

**REGULAR MEETING MINUTES
BOARD OF ALDERMEN OF THE CITY OF CUBA, MISSOURI
TUESDAY – OCTOBER 20, 2020 – 6:00 P.M.
CUBA CITY HALL COUNCIL ROOM**

Mayor Leathers called the meeting to order. Aldermen present: Kevin Copling, Sam Black, Debbie Martin, Warren Graddy, Curtis Holt, and Jeff Bouse. Public Works Director present, Craig Bouse. City Attorney present: Lance Thurman. Police Chief present: Doug Shelton.

Motion by Bouse, seconded by Holt, to approve the agenda as written. Vote: All ayes.

Motion by Bouse, seconded by Black, to approve the regular meeting minutes of October 6, 2020. Vote: All ayes.

Motion by Bouse, seconded by Black, to approve the executive session minutes of October 6, 2020. Vote: All ayes.

Citizens participation:

Mayor Leathers introduced Mr. Ben Zou with Justice Grown and Mr. Tyler Hannegan and Mr. Brad Rhodes with Cuba Revitalization Development, LLC. This group has been internal changes in the original STL FIG that presented themselves to Cuba earlier in the year to build in Barnett Industrial Park. Mayor Leathers stated it was important that he would not talk about the incumbrance of land until he received an email from Mr. Schnuck and the FIG group with signed documentation.

Each member gave information on their role in the organization and their backgrounds. Mr. Hannegan thanked the Mayor, Dr. Siebert and Craig Bouse for all of their help. He stated that the land will be developed and will take care of the engineering components will take 30 days to start. They also have a license in Dittmer, Missouri that they would like transferred here. Mayor Leathers stated that they would like to do a contract similar to the Prock contract performed. Mr. Hannegan stated they will be working with local vendors. Alderman Black asked about bringing infrastructure to their site. Mr. Hannegan is willing to put in for the infrastructure in return for the land. Alderman Copling inquired on the amount of job? Mr. Zou guessed at the minimum 50-100 jobs. Alderman Copling asked if there would be an odor? Mr. Zou stated their facility will be a multi-layer shell. The grow is controlled. Mayor Leathers stated that attorney Lance Thurman will work with their legal team on the land agreement. **Motion by Black, seconded by Graddy, to transfer licenses from Dittmer, MO to Cuba, MO via a letter. Vote: All ayes.**

Motion by Black, seconded by Graddy, to allow Lance Thurman to speak with their legal team on the land transaction. Vote: All ayes.

Emergency Preparedness Director: Mr. Rodney Neff stated that the Next Door app he talked about at the last meeting is free and would like to move forward with it. They council agreed.

Neff is working on getting all the kinks out of the cameras around town.

Public Works Director Report: Mr. Bouse stated that Missy Mullally would like to get rid of the old incinerator at the Animal Shelter. Mayor Leathers told Bouse to scrap it.

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PW Director Bouse got bids for fencing in the Barnett Industrial Park. 3800 running feet. It is not a budgeted item.

- Steve Ellington - \$14,600
- All Type Fence - \$8,410

Motion by Martin, seconded by Bouse, to accept the bid from All Type Fence for \$8,410. Vote: All ayes.

Alderman Graddy asked Bouse if he has looked at the trees on Spencer. Bouse stated that public works will get started on them.

Alderman Bouse asked how much longer the tree contractor has who bid on tree trimming and hasn't started. Craig Bouse stated December 15. Mayor Leathers stated this person has not been answering calls and hasn't shown up on the job. Attorney Lance Thurman suggested that a certified letter get mailed to the contractor and if the city does not get a response in x number of days, then consider contract null and void.

Alderman Holt inquired on the door at the Historical museum. There was discussion whether it was safer with the door on or off and what is a fire hazard. Mayor Leathers asked Bouse to report at the next meeting with his own plan.

Alderman Copling asked to see the paper trail of any brush cut on city easements.

Discussion of City Dump: PW Director Bouse stated that some contractors (and some that are not even in our community) are using the dump and filling it with things that are now allowed. The city does have cameras but they buffer a lot and are hard to see. Mayor Leathers suggested to start with signage and follow up. Attorney Thurman took it a step further by maybe putting a stop sign in the camera area so that you can see them better.

