

**SPECIAL MEETING MINUTES
BOARD OF ALDERMEN OF THE CITY OF CUBA, MISSOURI
WEDNESDAY – JANUARY 14, 2026 – 5:00 P.M.
CUBA CITY HALL COUNCIL ROOM**

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

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

McBride Homes – project update: Jeremy Roth with McBride Homes gave an update on the development stating that they were off to a great start with the plans being approved, moving dirt, installing sewer lines and the sales office is open with two homes already sold. Roth stated that once the streets are down people can drive back there to see and that could start in late March. Roth stated that hopefully they will start building homes in April and they are pretty excited. Roth stated that they are there to approve the final development plan and final plat for phase 1.

Mayor Copling stated he has looked at the area and looks like they are hitting rock. Roth stated that yes, it comes with developing.

Hartzel stated that the development is looking good.

Lesesne stated that he had questions for the supervisors.

Mortimeyer stated that the plans looked pretty impressive.

Halbert stated that his niece was the first customer in sales.

Hewkin stated the development looked good.

Mayor Copling was asked how many homes were offered and Roth stated that there are three total but only two are available for this phase and not sure when the third will be offered, possibly in phase two.

Lesesne asked if there would be a mixture of homes and Roth stated that the Arbor Series and Bayside Series are offered with different options and will be a good variety so all won't look the same. Roth stated that their website would show all options.

Cameron Schweiss stated that he had nothing to report as during all the reviews with McBride Homes all conditions were met and in the review letters and is confident they have met all standards. Schweiss stated that all the technical engineering plans are good to recommend approval to the council.

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Lesesne asked if the county ever responded regarding the right away and if they needed to check before approving plans. Roth stated that they got an approval early on. Schweiss will check.

Bill Dotson, street supervisor, reported that McBride Homes are meeting and exceeding the street ordinances and all is good. Lesesne asked if he were to get a demand letter for services could they meet it. Dotson stated that they accept the streets when they are done and meet all standards.

Andy Simpson, electric supervisor, reported that the electric plans are ready to approve as he has worked with Schweiss and been in touch with McBride Homes and all is good. Lesesne asked if he were to get a demand letter for services could they provide. Simpson stated that as long as there was no catastrophe, then yes.

AJ Harman, sewer supervisor, reported that the sewer plans are ready to approve and he has been checking every day on the sewer lines being installed. Harman sees no reason to deny the plans. Lesesne asked if he were to get a demand letter for services could they provide. Harman stated that there is nothing for them to provide as the development installs the sewer lines.

Glen Shockley, water supervisor, reported that the water plans are good and all meets standards of the ordinances as Schweiss and himself have reviewed. Lesesne asked if he were to get a demand letter for services could they provide. Shockley stated that they provide meters only and can be ready as they have most of the meters currently and if they need to order more it could take two months.

Matt Pigg, natural gas supervisor, reported that the gas plans are good and no reason to deny. Lesesne asked if he were to get a demand letter for services could they provide. Pigg stated that they have the pipe stocked and would need meters and erts and could take roughly three months to receive.

David Minardi, treatment plant operator, reported that all is good for phase one as he worked with McBride Homes and Schweiss, there is no reason to deny. Minardi stated that they need to start planning now for future plans for the treatment plant to accommodate.

Schweiss stated when asked previously in the meeting if there was a letter of approval from the county regarding the right away, they do have the letter of approval of access.

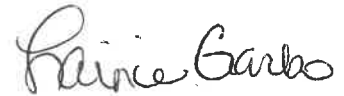
Bob Baldwin, inspector, stated nine sets of building plans have been submitted and he will be doing the building permits and inspections. Baldwin stated that has spoke with the building manager and they will be working together.

Lesesne asked who the central point of contact would be on this project. Mayor Copling stated that Baldwin will be in that position. Lesesne verified that Baldwin will be on the email chains. Schweiss stated that at the preconstruction conference it was discussed that Baldwin would be the contact and it was recommended one point for less confusion.

Motion by Mortimeyer, seconded by Hartzell, to approve the phase 1 final development plan. Roll call vote: Hartzell-yes, Lesesne-yes, Mortimeyer-yes, Halbert-yes, Hewkin-yes. Bouse absent.

Motion by Mortimeyer, seconded by Hartzell, to approve the phase 1 final plat. Roll call vote: Hewkin-yes, Halbert-yes, Mortimeyer-yes, Lesesne-yes, Hartzell-yes. Bouse absent.

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



Lainie Garbo, City Clerk