all visited and assisted the city with natural gas needs and all mentioned using USDI for department needs with tracking, training, programs and software that would better the natural gas program. All is done within the computer system and once one is certified then MPUA will do the evaluations. Proposals were received for the services that total \$7145.00 plus user fees. **Motion by Bouse, seconded by Crocker, to approve the USDI proposal of \$7145.00 plus user fees and to enter into an agreement for the services. Vote: All ayes.**

**Review and approval of MPUA evaluations for natural gas training:** Mayor Lesesne presented a MPUA Natural Gas Operator Qualification Evaluations Services Agreement. **Motion by Bouse, seconded by Mortimeyer, to approve a MPUA Natural Gas Operator Qualifications Evaluations Services Agreement. Vote: All ayes.**

**Approval of annual hay contract for Airport, Barnett Industrial, and Treatment Plant:** Mayor Lesesne stated that a bid was received from Charles Schroyer to perform hay cutting services and outlined the scope of work at the Airport, Barnett Industrial Park and the Treatment Plant. **Motion by Raineri, seconded by Mortimeyer, to approve the bid.** Rosemann asked if there was a timeframe to get the job done and Mayor Lesesne stated that the work would be performed once the hay is ready. There was discussion of insurance policy requirements. **\*\*Motions rescinded.**

**Motion by Raineri, seconded by Mortimeyer, to approve the hay cutting bid by Charles Schroyer pending a million dollar insurance policy. Vote: All ayes.**

**Park and Recreation recommendations:**

**Parks and Recreation board appointments:** Mayor Lesesne appointed Ashley Wells and Roslind Reiner to the parks and recreation board. **Motion by Mortimeyer, seconded by Rosemann, to approve the appointments. Vote: All ayes. Bouse nay.**

The park and recreation board made the recommendation to hire positions at the pool.

Manager Cadance Silva

Certified lifeguards Micah Volner, KaylInn Wilkerson, Shannon Black, Marissa Foster

Front desk/concessions and lifeguard if completed Jadelyn Weber

Front desk/concessions Makayla Wells, Gunner Weber

Concessions Aiden Rice, Owen Shelton

**Motion by Bouse, seconded by Crocker, to approve the recommended hires for the pool. Vote: All ayes.**

**Sports field agreement approval:**

**Cuba Soccer Association:** Mayor Lesesne stated that the agreement had all requested changes and was ready for approval. **Motion by Bouse, seconded by Mortimeyer, to approve the sports field agreement for the Cuba Soccer Association. Vote: All ayes.**

**Cuba Ball Program:** Lesesne stated that the agreement had all requested changes and was ready for approval. **Motion by Bouse, seconded by Mortimeyer, to approve the sports field agreement for the Cuba Ball Program. Vote: All ayes.**

**Police Chief report: Nuisance report:** PC Shelton stated that they are getting into tall grass season and there is no nuisance officer so they are trying to keep up. PC Shelton encouraged all to please let them know if there were any reports.

PC Shelton stated that the officer that the city sponsored in the academy graduates April 24, 2026 and will begin his field training.

**Road closure – SW Main, May 8<sup>th</sup> and 9<sup>th</sup>:** PC Shelton stated that there was a request for a street closure on SW Main in front of Riviera Maya on May 8 and 9, 2026 from 5:00 pm to close. **Motion by Bouse, seconded by Raineri, to approve the road closure. Vote: All ayes.**

**Discussion of hiring police officer:** PC Shelton stated that they still have an open position that had been advertised and there is one applicant that is mostly qualified but is in the academy and her graduation is in July. PC Shelton stated that he didn't know if they wanted to make a commitment or hold off until the next meeting to see if there were more applicants. PC Shelton stated that if they wait too long then the graduated may already secure employment elsewhere and both squads are short. Mayor Lesesne asked Basham's recommendation and it was no replacement of employees and downsize through attrition as they are going to have to figure out something soon. PC Shelton does understand her recommendation but stated that it is a budgeted position and if not filled they are going to lose more employees and there will be no police protection for the city.

**Motion by Hartzell, seconded by Raineri, to enter into executive session – closed to the public pursuant RSMo 610.021 – Section 1) legal advice – litigation; 2) real estate; 3) personnel. Roll call vote: Hartzell-yes, Crocker-yes, Mortimeyer-yes, Raineri-yes, Rosemann-yes, Bouse-yes.**

**Motion by Raineri, seconded by Hartzell, to go back into open regular session. Roll call vote: Hartzell-yes, Crocker-yes, Mortimeyer-yes, Raineri-yes, Rosemann-yes, Bouse-yes.**

The Board of Aldermen met in closed executive session to discuss legal advice-litigation, real estate, and personnel. Actions taken.

**Motion by Mortimeyer, seconded by Raineri, to terminate employment of Cade Ray. Roll call vote: Bouse-abstain, Rosemann-yes, Raineri-yes, Mortimeyer-yes, Crocker-yes, Hartzell-yes.**

**Motion by Crocker, seconded by Hartzell, to accept the resignation of Caitlyn Zweifel. Roll call vote: Hartzell-yes, Crocker-yes, Mortimeyer-yes, Raineri-yes, Rosemann-yes, Bouse-yes.**

Todd Honea, All American Food Truck, spoke on behalf of food trucks that was discussed earlier in the meeting. Also in attendance was Loren Wilson, Mad Moose food truck. Honea stated that food trucks have to go through the same process as a business but without the overhead of a building, they pay taxes and all legal chains for permission to operate. Honea thinks it is a misconception that food trucks are a problem and thinks it would be a big disservice if food trucks are removed from the town.

Caitlyn Zweifel wanted her phone number on record if anyone would like to reach out with questions, 636-725-8764.

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

**Lainie Garbo, City Clerk**