Police Chief Report: Police Chief Shelton stated that he had an ad for an officer and after several interviews and talking with the Police Committee, he would like to offer the job to Mike Broome. **Motion by Bouse, seconded by Black, to hire Mike Broome as a police officer. Vote: All ayes.** (the ad stated the starting pay is \$35,000).

Motion by Holt, seconded by Black, to pay the bills as presented. Vote: All ayes.

Salary Study Committee Recommendations: Alderman Martin stated the salary committee met and recommended to adopt the salary study performed by The Austin Peters Group and by changing the ranges by 1.6% cost of living increases and to remove the exempt status of Public Works Director, City Clerk/Comptroller and the Police Captain. **Motion by Black, seconded by Graddy, to approve the salary study recommendations. Vote: All ayes.**

Motion by Bouse, seconded by Black, to have the first reading of Bill No. 1964 by caption only. Vote: All ayes. City Clerk Nash read Bill No. 1964 – An ordinance authorizing the Mayor of the City of Cuba, Missouri, on behalf of said city, to enter into an agreement with

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Contegra Pools, LLC D/B/A Capri Pools & Aquatics for construction of a new splash pool. **Motion by Black, seconded by Bouse, to approve the first reading.** Discussion: Alderman Martin stated there were issues with the contract to read 2021 instead of 2020 and the city, etc. **Roll call vote: Graddy – yes, Copling -yes, Martin – yes, Bouse -yes, Black -yes, and Holt -yes.** **Motion by Bouse, seconded by Black, to have the second reading of Bill No. 1964 by caption only.** **Vote: All ayes** City Clerk Nash read Bill No. 1964 a second time. **Motion by Bouse, seconded by Holt, to approve the second reading of Bill No. 1964.** **Roll call vote: Holt – yes, Black -yes, Bouse -yes, Martin -yes, Copling -yes, and Graddy -yes.** Mayor Leathers declared Bill No. 1964 becomes Special Ordinance No. 794 this 20th day of October 2020.

Motion by Holt, seconded by Black, to have the first reading of Bill No. 1965 by caption only. **Vote: All ayes.** City Clerk Nash read Bill No. 1965 – An ordinance approving and adopting the 2019 salary study from The Austin Peters Group in May of 2019. **Motion by Black, seconded by Graddy, to approve the first reading of Bill No. 1965.** **Roll call vote: Graddy – yes, Copling -yes, Martin -yes, Bouse -yes, Black -yes, and Holt -yes.** Attorney Thurman stated that since you are adopting the salary study with amendments to add that to the reading. **Motion by Bouse, seconded by Graddy, to have the second reading of Bill No. 1965 by caption only.** **Vote: All ayes.** City Clerk Nash read Bill No. 1965 a second time – An ordinance amending and adopting the 2019 salary study from The Austin Peters Group in May of 2019. **Motion by Black, seconded by Bouse, to approve the second reading of Bill No. 1965.** **Roll call vote: Holt -yes, Black -yes, Bouse -yes, Martin -yes, Copling -yes, and Graddy -yes.** Mayor Leathers declared Bill No. 1965 becomes Special Ordinance No. 795 this 20th day of October 2020.

Motion by Holt, seconded by Bouse, to have the first reading of Bill No. 1966 by caption only. **Vote: All ayes.** City Clerk Nash read Bill No. 1966 – An ordinance authorizing the mayor of the City of Cuba, Missouri, on behalf of said city, to enter into a contract with Britton Development LLC for the transfer of real estate. **Motion by Bouse, seconded by Graddy, to approve the first reading of Bill No. 1966.** **Roll call vote: Graddy -yes, Copling – yes, Martin -yes, Bouse -yes, Black -yes, and Holt -yes.** **Motion by Graddy, seconded by Holt, to have the second reading of Bill No. 1966 by caption only.** **Vote: All ayes.** City Clerk Nash read Bill No. 1966 a second time. **Motion by Graddy, seconded by Martin, to approve the second reading of Bill No. 1966.** **Roll call vote: Holt -yes, Black -yes, Bouse -yes, Martin yes, Copling -yes, and Graddy -yes.** Mayor Leathers declared Bill No. 1966 becomes Special Ordinance No. 796 this 20th day of October 2020.

Alderman Martin had a question on the upcoming Bills on the building codes. She wanted to know the impact on the structures that are in existence should they choose to sell their real estate. Martin asked if there should be a team of local experts to look through these codes if the city wants to adopt them. PW Director Bouse stated the book is 800 pages and what is proposed is a cookie cutter to Franklin Co. Mayor Leathers asked if the proposed ordinance pertain to new construction. PW Director stated mainly. He said the city has adopted the 2009 and now he wants to adopt the 2019. Alderman Black asked if these proposed ordinance are just an update. He asked if they are being enforced? PW Director Bouse stated he is only involved if there is a

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change with the structure. Attorney Thurman stated he is requesting these only be read ONE time and let it sit for the second reading until the next meeting. It gives time for everyone to read it. PW Bouse stated it is needed for insurance purposes.

Motion Graddy, seconded by Holt, to have the first reading of Bill No. 1967 by caption only. Vote: All ayes. City Clerk Nash read Bill No. 1967 – An ordinance authorizing the mayor of the City of Cuba, Missouri, on behalf of said city, to enter into a contract with Chris Durham and Vicki Durham for the sale of real estate. **Motion by Graddy, seconded by Black, to approve the first reading of Bill No. 1967. Roll call vote: Graddy -yes, Copling -yes, Martin -yes, Bouse – abstain, Black -yes, and Holt – yes.**

**** second reading will be held at the November 5, 2020 council meeting**

Motion by Black, seconded by Graddy, to have the first reading of Bill No. 1968 by caption only. Vote: All ayes. City Clerk Nash read Bill No. 1968 – An ordinance amending Chapter 6, Article III Section 6-65 of the Cuba City Code relating to the International Building Code. **Motion by Graddy, seconded by Black, to approve the first reading of Bill No. 1968. Roll call vote: Graddy -yes, Copling -yes, Martin -yes, Bouse -yes, Black -yes, and Holt -yes.**

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Motion by Bouse, seconded by Holt, to have the first reading of Bill No. 1969 by caption only. Vote: All ayes. City Clerk Nash read Bill No. 1969 – An ordinance amending Chapter 6, Article III Section 6-65 of the Cuba City Code relating to the National Electric Codes. **Motion by Graddy, seconded by Black, to approve the first reading of Bill No. 1969. Roll call vote: Holt -yes, Black -yes, Bouse -yes, Martin -yes, Copling -yes, and Graddy -yes.**

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Motion by Black, seconded by Graddy, to have the first reading of Bill No. 1970 by caption only. Vote: All ayes. City Clerk Nash read Bill No. 1970 – An ordinance amending Chapter 6, Article III Section 6-65 of the Cuba City Code relating to the International Mechanical Code. **Motion by Black, seconded by Holt, to approve the first reading of Bill No. 1970. Roll call vote: Graddy -yes, Copling -yes, Martin -yes, Bouse -yes, Black -yes, and Holt -yes.**

**** second reading will be held at the November 5, 2020 council meeting**

Motion by Black, seconded by Graddy, to have the first reading of Bill No. 1971 by caption only. Vote: All ayes. City Clerk Nash read Bill No. 1971 – An ordinance amending Chapter 6, Article III section 6-65 of the Cuba City Code relating to the International Plumbing Code. **Motion by Black, seconded by Holt, to approve the first reading of Bill No. 1971. Roll call vote: Holt -yes, Black -yes, Bouse -yes, Martin -yes, Copling -yes, Graddy -yes.**

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Motion by Martin, seconded by Holt, to have the first reading of Bill No. 1972 by caption only. Vote: All ayes. City Clerk Nash read Bill No. 1972 – An ordinance amending Chapter 6, Article III Section 6-65 of the Cuba City Code relating to the International Fuel Gas Code Adoption. **Motion by Graddy, seconded by Black, to approve the first reading of Bill No.**

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1972. Roll call vote: Graddy -yes, Copling -yes, Martin -yes, Bouse – yes, Black -yes, and Holt -yes.

**** second reading will be held at the November 5, 2020 council meeting**

Motion by Holt, seconded by Graddy, to have the first reading of Bill No. 1973 by caption only. Vote: All ayes. City Clerk Nash read Bill No. 1973 – An ordinance amending Chapter 6, Article III Section 6-65 of the Cuba City Code relating to the International Existing Building Codes. **Motion by Graddy, seconded by Bouse, to approve the first reading of Bill No. 1973. Roll call vote: Holt -yes, Black -yes, Bouse -yes, Martin -yes, Copling -yes, and Graddy -yes.**

**** second reading will be held at the November 5, 2020 council meeting**

Motion by Martin, seconded by Bouse, to have the first reading of Bill No. 1974 by caption only. Vote: All ayes. City Clerk Nash read Bill No. 1974 – An ordinance amending Chapter 6, Article III section 6-65 of the Cuba City Code relating to the International Residential Code. **Motion by Holt, seconded by Black, to approve the first reading of Bill No. 1974. Roll call vote: Graddy -y es, Copling -yes, Martin -yes, Bouse -yes, Black -yes, and Holt -yes.**

**** second reading will be held at the November 5, 2020 council meeting**

Motion by Bouse, seconded by Black, to have the first reading of Bill No. 1975 by caption only. Vote: All ayes. City Clerk Nash read Bill No. 1975 – An ordinance amending Chapter 6, Article III Section 6-65 of the Cuba City Code relating to the Energy Conservation Code. **Motion by Black, seconded by Martin, to approve the first reading. Roll call vote: Holt -yes, Black -yes, Bouse -yes, Martin -yes, Copling -yes and Graddy -yes.**

**** second reading will be held at the November 5, 2020 council meeting**

Mayor Leathers announced the next regular meeting is schedule on Thursday, November 5th (due to the election on the 3rd).

Alderman Copling inquired on if the city was going to do anything different for Halloween? Mayor Leathers stated it is on.

Alderman Martin announced the Tourism meeting on Oct 21. She asked that everyone check out the Visitor Center as it has been power washed and stained.

Alderman Bouse announced that last Friday, he was part of the Route 66 travelers that included 100 cars and they all stayed in local motels. He would like to see Cuba start promoting Route 66.

Mayor Leathers announced that he and Dr. Siebert went to Versa Tags and toured the plant and talked post Covid. They are doing well.

Mayor Leathers announced that he and Dr. Siebert met with the CEO of Marbal and they he is having good leadership conversations. Dr. Siebert stated these businesses value the Mayor and the council in Cuba.

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Motion by Graddy, seconded by Bouse, to go into closed session pursuant to RSMo 610.021 section 1) litigation/legal advice and 2) real estate. Roll call vote: Graddy-yes, Copling -yes, Martin -yes, Bouse -yes, Black -yes, and Holt -yes.

Actions of executive session:

No final actions.

Motion by Graddy, seconded by Martin, to go back into open session. Roll call vote: Copling -yes, Graddy -yes, Martin -yes, Bouse -yes, Black - yes, and Holt -yes.

Police Chief Doug Shelton asked the council that due to emergency circumstances, he would like to be paid out for four weeks of vacation that he didn't take within the year. His anniversary is this week. The handbook only allows to pay out ½ of what you earned for the year. He earned 4 weeks and would like to be paid for four weeks. **Motion by Bouse, seconded by Copling, to pay Doug Shelton his 4 weeks earned vacation.** Discussion: Alderman Martin would like to include the motion due to emergency circumstances. Attorney Thurman recommends to not use that, but rather is an elected official. **Roll call vote: Graddy – no, Copling -yes, Martin -yes, Bouse -yes, Black -yes, and Holt -yes.**

City Clerk Nash inquired on if she should cancel the Brownfield study on the old shop since the Durham's are purchasing. Attorney Thurman suggested to move forward and if the contract doesn't go through for some reason, phase one is completed.

PW Director Bouse stated there is a room full of Osage things and he doesn't know what to do with it. It was suggested to email the Barnett's.

Motion by Graddy, seconded by Black, to adjourn. Vote: All ayes.

Christine Nash, City Clerk